City of Stuart

AGENDA

REGULAR MEETING OF THE STUART CITY COMMISSION
SEPTEMBER 11, 2023
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Troy McDonald
Vice Mayor Becky Bruner
Commissioner Eula R. Clarke
Commissioner Christopher Collins
Commissioner Campbell Rich

ADMINISTRATIVE

City Manager, Michael J. Mortell
Interim City Attorney, Paul J. Nicoletti
City Clerk, Mary R. Kindel

Agenda items are available on our website at http://www.cityofstuart.us
Phone: (772) 288-5306. Fax: (772) 288-5305. E-mail: mkindel@ci.stuart.fl.us

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 772-288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

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

(RC) next to an item denotes there is a City Code requirement for a Roll Call vote.
(QJ) next to an item denotes that it is a quasi-judicial matter or public hearing.

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

1. ARTS MOMENT

PROCLAMATIONS

2. PATRIOT DAY AND DAY OF SERVICE AND REMEMBRANCE - SEPTEMBER 11, 2023

3. TREASURE COAST DAY OF PRAYER - SEPTEMBER 28, 2023

4. GOLD STAR MOTHER'S AND FAMILY'S DAY - SEPTEMBER 24, 2023

5. HUNGER ACTION MONTH - SEPTEMBER 2023

6. CHILDHOOD CANCER AWARENESS MONTH - SEPTEMBER 2023

7. 4-H WEEK - OCTOBER 1-7, 2023

PRESENTATIONS

8. SERVICE AWARDS - SEPTEMBER 2023

9. RESILIENCE PRESENTATION

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)

CONSENT CALENDAR

10. APPROVAL OF 08/28/2023 CCM MINUTES (RC)

11. CRA APPOINTMENT FOR CRB BOARD MEMBER NIKOLAUS SCHROTH (RC):

RESOLUTION No. 89-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPOINTING NIKOLAUS SCHROTH AS A BOARD MEMBER OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA); FULL-FILLING A VACANCY ON THE BOARD FOR THE REMAINING CURRENT TERM FROM PRESENT TO DECEMBER 31, 2023; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

COMMISSION ACTION

12. 342 SE MARTIN LUTHER KING JR. BLVD. - REVOCABLE PERMIT (RC):

RESOLUTION No. 81-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE A REVOCABLE PERMIT, FOR

MAGNIFICO CAPITAL, LLC, OWNER OF PROPERTY LOCATED AT 342 SE MARTIN LUTHER KING JR BLVD, BEING LOT 2, ACCORDING TO THE AMENDED PLAT OF MCDONALDS SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 77, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; PERMITTING THE USE OF PUBLIC RIGHT-OF-WAY FOR PERVIOUS PAVING OF THE ALLEYWAY LOCATED AT THE REAR OF THE SUBJECT PROPERTY, PROVIDING CONDITIONS; PROVIDING FOR EFFECTIVE DATE; AND FOR OTHER PURPOSES.

13. AMENDING APPENDIX "A" (RC):

RESOLUTION No. 63-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ADOPTING APPENDIX “A” BY AMENDING VARIOUS CHAPTERS OF THE CITY’S CODE OF ORDINANCES, AND PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

14. RELEASE AND TERMINATION OF CONTRACT WITH GOLDSTEIN KITE (RC):

RESOLUTION No. 84-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ACCEPTING THE RELEASE AND TERMINATION OF CONTRACT WITH GOLDSTEIN KITE ENVIRONMENTAL REDEVELOPMENT PARTNERS STUART I, LLC FOR THE OLD CITY LANDFILL PROPERTY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

15. SELECTION OF CITY ATTORNEY AND NEGOTIATING OF CONTRACT (RC):

RESOLUTION No. 90-2023, A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA SELECTING A CITY ATTORNEY AND DIRECTING THE CITY STAFF TO NEGOTIATE A CONTRACT TO BE APPROVED BY THE CITY COMMISSION; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE SECOND READING

ORDINANCE FIRST READING

16. WOJNAR - ABANDONMENT OF S.E. OCEAN AVENUE (RC):

ORDINANCE No. 2521-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, TO PROVIDE FOR THE ABANDONMENT OF CERTAIN PUBLIC RIGHT-OF-WAY WITHIN THE CITY BEING THAT CERTAIN 30-FOOT RIGHT-OF-WAY, AS SET FORTH ON THE PLAT BROADWAY SECTION OF ST. LUCIE ESTATES SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 4, MARTIN COUNTY, FLORIDA PUBLIC RECORDS DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND DEPICTED IN EXHIBIT “B” ATTACHED HERERO; REQUESTING THE PRIVILEGE FEE FOR ABANDONING PUBLIC PROPERTY BE WAIVED IN IT'S ENTIRETY; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE: AND FOR OTHER PURPOSES.

17. AMENDING CHAPTER 26, LAW ENFORCEMENT. ARTICLE II AND CHAPTER 28, OFFENSES, ARTICLE 1, OF CODE OF ORDINANCES, ADDING A NEW SECTION (RC):

ORDINANCE No. 2523-2023; AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING THE STUART CITY CODE AT SECTION 26-30 SCHEDULE OF FINES; AND BY AMENDING SECTION 28-30 RESERVED, ADDING A NEW SECTION

PROHIBITING DESTRUCTION OF PUBLIC PROPERTY AND SETTING A FINE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

DISCUSSION AND DELIBERATION

ADJOURNMENT

WHAT IS CIVILITY? Civility is caring about one's identity, needs and beliefs without degrading someone else's in the process. Civility is more than merely being polite. Civility requires staying "present" even with those persons with whom we have deep-rooted and perhaps strong disagreements. It is about constantly being open to hear, learn, teach and change. It seeks common ground as a beginning point for dialogue. It is patience, grace, and strength of character. Civility is practiced in our City Hall.

PUBLIC COMMENT: If a member of the public wishes to comment upon ANY subject matter, including quasi-judicial matters, please submit a Request to Speak form. These forms are available in the back of the Commission Chambers, and should be given to the City Clerk prior to introduction of the item number you would like to address.

CONSENT CALENDAR: Those matters included under the Consent Calendar are self-explanatory, non-controversial, and are not expected to require review or discussion. All items will be enacted by one motion. If discussion on an item is desired by any City Commissioner that item may be removed by a City Commissioner from the Consent Calendar and considered separately. If an item is quasi-judicial it may be removed by a Commissioner or any member of the public from the Consent Calendar and considered separately.

QUASI-JUDICIAL HEARINGS: Some of the matters on the Agenda may be "quasi-judicial" in nature. City Commissioners will disclose all ex-parte communications, and may be subject to voir dire by any interested party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment without being sworn. Unsworn testimony will be given appropriate weight and credibility by the City Commission.

INVOCATION: Any invocation that may be offered at the opening of the Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission, and the Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/11/2023

Prepared by: Mary Kindel

Title of Item:
ARTS MOMENT

Summary Explanation/Background Information on Agenda Request:

Funding Source:
N/A

Recommended Action:
Enjoy!

ATTACHMENTS:

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/11/2023 **Prepared by:** Ryanne Cavo

Title of Item:
PATRIOT DAY AND DAY OF SERVICE AND REMEMBRANCE - SEPTEMBER 11, 2023

Summary Explanation/Background Information on Agenda Request:
On this Patriot Day and Day of Service and Remembrance, we pay tribute to the heroes and victims who lost their lives on September 11, and we recommit ourselves to the spirit of unity, patriotism, and service that carried our Nation through in the days that followed.

Funding Source:
N/A

Recommended Action:
Issue the Proclamation.

ATTACHMENTS:
1. Patriot Day 9-11-23

PROCLAMATION
PATRIOT DAY AND DAY OF SERVICE AND REMEMBRANCE
SEPTEMBER 11, 2023

WHEREAS, on September 11, 2001, ordinary Americans performed extraordinary acts of heroism. Firefighters and police officers rushed into crumbling buildings and raging fires to save others. EMTs, construction workers, colleagues, and strangers tended to the wounded. Passengers and crewmembers gave their lives to thwart another attack. And a generation of women and men answered the call of duty by joining the Armed Forces to defend our freedom and our democracy; and

WHEREAS, on this Patriot Day and Day of Service and Remembrance, we pay tribute to the heroes and victims who lost their lives on September 11, and we recommit ourselves to the spirit of unity, patriotism, and service that carried our Nation through in the days that followed; and

WHEREAS, 2023 marks 22 years since this devastating loss, and September 11 will forever serve as a reminder of the tremendous strength, unity, and resilience of our great Nation; and

WHEREAS, by joint resolution, Public Law 107-89 approved December 18, 2001, Congress designated September 11th as Patriot Day, and by Public Law 111-13, approved April 21, 2009, Congress has requested the observance of September 11th as an annually recognized Nation Day of Service and Recognition; and

WHEREAS, Americans of all ages and backgrounds are invited to join and lead community service projects to honor the lives and service of those we lost on September 11. Cross divides, differences, and ideologies to serve with neighbors and strangers alike to build important bridges in our local community.

NOW THEREFORE, I, TROY MCDONALD, Mayor of the City of Stuart, do hereby proclaim September 11, 2023 as **PATRIOT DAY AND DAY OF SERVICE AND REMEMBRANCE** and encourage citizens to engage in service on this day and the days surrounding to honor and commemorate the sacrifices made that day.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Stuart to be affixed this 11th day of September, 2023.

ATTEST:

_____
TROY MCDONALD
MAYOR

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/11/2023 **Prepared by:** Ryanne Cavo

Title of Item:
TREASURE COAST DAY OF PRAYER - SEPTEMBER 28, 2023

Summary Explanation/Background Information on Agenda Request:
A National Day of Prayer has been part of our national heritage since it was declared by the First Continental Congress in 1775, and the U.S. Congress in 1952 approved as a Joint Resolution, “That the President shall set aside and proclaim a suitable day each year, other than a Sunday, as a National Day of Prayer, on which the people of the United States may turn to God in prayer and meditation at churches and other houses of worship, in groups and as individuals.”

Funding Source:
N/A

Recommended Action:
Issue the Proclamation.

ATTACHMENTS:
1. Treasure Coast Day of Prayer 9-28-23

PROCLAMATION
TREASURE COAST DAY OF PRAYER
SEPTEMBER 28, 2023

WHEREAS, a National Day of Prayer has been part of our national heritage since it was declared by the First Continental Congress in 1775, and the U.S. Congress in 1952 approved as a Joint Resolution, "That the President shall set aside and proclaim a suitable day each year, other than a Sunday, as a National Day of Prayer, on which the people of the United States may turn to God in prayer and meditation at churches and other houses of worship, in groups and as individuals;" and

WHEREAS, the Treasure Coast Christian Alliance is an organization of people from every walk of life, from different denominations and cultures, joining together in prayer for various gatherings and dinners; and

WHEREAS, the Treasure Coast Christian Alliance seeks to unite business, civic and ministry leaders together in one accord to serve the people of the Treasure Coast; and

WHEREAS, the Treasure Coast Christian Alliance established the Treasure Coast Day of Prayer to be held on the 4th Thursday in September every year; and

WHEREAS, leaders and residents of the Treasure Coast are invited to join in prayer, if they so choose, seeking divine guidance, strength, protection, and comfort from God.

NOW THEREFORE, I, TROY MCDONALD, Mayor of the City of Stuart, do hereby proclaim September 28, 2023 as the ***TREASURE COAST OF PRAYER*** and encourage all residents of all faiths to celebrate the day in the way in which they find most profoundly meaningful in their connection to the God we worship and serve.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Stuart to be affixed this 11th day of September, 2023.

ATTEST:

_____

TROY MCDONALD
MAYOR

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/11/2023 **Prepared by:** Ryanne Cavo

Title of Item:
GOLD STAR MOTHER'S AND FAMILY'S DAY - SEPTEMBER 24, 2023

Summary Explanation/Background Information on Agenda Request:
The true strength and success of our Armed Forces is found in the love, support, and unity of our Nation's military families, and this is reflected best in our country's inspirational Gold Star Mothers and Families, whose ability to overcome, persist, prevail, and in turn, enrich the lives of others, exemplifies the true American Spirit.

Funding Source:
N/A

Recommended Action:
Issue the Proclamation.

ATTACHMENTS:
1. Gold Star Mother's and Family's Day - Sept. 2023

PROCLAMATION
GOLD STAR MOTHER'S AND FAMILY'S DAY
SEPTEMBER 24, 2023

WHEREAS, in 1936, the 74th Congress declared that the last Sunday in September shall hereafter be designated and known as "Gold Star Mother's Day," and in 2016 was renamed "Gold Star Mother's and Family's Day"; and

WHEREAS, the brave men and women of our Armed Forces represent the very best of our Nation, matched only by the families who walk beside them in their service; and

WHEREAS, it is our sacred duty to recognize the unending and immeasurable sacrifices our military families make in support of their loved ones and for our country, and we are cognizant of the fortitude they show enduring the anguish of knowing that their hero may never return home; and

WHEREAS, for more than two centuries, many of our brave service members have paid the ultimate sacrifice while ensuring our nation remains the land of the free and we recognize the sacrifice all Gold Star Family Members make when a father, mother, brother, sister, son, daughter or other loved one dies in service to our nation; and

WHEREAS, the true strength and success of our Armed Forces is found in the love, support, and unity of our Nation's military families, and this is reflected best in our country's inspirational Gold Star Mothers and Families whose ability to overcome, persist, prevail, and in turn, enrich the lives of others, exemplifies the true American Spirit.

NOW, THEREFORE, I, TROY MCDONALD, Mayor for the City of Stuart, do hereby proclaim September 24, 2023 as:

GOLD STAR MOTHER'S AND FAMILY'S DAY

in the City of Stuart, Florida and encourage all citizens to hold these families in our hearts, remember them in our prayers, support them in our words and deeds, and join them in honoring their hero's ultimate sacrifice.

IN WITNESS WHEREOF, I have hereto set my hand and caused the seal of the City of Stuart Florida to be affixed this 11th day of September, 2023.

_____
TROY MCDONALD
MAYOR

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/11/2023 **Prepared by:** Ryanne Cavo

Title of Item:
HUNGER ACTION MONTH - SEPTEMBER 2023

Summary Explanation/Background Information on Agenda Request:
Food banks and hunger relief organizations across the country, including the Treasure Coast Food Bank, coordinated Hunger Action Day® on September 15th, 2023 and will continue to host numerous events throughout the month of September to shed light on this important issue and encourage involvement in efforts to end hunger in their local community.

Funding Source:
N/A

Recommended Action:
Issue the Proclamation.

ATTACHMENTS:
1. Hunger Action Month - September 2023

PROCLAMATION
HUNGER ACTION MONTH
SEPTEMBER 2023

WHEREAS, hunger and poverty remain issues of grave concern in the United States, the State of Florida, the Treasure Coast, and the City of Stuart, with 30,311 family households in Martin County unable to afford the basic costs of living; and

WHEREAS, the City of Stuart is committed to taking steps to raise awareness about the need to combat hunger in every part of our City and to provide additional resources that citizens of Stuart need; and

WHEREAS, the City of Stuart is committed to working with the Treasure Coast Food Bank in mobilizing people about the role and importance of food banks and other hunger relief organizations in addressing hunger and bringing attention to the need to devote more resources and attention to hunger issues; and

WHEREAS, food banks and hunger relief organizations across the country, including the Treasure Coast Food Bank, coordinated Hunger Action Day® on September 15th, 2023 and will continue to host numerous events throughout the month of September to shed light on this important issue and encourage involvement in efforts to end hunger in their local community.

NOW, THEREFORE, I, TROY MCDONALD, Mayor of the City of Stuart, Florida do hereby proclaim the month of September, 2023, as:

HUNGER ACTION MONTH

IN WITNESS WHEREOF, I have set my hand and caused the seal of the City of Stuart, Florida to be affixed this 11th day of September, 2023.

_____

TROY MCDONALD
MAYOR

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/11/2023 **Prepared by:** Ryanne Cavo

Title of Item:
CHILDHOOD CANCER AWARENESS MONTH - SEPTEMBER 2023

Summary Explanation/Background Information on Agenda Request:
The City of Stuart would like to recognize the month of September as Childhood Cancer Awareness Month to honor those children whose lives have been irrevocably impacted by this terrible illness, and to strengthen the nation's search for a cure.

Funding Source:
N/A

Recommended Action:
Issue the Proclamation.

ATTACHMENTS:
1. Childhood Cancer Awareness Month - Sept. 2023

PROCLAMATION
CHILDHOOD CANCER AWARENESS MONTH
SEPTEMBER 2023

WHEREAS, the City of Stuart would like to recognize the month of September as Childhood Cancer Awareness Month to honor those children whose lives have been irrevocably impacted by this terrible illness, and to strengthen the nation's search for a cure; and

WHEREAS, each year tens of thousands of children face the battle of cancer with incredible bravery and inspiring hope; and

WHEREAS, while progress against some childhood cancer has been made, cure rate for many forms of Childhood Cancer remain less than 50% with the incidence of Childhood Cancers increasing at a more rapid rate than any other groups; and

WHEREAS, this disease not only affects the child diagnosed with cancer, but also their entire support network of devoted parents, loved ones and friends; and

WHEREAS, the City of Stuart recognizes the devastating impact that this disease has on members of our community and the importance of increased research on Childhood Cancer; and

WHEREAS, this month we recognize that these burdens are shared by countless dedicated healthcare professionals, organizations, charities, and parent advocacy groups which support patients and families by offering advice, encouragement, hope and financial assistance, and work tirelessly to lift the spirts of children suffering from cancer.

NOW, THEREFORE, I, TROY MCDONALD, Mayor for the City of Stuart, Florida do hereby proclaim September 2023 as: **CHILDHOOD CANCER AWARENESS MONTH** in the City of Stuart, Florida.

IN WITNESS WHEREOF, I have hereto set my hand and caused the seal of the City of Stuart Florida to be affixed this 11th day of September, 2023.

_____
TROY MCDONALD
MAYOR

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/11/2023 **Prepared by:** Ryanne Cavo

Title of Item:
4-H WEEK - OCTOBER 1-7, 2023

Summary Explanation/Background Information on Agenda Request:
4-H Week showcases the incredible experiences that 4-H offers young people, and highlights the remarkable 4-H youth in the City of Stuart and Martin County who work each day to make a positive impact on those around them.

Funding Source:
N/A

Recommended Action:
Issue the Proclamation.

ATTACHMENTS:
1. 4-H Week 2023

PROCLAMATION
4-H WEEK
OCTOBER 1-7, 2023

WHEREAS, 4-H is America's largest youth development organization, having supported almost six million youth across the country thus far; and

WHEREAS, 4-H has helped youth on the Treasure Coast become confident, independent, resilient, and compassionate leaders; and

WHEREAS, 4-H is delivered by Cooperative Extension – a community of more than 100 public universities across the nation that provides experiences where young people learn by doing hands-on projects in areas including health, science, agriculture, and citizenship; and

WHEREAS, 4-H Week showcases the incredible experiences that 4-H offers young people, and highlights the remarkable 4-H youth in the City of Stuart and Martin County who work each day to make a positive impact on those around them; and

WHEREAS, 4-H's network of 500,000 volunteers and 3,500 professionals provides caring and supportive mentoring to all 4-H'ers, helping them to grow into true leaders, entrepreneurs, and visionaries.

NOW, THEREFORE, I, TROY MCDONALD, Mayor of the City of Stuart, Florida do hereby proclaim October 1-7, 2023, as:

4-H WEEK

in the City of Stuart, Florida and encourage all of our citizens to recognize 4-H for the significant impact it has made and continues to make by empowering youth with the skills they need to lead for a lifetime.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Stuart, Florida to be affixed this 11th day of September, 2023.

ATTEST:

_____

TROY MCDONALD

MAYOR

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/11/2023 **Prepared by:** Kathy Martin

Title of Item:
SERVICE AWARDS - SEPTEMBER 2023

Summary Explanation/Background Information on Agenda Request:

Amy Duran	Police	15 years
Chad Herzog	Distribution/Collection	5 years
Paula Sesta	Streets/Maintenance	5 years

Funding Source:
General Fund

Recommended Action:
Present Awards

ATTACHMENTS:

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/11/2023 **Prepared by:** Mary Kindel

Title of Item:
RESILIENCE PRESENTATION

Summary Explanation/Background Information on Agenda Request:
Serena Hoermann and Bethany Alex (both FAU employees) will present resilience planning and practices presented by the Florida Atlantic University Center for Urban and Environmental Solutions.

Funding Source:
N/A

Recommended Action:
N/A

ATTACHMENTS:
1. 135-2020 Sustainability Action Plan

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 135-2020

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ADOPTING A SUSTAINABILITY ACTION PLAN (SAP); CREATING A GREEN TASK FORCE COMPRISED OF STAFF MEMBERS TO PRIMARILY ASSESS THE PROGRESS OF PLAN IMPLEMENTATION; AUTHORIZING THE CITY MANAGER IN COLLABORATION WITH THE GREEN TASK FORCE AND COMMUNITY PARTNERS TO PURSUE POLICIES, PROGRAMS, AND PROJECTS FURTHERING PLAN GOALS AND OBJECTIVES; PROVIDING FOR A COMPREHENSIVE REVIEW WITHIN 5 YEARS OF PLAN ADOPTION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City Commission of the City of Stuart proclaimed 2020 as the "Year of Climate Action" and announced it would undertake a sustainability initiative to address environmental vulnerability while identifying opportunities for adaptation and resiliency; and

WHEREAS, the City is equally committed to preserving its future as a desirable community, and to the sustainable conservation of natural resources for current and future generations alike; and

WHEREAS, the City recognizes that coastal communities like Stuart and the ecosystems that support them are increasingly threatened by the impacts of climate change and sea level rise; that without significant reductions in global greenhouse gas emissions and regional adaptation measures,

these communities are expected to suffer financial impacts as chronic high-tide flooding leads to higher costs and lower property values; and

WHEREAS, the City has as a chief priority, water quality restoration and the preservation of its natural resources, which are threatened by expanding human development and unmitigated climate impacts to aquatic life; and

WHEREAS, the City desires to conserve and manage resources more efficiently, invest in technologies of the future, and provide for an open path to renewable energy infrastructure within the City; and

WHEREAS, the City can further reduce pollution and waste citywide by pursuing policies that increase waste diversion and limit plastic consumption; and

WHEREAS, the City supports efforts to promote green building and adapting the built environment to future conditions while attracting sustainable industries and businesses to Stuart in order to perpetuate sustainable development; and

WHEREAS, the City acknowledges rapid advancements in transportation and mobility industries, and desires to collaborate with transportation planning organizations and other regional partners in improving infrastructure to adapt to growing innovation and need; and

WHEREAS, it is the sense of the City Commission of the City of Stuart that the incorporation of sustainability into all future city policymaking decisions, and the advocacy of legislative reform at the state and federal levels of government is in the best interests of current and future generations of the citizens of the City of Stuart.

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

SECTION 1: The City Commission of the City of Stuart, Florida authorizes the adoption of a Sustainability Action Plan and authorizes the creation of a Green Task Force comprised of key staff members to primarily assess the implementation of recommended actions of the plan.

SECTION 2: The City Commission further authorizes the City Manager to pursue policies, programs, and projects furthering plan goals and targets in collaboration with the Green Task Force, subject matter experts, and other community members and partners.

SECTION 3: A comprehensive review of the Sustainability Action Plan shall be conducted within 5 years of plan adoption to include further actionable recommendations and funding strategies by the Green Task Force in the facilitation of plan goals and objectives.

SECTION 4: This resolution shall take effect upon adoption.

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

	YES	NO	ABSENT	ABSTAIN
MICHAEL J. MEIER, MAYOR	Y			
EULA R. CLARKE, VICE MAYOR	Y			
BECKY BRUNER, COMMISSIONER	Y			
MERRITT MATHESON, COMMISSIONER	Y			
TROY MCDONALD, COMMISSIONER	Y			

ADOPTED this 9th day of November, 2020.

ATTEST:

MARY R. KINDEL
CITY CLERK

MICHAEL J. MEIER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

CITY OF STUART · FLORIDA · INCORPORATED 1914 · SAILFISH CAPITAL OF THE WORLD

City of Stuart

Sustainability Action Plan

November 2020
Adopted Resolution No. 135-2020

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Executive Summary

The City of Stuart proclaimed the year 2020 as the "Year of Climate Action" whereas the City publicly announced that it will undertake a new sustainability initiative to address its environmental vulnerability and any opportunities to mitigate such vulnerabilities through adaptation and resiliency measures.

In October 2019, an interim Sustainability Committee was formed for the purpose of evaluating short and long-term strategic goals and objectives relating to (environmental) sustainability. This committee was comprised of a voluntary, multi-discipline and multi-role group of staff from several City departments. The group convened regularly to examine current environmental management practices while identifying opportunities for improving sustainability within the City. The committee's recommendations are summarized in this plan. A short-term target date of 2025 is reflected in the plan as a point in time when the recommended actions within the document should be fully reviewed and revised for the future, but ideally, progress reports would be conducted periodically in the interim.

While this plan primarily addresses municipal programs and policies, it is implied that a sustainable city is a product of the entire community, working collaboratively while coordinating its efforts with neighboring municipalities, regions, and the world at large.

Both the City's Strategic Plan and the Comprehensive Plan include broad goals and policy priorities related to sustainability. The Sustainability Action Plan (SAP) identifies achievable and timely actions within seven focus areas (branches).

Historic Overview

The City of Stuart, encompassing less than 6.5 square miles of land and home to about 17,000 persons, is a small paradise on the Treasure Coast of Florida. Named *America's Most Beautiful City* in 2008 by America In Bloom, Stuart's charm is largely based on its quaint, historic downtown, and upon its natural beauty and peaceful urban environment. It is also a renowned boating and fishing haven with easy access to the Saint Lucie River and the Atlantic Ocean. Stuart is also treasured as the S*ailfish Capital of the World.* For these reasons and many more, the environment is a driving motivator in decision making on behalf of residents, businesses, and visitors.

Stuart has taken steps to become more sustainable and address energy efficiency over the last several years while still remaining America's Happiest Seaside City, an award bestowed by Coastal Living magazine in 2016. Ongoing efforts to cultivate a sustainable community include: Septic to sewer conversions; design and construction of an alternative water supply system; stormwater improvement and retrofit programs; wetlands projects for natural water filtration and water detention; Florida Friendly landscaping programs; a community garden; outdoor & indoor efficient LED lighting conversion; enhanced bicycle lanes; healthy walking trail; and a solar canopy with charging stations.

Plan Purpose

The Sustainable Action Plan (SAP) is intended to function as a guide towards implementing proactive measures across seven focus areas which will enable the City of Stuart to operate without compromising its ability to meet the needs of future generations. Actions that incorporate economic stability, social progress, and environmental stewardship should be viewed as highly favorable for their triple bottom line impact.

The seven critical branches of focus are: climate resiliency, natural resources, renewable energy, pollution and waste reduction, the built environment, transportation, and local government. There are many synergies, including codependences and co-benefits among these seven branches that form a comprehensive approach to sustainability. Adoption and adherence to this action plan will ultimately move the city in a direction that will: better protect our environment, ecology, and natural resources; eliminate sources of pollution while easing consumption of resources; address local vulnerability to impacts from climate change; reduce dependency on unsustainable sources of energy while expanding use of renewable energies; provide an environmentally sensitive economic growth strategy; and improve the quality of life for Stuart citizens.

Goals within Seven Branches of Sustainability:

Climate Resiliency

1. Mitigate human-driven causes of climate change.
2. Adapt to future conditions.
3. Lessen heat impacts to the community.

Natural Resources

4. Maintain and improve air and water quality.
5. Enhance greenspace utilization.
6. Reduce consumption of potable water.
7. Retrofit municipal facilities.

Renewable Energy

8. Reduce electricity used by the City.
9. Reduce electricity used in the community.
10. Increase electricity sourced from clean renewable energy.

Pollution and Waste Reduction

11. Reduce plastic pollution.
12. Reduce the amount of waste produced.
13. Increase waste diversion.

Built Environment

14. Promote green building.
15. Attract green businesses and sustainable industry.
16. Reduce light pollution.
17. Adapt the built environment to future conditions.

Transportation

18. Reduce energy use and cost.
19. Create safe, affordable, mobility/transportation.
20. Improve infrastructure to adapt to growing innovation and need.

Local Government

21. Incorporate sustainability into future city policymaking decisions.
22. Improve staff awareness of sustainability.
23. Bolster city advocacy of sustainability issues.

Planning Framework

A successful long-term strategy for sustainable action, relies on the extent to which quality of life factors enhance our community in relation to other areas. Three principal approaches of plan implementation have been identified:

1. Regional collaboration.
   The City of Stuart is not currently a party to any regional or other multi-agency effort to address climate change and sea level rise. It is evident, however, that many of the issues concerning global climate change are dependent on global efforts to address the causal factors contributing to ocean levels rising. Some of these challenges are best solved at the highest levels of government, with the greatest degree of resource management and planning. In lieu of strategic federal or international efforts, there are regional organizations such as the Southeast Florida Regional Compact on Climate Change, which may benefit the city to join. Doing so would not only provide the city with professional and financial resources it would otherwise not have access to, but it may also ensure Stuart has a louder voice on issues of regional and statewide concern.

2. Local vulnerability mitigation.
   Although no vulnerability assessment has ever been conducted by the City, as part of its commitment to disaster mitigation, Martin County has recently finalized its own technical vulnerability analysis, which includes Stuart. The study is a first step in a collaborative process of understanding short, medium, and long-term goals for reducing flood risk both along coastlines and inland. The City should continue to engage community stakeholders in countywide efforts to address sea level rise and flooding. However, the City should also consider its own vulnerability mitigations in sustainability categories such as renewable energy and transportation.

3. Investment in sustainability.
   While mitigating future impacts from climate change is critical, the City must also capitalize on sustainable policies, programs, and infrastructure that include economic, environmental, and societal benefits. Impacts from capital investments are felt across various sectors, from renewable energy and climate change, to health, safety, and community development. Working together, the community can create a healthy, vibrant way of living that doesn't exhaust resources, makes no more than what is needed, and wastes nothing.

Adaptation Strategies

While sustainable action will require a high degree of community engagement, all modality towards desired goals will manifest as one of the following:

A) Policy

Example future policy changes are wide-ranging and may include amendments to land development or urban code limiting or inhibiting development along waterfront areas, absent new considerations for sea level rise and/or flood mitigation. Similarly, the City could incentivize more sustainable development and technology by lowering costs of certain fees and permits where feasible.

B) Programs

By establishing programmatic strategies as support for larger policy change, the City may further advance its sustainable initiatives while encouraging greater community buy-in. Programs that include financial or professional resource assistance could be collaborative in nature, with multi-agency and public-private partnerships alike. The City has already experienced successful joint ventures within its Community Redevelopment Area, which may also be a vehicle for sustainability initiatives in the future.

C) Infrastructure

The hardening of existing infrastructure as a form of wind mitigation has been largely successful across the State in recent decades. Similarly, retrofitting buildings downtown or along the local waterfront will go a long way in ensuring the city remains resilient to rising sea levels and increased flood risk well into the future. In addition, the City may look to enhance its renewable energy footprint and reduce its dependency on fossil fuels by investing in solar energy (for example) on publicly owned property and structures. As technology and innovation improve, the City should position itself to invest in capital infrastructure projects as identified by staff or the commission.

Each solution to an existing vulnerability or as a means of sustainable investment will include unique challenges, requiring both short and long-term adaptive strategies. New policies will need to be reviewed periodically for efficacy, while infrastructure and programmatic solutions will require a higher degree of organizational planning and capital investment. The risks associated with each decision will vary from the simple to the complex, depending on initial community buy-in and available resources. For strategies to remain adaptive, they must first be measured by their risk, and then prioritized by urgency and feasibility. It will fall within the purview of city officials to identify and quantify risks, weighing such risk against the expected positive outcomes that a policy or project may generate.

Implementation & Accountability

Overall, the Sustainable Action Plan is intended to be an adaptive document. Identified goals are broad where actions may be taken at the policymaking level while programs and projects can be advanced at the staff level. This strategy allows for the City to be flexible in prioritizing actions based on new science, evolving technologies, best management practices, and overall feasibility. It is equally in the best interests of the City to prioritize those policies and actions that have the swiftest implementation and benefit, while coordinating and planning for costlier, long-term sustainable reforms.

After considering four approaches to monitoring the implementation and progress of suggested actions of the SAP, the committee recommends the formation of a green task force committee comprised of select city staff. The group would broaden the scope of the existing sustainability committee and would include periodic input from interested community individuals and environmental experts. The committee would operate in an *ad hoc* capacity (in perpetuity) and functionally serve as a "steering committee" for city management and the city commission on issues pertaining to sustainability.

The SAP would be fully reviewed in 2025 to evaluate the progress of implemented projects and to consider new information from assessments and advancements in technologies. It would be the ongoing responsibility of the green task force committee to evaluate policies, programs, and projects that could advance the city's sustainable interests, and provide those recommendations to city leadership.

Community Outreach and Engagement

The key to success of these initiatives will be providing outreach to the community about these opportunities and how they can and why they should participate. Additionally, there are policies and programs which could be necessary in mitigating future or existing vulnerabilities that may require buy-in and broad collaboration among businesses and persons.

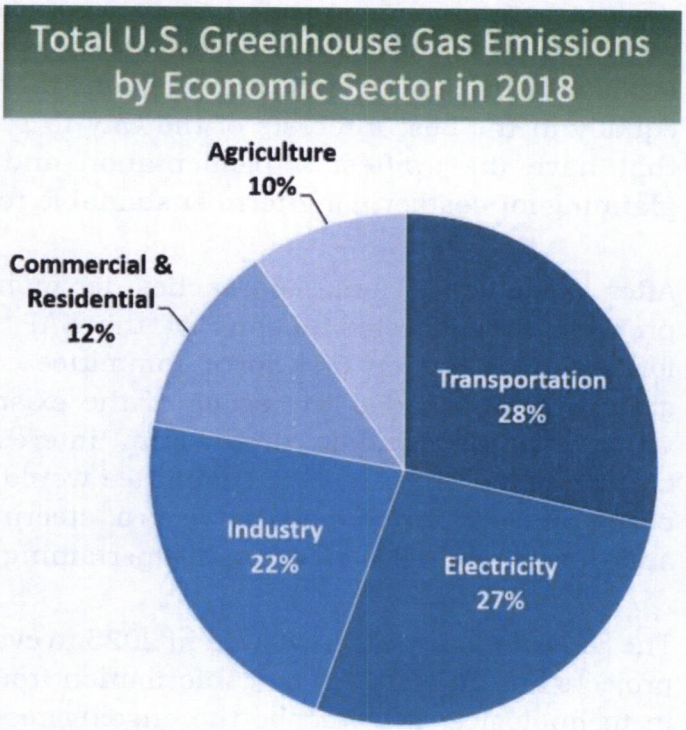
Introduction to the Seven Branches of Sustainability

This action plan outlines seven areas of sustainable action: climate resiliency, natural resources, renewable energy, pollution and waste reduction, the built environment, transportation, and local government. Within each branch, recommended baseline goals and targets have been identified to provide continuity between the development of this action plan, and a long-term working sustainability committee.

1. CLIMATE RESILIENCY

An evolving world

Climate change describes a change in average climate conditions — such as temperature and rainfall — in a region or throughout a climate system over a period of at least thirty years or more. The most recent climatological science tells us that over the past 150 years we have witnessed a pattern of progressively warmer average global temperatures with a high rate of change indicating a causal link to human (anthropogenic) activities, and not simply geothermal or astronomical (natural) factors. Additionally, as climate conditions are expected to change over time, perhaps rapidly with an increased rate or velocity of change, we must adapt to meet future and existing vulnerabilities associated with sea level rise and potentially more extreme and violent weather.



U.S. Environmental Protection Agency (2020). Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990-2018

In 1988, The Intergovernmental Panel on Climate Change (IPCC) was created by the World Meteorological Organization (WMO) and the United Nations Environment Programme (UNEP) to provide governments at all levels with the scientific information they can use to develop adaptive climate policies addressing human pollution. In October of 2018 the IPCC released a special report titled *Global Warming of 1.5°C*, comparing impacts at 1.5°C global average temperature increases above pre-industrial levels (1880-1910 baseline) to those at 2°C (the target of the 2016 Paris Agreement), and outlines the pathways to reach a warming limited to 1.5°C by the year 2100.

The report states with *high confidence* that human activities have already caused approximately 1°C of warming and that if these anthropogenic activities continue at their current rate, they will likely cause the average temperature to rise by 1.5°C between 2030 and 2052. Between 2005 and 2014 we have recorded the

hottest decade on record globally and the last five years (2015-2019) have been the hottest consecutive since 1880, averaging 1.2°C higher than the pre-industrial level. The expected consequences of a global rise in temperature of 1.5°C or more include temperature extremes (hot and cold), droughts, heavy rains, sea level rise, biodiversity loss, changes in marine habitat, loss in ocean fishery yields, and heat and vector-borne disease related health risks.

Adapting to future conditions and increasing the City's resiliency is necessary. Resiliency can come in the form of finding solutions for living comfortably with the changes. Increased heat may require resiliency in the form of actions to reduce or mitigate the urban heat island, such as increasing tree cover. Resiliency to sea level rise may come in the form of infrastructure changes, some designed to keep the water out and others designed to let the water in, or changes in future building and road design criteria. In addition, resiliency can look at the changing face and needs of the City, whether that is mobility for a commuting population, job transitions for a clean energy future, greener buildings, or maintaining healthy waterbodies and local sustainable food systems.

Regional Resiliency Study

The City is not yet a part of any formal regional group dedicated to assessing the effects of climate change, however, it has received some preliminary information from Martin County as the result of a Regional Resiliency Study (RRS) completed earlier this summer. This study was commissioned to identify areas that are vulnerable to sea level rise, establish planning horizons, and inventory infrastructural capacity to accommodate projected sea level rise. The County has shared the findings of this study as a series of maps including a directory of considerations requiring further analysis by city departments (*see references*). Stuart can use the study findings to identify vulnerable assets and populations in the City and prioritize potential actions to mitigate and adapt to the identified hazards. In the meantime, the sustainable action plan assumes general risks of climate change including higher storm surge, heavier rainfall, tidal flooding, stormwater flooding, and increased heat possibly contributing to drought and the risk of wildfires.

Accomplishments

Projects and Programs Previously Completed by the City:

- The City adopted a Resolution supporting US HR 763 relating to Energy Innovation and Carbon Dividend Act of 2019.
- The City adopted a Resolution in support of US House Bill 1369 relating to the Florida Climate and Resiliency Research Program in 2019.

Goals and Targets

1. Mitigate human-driven causes of climate change.
   - Complete a greenhouse gas emissions study for city operations by 2023.
   - Join as a party to a Regional Climate Compact.
2. Adapt to future conditions.
   - Develop a vulnerability mitigation plan by 2023.
3. Lessen heat impacts on the community.
   - Draft a policy that incentivizes green-roof sustainable alternatives by 2023.

Actions

1. Mitigate human-driven causes of climate change.

Measure and reduce greenhouse gas emissions.

The City should pursue a grant or other funding to develop a Greenhouse Gas (GHG) Emissions report detailing the City's overall contribution of harmful gases such as carbon dioxide, methane, and nitrous oxide. According to the IPCC to limit average global temperatures from rising, greenhouse gases must be substantially reduced. Until a GHG baseline study can be undertaken by the city, this plan will consider data from a regional inventory which is more representative than emissions data for the entire United States.

NASA earth satellite image

Greenhouse gas inventories from the Southeast Florida region and from similar sized communities shows a relatively consistent split of emissions sources. The largest source is transportation, the second largest being building energy use split between commercial and residential. Waste and industry are smaller portions. The City can expect a similar result and can identify actions which reduce transportation emissions and emissions from buildings.

While the Environmental Protection Agency (EPA) has a simple tool to calculate and compile a greenhouse gas (GHG) inventory for communities generally, it would be more effective for the city to seek professional consultation yielding a more accurate account of its emissions data. A greenhouse gas inventory would help the City to best understand where emissions are originating, develop specific strategies to reduce emissions and track progress in emission reduction. Repeat the inventory annually or as frequently as possible.

For the purpose of this initial plan, targets for community-wide and city operations greenhouse emission reductions are based on the IPCC Special Report Global Warming of 1.5°C described earlier. The City's target would be to halve existing emissions by 2030 or achieve a reduction of 10% by 2025. Once the GHG inventory is complete, more specific and ambitious targets should be set.

2. Adapt to future conditions.

Floodplain analysis.
We are taking a moderate approach in preparing now for unknown future conditions and hazards. The results shared with the City from the Martin County Vulnerability study need to be unpacked and analyzed. Recommendations will then be made for existing infrastructure to account current groundwater levels and potential future groundwater and rainfall conditions with projected sea level rise.

Adopt building requirements in the zoning code that increase resiliency.
Resiliency of a coastal property may come from infrastructure investments or from building design of the structures on the property. Identify opportunities to change requirements to increase the resiliency of the property. This is applicable to several city-owned properties. Possible areas to focus is on seawall height, allowing higher finished floor elevations before calculating height, designing parking on ground floor, and other resilient designs.

3. Lessen heat impacts to the community.

Incentivize green and living roof development.
All new construction, city facilities, and renovations should include some sustainable features to maximize the benefits of underutilized roof space. Cooling costs for residents and businesses in the sunshine state can be quite expensive and significantly higher than spending by the rest of the country. This also triggers higher greenhouse gas emissions from electricity use.

The color of a roof or pavement can significantly impact energy costs because dark surfaces absorb the light and radiate heat. A green roof or living roof is a roof of a building that is partially or completely covered with vegetation and a

growing medium, or are comprised of light colored or reflective surfaces to prevent heat gain. A blue roof cools and stores rainwater for use in and around the building rather than the traditional roof contributing to stormwater runoff and pollution. Solar roofs not only shade the roof structure with PV panels, reducing heat gain for the building, but also offset building electricity used.

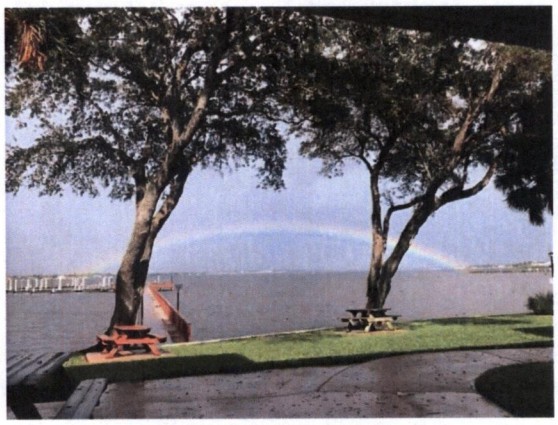
Promote shade trees.

There are a great number of environmental benefits that we directly experience by having trees planted throughout our city. Address the land development code and the requirements for trees in new development to ensure that trees added are increasing canopy cover and strategically placed to cool buildings and pavement. Other benefits of trees include: the removal of pollutants from the air, soil and water; Interception of rainfall and reduction of storm water runoff (and thus, reducing the costs related to infrastructure required to manage it); carbon sequestration; and increased property values.

2. NATURAL RESOURCES

Water quality

The City receives an average of 60 inches of rain each year. Rain can percolate into the ground, evaporate back into the atmosphere, or become stormwater runoff. Historically, the City's stormwater runoff was directed to the St. Lucie River (SLR) as fast as possible via ditches and underground pipes, to obtain good drainage at the least cost. By the 1970's, scientists began to recognize stormwater runoff was a significant source of pollution in watersheds and river basins. The accumulation of nutrients, sediments, oil, grease, trash, etc. in stormwater, all of which is flushed into the surrounding river as runoff, is identified as "non-point source" pollution to distinguish it from "point sources" of pollution such as sewage treatment plants, factories, and agricultural land.



Saint Lucie River with rainbow

As early as the 1990's, the condition of the Saint Lucie River had experienced a serious decline due to a combination of point source (Lake Okeechobee discharges) and non-point source pollution. While the City has long advocated for the elimination of disastrous freshwater discharges, in 1994, Stuart adopted a Stormwater Utility to fund local efforts in mitigating non-point source pollution - one of the first such programs in the State of Florida.

The City later commissioned a watershed study and adopted a Watershed Map in 2000, which identified opportunities for improvement of stormwater management within city boundaries. This program became the City Watersheds Project. The Watersheds Map details where stormwater is drained through each watershed to one or more points of discharge to tide (either via local creeks to the River, or via pipes directly to the River itself).

Stuart, in collaboration with three surrounding communities, also enacted a seasonal fertilizer ban, which was recently extended by 60 days each year (through the months of October and November) to further negate potential nutrient runoff during the wet season months. This policy was championed by the City once science evidenced that runoff of nutrients from improper landscaping techniques, including excessive fertilization practices, contributes to nitrogen and phosphorus pollution in the City's stormwater and drainage conveyances, the ground water, and the St. Lucie River and its tributaries.

Water treatment

The City of Stuart's drinking water supply comes from the Surficial Aquifer, a source of limited supply and ever-increasing challenges. Unfortunately, a long period of unmitigated industrial pollution, stemming from the 20th Century in particular, yielded damaging results for surface and groundwater across the nation. In 2016, one such source of contamination was discovered within a sizeable area in the City of Stuart.

Perfluorinated chemicals and compounds (PFC) are organic compounds that were used ubiquitously throughout modern history in the manufacturing of common household items such as clothing, stain-resistant materials, fire-fighting foam, and even in the manufacturing of Teflon. New science has indicated that these chemicals are harmful to human health over a period of prolonged exposure and are now a major focus for drinking water regulation.

City of Stuart PFC Pre-Treatment Facility

However, a combination of environmental policies, practices, and innovation has paved the way for adaptation and advancements in the treatment of potable water – including the removal of dangerous contaminants like PFC's. The City has recently invested in one such innovation with the commissioning and construction of a state-of-the-art PFC pre-treatment facility; the first and largest of its kind in the State of Florida. The more than $2 million facility effectively and efficiently removes PFCs from raw water and thereby also the local environment.

Irrespective of these enormous strides by the City, the discovery of other emerging contaminants throughout the world linked to historic industries has only further solidified the urgency and need in transitioning potable water supply from the surficial aquifer to alternative sources. In the spirit of this endeavor, the City has begun to invest in a new Alternative Water Supply and Reverse Osmosis water treatment system, which will ensure that city residents and utility customers are provided the best and safest drinking water for decades to come.

Trees and green spaces

Trees serve a multipurpose function within urban environments limiting the erosion of topsoil by wind and water, reducing heating and cooling costs, moderating the temperature, cleaning the air, producing oxygen, and providing habitat for wildlife. Tree canopies have been demonstrated to make neighborhoods safer and increase property values.

Municipal code protecting trees and specimen trees require a substantial conservation and/or replacement provision within planned developments. No historic or specimen trees may be removed without a tree removal permit.

Scientists continue to discover the ways that time spent in nature, even urban versions, improves health, productivity, mood, and creativity. The City boasts more than 100 acres of green spaces comprised of active, passive, pocket, dog, and waterfront parks. For example, an existing butterfly garden within Kiwanis Park, and other native landscape choices throughout local greenspaces increase local biodiversity and enhance public opportunities to view butterflies, bees, wading and migratory birds.

Accomplishments

Projects and Programs Previously Completed by the City:

- Completion of multiyear septic-to-sewer conversion infrastructure (2020).
- Construction of the first and largest Perfluorinated Chemical (PFC) pre-treatment facility within the State of Florida (2019).
- Achieved Basin Management Action Plan (BMAP) total nitrogen and phosphorous reduction goals by 2016.
- Haney Creek - $4.8 million multi-sourced (FDEP, Martin County, Saint Lucie River Issues Team), Four-phase, environmental restoration and preservation project.
- Amerigo Avenue - stormwater treatment and drainage improvement project in collaboration with Martin County, Martin Memorial Health System, South Florida Water Management District, and the Saint Lucie River Issues Team (2014).
- Installation of 22 Baffle Boxes throughout the City to trap and collect debris and pollution before it can contaminate local waterways (2014).
- Poppleton Creek – Construction of a tidal red mangrove wetland on 4.3 acres of city property including the removal of exotic vegetation (2018).
- Received Florida Rural Water Association's "Best Tasting Drinking Water" award for the third time (2019).
- Creation of a "River Advocate" position within the City (2019).
- Adopted and extended a seasonal fertilizer prohibition ordinance.
- Identified as a "Tree City USA" by Arbor Day Foundation.

Goals and Targets

4. Maintain and improve air and water quality.
   - Increase tree canopy coverage by one tree per parcel citywide.
5. Enhance greenspace utilization.
   - Develop a guide identifying locations and uses of 100 acres of city greenspaces by 2023.
6. Reduce consumption of potable water.
   - Reduce per capita water consumption to 160 GPD by 2025.
   - Increase AquaHawk registrations to 50% of all utility customers by 2025.
7. Retrofit municipal facilities.
   - Ensure all public facilities are converted to energy efficient technologies by 2025.

Actions

4. Maintain and improve air and water quality.

Community Partnerships.

As part of the Florida Oceanographic Society shell recycling program, shells necessary for the creation of these reefs are collected weekly from local restaurants, who would otherwise discard them. Then, with the aid of volunteers, oyster habitats are restored through reef reconstruction with bagged shells. The restoration of new oyster reefs along the floor of the Saint Lucie Estuary bolster the reemergence of oyster populations, which provide critically important water quality benefits. The City should continue to partner with local agencies (like Keep Martin Beautiful, Marine Industries Association of the Treasure Coast, Students4H2O, etc.) and organize cleanups and litter removal.

Waterway cleanup event

Identify areas for improvement of water treatment and retention.

While wetland mitigation can lessen the impact of development on natural water flow and treatment, the City should further identify opportunities to expand and improve water treatment and retention whenever feasible. Examples of improved

retention and treatment include weirs, plantings, bioswales, invasive and exotic species removal, and other water flow enhancements.

5. Enhance greenspace utilization.

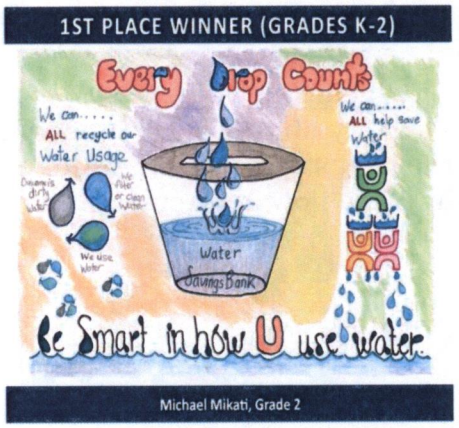
Plant more trees.
Opportunities for planting more trees within city-owned parks and property, and along public rights of way should be pursued. One such consideration could be the planting of fruit trees in the community garden.

Install new butterfly garden.
In addition to Kiwanis Park, Memorial Park would be an ideal location for another butterfly habitat. An annual butterfly release event already occurs in Memorial Park and having a butterfly garden there will ensure that the they remain. As the City replaces existing plants and vegetation, it could also prioritize native plants that will offer food and shade for future butterflies.

Offer workshops.
The City should continue its partnership with University of Florida Institute of Food & Agricultural Services (IFAS) extension in Martin County to offer local education of best urban landscaping practices.

6. Reduce consumption of potable water.

Promote AquaHawk registration.
Empower residents with the tools to recognize their monthly water consumption by comparison to temperature and rainfall data through the online portal. Utility customers will also be able to monitor their water usage, receive timely leak alerts, and learn new ways to conserve their water use.



Water conservation art contest

Turf replacement program.
Extend the pilot-program that rebates residents for the replacement of turf grass for drought resistant plants, mulch, and permeable hardscape.

Energy efficiency programs.
Continue the distribution of free conservation kits to new customers, which includes a new showerhead, kitchen and bathroom faucet aerators, a hose nozzle, toilet leak detection tablets, and a home water conservation guide.

Expand reclaimed water availability to neighborhoods.
Currently reclaimed water is available for the irrigation of golf courses, in public parks, and along public rights of way. The city should consider expansion of infrastructure to neighborhoods and commercial properties in the future. Additionally, a feasibility study could help city officials identify the highest consumers of potable water for future transition to reclaimed water.

Advocate for policies mandating use of reclaimed water for irrigation.
The City should advocate that the South Florida Water Management District mandate the expansion of reclaimed water for use in irrigation where feasible.

Educate multi-family water users to reduce individual consumption rates.
Individual utility customers that share a water meter with other users are not typically motivated to conserve water. A strategy should be developed to provide transparency of individual consumption rates to facilitate more responsible use.

Update and relocate the city water conservation meter.
The conservation meter is one tool utilized by the City to educate the public on average daily water consumption citywide and is currently located at Kiwanis Park. Relocating the meter to a higher trafficked location and updating the graphics will improve visibility of the initiative.

7. Retrofit municipal facilities.

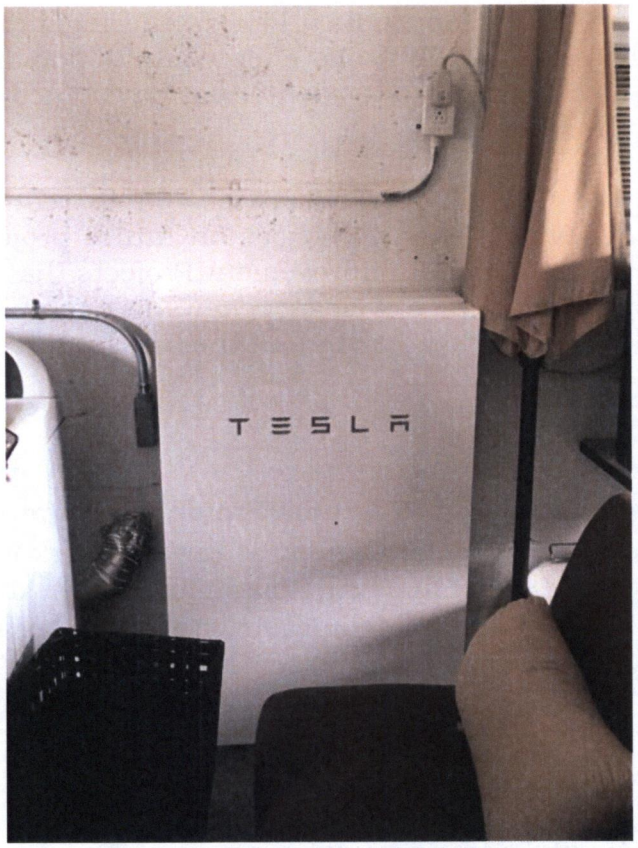
Water efficient products and practices.
Work with local home improvement stores to copromote water efficient projects and products such as WaterSense.

City facility retrofits.
The City should be a conservation leader in retrofitting its public facilities with the best standardized, water efficient technologies (such as water sensing faucets and low flow aerators).

3. RENEWABLE ENERGY

Growing with innovation

Since 1980, the average global temperature (surface & water) has increased by a rate of more than double the previous 100 years. Global surface temperatures are now more than 0.5 degrees centigrade (0.9F) warmer than they were in 2005. The rate of change has compounded through the many decades since the Industrial Revolution.



Residential Tesla solar power system

Historically, the burning of fossil fuels such as natural gas, oil and coal have been the main source of power for buildings (commercial and residential), transportation, and industry. About 66% of electricity in the USA is produced by Fossil Fuels. Fossil Fuels are resources that will eventually run out, they are non-renewable, and it is estimated that the earth will run out of fossil fuels within the next century. In order to obtain Fossil fuels, you must drill and mine vast ranges of land for them. This process destroys landscapes, eco-systems, and human health as a result. Water is often polluted by acid and heavy metal run-off during mining as well, putting the health of surrounding communities and wildlife at risk.

Once Fossil fuels are collected, they are sent to facilities to be burnt and the heat that they produce from burning is captured and used for energy to power homes, businesses, and vehicles. The combustion of fossil fuels creates pollution in the form of Carbon Dioxide, Carbon Monoxide, Sulfur, Nitrogen Dioxide and Hydrocarbons. Once Carbon Dioxide and Carbon Monoxide are released into the atmosphere they act as an insulator and cause the average seasonal temperatures of Earth to rise causing "Global Warming." These chemicals are also absorbed into the world's ocean contributing to the acidification of these waterbodies. The option for Renewable energy sources and technological advances has helped the USA cut its Carbon Dioxide Emissions by 480 million Metric Tons since 2006. Renewable energy sources such as solar, wind, tidal, and geothermal are options available as an alternative to Fossil Fuels. Renewable

energy is often able to be obtained without drilling or mining operations and they create minimal biproducts. In Florida, some of the more common renewable energy sources are solar, tidal, and wind. The acceptance of renewable energy is seen in South Florida with Florida Power and Light (FPL), the major electricity provider of South East Florida offering initiatives that allow residents to buy into expanding FPL's solar energy production and lower their energy bills. Credits are also provided to residents that have opted to install solar photovoltaic panels on their homes.

The City of Stuart is dedicated to reducing its carbon footprint and using renewable energy sources on future projects. The City has already completed several Capital Improvement Projects that help reduce the City's emissions and take advantage of clean, renewable energy sources. Moving away from fossil fuels is encouraged throughout the City for its residents as well as its own operations.

Accomplishments

Projects and Programs Previously Completed by the City:

- FPL Solar Canopy at Kiwanis Park (part of the SolarNow Initiative).
- Solar Charging Station for handheld devices installed in downtown Stuart.
- EV charging infrastructure collaboration with Tesla at Kiwanis Park.
- Streetlight replacement to LED through FPL program.
- Energy use audit completed for city offices by Ameresco and energy saving measures were implemented (2010).

Goals and Targets

8. Reduce electricity consumed by the City.	➢ 10% reduction of electricity use (kWh/sqft.) by 2023.
9. Reduce electricity consumption in the community.	➢ Develop a guide for community energy savings by 2023. ➢ Identify financial opportunities for community investment in alternative energy solutions.
10. Increase electricity sourced from clean renewable energy.	➢ Become designated as a SolSmart city by 2022. ➢ Improve SolSmart designation to Silver (at least) by 2025.

Actions

8. Reduce electricity consumed by the City.

Energy efficient conversions.
Going forward as light bulbs burn out throughout the City the bulbs are replaced by LED light bulbs. Energy Star rated LED light bulbs use 75% less electricity and last 25% longer than incandescent lighting. (energy.gov) Systematically, the city has been replacing Air Conditioning units with Energy Star rated Air Conditioning units. Energy Star HVAC equipment is 6% more efficient than standard equipment. (energy.gov) Over the past year, the City of Stuart worked with FPL to replace incandescent streetlights with LED street lighting throughout the City. The replacement of these streetlights alone will provide the City with a reduction of between 25% - 50% in energy costs.

Municipal energy policy.
Develop a formal energy management policy for city buildings and operations with the intent to reduce electricity intensity (kilowatt hours per square foot) an additional ten percent by 2023. Policy would set reduction targets, standardize operational practices (thermostat set points), identify more energy efficient equipment and purchase practices, and regulate maintenance of equipment at regular intervals to optimize performance of energy and equipment.

9. Reduce electricity consumption in the community.

Energy financing program.
Assist residents and businesses to obtain capital for the upfront energy costs to invest in energy efficient and renewable energy improvements (e.g. Property Assessed Clean Energy (PACE) programs). Consider also partnering with public-private organizations to establish an energy finance program that provides owners with long-term, low-interest loans for energy improvements. Prioritizing retrofits of older and inefficient buildings that yield a cost savings equivalent to or exceeding initial investment should be considered.

Energy audits and community assistance.
In concert with private organizations (e.g. Solar and Energy Loan Fund (SELF)) and local educational institutions, develop and implement programs that perform comprehensive energy evaluations, recommend conservation practices, finance energy improvements, and measure the environmental and economic benefits after implementation.

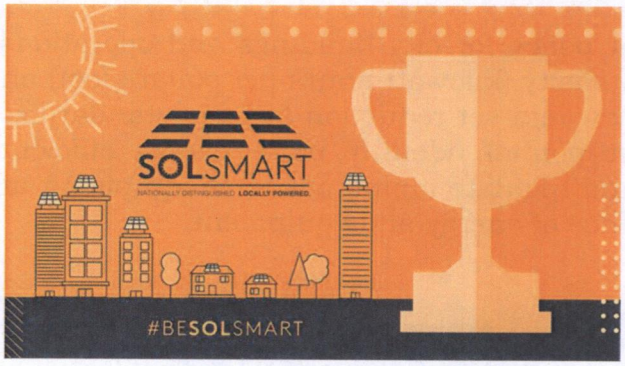
Performance standards.
Encourage developers to include green building practices and standards into design and construction, and maintenance operational plans such as solar ready homes and automotive charging infrastructure.

10. Increase electricity sourced from clean renewable energy.

SolSmart city designation.

The City of Stuart is actively working toward a SolSmart designation. This designation requires the City to evaluate the current Solar PV permitting process and development regulations. SolSmart is designed to provide a blueprint for Cities to create ordinances and permitting operations that ease the process of the installation of Solar PV systems for residents and businesses. The City of Stuart already has a 3-day permit approval turnaround time and permitting guide available for anyone interested in installing solar panels and solar hot water tanks.

Future construction projects in the City are planned to include roof top Solar PV installations to supplement electrical needs of the facilities. We will also have a better idea of zoning and permitting limitations on Solar installation from completing our SolSmart Audits. This will enable us to remove barriers that are preventing the community from utilizing solar power.



SolSmart.org graphic

The permitting department is currently offering no cost permitting for Solar PV installations as an incentive to businesses and residents to go solar.

Explore wind energy alternatives.

Small wind energy systems can be used in connection with an electricity transmission and distribution system (called grid-connected systems), or in stand-alone applications that are not connected to the utility grid. The City should explore opportunities for the application of wind energy on city owned property.

Increase electric vehicle charging infrastructure citywide.

The City should seek to provide electric vehicle charging infrastructure along public rights of way where most accessible and convenient. Charging stations installed on public property could be metered to ensure maximized utilization and the recapturing of public funds. In addition, private developers and property owners should be encouraged to include EV charging infrastructure as an element of every new development or redevelopment.

4. POLLUTION AND WASTE REDUCTION

Full-service government

The City of Stuart is a full-service municipality providing sanitation services for residential and commercial customers. Before launching single stream recycling in October 2008, the City conducted extensive research and then initiated a paradigm shift in the way our community would recycle. This approach transitioned from a system of managing waste collection to a system designed around resource recovery. Or in other words, changing how we feel about consumption and how we value the things we bring into our lives.

While the City's goal is to conserve our natural resources and reduce the amount of recyclable and nonrecyclable materials entering the waste stream, the residential and commercial recycling programs are ultimately designed to foster community partnerships while yielding a cost savings for those who participate.

Stuart public works residential waste collection

Much of the success of the recycling programs can be attributed to the City's recycling mascot, Sammy Sailfish. Sammy Sailfish helped generate interest in the program and champion the city's recycling efforts. Sammy is featured on the City's recycling trucks, recycling tote bags, educational materials, at in-school presentations and City sponsored events, appealing to all ages to promote recycling.

The commercial recycling program was established to allow businesses to recycle at a reasonable rate while reducing their overall sanitation cost. To qualify for this program, each business participates in a City-provided free recycling assessment/audit in which a business's specific needs are identified. Participants are incentivized; they receive a $1.00 reduction per cubic yard on their commercial garbage fees when they recycle.

In 2011, having the resource recovery mindset, the City dedicated a 15-foot-long roll-off closed container on Georgia Avenue for the purpose of collecting electronic products that had reached the end of their useful life. The drive-up, drop-off service is available exclusively for City residents and businesses during daylight hours. All e-waste is then transported and *demanufactured* down to the base grade materials and recycled.

Last year, this recycling center diverted 72,986 pounds of e-waste or 78 pallets worth of old electronics from landfill. Proper disposal is important because e-waste can be hazardous. Electronic devices form a complex mixture of materials and compounds, often containing hundreds of different substances, many of which are toxic and create serious pollution upon disposal. When electronics are discarded improperly, these environmentally persistent toxins can leach into the groundwater and adversely impact ecological and human life.

Downtown waste collection receptacles

Recycling is the last step of the "Reduce, Reuse, and Recycle" process. The first step is the reduction of waste by more environmentally conscious consumers in the consideration of the life, packaging and durability, and disposal of a necessary product. Reuse recommends that we find ways to repurpose or fix items rather than trading them for something new. Recycling is the act of taking the materials used and turning them in to something else. Serious consideration should be given to avoiding the purchase of materials which are unrecyclable or difficult to recycle when unable to be reused. This practice is often championed as part of the zero-waste lifestyle - a lifestyle dedicated to encouraging meaningful experiences and prioritizing environmental sustainability.

Recycling alone cannot solve the larger environmental and societal issue of excessive waste generation. The best example is plastic. Although the City's recycling program accepts an extensive list of material including plastics numbered 1-7, an estimated 91% of all plastic discarded since 1950 has not been recycled.

In addition to the climate impacts listed above, waste can provide a resiliency challenge by being a physical barrier to the movement of water when litter enters drainage systems. Reducing waste overall and particularly non-biodegradable waste should reduce the chance those materials become litter. The City contracts for waste removal from the City's canals and waterways, removing hundreds of pounds of litter annually. While cleanup efforts are important, they do not get to the root of the issue; the generation of waste itself. Plastic bags, bottles, and other garbage can block the free flow of water or impair flood prevention structures.

Accomplishments

Projects and Programs Previously Completed by the City:

- Promotion of single-stream recycling to increase the amount of clean material collected and reduce contaminants.
- Collaboration with Students4H20, Publix, and Martin County School District to collect and recycle plastic bags.
- Adoption of Ordinance 2416-2019 regulating the City-wide distribution of single-use plastic straws by food service establishments.
- Adoption of Ordinance 2413-2019 creating regulations for the distribution of polystyrene and plastics on city-owned property and rights-of-ways.
- Introduced 95-gallon brown yard carts to residents for improving the containment of yard debris and expediting the collection by sanitation team members.
- Partnership with Students4H20 to install cigarette waste collection receptacles in the downtown area for recycling through TerraCycle.
- Encouraging digital transmission of documents such as invoices, permitting, and applications in the City to reduce paper use.
- Hosting an annual local water-way cleanup for city employees and their families and supporting additional litter removal campaigns across the city and county.
- Bimonthly Saturday neighborhood cleanups providing residents an extra pickup day to properly dispose of hazardous waste, e-waste, yard debris, household garbage and recycling.

Goals and Targets

11. Reduce plastic pollution.	➢ Achieve total compliance of plastic ordinances by 2023.
12. Reduce the amount of waste produced.	➢ Reduce paper waste in the city by 50% towards a paperless environment.
13. Increased waste diversion.	➢ Reduce contamination of recycled items to no more than 10% of total cart content.

Actions

11. Reduce plastic pollution.

Proper event recycling.

The City of Stuart was the first government on the Treasure Coast to adopt ordinances regulating plastic straws citywide and single-use plastic on City owned property and rights-of-ways. In doing so, the City earned the "Trailblazer" Environmental Stewardship Award by Keep Martin Beautiful for the work it has done to pave a new path towards a greener community.

Stuart plastic ordinance information flyer

The City should continue to serve as a leader in environmental protection by promoting the abandonment of single-use plastics in the provision of food services, for reusable or biodegradable products, especially at special events. Staff should be empowered to work with event coordinators in ensuring all permitted recyclable single-serve beverage containers such as drink bottles and aluminum cans are properly collected for recycling.

Continue community education related to plastic pollution and waste.

Continue to utilize opportunities to educate residents, businesses, and students in the City about the new ordinances and develop strategies to reduce single-use plastic waste.

12. Reduce the amount of waste produced.

Waste reduction education.

Promotion of waste reduction campaigns such as Plastic Free July and Surfrider's Ocean Friendly Restaurant program are two campaigns that promote using more environmentally friendly materials. The City through website and social media platforms, should promote waste reduction goals and tips regularly.

Reduce paper use in the City.

The emergence of COVID-19 made it necessary to reduce the amount of paperwork handled between the public and among staff. Additionally, studying department process flows could identify ways to move to paperless or electronic systems. Signatures required for official records such as ordinances, resolutions, and RFPs should be electronically submitted when permissible to avoid excessive generation of paper waste. Commissioners and city staff could be provided tablet devices from which to view agenda materials thereby eliminating wasteful use of paper and printing for public meetings.

Improve the waste and recycling behaviors of City employees.

Developing consistent messaging to staff could educate them as to the benefits of recycling while ensuring that each office workstation has a recycle bin and garbage can. The City should also convert restroom paper towel dispensers to air dryers and promote the location of centralized plastic bag receptacles so that staff can fully participate in city programs.

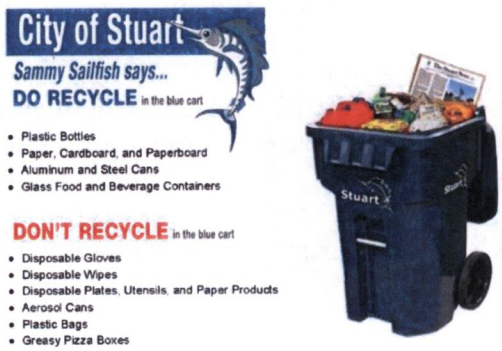
13. Increase Waste Diversion.

Require space for recycling in new development.

Ensuring that new construction and redevelopment plans have areas dedicated for recycling collection will facilitate the ease of establishing a recycling program.

Adopt mandatory policies for commercial and multi-family recycling.

Requiring multifamily and commercial properties to include recycling programs available to tenants and customers will facilitate a citywide transformation to better management practices. In 2019, only 24 percent of commercial sanitation accounts recycled. A greater amount of the solid waste generated by the 76 percent of remaining commercial establishments could be diverted to the recycling stream with basic level of recycling service. Similarly, multifamily developments should be required to formulate a recycling plan within their community while educating and informing their residents of best recycling practices. For example, the replacement distribution of "Sammy Sacks" to residents could improve recycling collection as well as eliminate cross-contamination with other waste.



Stuart Public Works recycling infographic

The City could also consider establishing a minimum percentage of construction and demolition (C&D) waste recycling for construction projects. The Florida Department of Environmental Protection estimates that up to 44 percent of C&D waste is recyclable. If enacted, the contractor would have to furnish proof of compliance as part of the building permitting process.

Increase participation in residential recycling.
Identify neighborhoods and individual customers that are not utilizing the recycling service and target those homes and neighborhoods for outreach.

Reduce contamination in recycle carts.
Using cart audits, the city could to identify individual customers that have higher rates of recycling contamination and target those homes for corrective action. Meanwhile, educating property managers and homeowners associations about acceptable recycling practices, particularly after a transition of management or after resident turnover will further facilitate increased recycling compliance.

Encourage a pilot residential food composting program.
Home composting is an option to reduce food waste, the largest single source of waste in the U.S. More food ends up in landfills than plastic or paper. According to the U.S. Environmental Protection Agency, 20 percent of what goes into landfills is food. Instead of putting organic material into the waste stream, food scraps can be composted and used as soil amendments for gardens or potted plants. The city should educate the community on organic composting by partnering with University of Florida IFAS Martin County Extension through a workshop or by use at the community garden. The pilot program could be started in select residential neighborhoods and expanded in the future.

Establish a Municipal or Regional Composting Facility.
The city could establish a pilot program to compost materials at the old City landfill and investigate opportunities to create soil amendments using landscape materials as well as biosolids from the wastewater treatment plant.

Host an annual community event to swap reusable goods.
Investigate the possibility of an annual "Trash to Treasure" event to encourage recycling or swapping of reusable goods. This would divert reusable goods from the solid waste stream and could be combined with an educational and awareness campaign on waste management. An event could be held outdoors or indoors at the 10th Street Community Center or inside the Shuffleboard Building.

5. BUILT ENVIRONMENT

Planning for the future

The City's built environment, which include existing and planned public infrastructure, shops, businesses and homes, is regulated by the local Land Development Code and the Florida Building Code. As our future obstacles and endeavors take shape, it is imperative that the City considers several resiliency and sustainability measures, either by adaptation of built structures, or sound planning of future development, to ensure the built environment endures.

Adaptation and increasing the City's resiliency is necessary and can come in the form of finding solutions for living comfortably with the changes. The adaptation and protection of historic infrastructure, development of infill or brownfield properties, and repurposing of abandoned or underutilized buildings prevent sprawl and underutilization of land. Infrastructure changes or changes in future building and road design criteria may be necessary to accommodate sea level rise. Finally, using smart growth principles such as compact development, mixed use, and walkability can limit human impact to the environment while enhancing overall quality of life.

Newly installed Ipe wood Riverwalk decking

Accomplishments

Projects and Programs Previously Completed by the City:

- Updated EAR and Comprehensive Plan while incorporating elements of sustainability into the language (2020).
- Electric vehicle charging station ordinance.
- Energy efficiency construction incentives.
- FPL program switching out light fixtures.

Goals and Targets

14. Promote green building.	➢ Adopt a citywide standard for green buildings by 2023.
15. Attract green businesses and sustainable industry.	➢ Identify existing green businesses operating within city limits by 2023. ➢ Stimulate new green business investments in the City.
16. Reduce light pollution.	➢ Adopt new light pollution guidelines by 2025.
17. Adapt the built environment to future conditions.	➢ Apply vulnerability assessment recommendations with adaptive measures by 2025.

Actions

14. Promote green building.

Green buildings refer to the structure and the application of processes that are environmentally responsive and resource-efficient throughout a building's life cycle: from planning to design, construction, operation, maintenance, renovation and potentially, the demolition or re-use of the building. The city could expedite green building plan reviews, reduce parking minimums for green developments, and consider a mix of incentives that encourage more green building and access to workforce housing. Stuart could also use the National Green Building Standards, Florida Green Building Coalition, LEED, or other standards to maximize smart growth elements in our Land Development Code, and application of the Florida Building Code by either incentivizing or mandating the use of these standards.

Green building principle incorporates five (5) major elements encompassing each of these phases:

Energy Efficiency development standards would establish performance targets that account for intended uses, occupancy, and other energy operations for new construction and renovation.

Water efficiency would limit and/or reduce demand for potable water through optimized landscaping and the use of reclaimed water, and installation of efficient plumbing fixtures.

Green building materials composed of renewable sources should be incentivized and potentially required for development to mitigate impacts to the environment from nonrenewable construction.

Environmental Quality applies to improvements in building ventilation, thermal mitigation, moisture control, daylighting, and the protection of air quality during construction.

Sustainable siting optimizes land use to reduce adverse impacts and minimize a developments ecological footprint. Encouraging transportation options near high impact development may reduce potential auto traffic generated by the development, saves money and resources by using existing transportation infrastructure, and preserves more natural and open areas outside the transportation corridors. A location-efficient site that is well connected to surroundings, allows property users to share facilities with each other. Building within previous developed sites also reduces the need for new infrastructure, and spurs revitalization and renovation. Historic buildings, vacant properties, brownfields, and greyfields can be transformed into green development that supports the local economy and strengthens the community's character.

15. Attract green businesses and sustainable industry.

Green or sustainable businesses include both leading energy and tech industries, providers of waste reduction, and other non-polluting, socially responsible companies that offer sustainable products and services. While other businesses may observe sustainable practices, it should be the City's priority to specifically attract wholly green or sustainable businesses industries that may also yield a more sustainable workforce.

Promoting green business investments in the City would foster a green business culture that would naturally lend itself to future green investments. In the near term, the City should identify existing sustainable-focused companies from which to draw a better market understanding. The City could then use this market analysis to identify the needs of green sector businesses to attract new investments and support existing growth. In addition, easing the entry requirements for new businesses, offering training programs for people interested in this field of work, and building a broad collaborative framework for public-private partnerships should be considered.

Leverage local and state partnerships with agencies such as the Martin County Business Development Board, Chamber of Commerce, and the Florida Department of Economic Opportunity (DEO) to attract new green businesses to

Stuart. The City could seek both professional resources and funding through these organizations to promote the City as an attractive and unique green business incubator.

16. Reduce light pollution.

Artificial lighting that is unnecessary, obtrusive, or excessive can be harmful to wildlife, undermine the enjoyment of the outdoors, and can is costly and energy inefficient. Planning guidelines should ensure adequate light levels to address safety and security while minimizing harmful and detrimental effects.

Downtown Stuart Osceola Street lighting

Controlling light pollution is a priority including light intrusion when the light spills beyond the boundary of the area that is desired to be lit. Harmful glare can cause sleep impairment, vehicle distraction and adversely impact wildlife migratory habits, which can be avoided using careful lamp and luminaire selection and positioning.

17. Adapt the built environment to future conditions.

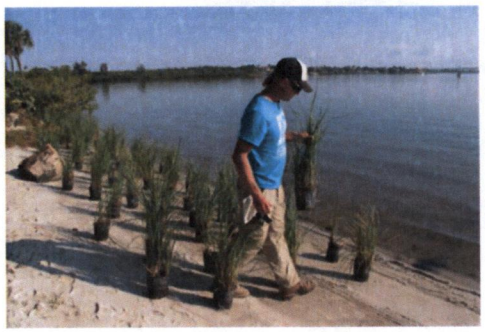
Strengthen low impact development practices or green infrastructure by encouraging landscape driven design approach with onsite natural features to conserve, treat, and manage stormwater runoff. Some examples of green infrastructure are rain gardens, bioswales, and permeable pavement.

Adapt to storm and flood resiliency and vulnerability concerns by incentivizing redevelopment outside the areas prone to flooding, building more resilient structures, and retrofitting buildings for increased flood risk. Reducing vulnerability to storm events could come in the form of designing infrastructure that can withstand higher water levels, raising seawalls, installing tidal valves, implementing natural drainage features such as bioswales and stormwater buffers, construction standards that reduce vulnerability to storm events.

The City should review the Perils of Flood Act and develop strategies to move development out of flood prone areas and make citing of public facilities in flood prone areas a factor in the citing decisions of public infrastructure.

The City may also consider creating an Adaption Action Area to prioritize areas for adaption planning and infrastructure needs assessment to proactively encourage the relocation of buildings in flood and disaster-prone areas. This prioritization should include the protection of historic buildings and infrastructure.

Encouraging the installation of living shorelines would improve water quality and offer protection from erosion and storm surge. A living shoreline is a broad term that encompasses a range of shoreline stabilization techniques along estuaries, bays, tributaries and other shorelines that attempt to recreate the natural coastal barrier. Additional benefits of living shorelines are increased water quality and shore nutrients, protection of aquatic and other shoreline dependent habitat, increased upland stability, a higher quality of life, and can outperform hardened structures during a storm event.



Living shoreline example

According to the National Oceanic and Atmospheric Administration (NOAA), a living shoreline has a footprint that is made of mostly native plant material. It incorporates native vegetation or other living, natural elements in combination with other harder natural shoreline protection eco-systems, like oyster reefs, rock sills, or anchored large wood for stability.

Integrated urban spaces which are designed to bring people, activities, buildings, and public space together with an easy walking and cycling connection among them and positioned near transit service interconnected with the remainder of the city. Incentives could be offered for mixed-use development to encourage existing commercial properties to create walkable mixed-use districts with an interconnected residential component.

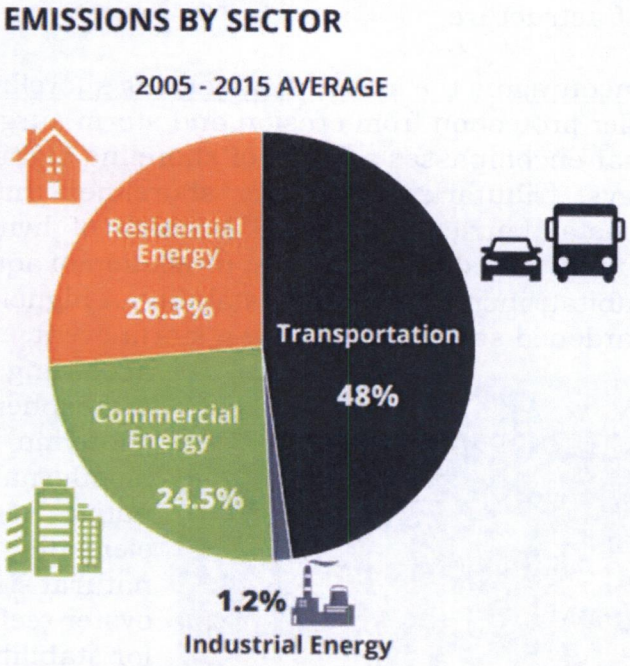
Mitigate heat impacts to improve resilience to the impact of rising heat cities can incorporate heat island reduction strategies such as green or cool roofs, cool pavements, or increased vegetation and tree cover, into our land development code and comprehensive plan. The City can and should promote and incentivize these measures during the planning and construction of the public and private built environment. Additionally, city roads, bridges and on-site infrastructure can be made more resilient by using materials that are heat tolerant and provide energy efficient solar powered energy.

Living boardwalk example

6. TRANSPORTATION

Improving connections

The transportation system in the United States is overwhelmingly powered by fossil fuels. Nationwide, emissions from transportation account for 33% of all greenhouse gas emissions. In Southeast Florida, transportation represents 48% of energy use. By changing the types of vehicles and fuels as well as reducing vehicle miles travelled, the city can reduce the associated greenhouse gas emissions and criteria air pollutants impacts to this sector.



Southeast Florida Regional Climate Change Compact Regional Greenhouse Gas Inventory: Transportation and Stationary Energy, 2005-2015 average (2018)

The Martin Metropolitan Planning Organization (MPO) is the primary agency responsible for transportation planning in Martin County. The MPO is comprised of elected officials representing local governments. The current Board consists of seven voting members representing the Martin County Commission, City of Stuart, and Town of Sewall's Point. The MPO works to coordinate the improvement of all facets of the transportation network in Martin County. The MPO evaluates existing transportation conditions, develops improvement strategies to solve mobility and safety challenges, engages the public to inform and collect meaningful input, and prioritizes transportation funding strategies.

Every five years, the MPO is required to review and update the Long-Range Transportation Plan (LRTP). The LRTP sets the vision for transportation for all modes of travel throughout the County and influences projects included in the 5-year Transportation Improvement Program (TIP). The update of the Martin LRTP every five years is one of the primary activities of the Martin MPO to meet federal and state requirements. The 2040 LRTP, also known as Moving Martin Forward, details how Martin County's multimodal transportation system will evolve over the next 25 years.

Accomplishments

Projects and Programs Previously Completed by the City:

- Commissioned a downtown electric-powered tram service using state grants and city capital investment in maintenance and operations.
- Purchased numerous hybrid staff vehicles.

Goals and Targets

18. Reduce energy use and cost.	➢ Convert vehicles in city fleet to hybrid or EV at scheduled replacement times. ➢ Adopt procurement policies and right-sizing of vehicle fleet by 2023. ➢ Offer a modified work week to employees where practical.
19. Create safe, affordable, mobility/transportation.	➢ Evaluate intermodal connections and alternative transit options by 2023.
20. Improve infrastructure to adapt to growing innovation and need.	➢ Adopt a complete streets conceptual plan by 2023. ➢ Add EV charging infrastructure to public rights of way by 2025.

Actions

18. Reduce energy use and cost.

Increase the percentage of vehicles powered by alternative fuels.

The City has direct control over the vehicles within its own fleet and can reduce its gas-emission impacts by converting a majority or all its fleet to renewable energy alternatives such as hybrid or electric vehicles.

Develop a sustainable fleet policy.

Adopting policies for the procurement of hybrid, electric, or alternative renewable energy powered vehicles and equipment is a priority for the near term. The policy should include considerations for right-sizing the fleet and a policy that

The F-150 Hybrid is targeting an EPA-estimated range of 700 miles on a full tank.

encourages sustainable fleet maintenance through route design, technology, and employee behavior. Right-sizing is a fleet management practice of ensuring that the municipal vehicle fleets such as Stuart's are utilized by the right employees, at the right times, in the right locations, for the right amount of time based on the job tasks associated with use of the vehicles.

Explore the effectiveness of a modified work week.
With the implementation of a modified work week (e.g. four ten-hour days per week), there would be an immediate reduction (up to 20%) of energy consumption of both employee-owned and city-owned vehicles. A flexible work week has other proven and significant benefits including improved employee satisfaction and quality of life, enhanced customer opportunities for conducting business with the city, and other cost savings.

Overwhelming studies have evidenced that when employers transitioned to a 4-day, ten-hour work week, employee satisfaction surveys indicated that employee happiness increased. Studies also found that employee productivity increased, and work-related stressors decreased. Overwhelmingly employees rated that they were "very happy" or "happy" with their new modified work schedule, and those who rated their work life balance as "very good" increased by 71%.

The extension of business hours from 7 a.m. to 6 p.m., four days a week (in example) would ultimately provide residents and businesses better opportunity to conduct business with the City. This new schedule would also better accommodate working customers and business owners by providing more convenient opportunities to pay utility bills, apply for permits, and have their urgent questions answered.

19. Create safe, affordable, mobility/transportation.

Safe transit.
The better transit options are, the better residents can age in place. Transit options as well as safe biking and walking infrastructure make the city more navigable by the young, old, and disabled. City officials should evaluate opportunities to enhance accessibility to pedestrians, bicyclists, and transportation connections.

Collaboration and planning with the MPO.

The City should continue to participate in the shaping future Martin County transportation initiatives through the MPO. The Bicycle, Pedestrian and Trails Master Plan intended to establish a multimodal transportation system that will expand transportation options and improve quality of life in Martin County.

Electric-powered City of Stuart public

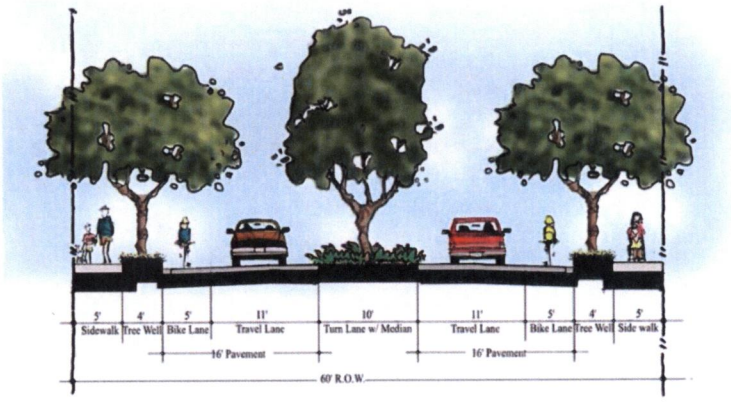
Re-examine shuttle routes.

Many of the transit options in the City of Stuart are regional. The Martin County Public Transit, MARTY, offers four fixed route services, and one commuter bus service connecting to both Palm Tran and the Treasure Coast Connector public transit services, as well as an ADA eligible complementary paratransit service.

The City should re-examine potential shuttle routes or on demand mobility that would most efficiently move people from places of interest including residential areas, recreational areas, and areas of business. Stakeholders should be consulted to determine who would be most likely to use the service and for whom it would have the most benefit. Specific routes could also be piloted for a set time to assess ridership potential.

20. Improve infrastructure to adapt to growing innovation and need.

Develop a Complete Streets Conceptual Plan.



Complete Streets concept

The plan would provide the city with an inclusive road design standard, enhancing pedestrian, bicyclist, motorist, and transit usage, regardless of mobility. Accordingly, there are different types of Complete Streets "interventions" or treatments that improve the function and safety of streets for the different members of the traveling public.

Develop a public electric vehicle charging network.

The City should include electric vehicle charging infrastructure within existing city-owned parking areas and public facilities (municipal buildings and parks) for both its fleet and public use. Private investment opportunities and cooperative partnerships should be pursued in order to reduce or eliminate costs to the City. An electric-powered downtown tram service has been utilized by the City for several years, however, more considerations for expanded mass transit both downtown and within the region should studied.

Investigate a more environmentally friendly pavement restoration program.

The near-road microenvironment (ME) is a significant area of policy and practice concern for modern urban planners, regulators, and sustainability managers. Emissions from cars and trucks are the major source of anthropogenic airborne toxins, which cause disorders such as asthma and even chronic pulmonary and cardiovascular diseases. Research has identified a clear association between serious environmental, ecological, and human health issues, and the presence of smog, acid rain and exposure to harmful toxins. The City could potentially counter harmful pollutants that are localized to municipal roads by evaluating innovative pavement restoration techniques, which fortify asphalt with a heat reducing, pollutant-removing photocatalyst.

7. LOCAL GOVERNMENT

Home rule

The City is a level of government with the most immediate impact on most people's lives. As a City, Stuart controls much of the infrastructure, sets rules and regulations on how and where things are built, provides vital services and opportunities for recreation and learning. Many of the actions listed already in this plan will be carried out at the city government level. Some of the actions will be carried out at the level of individuals or businesses. All the actions will impact, in some way, the residents, businesses, and visitors to our City.

In striving towards a more sustainable city and in deciding what should be done to reduce and adapt to climate change, the City of Stuart should ask nothing from its residents and businesses that it isn't willing to do itself.

Ultimately, a City Sustainability Program should be ingrained in the way a city operates. Considering long-term sustainability into decision making should be imbedded in all processes. In using public funding, though monetary cost is always important, the long-term impacts the spending has on the city, the return on investment of a project, and the lifecycle costs of a good or a service. Decisions made in our City should not just benefit the present residents and businesses, but also the residents and businesses of our future.

Incorporating sustainability into City operations not only improves the sustainability of the City but is an opportunity to engage the City's more than 270 employees in sustainable practices and learning about and thinking about the environmental impact of behaviors. Those employees can spread that culture and understanding to their own homes, whether those homes are in Stuart or one of our neighboring municipalities and improve the overall sustainability of our region.

City of Stuart Commission Chambers

Accomplishments

Projects and Programs Previously Completed by the City:

- In 2019, the City of Stuart established the first-ever sustainability committee to address future needs and challenges.

Goals and Targets

21. Incorporate sustainability into future city policymaking decisions.	➢ Conduct first biennial review of the Sustainability Action Plan by 2023.
22. Improve staff awareness of sustainability.	➢ 75% of city staff trained in sustainability issues by 2022.
23. Bolster city advocacy on sustainability issues.	➢ Identify sustainable legislation and policies for city advocacy.

Actions

21. Incorporate sustainability into future city policymaking decisions.

Regularly monitor and update Sustainability Action Plan.

This Sustainability Action Plan is a living document intended to establish a continuum of broad policymaking decisions over a period. The initial draft is a policy framework that should be updated and improved as the city advances its efforts towards sustainability. Recommended objectives and targets should be tracked for progress and efficacy and the plan reviewed (at a minimum) biennially to integrate new technology considerations and strategic goals.

Develop sustainability criteria for CIP investments.

Develop sustainability criteria for Capital Improvements Project considerations based on priorities identified in the Sustainability Action Plan.

Implement a green procurement policy.

The City is a large consumer of goods and services locally. The purchasing preferences and practices of the City have the potential to drive market change to better products, materials, and efficiency as well as spur growth in green industries. The policy may be phased in starting with p-card purchases and expanding to common RFP language and project criteria.

Obtain a "green" certification.

Choose a certification program for the City to obtain. The Florida Green Building Coalition maintains a rating system for local governments that recognized the unique laws, environment, and climate of Florida. In order to compare ourselves to our neighbors and track our progress relative to an established system, the City should consider applying for recognition from the FGBC's Green Local Government program. LEED for Cities is a combination of STAR communities and LEED for Neighborhood Development.

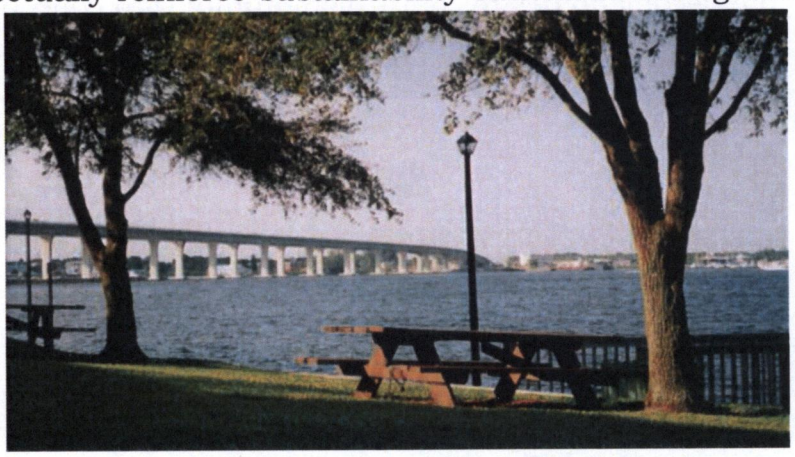
22. Improve staff awareness of sustainability.

Include sustainability presentation in new employee orientation.

The City should educate new employees on the sustainability plan and provide new employees with a "green kit" consisting of high-quality reusable products such as straws, water bottles, insulated lunch bags, food containers, or other sustainable products that will help the new employees to incorporate the new behaviors.

Develop hands-on staff sustainability training.

A "Green Team" of staff members could help facilitate activities, meetings, and internal messaging to perpetually reinforce sustainability education among the city workforce. The team should consist of employees with an active interest in sustainability issues. The Green Team would create strategies to incorporate environmentally friendly behaviors to engage their coworkers in best practices and the development of a "green culture."



Flagler Park and the Saint Lucie River

Create an employee recognition program.

Referral of sustainable actions by staff could be an objective of the Green Team or promoted as a "Green Moment" in city commission meetings. The intent of promoting these activities and the people that make it happen is to inspire a citywide culture of sustainability.

23. Bolster city advocacy on sustainability issues.

Lobby state and federal government to bolster sustainable policy.

The task of creating a sustainable city is daunting, but collaborative efforts will make a greater and longer-lasting impact. There are many organizations providing guidance and roadmaps to sustainable action. The City is currently working with Martin County to review assess climate vulnerabilities locally while developing a long-term mitigation strategy. Leadership should continue to be active participants and explore other avenues of cooperation locally and abroad.

The City must continue to strengthen its legislative advocacy, particularly at the state level and include such topics in the City's annual legislative priorities. In addition, the City could advocate whenever possible, for amending federal regulations to incentivize the capital investment in renewable energies. Only a holistic framework of environmental, social, and economic solutions will yield the desired results, which require collaboration across the board.

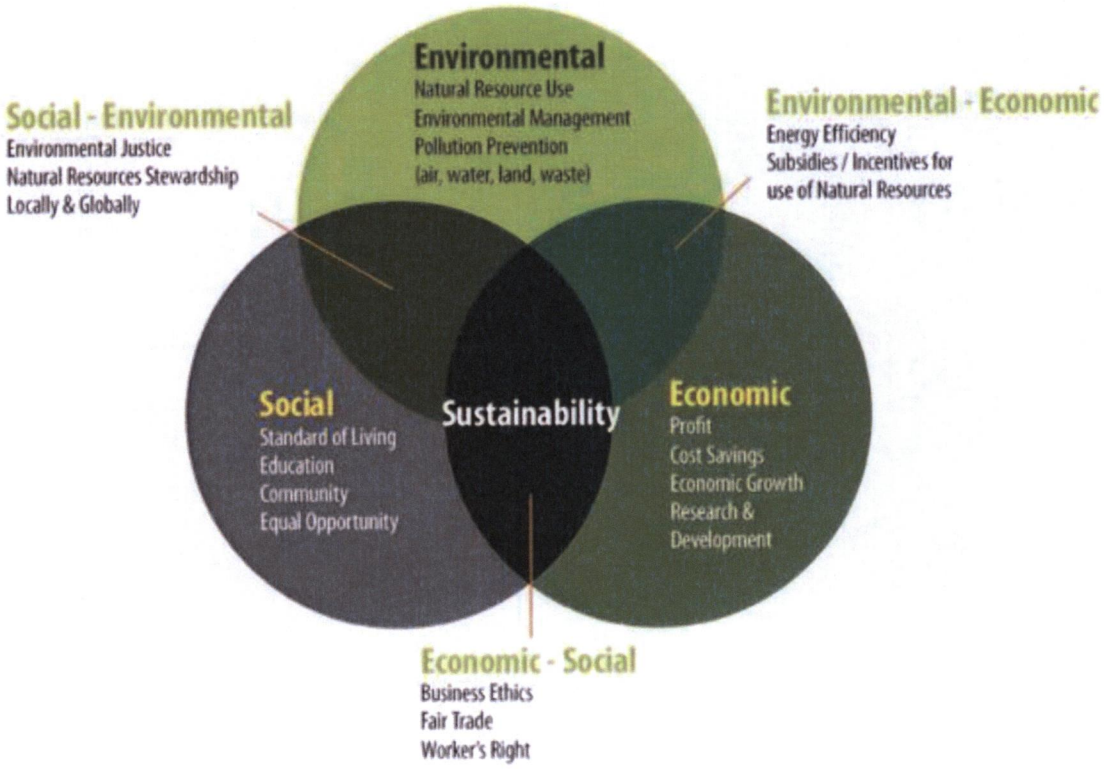
Inform city residents and businesses of sustainability initiatives and goals.

As Stuart implements new policies, projects, and programs through the Sustainability Action Plan, the City should incorporate educational community outreach to keep residents, businesses, and visitors informed. In remaining open, transparent, and inclusive, the City will be better positioned to adapt to the needs and desires of the community with collective buy-in.

Plan Implementation

The City of Stuart is a small urban, full-service municipality that is already experiencing the effects of climate change like many coastal communities in Florida. While some of the challenges reflected in this plan are not yet of urgent concern, the intent of this action framework is to provide for a timeline and incentive to adapt proactively to our changing environment. In so doing, the City may find feasible and practicable solutions to current challenges, while ensuring those changes meet the needs of the future.

The interim Sustainability Committee worked diligently to identify areas for improvement and optional approaches to adapting to growing needs. The goals and objectives identified in this action plan are purposefully broad and open to modification. The intent of provided plan goals and targets is to lay a foundation for city leadership and staff to evaluate and revise according to urgency, resource constraints, and level of risk. The "menu" of options identified herein were not provided to constrain city officials, but rather to ensure synergy and continuity from the drafting of this plan to the implementation throughout the organization.

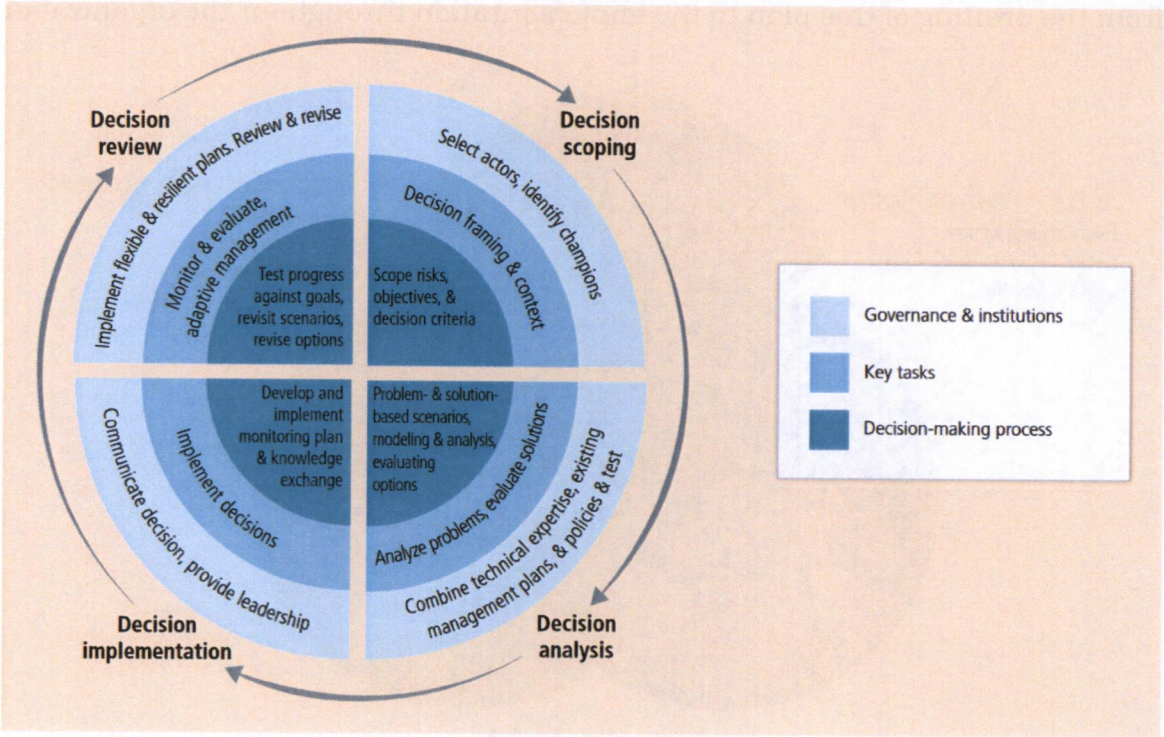


"Triple-Bottom-Line" approach to Sustainability

Review and Assessment

The sustainability committee pursued a "Triple-Bottom-Line" policy framework: incorporating social, environmental, and economic factors. While any one of these three "root" categories can be positively impacted by a future sustainable initiative, priority should be given to a policy, program, or project that would benefit multiple or all three. Conversely, the adoption of sustainability initiatives that have a net positive impact in one category while negatively impacting another should be carefully evaluated for vulnerabilities and net outcomes.

Although most sustainability initiatives will be implemented over an extensive period, a uniform method for reviewing and assessing options for implementation should be included into the decision-making process. Similarly, a uniform method for evaluating the success of policies, programs, and projects will be a critical factor in determining future sustainability projects or in the drafting of any amendments to this plan.



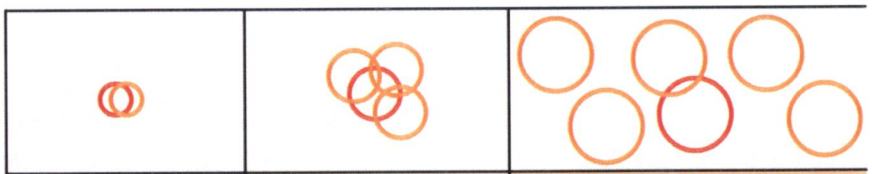
IPCC four-stage process of decision-making graphic

Framework for risk analysis

An Intergovernmental Panel on Climate Change (IPCC) report, *Foundations on Decision Making*, describes iterative risk management as an ongoing process of assessment, action, reassessment, and response that will continue in perpetuity for decades or longer. While the interim Sustainability Committee does not formally recommend adoption of any one risk analysis framework, the IPCC report provides a transferrable model to local sustainability reform.

The following three risk categories are defined in the IPCC analysis as one approach to measuring risk of implementing actions identified in the sustainability plan.

1. Simple risk: Consisting of simple outcomes and communication, with widely accepted and straight forward implementation. *(e.g. installing a butterfly garden in Memorial Park; or EV chargers on public property).*
2. Complicated risk: A more collaborative approach requiring negotiated terms, shared outcomes and calculated risk, and frequent review. *(e.g. Amending city code to require developers to install EV charging infrastructure; or commercial or high-density residential recycling).*
3. Complex risk: A highly process-driven system of collaboration and cooperation among various stakeholders requiring thorough public input and buy-in. *(e.g. Collaborating with MPO to develop a complete streets plan that includes transportation connections to external services).*



Characteristics of decision making	Simple risk	Complicated risk	Complex risk
Methodology	Linear, cause and effect	Top down and/or bottom up, iterative	Iterative and/or adaptive, ongoing and systemic
Approach	Analytic and technical	Collaborative process with technical input	Process driven. Frame and model multiple drivers and valued outcomes
Stakeholder strategy	Communication	Collaboration	Deliberation, creating shared understanding and ownership
Mental models	Common model	Negotiated and shared	Contested initially and negotiated over project
Values and outcomes	Widely accepted	Negotiated over project by user perspectives and calculated risk	Contested initially and negotiated over project
Monitoring	Straightforward	With review and trigger points	As real-time as possible, adaptive with management feedback and trigger points

IPCC hierarchy of simple, complicated, and complex risks and calculation of risk

Conclusion

The City of Stuart Sustainability Action Plan should primarily be viewed as a living document allowing for ever-changing information, innovations, ideas, and methodologies to be assimilated into future actions. The goals, objectives, methods of assessment, and risk analyses are all subject to review and revision in the future as needed by city leadership. The recommendations contained herein will hopefully provide a system of continuity between the development of this plan and policy decisions developed hereafter.

The primary recommendation of the interim Sustainability Committee is for the creation of a Green Task Force comprised of city staff members with direction from the city commission and city manager. The new committee would be resolved to long-term plan implementation, project scoping, and evaluating successes and identifying new vulnerabilities.

The Sustainability Action Plan should be fully reviewed on a biennial basis to evaluate the overall progress of identified goals and priorities.

City of Stuart

References

Coastal Flood Exposure Mapper
Maps of your area that show people, places, and natural resources exposed to coastal flooding.

https://www.coast.noaa.gov/floodexposure/#-10575352,4439107,5z

Flood Zones Map
Perform a property search via the county's Flood Zones Map to find out which flood zone your home or property is located in.

http://mcgov.maps.arcgis.com/apps/webappviewer/index.html?id=4b72b96cb58c4e49bbb25ecb5313f681

Storm Surge Map
View local areas which may potentially be inundated with storm surge, or whose evacuation routes may be impacted by storm surge.

http://mcgov.maps.arcgis.com/apps/webappviewer/index.html?id=9fbf0dbea38c4b8eb15930bff1af0acb

Appendix

	Recommendation	County Management	Implementation	Timeline (Short 1-3 yrs, Medium 3-5 yrs, Long 5+ yrs)
County Assets & Infrastructure: Technical Vulnerability Analysis				
1	**Add vulnerability or flood risk factor into capital projects.** Increase opportunities for building resilience to future flood risk into capital planning decisions. Review all existing projects within the Capital Improvement Program, and other County projects as appropriate, considering the data in this study and analyze opportunities to re-prioritize and otherwise plan for those projects to make them more resilient. Clearly identify projects within the Capital Improvement Program that have a resiliency component and indicate such on the CI Needs Assessment.	All departments with construction projects	Further analysis. Comprehensive Plan (Chapter 8)	Short
2	**Consider project life and relationship to sea level rise and flood risk in capital projects.** Incorporate the useful life of infrastructure and relevant sea level rise projections into capital and other county project planning decisions. Identify earliest at-risk infrastructure for adaptation responses. locations that have substantial inundation depths by 2040 and likely require early action to align with current and future capital planning decisions.	All departments with construction projects	Further analysis. Comprehensive Plan.	Short
3	**Expand overall vulnerability assessment to include erosion rates, shoreline elevation, impacted stormwater discharge and commercial area metrics.** Complete a detailed adaptation assessment for earliest at-risk infrastructure. These areas would be identified in collaboration with Resilient Martin personnel and would be informed by the county-wide cost benefit analyses. The result would be full cost-benefit assessments accounting for all costs and benefits of base case (do-nothing) and selected adaptation scenarios. Recommended types of areas to cover different adaptation options. (1) Areas of high coastal erosion - living shoreline, managed retreat, breakwater structures, beach nourishment, rolling easements. (2) Coastal residential areas - living shoreline, managed retreat, improved seawalls, rolling easements. (3) Critical roadway and associated drainage systems to prevent backflow. (4) Critical business area (high density of inundated businesses).	Public Works/ Resilience program	Further analysis	Medium
4	**Make infrastructure retrofits and maintenance projects more resilient.** Link County asset retrofitting and maintenance with resiliency opportunities and compile data on infrastructure age and condition to identify overlap in areas likely needing near-term repair or replacement and areas of significant inundation from sea level rise (asset management system). Investigate the feasibility of including necessary survey level data into infrastructure vulnerability so that all data is digitized into one data source.	Public Works	Further analysis	Short
6	**Improve stormwater vulnerability analysis to factor in more data about structures, drainage basins, storage capacity and rainfall.** Conduct an countywide analysis considering stormwater capacity and drainage potential during various sea level rise and storm surge categories identifying stormwater systems that will be vulnerable (and relationship between public and private drainage systems and structures) to include the following data: (1) Continue work on inventory and development of survey grade data for control elevations of all stormwater conveyance structures including but not limited to pipe outfalls, pipe inverts, drains, etc. (2) Build upon current County work and acquire more detailed drainage basin delineations (presently, the most accessible drainage basin data for the county is the National Watershed Boundary Dataset's HUC12 basins). Determine if data available from SFWMD. These drainage basins provide insight into how water pools in an area. (3) Identify all areas (public and private) that serve as flood water storage (retention basins, etc.) including but not limited to compensating storage areas, stormwater retention ponds, etc. (4) Model various rainfall events. This will allow for a more accurate and complete model representing impacts to stormwater infrastructure.	Public Works	Further analysis	Medium

7	**Enhance sea level rise modeling to link surge from hurricanes, precipitation and shorelines.** Conduct an countywide analysis on the relationship between the following conditions and sea level rise including: (1) Staged, estimated surge heights to understand community vulnerability from various hurricane storm surges (1-5). (2) Best available data on precipitation effects of climate change and related impact to sea level rise into vulnerability analyses. (3) Acquire hardened shoreline, seawall, erosion and outfall elevations ideally survey grade. Opportunities for living shorelines and environmentally-based solutions to hardening shall also be analyzed. (4) Review and revise shoreline policy related to this analysis.	TBD	Further analysis, Comprehensive Plan and Code of Ordinances	Medium
8	**Undertake modeling that related surface water, groundwater and impacts to septic tanks and water supply wells.** Develop an integrated sea level rise, surface and groundwater model to determine the relationships between impacts from, sea level rise, precipitation and flood risk. Identify relationships between sea level rise and saltwater intrusion impacts on public and private water supply wells and septic tanks.	TBD	Further analysis	Medium
9	**Complete property level risk analysis with NFIP data.** Acquire data on active public and private National Flood Insurance Policy locations. This will allow for identification of areas that may be more vulnerable to the effects of sea level rise.	Management	Further analysis	Short
10	**Expand information and coordination on sea level risk impacts to transportation systems.** Build from existing work or conduct a study that considers the impacts of sea level rise to determine how transportation networks will be affected beyond the roadway area focusing on connectivity. Consider partnering with other agencies or jurisdictions that are that are responsible for roadway infrastructure, including but not limited to the Martin MPO Long Range Transportation Plan.	Public Works	Further analysis	Short
11	**Use more detailed information related to elevations to determine road impacts from sea level rise.** Continue to expand analysis related to transportation-based sea level rise impacts with updated LIDAR-derived elevation data for continued transportation-related sea level rise analysis, including but not limited to, data being developed in the FL Peninsular LIDAR project. "Ground-truth" any problematic roadway elevations and features from the vulnerability analysis. This will validate the modeling and provide a better picture of how sea level rise will affect the community.	Public Works	Further analysis	Medium
12	**Analyze individual at risk facilities and assets to prioritize adaptation measures.** Complete site level investigation of facilities, municipal and critical, prioritizing those within the Special Flood Hazard Areas first, those shown as vulnerable in this assessment or those that experience flood impacts, using survey-quality elevation data and engineering assessments of resistance to floodwater. Integration into a GIS management tool could be helpful for future use of this data.	All departments with construction projects	Further analysis	Medium
13	**Incorporate property level building elevations into vulnerability analysis.** Complete acquisition and digitization of public and private building elevation certificates with in the zones of impact from sea level rise. This will provide finished first floor elevations allowing more site specific information for those within vulnerable areas. It is anticipated this work will commence the second half of 2020.	Public Works	Further analysis	Short
14	**Use vulnerability information in emergency management planning and project priorities.** Link and encourage use of sea level rise vulnerability analysis in emergency management planning processes. Incorporate vulnerability data into local mitigation strategy and existing emergency management plans.	Emergency Management/ Public Works-Resilience	Planning coordination	Short
15	**Collaborate with SFWMD to understand their coastal structure adaptation projects and relationship to County drainage.** Coordinate with SFWMD on efforts related to adapting their coastal structures and the relationship between those structures and the County's drainage infrastructure vulnerable to sea level rise.	Public Works	Planning coordination	Short
16	**Create complete dataset on hazardous materials use or storage impacts by future flood risk.** Build upon data developed to date to create map series which identifies locations where hazardous materials are used or stored in public and private facilities in relation to the vulnerability assessment.	TDB	Further analysis	Short

17	**Use "pilot" projects to help inform feasibility of adaptation measures.** Identify and use pilot projects (and grant funding where available) to test the effectiveness of adaptation strategies before widespread implementation.	All departments with construction projects	Further analysis and Code of Ordinances	Medium and Long
18	**Link CRA stormwater planning with vulnerability information.** Coordinate Community Redevelopment Area Stormwater Reports/Plans and with vulnerability analysis.	CRAs, Public Works - Stormwater	Planning coordination	Short
19	**Determine if public open spaces can accommodate enhanced stormwater management benefits.** Identify publicly-owned or other lands to be repurposed for dual purposes such as open space recreation, preservation, and stormwater retention.	TBD	Further analysis	Short
20	**Link ongoing sanitary sewer conversions with sea level rise vulnerability analysis.** Update sanitary sewer sea level rise impact map series with information from septic changeout program.	Public Works - Resilience, Utilities - GIS	Further analysis	Short
County Assets & Infrastructure: Economic Analysis				
21	**Analyze future flood damage and economic impact to properties.** Conduct a countywide property damage assessment aligning inundation depths and property values for future sea level rise impacts to support analysis related to prioritizing adaptation projects as well as cost-benefit of project implementation and/or funding strategies. Incorporate demographic and socio-economic data into this analysis to address project priorities based on equity considerations.	TBD	Further analysis	Short
22	**Update previous economic analysis related to adaptation strategies.** Update previous economic analysis related to cost benefit of adaptation strategies, update and expand cost-benefit analyses for selected adaptations (combines damage costs / property value costs with benefit and cost data for specific selected adaptations: transfer of development rights, hardening, backflow prevention, land acquisitions and others).	TBD	Further analysis	Short
23	**Determine costs and funding sources for adaptation.** Analyze various funding strategies for County adaptation including grants for adaptation and mitigation projects identifying: (1) How much funding is realistically available; (2) What are the available financing options for public and private investment? (3) Where are P3 funding options viable? (filters: high economic value of outcomes, identified uncertainty/risk, insufficient funding); (4) What strategies should be used to attract private investment?	TBD	Further analysis	Medium
County Assets & Infrastructure: Policy Development				
24	**Integrate Sea Level Rise projections into Comprehensive Plan and Design elements of Code.** Adopt regional sea level rise projections into planning and design processes.	Growth Management	Comprehensive Plan and Land Development Regulations	Short
27	**Review Comprehensive Plan and Code for consistency with recommendation in the Resilient Martin Plan.** Conduct comprehensive review and analysis of Comprehensive Growth Management Plan and Code for consistency with RWMP and opportunities to create and strengthen resiliency goals, objectives and policies throughout including, but not limited to, the establishment of Adaptation Action Areas within the Coastal Element or another Comprehensive Plan Chapter.	Growth Management	Comprehensive Plan and Lard Development Regulations	Short
County Assets & Infrastructure: Agency or Stakeholder Coordination				
25	**Update the BOCC annually on Resilient Martin.** Annually update Board of County Commissioners on progress made related to resiliency planning	Public Works - Resilience Program	Planning coordination	Ongoing
26	**Coordinate vulnerability work with the Municipalities.** Coordinate on joint planning within areas where County infrastructure and assets are identified as vulnerable but are located within municipal boundaries.	Pupblic Works - Resilience Program	Planning coordination	Medium
County Assets & Infrastructure: CRS Improvement				
28	**Track citizen RFS related to alleviating flood impacts.** Maintain a multi-departmental centralized or connected database system and make sure that this additional information is being provided to property owners and residents who call, email, or visit the County. The County also needs to publicize to the community that this service is available, along with the types of information that the City can provide about flood risks. **CRS Credit:** MI3 (Problems not shown on the FIRM).	Public Works - Floodplain Management Program	Further analysis	Short

29	**Adopt Watershed Management Plan for CRS submittal.** Formally adopt the Watershed Management Plan as required for CRS and reevaluate the impacts of climate change at the plan suggested intervals (every 3-5 years). **CRS Credit:** Activity 450 Watershed Master Planning.	Public Works - Floodplain Management Program	Further analysis	Short
30	**Complete repetitive loss analysis for CRS submittal.** Data of on properties acquired or relocated that are featured on the repetitive loss list should be added to the vulnerability geodatabase as they may be helpful to achieve credit in the CRS program. Maximize activities within the CRS program related to repetitive loss properties including analysis and outreach. Conduct an analysis of the properties identified on the repetitive loss list to understand what areas may experience worsened flooding impacts due to sea level rise.	Public Works - Floodplain Management Program	Further analysis	Short
5	**Determine if analysis in CRS for levee or dam structures is beneficial.** Address Activity 620 and 630 in the Community Rating System program by identifying any levee or dam structures that should be mapped incorporating the Special Flood Hazard Area, 500-year inundation boundaries, buildings and first floors.	Public Works - Floodplain Management Program	Further analysis	Short
Land Development				
31	**Ensure debris management policies reduce impacts to stormwater functions.** Review landscaping debris and maintenance requirements for opportunities to enhance standards on private property to protect functions of stormwater infrastructure. Enhance pre-disaster and post-disaster debris management activities to increase clearing and decrease obstruction after storm events (including permit streamlining and debris mulching opportunities) for residents and County facilities.	TBD	Code of Ordinances	Short
32	**Increase stormwater management requirements on parcels.** Based on vulnerability assessment inundation map series, review and enhance onsite stormwater retention standards (including site plan review process), for example strategies could include low impact development, complete streets and other related tools such as: (1) Incentivize property owners to preserve open space, install bioswales and green infrastructure. (2) Standards for parking lots to allow for permeable materials, require green infrastructure for drainage, and discourage large paved areas. (3) Review setback requirements along vulnerable rights-of-way for opportunities to require additional space for stormwater management infrastructure (4) Linkages to the elements of the Martin County Redevelopment Agency "Stormwater Design Toolkit" for business owners. (5) Review and revise standards for private development projects (6) Revise LDR purpose and intent language to include floodwater management and resiliency policy goals	Growth Management, Public Works	Code of Ordinances	Short
33	**Develop a list of feasible property owner adaptation strategies and revise Code if necessary to facilitate implementation.** Explore the ability of building codes and other regulations to incorporate 4 main adaptations (FDEP 2018 Adaptation Planning Guidebook): protection, accommodation, retreat, and avoidance. Incorporate spatial data (water inundation depths) into other planning and regulatory efforts to determine the feasibility of implementing a range of adaptation strategies. This may require review and revision of site development standards such as varying freeboard requirements, fill material requirements, shoreline hardening options, natural resiliency strategies related to vegetative requirements, natural resource buffering, setbacks and open space as well as elevation and floodproofing methods. Upon the development of a range of adaptation strategies feasible, considering the different site characteristics across the County, the County shall amend the Land Development Code as appropriate. Land development and adaptation strategies shall consider opportunities to enhance walkable communities incorporated principles of mixed use.	Building Department, Growth Management	Code of Ordinances (LDRs) and Comprehensive Plan	Medium - Long

34	**Better link building elevation information and inundation mapping for property owners to reduce risk in new constructions and retrofits** Identify how to operationalize inundation vulnerability findings by establishing a process where inundation data is utilized in building permits. Educate surveyors and mappers regarding requirements to submit elevation certificates to the Florida Division of Emergency Management consistent with Section 472.0366, F.S. To continue to update elevation certificate data countywide, require developers to submit signed and sealed elevation certificates with site plans and digitize to build dataset for incorporation into vulnerability analyses.	Building Department, Growth Management	Code of Ordinances and Comprehensive Plan	Medium
35	**Review, update or develop policies to protect historic structures from future flood risk.** Develop policies and procedures for historic structures in highly-vulnerable areas to adapt and make resilience improvements.	Growth Management	Code of Ordinances and Comprehensive Plan	Short
36	**Increase the minimum elevation of buildings (freeboard) in at risk locations.** Following models from other local governments, explore opportunities to enhance freeboard requirements and allow concurrent and corresponding height limit relief up to a maximum cap, narrowly limited to resiliency and adaption for structures. Analyze CRS benefits from implementation of this strategy.	TBD	Code of Ordinances and Comprehensive Plan	Short
37	**Pursue and develop programs that help property owners adapt their properties to mitigate future flood risk.** Develop funding options and the development of programs to assist property owners (residential and commercial) with adaptation strategies and acquisition of vulnerable properties.	TBD	Further analysis	Medium
Natural Resources				
38	**Promote rainwater harvesting to increase on site retention of flood water for beneficial reuse.** To improve water quality and manage more stormwater onsite, review the LDR to determine if any barriers exist to allow rainwater harvesting and eliminate them; as well as promote criteria for rainwater harvesting and cisterns and also provide educational materials for their use.	Growth Management	Code of Ordinances	Short
39	**Increase utilization of passive green infrastructure projects (such as swales and retention areas) by partnering to develop list of project types and feasible implementation through permits and Code.** With input from SFWMD and other jurisdictions, identify green infrastructure policy and project opportunities to manage stormwater, natural lands and improve water quality and increase resiliency.	Growth Management, Public Works	Planning coordination	Short
40	**Contribute vulnerability information to regional discussions on land and water resource protection.** Continue coordination with nearby local governments and with state and federal agencies to address existing and regional water management practices that may affect water quality, land acquisition and management and natural ecosystems utilizing vulnerability data.	TBD	Planning coordination (LDR)	Short
41	**Model impacts to changing habitats from sea level rise.** Update data and vulnerability analysis with output from a modeling tool such as SLAMM to help inform land acquisition and management strategy due to changing habitat types from sea level rise impacts including dependent species, listed or protected, and to develop strategies for adaptation in coordination with other Federal and State agencies. Identify natural shorelines within this process. Based upon this data, the County shall consider mitigation and adaptation to address vulnerabilities of natural resources as feasible.	TBD	Further analysis	Medium
42	**Integrate coastal information into vulnerability assessment.** Continue to update data and vulnerability analysis regarding coastal processes impacted by sea level rise.	Coastal	Further analysis	Medium
Socioeconomic				

43	**Increase communications with the business community on Resilient Martin.** Enhance engagement with the business sector on Martin County's vulnerability and adaptation strategies to avoid business disruption due to floods, weather events and disasters. Link the Resilient Martin website to the Stuart/Martin County Chamber of Commerce (and other avenues where business leaders access information) as an early step in messaging about preparedness. Organize a stakeholder group to develop a strategy to assist business leaders explore climate vulnerabilities related to communication, worker safety, public/private partnerships, and other issues to prepare for business adaptations. Additionally, public-private partnerships for adaptation should be examined.	Public Works - Resilience, Tourism, CRA, Growth Management	Planning coordination	Short
44	**Improve community discussions the projected impacts of climate change on the County.** Increase community awareness of natural or man-made hazards and future vulnerabilities including but not limited to, sea level rise, flooding, extreme heat, ocean acidification and coral reef threats, changes in vector borne diseases, severe weather events, shifting habitats and other stressors. This will include conveying the need, coordination and differences between public infrastructure investments and adaptations versus those that might address private property vulnerability.	Public Works - Resilience, Tourism, CRA, Growth Management	Planning coordination	Ongoing
45	**Exchange vulnerability information with asset owners throughout the County such as hospitals and the School District.** Coordinate vulnerability information for non-County owned critical facilities and work with agencies or property owners to plan for adaptation projects. For example: schools.	TBD	Planning coordination	Short
46	**Specifically target socially and economically vulnerable populations in community outreach activities.** Identify socially and economically vulnerable populations and neighborhoods and develop strategies to ensure equitable distribution of improvements and inclusive communication and outreach to those communities. Identify resources particularly suited for vulnerable communities and businesses for climate change preparedness. An increased emphasis on education, training, and resources should be considered as a resilience strategy. Outreach efforts within these particular groups may help resiliency efforts within socially vulnerable communities. Communication may take the form of increased accessibility of hazard data to the community through web portals, brochures, etc.	TBD	Further analysis	Ongoing
47	**Coordinate vulnerability information with Department of Health.** Exchange vulnerability data with Department of Health to determine risks and vulnerabilities related to the health impacts of climate change such as vector borne diseases.	Public Works and Others	Planning coordination	Ongoing
48	**Enhance regional vulnerability discussions through providing vulnerability data to the Regional Planning Council.** Build and compare data on economic impacts from vulnerability with the previous work of the Treasure Coast Regional Planning Council and other regional sources	TBD	Further analysis	Short

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/11/2023 **Prepared by:** Nina Mullin

Title of Item:
APPROVAL OF 08/28/2023 CCM MINUTES (RC)

Summary Explanation/Background Information on Agenda Request:
N/A

Funding Source:
N/A

Recommended Action:
Approve Minutes.

ATTACHMENTS:
1. 08/28/2023 CCM Minutes

MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
AUGUST 28, 2023
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Troy McDonald
Vice Mayor Becky Bruner
Commissioner Eula R. Clarke
Commissioner Christopher Collins
Commissioner Campbell Rich

ADMINISTRATIVE

City Manager, Michael J. Mortell
Interim City Attorney, Paul J. Nicoletti
City Clerk, Mary R. Kindel

ROLL CALL

6:12 PM

PRESENT: Mayor McDonald, Vice Mayor Bruner, Commissioner Clarke, Commissioner Collins, Commissioner Rich

INVOCATION

No Invocation, Chair Mayor McDonald requested a moment of silence.

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

PRESENTATIONS

1. US-1 AT SW PALM CITY ROAD MULTIMODAL INTERSECTION IMPROVEMENT FEASIBILITY STUDY

City Manager, Mike Mortell, announced that at the end of the presentation, a motion and second is requested to have the City make a recommendation.

Beth Beltran, Martin County Transportation Agency, MPO reported on the history of Palm City Road and their work program. Ms. Beltran introduced Mr. Gerald Bolden of the Corradino Group and Ms. Joy Puerta, Project Manager and Planner for the MPO. Mr. Bolden presented five (5) alternatives for Palm City Road and commented on the pros and

cons of each alternative. He presented another alternative that was not discussed during the public meeting last week, a traffic-calming alternative. The summary included the physical impact of the alternatives, opinion of probable cause, goals and objectives, and physical impacts. PAC General Meetings were held; common comments were about delivery trucks, intersection traffic operations, raised crosswalks, and speed. The General Public Workshops were well attended and the comments from them included more enforcement is needed, traffic-calming alternatives, address the intersection at Palm City Road and Monterey Road, and a multi-use path along Palm City Road. Alternative 5 was the most favored at the General Public Meeting.

PUBLIC COMMENT:

1. Joe Flanagan - Indian Grove Drive; Commented on the fact that that neighborhood is the only one that has an express exit from US 1. Try to reroute behavior, need to do what can be done to lessen the volume, lessen the speed. There are enforcement issues. Stuart Police Department does a good job, but the afternoon traffic backup causes problems.
2. Merritt Matheson - South Carolina Drive; Lives off Palm City Road and commented on the power of the MPO, having the power to put projects such as this to be prioritized, and once there, the Florida Department Of Transportation (FDOT) would take control. Feels that changing an intersection should be the state's responsibility. Asks the Commission to consider Alternative 5 for the MPO project priority list.
3. Mark Brechbill - Osceola Street; When running as a candidate, walked through that neighborhood, commented that the only way to reduce the traffic is to make it a one-way.

7:11 PM MOTION: Approval of Alternative 5 for MPO to put on its priority list, with traffic calming.
MOVED BY: Becky Bruner
SECONDED BY: Eula Clarke
Motion approved unanimously.

COMMENTS BY CITY COMMISSIONERS

Commissioner Collins

- Commented on an email sent to the Commissioners from a resident regarding paper straws and that they contain PFAS and we may want to revisit the straw ordinance.
- Attended Brian Mast's new Legislative Director briefing by the Army Corp and commented that there are only three ways to no discharges; The President of the United States, an act of Congress, or a federal judge.
- Commented on the recent change by the Florida League of Cities (FLC) to the American Rescue Plan (ARPA). The interim final rule update included various investments, felt it could potentially deploy our half million to be freed-up for employee Cost of Living (COLA) increases. Recommended the City look outside the box to use ARPA money for COLA.

Commissioner Clarke

- Commented on Hurricane preparations and the impending storm in Florida.
- Commented whether the Community Redevelopment Agency (CRA) agenda and City Commission Meeting (CCM) agenda is under the same rule in the Charter. Stated there should be consideration to completely divorce having the CRA meetings before the CCM.
- Stated we make sure the City's properties are thoroughly inspected and expenses identified when leasing.

Vice Mayor Bruner

- Commented on the City-owned properties, the City needs to make guidelines.

Mayor McDonald

- Commented on the hurricane, for all to keep vigilant, and how this might affect insurance rates and could lead to discharges.
- Noted the CRA Meetings need more time.
- Commented on the straw ordinance review and agreed to review the ordinance if that was the Boards consensus.

COMMENTS BY CITY MANAGER

City Manager Mortell provided a brief update on the history of the Waterfront Restaurant application, reviewed details of correspondence, the timeline of inspections, emails and meetings between the previous City Manager, David Dyess and the owner of the Waterfront.

APPROVAL OF AGENDA

7:35 PM MOTION: Approval of Agenda, pulling Item #9.
MOVED BY: Eula Clarke
SECONDED BY: Becky Bruner
Motion approved unanimously.

COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)

1. Missy Harris - Alamanda Way; Commented on the next generation and downtown Stuart, would love to see this land be part of Flagler Park.
2. Mark Brechbill - Osceola Street; Commented on the budget about employee raises and felt it's a mistake to not give all employees the same COLA, because they do not have a union. Commented on City Manager Mortell's comments on commercial leases, stating the tenant is responsible for these things, it is part of being a tenant.

CONSENT CALENDAR

2. APPROVAL OF 08/14/2023 SCM - BUDGET WORKSHOP #2 AND 08/14/2023 CCM MINUTES (RC)

3. REVISED MODIFICATION TO CONSENT AGREEMENT NO. SFWMD 94-93-CO-WU WITH THE SFWMD (RC):

RESOLUTION No. 55-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA RESCINDING RESOLUTION 22-2023 AND AUTORIZING THE EXECUTION OF A REVISED CONSENT ORDER WITH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT; AND PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

4. AUTHORIZATION TO SUBMIT GRANT APPLICATION TO FDLE, TO EXECUTE A GRANT AGREEMENT, AND MINOR AMENDMENTS IF REQUIRED (RC):

RESOLUTION No. 65-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE POLICE DEPARTMENT TO SUBMIT A FLORIDA DEPARTMENT OF LAW ENFORCEMENT OFFICE OF CRIMINAL JUSTICE GRANT APPLICATION FOR IDENTITY THEFT AND FRAUD PREVENTION; AND AUTHORIZING EXECUTION OF A GRANT AGREEMENT IF AWARDED; AND FURTHER AUTHORIZING ANY MINOR AMENDMENTS TO THE GRANT AGREEMENT TO FACILITATE THE PROGRAM AS APPROPRIATE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

5. BA #15 FOR ENGINEERING SERVICES FOR LONG-TERM WATER SUPPLY OPTIONS (RC):

RESOLUTION No. 66-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET ADMENDMENT NO. 15 TO THE 2022-2023 BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR PROFESSIONAL ENGINEERING SERVICES TO EVALUATE LONG TERM WATER SUPPLY OPTIONS; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

6. APPROVE AWARD OF ITB#2023-105, CITY OF STUART COURTESY DOCK REPAIR (RC):

RESOLUTION No. 67-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF ITB #2023-105, CITY OF STUART COURTESY DOCK REPAIR WITH A TOTAL UNIT PRICE OF $110,550.00 TO EDENS BENTON, INC. OF STUART, FLORIDA PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

7. APPROVE AWARD OF ITB #2023-108: SE ILLINOIS AVENUE LIVING SHORELINE PROJECT (RC):

RESOLUTION No. 68-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF ITB #2023-108, SE ILLINOIS AVENUE LIVINGSHORE LINE PROJECT TO THE LOWEST, RESPONSIVE, AND RESPONSIBLE BIDDER WITH A TOTAL UNIT PRICE OF $207,472.22 TO EDENS BENTON, INC., OF STUART, FLORIDA PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

8. BUDGET AMENDMENT NO. 16 FOR MONTEREY ROAD WATER MAIN REPAIRS (RC):

RESOLUTION No. 77-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET ADMENDMENT NO. 16 TO THE 2022-2023 BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR MONTEREY ROAD WATER MAIN REPAIRS AT THE INTERSECTION OF MONTEREY ROAD AND KANNER HIGHWAY; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

9. AUTHORIZATION TO AMEND RESOLUTION 116-2020 TO REQUEST ADDITIONAL FUNDS; TO EXECUTE A GRANT AGREEMENT; AND MAKE MINOR AMENDMENTS IF REQUIRED(RC):

RESOLUTION No. 78-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE PUBLIC WORKS DEPARTMENT TO AMEND RESOLUTION 116-2020 TO REQUEST ADDITIONAL GRANT FUNDS THROUGH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR A CITY-WIDE RESILIENCY STUDY AND ADAPTATION PLAN; AND AUTHORIZING EXECUTION OF A GRANT AGREEMENT IF AWARDED; AND FURTHER AUTHORIZING ANY MINOR AMENDMENTS TO THE GRANT AGREEMENT TO FACILITATE THE PROGRAM AS APPROPRIATE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

**** PULLED****

END OF CONSENT CALENDAR

7:45 PM MOTION: Approve Items #2 - 8, pulling Item #9 from Consent Calendar.
MOVED BY: Eula Clarke
SECONDED BY: Becky Bruner
Motion approved unanimously.

9. AUTHORIZATION TO AMEND RESOLUTION 116-2020 TO REQUEST ADDITIONAL FUNDS; TO EXECUTE A GRANT AGREEMENT; AND MAKE MINOR AMENDMENTS, IF REQUIRED (RC):

RESOLUTION No. 78-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE PUBLIC WORKS DEPARTMENT TO AMEND RESOLUTION 116-2020 TO REQUEST ADDITIONAL GRANT FUNDS THROUGH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR A CITY-WIDE RESILIENCY STUDY AND ADAPTATION PLAN; AND AUTHORIZING EXECUTION OF A GRANT AGREEMENT IF AWARDED; AND FURTHER AUTHORIZING ANY MINOR AMENDMENTS TO THE GRANT AGREEMENT TO FACILITATE THE PROGRAM AS APPROPRIATE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

City Manager Mortell briefly reviewed the grant agreement.

Commissioner Collins asked for clarification on the resiliency study.

7:51 PM MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Becky Bruner
Motion approved unanimously.

COMMISSION ACTION

10. ADOPT A MOTION TO APPROVE A CITY ATTORNEY INTERVIEW SCHEDULE AND SELECT ATTORNEYS TO BE INTERVIEWED

Commissioner Collins commented on the information recently reviewed and feels there are three (3) of the four (4) candidates that have municipal experience and do not have legal or financial issues. Stated he feels it is important that the selection is based on merit, not who you know. Collins proposed keeping it to three (3) candidates; Baggett, Serrano, and Panarites.

Mayor McDonald and Commissioner Rich commented that they preferred to remain with the committee's recommendation of interviewing four (4) candidates. Mr. McDonald noted that one has environmental experience and respects the opinions of those who served on the selection committee.

The Commission further discussed the experience and qualifications of the candidates then, Commissioner Clarke made a motion.

7:59 PM MOTION: Follow the recommendation of staff and committee to accept the interview schedule for the persons to be interviewed and work on the schedule to come back with a recommendation to select a City Attorney.
MOVED BY: Eula Clarke
SECONDED BY: Campbell Rich
VOTE:
YES: Troy McDonald, Becky Bruner, Campbell Rich, Eula Clarke
NO: Christopher Collins

Interim City Attorney Paul Nicoletti noted that a schedule was needed, the special meeting would open for the public, recess for the 30-minute individual interviews, referred to as "speed dating," and reconvene to make a decision on the new hire or defer the decision until the September 11, 2023 Commission Meeting.

Mayor McDonald announced that he will not be available that week in person, but could be available via Zoom Telecommunications. Discussion of day and time continued; a Special Commission Meeting for Attorney Interviews was set for Thursday, September 7th beginning at 9:00 a.m.

8:03 PM MOTION: Approve interview schedule for Thursday, September 7th at 9 a.m.
MOVED BY: Eula Clarke
SECONDED BY: Campbell Rich
Motion approved unanimously.

11. RELOCATION OF CITY GARAGE SITE AND SANITATION REVENUE SUFFICIENCY STUDY (RC):

RESOLUTION No. 80-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, RELATING TO THE RELOCATION OF THE CITY GARAGE SITE AND THE SANITATION REVENUE SUFFICIENCY STUDY, PREPARED AND SUBMITTED BY RAFTELIS DATED SEPTEMBER 14, 2022. PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

City Manager Mortell discussed the item, stated that if the City is inclined to revisit the issue, it could be brought back for a full presentation.

Mayor McDonald commented that he is not inclined to do this, but some points to consider are the square footage, and he would be open-minded if the item came back before them.

Commissioner Collins stated concerns over what the existing garage property would become.

Commissioner Clarke commented that she would like to save the small building on the property that was built by students in the 1970's. The preservation request may be considered.

Vice Mayor Bruner likes it when the City purchases property and agrees to save the small building on the property.

8:19 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Campbell Rich
Motion approved unanimously.

ORDINANCE SECOND READING

ORDINANCE FIRST READING

12. US-1/FEDERAL HIGHWAY STREET TREE MASTER PLAN/PROGRAM AND

LAND DEVELOPMENT CODE AMENDMENTS (RC):

ORDINANCE No. 2520-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE; MORE SPECIFICALLY AMENDING SECTION 2.04.06 ENTITLED "SUPPLEMENTAL BUILDING SETBACKS ON CERTAIN STREETS" IN CHAPTER II AND SECTION 3.01.03 ENTITLED "URBAN STANDARDS AND REGULATIONS FOR DESIGNATED URBAN SUBDISTRICTS" IN CHAPTER III; AMENDING SECTION 11.01.03 ENTITLED "MINOR DEVELOPMENT PLAN APPLICATION" IN CHAPTER XI; AND CHAPTER XII DEFINITIONS OF THE CITY OF STUART LAND DEVELOPMENT CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Executive Director, presented the history of this item and provided the timeline for approval.

Jessica Seymour, Treasure Coast Regional Planning Council, presented the shade trees, recommending a Fox Tailed Palm. The median's recommendation is Purple Trumpet Tree and Royal Palm.

Commissioner Collins would like to see the language for the credit of parking for all the properties involved be removed and changed to only the properties where the planting of trees affected their parking receive credit.

8:38 PM MOTION: Approve.
MOVED BY: Becky Bruner
SECONDED BY: Eula Clarke
VOTE:
YES: Troy McDonald, Becky Bruner, Campbell Rich, Eula Clarke
NO: Christopher Collins

13. AMENDING CHAPTER 22, FIRE PREVENTION, OF CODE OF ORDINANCES, ADDING A NEW SECTION (RC):

ORDINANCE No. 2522-2023; AN ORDINANCE OF THE CITY OF STUART AMENDING CHAPTER 22; FIRE PREVENTION; OF THE CODE OF ORDINANCES; ADDING A NEW SECTION 22-63; TO REQUIRE ELECTRONIC REPORTING OF ALL FIRE PROTECTION SYSTEM INSPECTION REPORTS; PROVIDING FOR A SEVERABILITY CLAUSE AND A CONFLICTS CLAUSE; PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

Vince Felicione, Fire Chief, came forward and explained the reporting process and how this will speed up the compliance process.

8:48 PM MOTION: Approve.
MOVED BY: Becky Bruner
SECONDED BY: Eula Clarke
Motion approved unanimously.

DISCUSSION AND DELIBERATION

ADJOURNMENT

8:48 PM

Mary R. Kindel, City Clerk	**Troy McDonald, Mayor**

Minutes to be approved at the Regular Commission Meeting this 11th day of September, 2023.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/11/2023 **Prepared by:** Susej Meleqi

Title of Item:
CRA APPOINTMENT FOR CRB BOARD MEMBER NIKOLAUS SCHROTH (RC):

RESOLUTION No. 89-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPOINTING NIKOLAUS SCHROTH AS A BOARD MEMBER OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA); FULL-FILLING A VACANCY ON THE BOARD FOR THE REMAINING CURRENT TERM FROM PRESENT TO DECEMBER 31, 2023; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
Chapter VIII of the Land Development Code, Sec. 8.00.05 states:
A. The City Commission, plus two members of the Community Redevelopment Board (CRB), shall be the Community Redevelopment Agency (CRA) Board for the city, in accordance with F.S. § 163.357. The City Commission shall appoint the two members of the Community Redevelopment Board to serve as members of the Community Redevelopment Agency Board for a term of four (4) years.

Micah Hartowski submitted her resignation from the Community Redevelopment Board on July 24, 2023, leaving one vacancy on the CRA Board. The CRB nominated Board Member Nikolaus Schroth, who is interested in serving on the CRA Board. The City Commission will vote on the appointment to the CRA Board at the September 11, 2023, Regular City Commission Meeting.

Funding Source:
N/A

Recommended Action:
Approve Resolution No. 89-2023, appointing Nikolaus Schroth as a CRA Board Member.

ATTACHMENTS:
1. R89-2023 CRA Appointment; Nikolaus Schroth

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 89-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPOINTING NIKOLAUS SCHROTH AS A BOARD MEMBER OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA); FULL-FILLING A VACANCY ON THE BOARD FOR THE REMAINING CURRENT TERM FROM PRESENT TO DECEMBER 31, 2023; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * * *

WHEREAS, The City Commission, plus two members of the Community Redevelopment Board, shall be the Community Redevelopment Agency for the City, in accordance with F.S. § 163.357. The City Commission shall appoint the two members of the Community Redevelopment Board to serve as members of the Community Redevelopment Agency, and

WHEREAS, the Community Redevelopment Board (CRB) met on September 5, 2023 and recommended Board Member Nikolaus Schroth to serve on the Community Redevelopment Agency (CRA).

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

SECTION 1: The City Commission hereby appoints Nikolaus Schroth to the Community Redevelopment Agency for the term of present to December 31, 2023.

SECTION 2: The City Clerk shall notify and provide the appointee information regarding the current provisions of the Florida Government-in-the-Sunshine and Code of Ethics for Public Officers and employees statute laws.

SECTION 3: This Resolution shall take effect upon its adoption.

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

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED this 11th day of September, 2023.

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PAUL J. NICOLETTI
INTERIM CITY ATTORNEY

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/11/2023 **Prepared by:** Mechelle Arbuzow

Title of Item:
342 SE MARTIN LUTHER KING JR. BLVD. - REVOCABLE PERMIT (RC):

RESOLUTION No. 81-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE A REVOCABLE PERMIT, FOR MAGNIFICO CAPITAL, LLC, OWNER OF PROPERTY LOCATED AT 342 SE MARTIN LUTHER KING JR BLVD, BEING LOT 2, ACCORDING TO THE AMENDED PLAT OF MCDONALDS SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 77, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; PERMITTING THE USE OF PUBLIC RIGHT-OF-WAY FOR PERVIOUS PAVING OF THE ALLEYWAY LOCATED AT THE REAR OF THE SUBJECT PROPERTY, PROVIDING CONDITIONS; PROVIDING FOR EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The applicant has applied for an amendment to the Minor Development Plan to add additional parking at the rear of the building and add landscaping. Before the approval of the amendment, the applicant is required to obtain a revocable permit approved by the City Commission to improve the rear alleyway. The improvements include clearing out any invasive vegetation and adding pervious pavement to relieve any potential drainage.

The existing 1,780-square feet office building was constructed in 1960 and is currently for sale. The applicant is proposing six (6) parking spaces at the rear of the property which is accessed by an unimproved alleyway. An ADA parking space is proposed, along with five (5) additional spaces which will be gravel as by the City of Stuart Land Development Code, Section 3.02.06.D.4 which states:

"For developments requiring ten or fewer parking spaces, parking areas may be constructed with mulch, gravel, turf blocks, paver blocks, or other alternative materials approved by the city development director. Additional maintenance requirements may be required of a developer utilizing alternative materials such as daily sweeping of gravel or mulched areas maintained at a certain depth."

Two (2) of the six (6) spaces are "stacked" spaces by the City of Stuart Land Development Section 3.02.06.D.6. which states:

"Up to two required parking spaces may be provided as "stacked" spaces, where one parking space is located behind the other."

Funding Source:
N/A

Recommended Action:
Staff recommends the City Commission approval of Resolution 81-2023 for the revocable permit for granting access and paving the rear alleyway for the applicant located at 342 SE Martin Luther King Jr. Boulevard.

ATTACHMENTS:

1. Staff Report
2. Resolution Number 81-2023
3. Application
4. Alleyway Sketch and Legal
5. FPL - No Objection Letter
6. Code of Ordinance Article IV - Revocable Permit
7. Public Notice

City of Stuart

To:	Mayor and City Commissioners
Through:	Jodi Nentwick-Kugler, Development Director
From:	Mechelle Arbuzow, Planner I
Date:	September 11, 2023
Subject:	342 Martin Luther King Jr. Boulevard *Revocable Permit – Project Number Z23060004*

The applicant is seeking a Revocable Permit to utilize the alleyway to access the subject site and to allow improvements within the City's right-of-way, located at 342 SE Martin Luther King Jr. Boulevard, in Stuart.

GENERAL INFORMATION:

Applicant & Owner:	George Magnifico Magnifico Capital LLC 725 North A-1-A Jupiter, FL 33477
Agent of Record:	Michael T. McCarty, Principal McCarty & Associates Land Planning & Design, LLC 309 SE Osceola Street, Suite 104 Stuart, FL 34994
Parcel ID:	04-38-41-013-012-00020-2
Parcel Size:	+/-0.1295-acre *(5,641 square feet)*
Existing Use:	Office Building
Overlay Zoning District:	East Stuart Overlay District
Future Land Use:	East Stuart
Zoning District:	East Stuart Business and Mixed Use (BMU)

Background

The applicant has applied for an amendment to the Minor Development Plan to add additional parking at the rear of the building and add landscaping. Before the approval of the amendment, the applicant is required to obtain a revocable permit approved by the City Commission to improve the rear alleyway. The improvements include clearing out any invasive vegetation and adding pervious pavement to relieve any potential drainage.

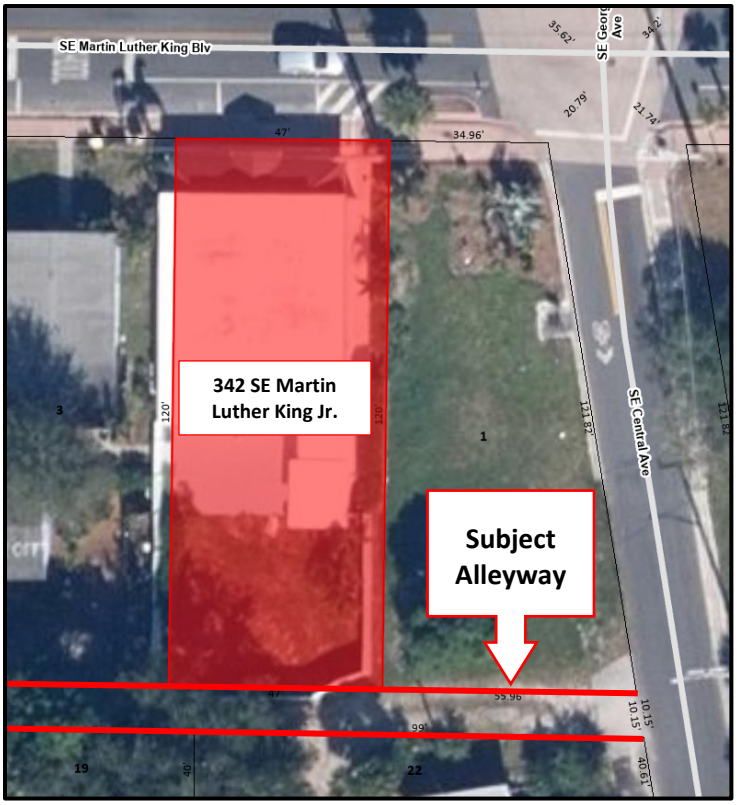
The existing 1,780-square feet office building was constructed in 1960 and is currently for sale. The applicant is proposing six (6) parking spaces at the rear of the property which is accessed by an unimproved alleyway. An ADA parking space is proposed, along with five (5) additional spaces which will be gravel as by the City of Stuart Land Development Code, Section 3.02.06.D.4 which states:

"For developments requiring ten or fewer parking spaces, parking areas may be constructed with mulch, gravel, turf blocks, paver blocks, or other alternative materials approved by the city development director. Additional maintenance requirements may be required of a developer utilizing alternative materials such as daily sweeping of gravel or mulched areas maintained at a certain depth."

Two (2) of the six (6) spaces are "stacked" spaces by the City of Stuart Land Development Section 3.02.06.D.6. which states:

"Up to two required parking spaces may be provided as "stacked" spaces, where one parking space is located behind the other."

Location Map



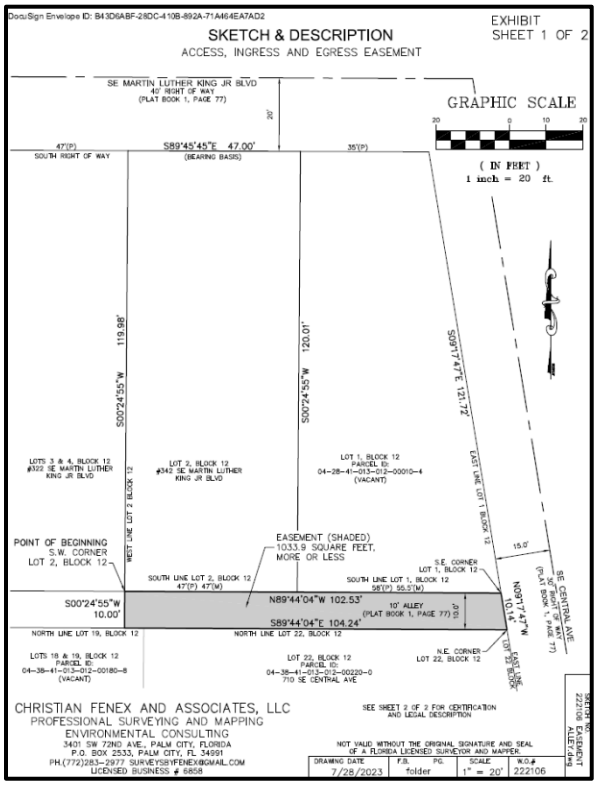
STANDARDS OF REVIEW AS SET FORTH IN ARTICLE IV.
REVOCABLE PERMITS TO USE PUBLIC RIGHT-OF-WAY
CITY OF STUART CODE OF ORDINANCES

The city manager is authorized to issue a revocable permit to the owner of private real property to allow the private temporary use of adjacent public right-of-way. No permit shall be issued for the construction of improvements other than fencing, landscaping, stabilized parking areas, drive areas, signs, fountains, potted plants, and tables and chairs without the city commission's approval. Upon an applicant's mandatory written notification of abutting property owners by certified mail, return receipt requested, of the proposed temporary use of the right-of-way, as identified above, and upon the receipt by the city of a written objection to the application by an abutting property owner, the city manager shall forego a decision on the matter and the application shall be forwarded to the city commission for consideration.

The applicant's representative provided an affidavit attesting that the adjacent neighbors were notified via certified mail and the applicant and staff received no objections.

The Public Works, Building, CRA, Police, and Fire Departments were notified of the applicant's request. The departments offered no specific objection. The applicant has also obtained a no objection from Florida Power & Light (FPL) to the paving of the alleyway and mentioned that FPL would only need access to the light pole which doesn't seem to be an issue.

Exhibit 1: Sketch depicts the easement shaded in gray:



Section 36-104. Conditions imposed:

The following conditions shall be recited in every revocable permit issued under this article.

(1) No improvements shall be constructed which are not shown on the approved sketch plan.
(2) All subsurface improvements shall be indicated on as-built drawings filed with and approved by the city.
(3) All improvements shall be constructed and maintained without expense to the city.
(4) The city may terminate the permit at any time for any reason.
(5) The city shall have access to the right-of-way at all times. The permittee shall gain prescriptive rights in the subject right-of-way.
(6) The improvements and use of the right-of-way shall not interfere with the provision of municipal services or utilities.
(7) The permittee shall save the city harmless from any claims, or injury for damage to persons or property caused in any manner whatsoever by the permittee's private use of the right-of-way or the improvements constructed thereon.

STAFF RECOMMENDATION

Staff recommends the City Commission approval of Resolution 81-2023 for the revocable permit for granting access and paving the rear alleyway for the applicant located at 342 SE Martin Luther King Jr. Boulevard.

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 81-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE A REVOCABLE PERMIT, FOR MAGNIFICO CAPITAL, LLC, OWNER OF PROPERTY LOCATED AT 342 SE MARTIN LUTHER KING JR BLVD, BEING LOT 2, ACCORDING TO THE AMENDED PLAT OF MCDONALDS SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 77, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; PERMITTING THE USE OF PUBLIC RIGHT-OF-WAY FOR PERVIOUS PAVING OF THE ALLEYWAY LOCATED AT THE REAR OF THE SUBJECT PROPERTY, PROVIDING CONDITIONS; PROVIDING FOR EFFECTIVE DATE; AND FOR OTHER PURPOSES

* * * * *

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

WHEREAS, the City Commission of the City of Stuart, Florida, has adopted and administers the Stuart Land Development Code (LDC); for the purposes of promoting successful Right-of-Way improvements.

WHEREAS, the rear alleyway will be enhanced and maintained by the applicant; and

WHEREAS, the site plan for the subject property maximized the use of available real estate adjacent to public rights-of-way;

SECTION 1: The City Commission hereby approves that certain Revocable Permit application dated June 15, 2023, a copy of which is attached hereto as Exhibit "A", and grants a Revocable Permit to MAGNIFICO CAPITAL, LLC, property owner of certain real property located at 342 SE Martin Luther King, Jr. Boulevard as described in the legal description in Exhibit "B".

SECTION 2: The purpose of this Revocable Permit is to permit the installation of pervious pavement for the purpose of utilizing the rear access in the right-of-way at 342 SE Martin Luther King, Jr. Boulevard as described in Exhibit "C".

SECTION 3: This Revocable Permit includes seven (7) conditions pursuant to Section 36-104. of the City of Stuart Code of Ordinances:

(1) No improvements shall be constructed which are not shown on the approved sketch plan.

(2) All subsurface improvements shall be indicated on as-built drawings filed with and approved by the city.

(3) All improvements shall be constructed and maintained without expense to the city.

(4) The city may terminate the permit at any time for any reason.

(5) The city shall have access to the right-of-way at all times. The permittee shall gain prescriptive rights in the subject right-of-way.

(6) The improvements and use of the right-of-way shall not interfere with the provision of municipal services or utilities.

(7) The permittee shall save the city harmless from any claims, or injury for damage to persons or property caused in any manner whatsoever by the permittee's private use of the right-of-way or the improvements constructed thereon.

SECTION 4: This resolution shall take effect upon adoption.

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

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED this ___ day of _____, 2023.

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PAUL J. NICOLETTI
INTERIM CITY ATTORNEY

EXHIBIT "A"

Stuart

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

Received by: _____

RECEIVED
JUN 15 2023
By: .....

Revocable Permit Application

Application must be legible with all relevant fields completed.
Project ID# 2231600004
(Staff Entry)

Pre-App Conference Date: N/a	Application Date: 06/14/2023

SITE INFORMATION

Project Name: 342 SE Martin Luther King	Parcel ID#: 04-38-41-013-012-00020-2
Site Address: 342 SE MARTIN LUTHER KING JR BLVD STUART FL	
Subdivision: McDonald's	Lot(s): 2
Existing Zoning District / CRA Subdistrict (if applicable): BMU - Business Mixed Use	
Current Comprehensive Plan Future Land Use Designation: E Stuart	
Existing Land Use: Office Building	Proposed Land Use: Same
Proposed Square Footage (if applicable): n/a	Proposed Density (if applicable): n/a

PETITIONER INFORMATION

Property Owner: L & M 13 LLC	Phone Number / Email Address:
Property Owner's Mailing Address: 2355 NE Ocean Blvd, #9A, Stuart, Fl 34996	
Applicant (if not Owner): same as owner	Phone Number / Email Address: same as owner
Applicant's Mailing Address: same as owner	
Agent/Contact Person: McCarty & Associates - Mike McCarty	Phone Number / Email Address: 772 341-0022 / mike@mccartylandplanning.com
Agent's Mailing Address: 309 SE Osceola Ave, Suite 104, Stuart, FL 34994	
Architect: n/a	Engineer: n/a
Planner: Same as Agent	Landscape Architect: Same as Agent

Financial Responsibility Form

(Please Print or Type)

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: George Magnifico	City/State/Zip Code: Tequesta, FL 33469
Title: Property Owner	Telephone Number: 516-782-3421
Company: Magnifico Capital	Facsimile Number: 561-576-0049
Company Address: 139 Point Circle	Email Address (optional): George@gmienterprises.com

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

1. Signed this 14th day of June, 2023.

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

City of Stuart Development Department, 121 SW Flagler Ave. Stuart, FL 34994 Phone: (772) 288-5326 Fax: (772) 288-5388

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared GEORGE MAGNIFICO
Who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting approval of a PERMIT in the City of Stuart, FL.
3. That he/she has appointed _____ to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: George Magnifico

Signature of Owner:

Magnifico Capital (Owner/Operator)
By: Name/Title

139 Point Circle
Street Address

Tequesta, FL 33469
City, State, Zip Code

P.O. Box

City, State, Zip Code

516-782-3421
Telephone Number

561-576-0049
Fax Number

George@gmienterprises.com
Email Address:

STATE OF FLORIDA, COUNTY OF Palm Beach

Sworn and subscribed before me by means of [X] physical presence or [ ] online notarization, this 14TH day of JUNE 2023 By GEORGE MAGNIFICO

Personally Known OR Produced Identification
Type of Identification Produced:

Notary Public

My Commission expires:

RICHARD C. TURNER
MY COMMISSION # HH 363646
EXPIRES: January 29, 2027

City of Stuart Development Department, 121 SW Flagler Ave. Stuart, FL 34994 Phone: (772) 288-5326 Fax: (772) 288-5388

Application Requirements

*Fee:

- ○ $104.00 for Residential Use
- ◉ $260.00 for Commercial Use

(This does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees)

Submittal Requirements:

- Completed application form;
- Payment of fees;
- The legal description of the subject right-of-way;
- The legal description of the real property owned by the applicant adjacent to the subject right-of-way;
- Evidence that utility providers and other owners of real property adjacent to the subject right-of-way do not object to the proposed improvements;
- Mandatory written notification of abutting property owners by certified mail, return receipt requested, of the proposed temporary use of right-of-way;
- A sketch plan to scale depicting all proposed improvements to be located in the subject right-of-way; (see definition for sketch plan attached)
- Any other information as may be required by the City Development Director in order to do a thorough review of the request.

(The data requirements for a sketch plan are available at the Development Department.)

Approving Authority:

- **City Manager's approval** - The Development Director prepares a memo requesting signature on the application prior to issuance of a permit.
- **City Commission's approval** - The Development Director is required to prepare a staff report and recommendation concerning this application for the City Commission public hearing.

Description: Please provide a description of the proposed use including a sketch plan depicting all proposed improvements to be located in the subject right-of-way. *(include additional pages if needed):*

Please see enclosed sketch and legal for the 2.5ft dedication. Application is being submitted in conjunction with our responses to the 05/17/2023 staff comments.

(over)

City of Stuart Development Department, 121 SW Flagler Ave. Stuart, FL 34994 Phone: (772) 288-5326 Fax: (772) 288-5388

EXHIBIT "B"

DocuSign Envelope ID: B43D6ABF-28DC-410B-892A-71A464EA7AD2

EXHIBIT
SHEET 2 OF 2

SKETCH & DESCRIPTION

ACCESS, INGRESS AND EGRESS EASEMENT

SURVEYOR'S NOTES:

1. REPRODUCTIONS OF THIS SKETCH AND DESCRIPTION ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR.
2. SKETCH AND DESCRIPTION SHOWN HEREON WERE PERFORMED WITHOUT BENEFIT OF TITLE POLICY.
3. BEARINGS SHOWN HEREON REFER TO STATE PLANE NAD83(2011) REFERENCED ALONG THE SOUTH RIGHT OF WAY OF MARTIN LUTHER KING JR BLVD.
4. THE LAND DESCRIPTION HEREON WAS PERFORMED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
7. (P) = PLAT; (M) = MEASURED
8. THIS SKETCH AND DESCRIPTION IS BASED ON FIELD SURVEY PREPARED BY THIS OFFICE, LAST FIELD DATE OF 6/5/2023.

EASEMENT DESCRIPTION

AN EASEMENT FOR ACCESS, INGRESS AND EGRESS OVER AND UPON A PORTION OF THAT ALLEY WAY LYING SOUTH OF AND ADJACENT TO LOTS 1 AND 2, BLOCK 12, AND LYING NORTH OF AND ADJACENT TO A PORTION LOT 19, BLOCK 12, AND LYING NORTH OF AND ADJACENT TO LOT 22, BLOCK 12, AS SHOWN ON THE AMENDED PLAT OF MCDONALD'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 12; THENCE ON A LINE, SAID LINE BEING THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 2, BLOCK 12, SOUTH 00°24'55" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 19, BLOCK 12; THENCE ALONG THE NORTH LINE OF SAID LOTS 19 AND 22 BLOCK 12, SOUTH 89°44'04" EAST, A DISTANCE OF 104.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 22, BLOCK 12; THENCE NORTH 09°17'47" WEST, A [redacted] CORNER OF SAID LOT 1, BLOCK 12; THENCE ALONG THE SOUTH LINE OF SAID LOTS 1 AND 2, BLOCK 12, NORTH 89°44'04" WEST, A DISTANCE OF 102.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 12 AND TO THE POINT OF BEGINNING.

CONTAINING 1033.9 SQUARE FEET, MORE OR LESS

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

CERTIFIED TO:

1. GEORGE MAGNIFICO
2. CITY OF STUART

CHRISTIAN FENEX CERTIFICATE NO. 5102 STATE OF FLORIDA PROFESSIONAL SURVEYOR

DocuSigned by:
5A727C4C27C741F...

FLORIDA REGISTRATION #5102
CHRISTIAN FENEX
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

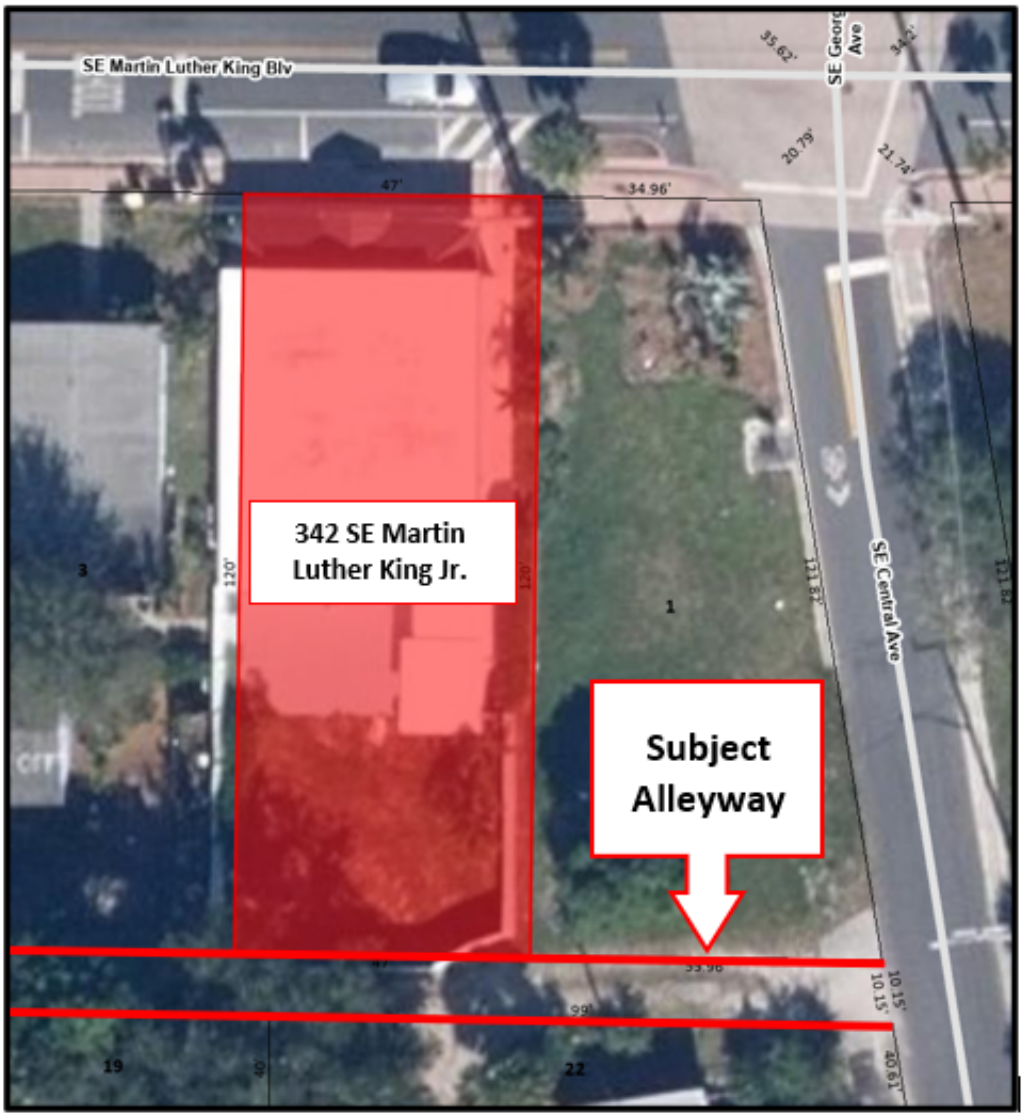
CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING
3401 SW 72ND AVE., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 EMAIL SURVEYSBYFENEX@GMAIL.COM
LICENSED BUSINESS # 6858

DRAWING DATE	F.B. PG.	SCALE	W.O.#
7/28/2023	folder	1" = 20'	222106

SKETCH NO. 222106 EASEMENT ALLEY.dwg

EXHIBIT "C"

Location Map



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

Received by: _____

RECEIVED
JUN 15 2023
By: .....

Revocable Permit Application

Application must be legible with all relevant fields completed.
Project ID# 2023060004
(Staff Entry)

Pre-App Conference Date: N/a	Application Date: 06/14/2023

SITE INFORMATION

Project Name: 342 SE Martin Luther King	Parcel ID#: 04-38-41-013-012-00020-2
Site Address: 342 SE MARTIN LUTHER KING JR BLVD STUART FL	
Subdivision: McDonald's	Lot(s): 2
Existing Zoning District / CRA Subdistrict (if applicable): BMU - Business Mixed Use	
Current Comprehensive Plan Future Land Use Designation: E Stuart	
Existing Land Use: Office Building	Proposed Land Use: Same
Proposed Square Footage (if applicable): n/a	Proposed Density (if applicable): n/a

PETITIONER INFORMATION

Property Owner: L & M 13 LLC	Phone Number / Email Address:
Property Owner's Mailing Address: 2355 NE Ocean Blvd, #9A, Stuart, Fl 34996	
Applicant (if not Owner): same as owner	Phone Number / Email Address: same as owner
Applicant's Mailing Address: same as owner	
Agent/Contact Person: McCarty & Associates - Mike McCarty	Phone Number / Email Address: 772 341-9322 / mike@mccartylandplanning.com
Agent's Mailing Address: 309 SE Osceola Ave, Suite 104, Stuart, FL 34994	
Architect: n/a	Engineer: n/a
Planner: Same as Agent	Landscape Architect: Same as Agent

Financial Responsibility Form

(Please Print or Type)

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: George Magnifico	City/State/Zip Code: Tequesta, FL 33469
Title: Property Owner	Telephone Number: 516-782-3421
Company: Magnifico Capital	Facsimile Number: 561-576-0049
Company Address: 139 Point Circle	Email Address (optional): George@gmlenterprises.com

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

1. Signed this 14th day of June, 2023.

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

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared GEORGE MAGNIFICO
Who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting approval of a PERMIT in the City of Stuart, FL.
3. That he/she has appointed _____ to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: George Magnifico

Signature of Owner:

By: Magnifico Capital (Owner/Operator)
Name/Title

129 Point Circle
Street Address

Tequesta, FL 33469
City, State, Zip Code

P.O. Box

City, State, Zip Code

516-782-3421
Telephone Number

561-576-0049
Fax Number

George@gmIenterprises.com
Email Address:

STATE OF FLORIDA, COUNTY OF Palm Beach

Sworn and subscribed before me by means of [X] physical presence or [ ] online notarization, this 14TH day of JUNE 2023 By GEORGE MAGNIFICO

Personally Known OR Produced Identification
Type of Identification Produced:

Notary Public

My Commission expires:

RICHARD C. TURNER
MY COMMISSION # HH 353646
EXPIRES: January 29, 2027

City of Stuart Development Department, 121 SW Flagler Ave. Stuart, FL 34994 Phone: (772) 288-5326 Fax: (772) 288-5388

Application Requirements

*Fee:

- ○ $104.00 for Residential Use
- ◉ $260.00 for Commercial Use

(This does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees)

Submittal Requirements:

- Completed application form;
- Payment of fees;
- The legal description of the subject right-of-way;
- The legal description of the real property owned by the applicant adjacent to the subject right-of-way;
- Evidence that utility providers and other owners of real property adjacent to the subject right-of-way do not object to the proposed improvements;
- Mandatory written notification of abutting property owners by certified mail, return receipt requested, of the proposed temporary use of right-of-way;
- A sketch plan to scale depicting all proposed improvements to be located in the subject right-of-way; (see definition for sketch plan attached)
- Any other information as may be required by the City Development Director in order to do a thorough review of the request.

(The data requirements for a sketch plan are available at the Development Department.)

Approving Authority:

- **City Manager's approval** - The Development Director prepares a memo requesting signature on the application prior to issuance of a permit.
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Description: Please provide a description of the proposed use including a sketch plan depicting all proposed improvements to be located in the subject right-of-way. *(include additional pages if needed):*

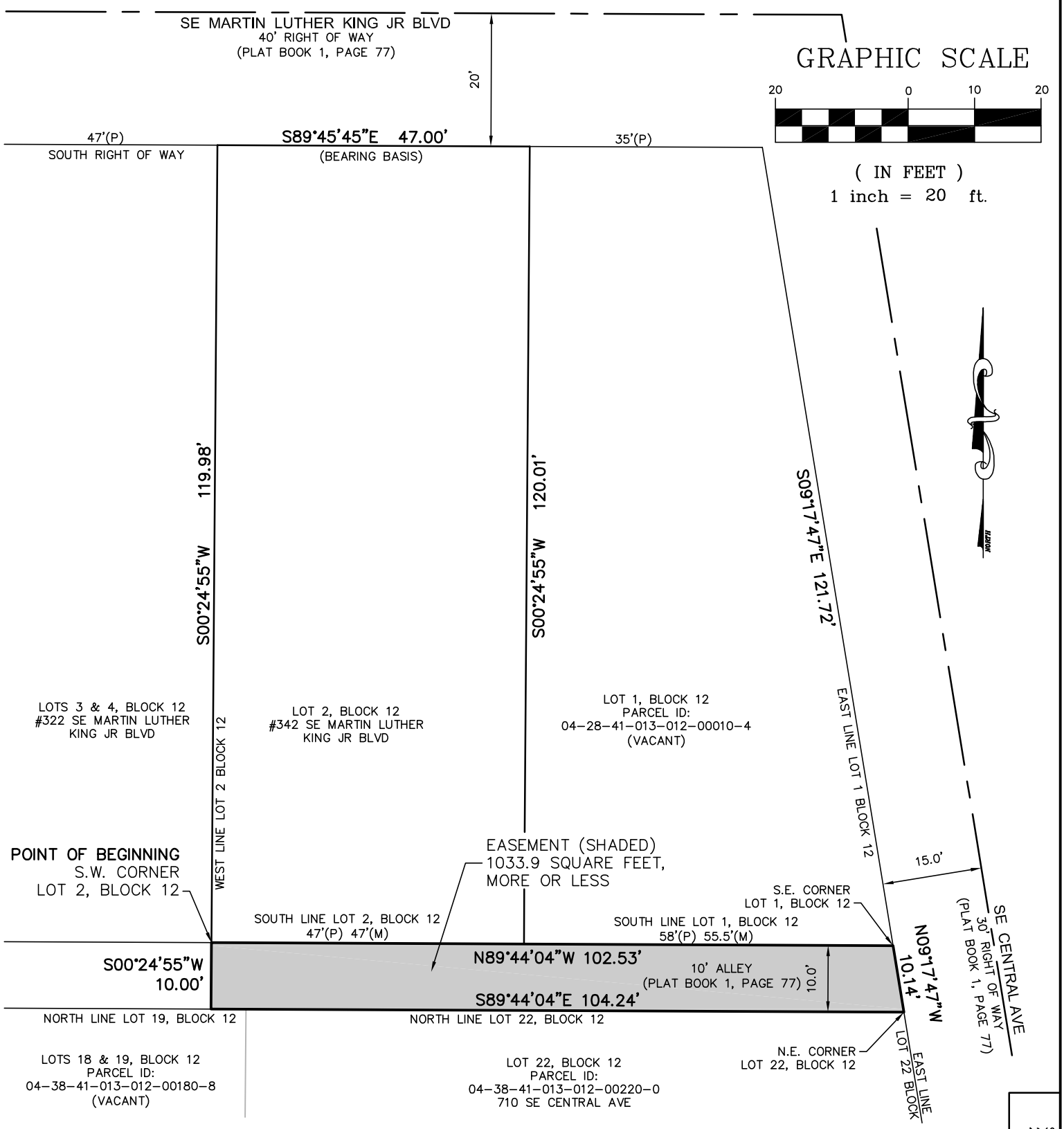
Please see enclosed sketch and legal for the 2.5ft dedication. Application is being submitted in conjunction with our responses to the 05/17/2023 staff comments.

(over)

DocuSign Envelope ID: B43D6ABF-28DC-410B-892A-71A464EA7AD2

SKETCH & DESCRIPTION

ACCESS, INGRESS AND EGRESS EASEMENT



CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING
3401 SW 72ND AVE., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 SURVEYSBYFENEX@GMAIL.COM
LICENSED BUSINESS # 6858

SEE SHEET 2 OF 2 FOR CERTIFICATION
AND LEGAL DESCRIPTION

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

DRAWING DATE	F.B. PG.	SCALE	W.O.#
7/28/2023	folder	1" = 20'	222106

SKETCH NO.
222106 EASEMENT
ALLEY.dwg

DocuSign Envelope ID: B43D6ABF-28DC-410B-892A-71A464EA7AD2

SKETCH & DESCRIPTION

ACCESS, INGRESS AND EGRESS EASEMENT

SURVEYOR'S NOTES:

1. REPRODUCTIONS OF THIS SKETCH AND DESCRIPTION ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR.
2. SKETCH AND DESCRIPTION SHOWN HEREON WERE PERFORMED WITHOUT BENEFIT OF TITLE POLICY.
3. BEARINGS SHOWN HEREON REFER TO STATE PLANE NAD83(2011) REFERENCED ALONG THE SOUTH RIGHT OF WAY OF MARTIN LUTHER KING JR BLVD.
4. THE LAND DESCRIPTION HEREON WAS PERFORMED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
7. (P) = PLAT; (M) = MEASURED
8. THIS SKETCH AND DESCRIPTION IS BASED ON FIELD SURVEY PREPARED BY THIS OFFICE, LAST FIELD DATE OF 6/5/2023.

EASEMENT DESCRIPTION

AN EASEMENT FOR ACCESS, INGRESS AND EGRESS OVER AND UPON A PORTION OF THAT ALLEY WAY LYING SOUTH OF AND ADJACENT TO LOTS 1 AND 2, BLOCK 12, AND LYING NORTH OF AND ADJACENT TO A PORTION LOT 19, BLOCK 12, AND LYING NORTH OF AND ADJACENT TO LOT 22, BLOCK 12, AS SHOWN ON THE AMENDED PLAT OF MCDONALD'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 12; THENCE ON A LINE, SAID LINE BEING THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 2, BLOCK 12, SOUTH 00°24'55" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 19, BLOCK 12; THENCE ALONG THE NORTH LINE OF SAID LOTS 19 AND 22 BLOCK 12, SOUTH 89°44'04" EAST, A DISTANCE OF 104.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 22, BLOCK 12; THENCE NORTH 09°17'47" WEST, A DISTANCE OF 10.14 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 12; THENCE ALONG THE SOUTH LINE OF SAID LOTS 1 AND 2, BLOCK 12, NORTH 89°44'04" WEST, A DISTANCE OF 102.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 12 AND TO THE POINT OF BEGINNING.

CONTAINING 1033.9 SQUARE FEET, MORE OR LESS

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

CERTIFIED TO:

1. GEORGE MAGNIFICO
2. CITY OF STUART

CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING
3401 SW 72ND AVE., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 EMAIL SURVEYSBYFENEX@GMAIL.COM
LICENSED BUSINESS # 6858

CHRISTIAN FENEX CERTIFICATE NO. 5102 STATE OF FLORIDA PROFESSIONAL SURVEYOR

DocuSigned by:
5A727C4C27C741F...

FLORIDA REGISTRATION #5102
CHRISTIAN FENEX
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWING DATE	F.B. PG.	SCALE	W.O.#
7/28/2023	folder	1" = 20'	222106

SKETCH NO. 222106 EASEMENT ALLEY.dwg

RE: FPL _ no objection to paving of alley

Morris, Rob <Rob.Morris@fpl.com>

Wed 7/26/2023 8:40 AM

To:mike mccartylandplanning.com <mike@mccartylandplanning.com>;Dubois, Brooks <Brooks.Dubois@fpl.com>

Cc:Richardson, Ben <Ben.Richardson@fpl.com>

Good Morning Mike,

We have **no objection** to the paving work at this alley way the only consideration is access to our facilities which doesn't seem to be an issue.

Thank you for reaching out!

Rob Morris
FPL Treasure Coast Relocation Coordinator
Stuart Service Center Palm City
772-223-4215 Wk / 772-485-0858 Cell
Rob.morris@fpl.com

From: mike mccartylandplanning.com <mike@mccartylandplanning.com>
Sent: Tuesday, July 25, 2023 8:40 PM
To: Dubois, Brooks <Brooks.Dubois@fpl.com>
Cc: Morris, Rob <Rob.Morris@fpl.com>; Richardson, Ben <Ben.Richardson@fpl.com>
Subject: Re: FPL _ no objection to paving of alley

Thank you for the intro Brooks.

Ron and Ben,

We are proposing to pave an alley off of SE Central Ave in Stuart per the attached site plan and the survey. One old FPL pole is located on the edge of the alley so the city requires a letter of no objection to the paving of the alley.

A simple response to this e-mail or a letter would be sufficient stating FPL has no objection to the improvements of the alley.

Let me know if you have any questions. Call me at your convenience.

Sincerely,

Michael T. McCarty, Principal
McCarty & Associates
Land Planning & Design, LLC
309 SE Osceola Street, Suite 104

Stuart, FL 34994
http://www.mccartylandplanning.com
(772) 341-9322

On Jul 25, 2023, at 6:03 PM, Dubois, Brooks <Brooks.Dubois@fpl.com> wrote:

Rob/Ben,

Can you help Mike out.

Thanks

Brooks

Get Outlook for iOS

From: mike mccartylandplanning.com <mike@mccartylandplanning.com>
Sent: Tuesday, July 25, 2023 5:53:26 PM
To: Dubois, Brooks <Brooks.Dubois@fpl.com>
Subject: Fw: FPL _ no objection to paving of alley

From: mike mccartylandplanning.com
Sent: Friday, July 14, 2023 11:52 AM
To: Brooks Dubois <Brooks.Dubois@fpl.com>
Cc: Dawn Mccartylandplanning <dawn@mccartylandplanning.com>
Subject: FPL _ no objection to paving of alley

Good morning Brooks,

I appreciate you meeting in the field this morning to take a look at our project.

As discussed, we are proposing to pave an alley off of SE Central Ave in Stuart per the attached site plan and the survey. One old FPL pole is located on the edge of the alley so the city requires a letter of no objection to the paving of the alley.

A simple response to this e-mail or a letter would be sufficient stating FPL has no objection to the improvements of the alley.

Let me know if you have any questions.

Sincerely,

Michael T. McCarty, Principal
McCarty & Associates
Land Planning & Design, LLC
309 SE Osceola Street, Suite 104
Stuart, FL 34994
http://www.mccartylandplanning.com
(772) 341-9322
<Outlook-rdsx3lso.png>

<342 MLK Blvd_SP_6-12-23_SS.pdf>

<Survey_6-6-23.pdf>

ARTICLE IV. REVOCABLE PERMITS TO USE PUBLIC RIGHT-OF-WAY

Sec. 36-101. Issuance authorized.

The city manager is authorized to issue a revocable permit to the owner of private real property to allow the private temporary use of adjacent public right-of-way. No permit shall be issued for the construction of improvements other than fencing, landscaping, stabilized parking areas, drive areas, signs, fountains, potted plants and tables and chairs without the approval of the city commission. Upon an applicant's mandatory written notification of abutting property owners by certified mail, return receipt requested, of the proposed temporary use of the right or way, as identified above, and upon the receipt by the city of a written objection to the application by an abutting property owner, the city manager shall forego a decision on the matter and the application shall be forwarded to the city commission for consideration.

(Code 1981, § 14-41; Code 1995, § 70-91; Ord. No. 2283-2014, § 1, 4-14-2014)

Sec. 36-102. Application; fee.

An application for a revocable permit to use public right-of-way for a private purpose shall be in writing and shall include the following information:

(1) The name and residence address of the applicant.

(2) The legal description of the subject right-of-way.

(3) The legal description of the real property owned by the applicant adjacent to the subject right-of-way.

(4) A description of the proposed use of the subject right-of-way.

(5) A sketch plan, as defined in Appendix D of the city's land development code depicting all proposed improvements to be located in the subject right-of-way.

(6) Evidence that utility providers and other owners of real property adjacent to the subject right-of-way do not object to the proposed improvements.

(7) An Application fee as currently established or as hereafter adopted by resolution of the city commission from time to time in appendix A to this Code.

(Code 1981, § 14-42; Code 1995, § 70-92; Ord. No. 1972, § 1, 4-12-2004; Ord. No. 2283-2014, § 1, 4-14-2014)

Sec. 36-103. Standards for issuance.

The following standards shall govern the issuance of revocable permits.

(1) The proposed improvements to the subject right-of-way will not:

a. Interfere with the provision of municipal services or public utilities; nor

b. Reduce property values of surrounding real property.

(2) Utility providers with an interest in the subject right-of-way and other owners of real property adjacent to the subject right-of-way do not object to the proposed improvements.

(3) The city and public have no present need to use the subject right-of-way in a manner inconsistent with the proposed improvements.

(Code 1981, § 14-43; Code 1995, § 70-93; Ord. No. 2283-2014, § 1, 4-14-2014)

Sec. 36-104. Conditions imposed.

The following conditions shall be recited in every revocable permit issued under this article.

(1) No improvements shall be constructed which are not shown on the approved sketch plan.

(2) All subsurface improvements shall be indicated on as-built drawings filed with and approved by the city.

(3) All improvements shall be constructed and maintained without expense to the city.

(4) The city may terminate the permit at any time for any reason.

(5) The city shall have access to the right-of-way at all times. The permittee shall gain on prescriptive rights in the subject right-of-way.

(6) The improvements and use of the right-of-way shall not interfere with the provision of municipal services or utilities.

(7) The permittee shall save the city harmless from any and all claims, injury for damage to persons or property caused in any manner whatsoever by the private use of the right-of-way by the permittee or the improvements constructed thereon.

(Code 1981, § 14-44; Code 1995, § 70-94; Ord. No. 2283-2014, § 1, 4-14-2014)

Sec. 36-105. Additional conditions.

The city manager is authorized to impose additional permit conditions, including but not limited to the payment of an annual permit fee to the city for the private use of the public right-of-way. Such fee shall be reasonably determined by the city manager considering the value of the subject right-of-way if privately used as intended by the permittee.

(Code 1981, § 14-45; Code 1995, § 70-95; Ord. No. 2283-2014, § 1, 4-14-2014)

Sec. 36-106. Appeal.

Any person aggrieved by the decision of the city manager including any additional conditions imposed may appeal such decision to the city commission. The city commission may uphold, reverse or modify the decision of the city manager as it deems in the best interests of the public.

(Code 1981, § 14-46; Code 1995, § 70-96; Ord. No. 2283-2014, § 1, 4-14-2014)

Sec. 36-107. Status of permit; recordation.

A revocable permit issued pursuant to this article shall be personal to the permittee and shall not be deemed a covenant running with the land. A revocable permit shall not be recorded in the public records of the county, but shall be maintained in the office of the city clerk as a public record of the city.

(Code 1981, § 14-47; Code 1995, § 70-97; Ord. No. 2283-2014, § 1, 4-14-2014)

Secs. 36-108—36-127. Reserved.

City of Stuart
Development Department
121 SW Flagler Avenue
Stuart, FL 34994
Ph. 772-288-5300
Fax 772-288-5388

AFFIDAVIT ATTESTING TO NOTIFICATION

McCarty & Associates Land Planning and Design LLC, being first duly sworn, depose(s) and say(s):

That (I am / we are) the owner(s) or petitioner(s) of the following described property which constitutes the location for which notification is required:

Owner: Magnifico Capital LLC
Property address: 342 SE Martin Luther King Jr Blvd, Stuart FL 34994
Project: Alley Improvements

That a copy of the notice was sent by certified return receipt via U.S. Mail on July 14, 2023 to the property owners abutting the portion of the alley to be paved.

The owners were sent the attached letter. No objections have been received from the adjacent property owners.

Michael McCarty
SIGNED (AUTHORIZED AGENT)

Michael McCarty
PRINTED (AUTHORIZED AGENT)

SWORN TO AND SUBSCRIBED before me this 26th day of July, 2023

Grace A. Warner
NOTARY PUBLIC, STATE OF FLORIDA:

GRACE A. WARNER
MY COMMISSION # GG 337659
EXPIRES: September 22, 2023
Bonded Thru Notary Public Underwriters

My Commission Expires:

McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
309 SE Osceola Street, Suite 104
Stuart Fl 34994
772-341-9322

July 13, 2023

Barba Properties Investment LLC
4445 SE Nimrod Ln
Stuart Fl 34997

RE: 300 SE MARTIN LUTHER KING JR. BLVD
PCN: 04-38-41-013-012-00010-4

Dear property owner,

We are writing to inform you that the adjacent alley to your property is going to be paved, which will improve accessibility to your property and other properties adjoining the alley.

Should you have any questions or concerns please contact our office as soon as possible.

We look forward to hearing from you.

Sincerely,

Michael T. McCarty, Principal
McCarty & Associates
Land Planning & Design, LLC
309 SE Osceola Street, Suite 104

Stuart, FL 34994
http://www.mccartylandplanning.com
(772) 341-9322

McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
309 SE Osceola Street, Suite 104
Stuart Fl 34994
772-341-9322

July 13, 2023

Janice Stoudemire
710 Central Ave
Stuart Fl 34994

RE: 710 SE CENTRAL AVE STUART FL
PCN: 04-38-41-013-012-00220-0

Dear property owner,

We are writing to inform you that the adjacent alley to your property is going to be paved, which will improve accessibility to your property and other properties adjoining the alley.

Should you have any questions or concerns please contact our office as soon as possible.

We look forward to hearing from you.

Sincerely,

Michael T. McCarty, Principal
McCarty & Associates
Land Planning & Design, LLC
309 SE Osceola Street, Suite 104

Stuart, FL 34994
http://www.mccartylandplanning.com
(772) 341-9322

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/11/2023 **Prepared by:** Ryanne Cavo

Title of Item:
AMENDING APPENDIX "A" (RC):

RESOLUTION No. 63-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ADOPTING APPENDIX “A” BY AMENDING VARIOUS CHAPTERS OF THE CITY’S CODE OF ORDINANCES, AND PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
Chapters 10 (Building Permit Fees), 12 (Towing Fees), 13 (Cemeteries), 22 (Fire Prevention), 34 (Solid Waste), and 36 (Streets, Sidewalks & Other Public Places) of Appendix "A" of the City of Stuart Code of Ordinances require amendments pursuant to additions and/or fluctuations in rate/fee amounts.

The City Manager will also present a presentation related to the Sanitation rates and the garage location. Upon conclusion of the presentation the Commission should be prepared to adopt the appropriate sanitation rate.

Funding Source:
N/A

Recommended Action:
City Staff recommends the passing of Resolution 63-2023.

ATTACHMENTS:
1. R63-2023 Adoption of Updated Appendix A Fees Rates and Charges
2. Sanitation Ltr Report 2024_08.25.2023
3. W&S Ltr Report 2024_08.25.2023
4. R63-2023 Appendix A 2023 Updates

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 63-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ADOPTING TYPES, FEES, RATES AND CHARGES AS APPENDIX "A" TO THE CITY CODE OF ORDINANCES, AS PROVIDED AND PERMITTED IN VARIOUS CHAPTERS OF THE CITY'S CODE OF ORDINANCES; PROVIDING FOR CONFLICTS, PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

* * * * *

WHEREAS, pursuant to various provisions of the City Code, the City Commission has determined that certain rates, fees, and charges for municipal services be amended from time to time; and

WHEREAS, pursuant to increases in operating costs and various planned capital improvement projects, the City performed a Water, Wastewater, and Sanitation Revenue Sufficiency Study (Rate Study) completed by Raftelis Financial Consultants, Inc. (Raftelis) on September 14, 2022. Based on the recommendations of the Rate Study, the City Commission has determined that water, wastewater, and sanitation rates must be adjusted to offset the increased costs and proposed debt service.

WHEREAS, Chapters 10 (Building Permit Fees), 12 (Towing Fees), 13 (Cemeteries), 22 (Fire Prevention), 34 (Solid Waste), and 36 (Streets, Sidewalks & Other Public Places) and other ordinances and sections of the City of Stuart Code of Ordinances allow for and require periodic amendments pursuant to additions and/or fluctuations in rate/fee amounts.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AS FOLLOWS:

SECTION 1: The precatory language above is adopted as if set forth below.

SECTION 2: The application types, fees, rates, and charges in Appendix "A" are amended as set forth in the Appendix "A" as revised and attached hereto.

SECTION 3: The City Commission retains jurisdiction over the rate schedule and any administrative costs, which may be later amended from time to time by Resolution.

SECTION 4: Any resolutions or parts thereof in conflict are hereby repealed to the extent of such conflict.

SECTION 5: Appendix A attached hereto shall be codified upon adoption.

SECTION 6: This resolution shall take effect immediately upon adoption.

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

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED this ____ day of September, 2023.

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PAUL J. NICOLETTI
INTERIM CITY ATTORNEY

RAFTELIS

August 25, 2023

Honorable Mayor and
Members of the City Commission
City of Stuart
121 SW Flagler Avenue
Stuart, FL 34994-2139

Subject: **Review of Proposed Fiscal Year 2024 Sanitation Budget**

Ladies and Gentlemen:

On September 14, 2022, the City of Stuart (City) completed a sanitation rate study for the five years ending September 30, 2027 (Rate Study), which was prepared by Raftelis Financial Consultants, Inc. (Raftelis). The Rate Study was conducted to update the City's financial forecast to evaluate the adequacy of sanitation rates to meet the operating, debt service (if any), fleet and transfer expenditure requirements of the sanitation system (System), and specifically to demonstrate the System's ability to repay a proposed loan to either: i) construct a new public works complex (Base Case); or ii) upgrade the existing site (Alternative). The City's sanitation system is established as an enterprise fund. As such, the utility system should have revenues equal to the costs of the services provided, and should establish rates sufficient to cover the cost of operating, maintaining, repairing and financing system operations. According to the Governmental Accounting Standards Board, "Enterprise Funds should be used to account for operations that are financed and operated in a manner similar to private business enterprises – where the intent of the governing body is that costs of providing services to the general public on a continuing basis should be financed or recovered primarily through user charges."

Based on the assumptions provided in the Rate Study related to the development of the revenue requirements for the System, Raftelis identified the need for rate adjustments. Pursuant to the City's annual indexing provision that is based on the Florida Public Service Commission's Index (FPSC Index), the City Commission implemented 4.53% increase to monthly sanitation rates beginning on and after October 1, 2022 (Fiscal Year 2023). The Rate Study recommendations further estimated the need to increase sanitation rates for Fiscal Years 2024 through 2027 by approximately 6.25% per year under the Base Case or 4.25% per year under the Alternative. The primary reasons for the identified rate adjustments included the following:

1. Increases in operating expenses as a result of inflation.
2. The need to fund annual renewal and replacement of fleet and other capital needs of the System.
3. The need to incur debt for the construction of a public works complex under the Base Case or Alternative.

341 N. Maitland Avenue, Suite 300
Maitland, FL 32751
www.raftelis.com

On or about March 2023, the published FPSC Index became available for the upcoming year. Based on recent inflationary results, the current FPSC Index is 7.07%. The current index for Fiscal Year 2024 exceeds the recommended adjustment of 6.25% under the Base Case and 4.25% under the Alternative.

Authorization

The City authorized Raftelis to perform a review of the System's proposed budget for Fiscal Year 2024. The primary purposes of this review include evaluating the adequacy of projected revenues for the year to meet the proposed operating, debt service (if any), fleet and transfer requirements of the System, and identifying significant variances between the proposed budget and the recent Rate Study, if any. This review is limited to a single test year analysis based on the proposed budget and previously appropriated revenues and expenditures as provided by City staff.

Budget Review and the Adequacy of Revenues

The various expenditures associated with operating and maintaining a municipally-owned sanitation system, as well as the cost of financing the renewal and replacement of fleet and upgrades and expansion of facilities, are generally referred to as the utility revenue requirements. The sum of these cost components represents the gross revenue requirements, which includes the following various cost components:

- Operating Expenses: These expenses include the cost of labor, fuel, insurance, maintenance, disposal, materials, supplies, and other items necessary for the operation and maintenance of the sanitation system.

- Debt Service: Debt service includes the principal and interest on the City's (estimated) future obligation for the public works complex payable from the net operating revenues of the System.

- Other Revenue Requirements: This component of cost includes, in general, any capital outlay and fleet replacements to be funded by revenues, and transfers to the General Fund.

Tables 1 through 8 at the end of this letter report supports the updated financial forecast based on the proposed Fiscal Year 2024 budget information as provided by City staff. As summarized on Table 4, the City anticipates funding approximately $0.9 million fleet replacement and minor equipment needs. In addition, the City anticipates funding design costs associated with the proposed public works facility from reserves.

The remaining revenue requirements of the System for Fiscal Year 2024 include operating expenses and transfers to the General Fund. Table 6, at the end of this report, summarizes the gross revenue requirements for the budget year, which is estimated to be $6.4 million. After adjusting for other, miscellaneous income earned by the System, the estimated net revenue requirements to be funded from monthly rates is estimated at $6.3 million.

The estimated revenues for the year are based on a 3% increase resulting from new customer growth. When compared to the Rate Study results, the current estimated revenues are greater by $0.35 million per year (6% more). We updated the forecast based on the higher revenue estimates resulting from stronger System-wide growth than originally assumed. The Base Case rate adjustments are reduced from 6.25% per year to 5.0%. The Alternative rate adjustments are reduced from 4.25% per year to 3.0%. Each scenario is less than the FPSC Index of 7.07%. Based on discussions with City staff, the Alternative business plan to upgrade the existing public works site does not appear feasible from a construction and operation standpoint. We recommend the City consider implementing a 5% rate adjustment based on the results of the Base Case and to continue updating the forecast results over time as more information becomes available.

Based on the recommended rate adjustment of 5.0%, the proposed rate revenues for Fiscal Year 2024 are approximately $6.8 million. When compared against the net revenue requirements, the City may have to approximately $0.5 million to apply towards the design costs of the public works complex or future vehicle replacements. As shown on the bottom of Table 6, at the end of this report, the System is estimated to maintain cash and investment reserves in excess of the City's 90 day minimum reserve policy. As of September 30, 2024, the System's unappropriated operating reserve balance is estimated to be approximately $5.3 million (351 days of expenses). A portion of the reserves are anticipated to be used to lower the total amount borrowed for the construction of the public works complex.

-Remainder of this page intentionally left blank-

Conclusions and Recommendations

Based upon the foregoing information and analyses, we are of the opinion that the City's utility system financial operating results based on the proposed Fiscal Year 2024 Budget should provide adequate gross revenues to fund the gross revenue requirements anticipated to be funded from rates in the budget. Based on estimates provided by the City, after the planned use of reserves to meet the Fiscal Year 2024 budgetary needs, the System is estimated to retain operating reserves as of September 30, 2024 in excess of the City's minimum reserve fund requirement.

Our conclusions are based on the City implementing a 5.0% or 3.0% sanitation rate increase effective for bills rendered on and after October 1, 2023. Since the business plan under the Alternative may not be feasible, we recommend the 5.0% adjustment under the Base Case. The City should also move forward with its plans to continue to update the financial forecast annually.

We appreciate the opportunity to be of service to the City.

Respectfully submitted,

Raftelis Financial Consultants, Inc.

Murray M. Hamilton, Jr.
Vice President

Trevor McCarthy
Senior Consultant

City of Stuart
Sanitation Revenue Sufficiency Study - Base Case (New Facility)

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1	Projected Operating and Miscellaneous Revenue at Existing Rates
2	Projected Operating Expenses
3	Summary of Projected Escalation Factors
4	Capital Funding Program
5	Projected Intragovernmental Transfers
6	Projected Sanitation Revenue Requirements
7	Projected Fund Balances
8	Comparison of Residential Sanitation Rates

Table 1
City of Stuart
Sanitation Revenue Sufficiency Study - Base Case (New Facility)

Projected Operating and Miscellaneous Revenue at Existing Rates

Line No.	Description		Budgeted 2023 [1]	Proposed Adjustments	Adjusted 2023	Budgeted 2024 [1]	Proposed Adjustments	Adjusted 2024	Escalation Reference [2]	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028
	SYSTEM REVENUES												
	Charges for Service					<= Excludes 4.25% increase. Includes 3% growth							
1	Residential Garbage	343401	$851,726	$52,618	$904,344	$908,486	$22,988	$931,474	Marginal	$940,882	$950,385	$959,984	$969,680
2	Commercial Garbage	343403	4,975,815	307,396	5,283,211	5,447,075	(5,368)	5,441,707	Marginal	5,496,669	5,552,185	5,608,262	5,664,905
3	Delinquent Garbage Fees	343410	23,500	0	23,500	42,000	0	42,000	Constant	42,000	42,000	42,000	42,000
4	Trash Collections	343420	21,500	0	21,500	33,000	0	33,000	Constant	33,000	33,000	33,000	33,000
5	Utility Service charges	343910	46,000	0	46,000	12,000	0	12,000	Constant	12,000	12,000	12,000	12,000
6	Other Utility Charges		0	0	0	0	0	0	Constant	0	0	0	0
7	**Total Charges for Service**		$5,918,541	$360,014	$6,278,555	$6,442,562	$17,620	$6,460,182		$6,524,551	$6,589,570	$6,655,246	$6,721,585
	Miscellaneous Revenue												
	Disposition of Fixed Assets	364000	$0	$0	$0	$0	$0	$0	Eliminate	$0	$0	$0	$0
8	Sale of Surplus and Scrap	365000	0	0	0	70,000	0	0	Eliminate	0	0	0	0
	Total Miscellaneous Revinue		$0	$0	$0	$70,000	$0	$0		$0	$0	$0	$0
	Other Sources												
9	Trans FR Other Reserves	381248	$0	0	0	$0	0	0	Constant	0	0	0	0
10	Proprietary-Interest [3]	389100	0	0	0	0	0	0	Constant	0	0	0	0
11	Funds FR Retained Earning and Debt Proceeds [4]	389972	258,687	(258,687)	0	1,375,000	(1,375,000)	0	Constant	0	0	0	0
12	**Total Other Sources**		$258,687	($258,687)	$0	$1,375,000	($1,375,000)	$0		$0	$0	$0	$0
13	**TOTAL SYSTEM REVENUES**		$6,177,228	$101,327	$6,278,555	$7,887,562	($1,357,380)	$6,460,182		$6,524,551	$6,589,570	$6,655,246	$6,721,585
								2.89%		1.00%	1.00%	1.00%	1.00%

Footnotes:

[1] Based on budgeted figures for the Fiscal Year 2023 Amended Budget and 2024 Preliminary Budget. FY24 amounts exclude any rate increase or index that was assumed in the budget. Amounts updated for YTD results and projected development units.

[2] Escalation factors and attributes derived from Table 3.

[3] Interest Income, if any, was removed from this schedule which is then calculated in Table 8 based on the annual average balance of each fund.

[4] Transfers from Retained Earnings reflect the amount of annual expenditures in excess of revenues for each Fiscal Year. Such amounts, if any, are calculated in Table 6.

Table 2
City of Stuart
Sanitation Revenue Sufficiency Study - Base Case (New Facility)

Projected Operating Expenses

Line No.	Description		Budgeted 2023 [1]	Proposed Adjustments	Adjusted 2023	Budgeted 2024 [1]	Proposed Adjustments	Adjusted 2024	Escalation Reference [2]	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028
	OPERATING EXPENSES												
	Residential Collection (710)												
	Personnel Services												
1	Regular Salaries and Wages	512	$112,276	$0	$112,276	$118,953	$0	$118,953	Labor	$122,522	$126,197	$129,983	$133,883
2	Overtime	514	20,000	0	20,000	12,000	0	12,000	Labor	12,360	12,731	13,113	13,506
3	Special Pay	515	2,400	0	2,400	0	0	0	Labor	0	0	0	0
4	FICA Taxes	521	10,119	0	10,119	10,630	0	10,630	Labor	10,949	11,277	11,616	11,964
5	Retirement Contributions	522	14,907	0	14,907	16,550	0	16,550	Labor	17,047	17,558	18,085	18,627
6	Life and Health Insurance	523	15,071	0	15,071	15,072	0	15,072	Ins-Health	15,675	16,302	16,954	17,632
7	Workers' Compensation	524	9,129	0	9,129	9,129	0	9,129	Worker Comp	9,403	9,685	9,976	10,275
8	Total Personnel Services		$183,902	$0	$183,902	$182,334	$0	$182,334		$187,955	$193,750	$199,726	$205,887
	Operating Expenses												
9	Professional Services	531	$1,000	$0	$1,000	$1,000	$0	$1,000	Inflation	$1,023	$1,044	$1,065	$1,089
10	Other Contractual Services	534	14,900	0	14,900	16,900	0	16,900	Contract	17,407	17,929	18,467	19,021
11	Travel and Per Diem	540	4,800	0	4,800	4,800	0	4,800	Inflation	4,910	5,014	5,114	5,226
12	Communications	541	500	0	500	500	0	500	Inflation	512	522	533	544
13	Freight / Postage Services	542	0	0	0	0	0	0	Inflation	0	0	0	0
14	Utility Services	543	11,000	0	11,000	11,000	0	11,000	Inflation	11,253	11,489	11,719	11,977
15	Tipping Fees	543	227,500	(24,832)	202,668	251,784	(27,171)	224,613	Calculated	235,941	247,834	260,338	273,469
16	Rentals and Leases	544	1,980	0	1,980	1,980	0	1,980	Inflation	2,026	2,068	2,109	2,156
17	Insurance	545	8,672	0	8,672	8,672	0	8,672	Insurance	8,932	9,200	9,476	9,760
18	Repairs and Maintenance	546	51,250	0	51,250	90,000	(40,000)	50,000	Repair	51,500	53,045	54,636	56,275
19	Printing and Binding	547	0	0	0	1,000	0	1,000	Inflation	1,023	1,044	1,065	1,089
20	Promotional Activities	548	0	0	0	12,300	0	12,300	Inflation	12,583	12,847	13,104	13,392
21	Other Current Charges	549	12,300	0	12,300	0	0	0	Inflation	0	0	0	0
22	Office Supplies	551	0	0	0	500	0	500	Inflation	512	522	533	544
23	Operating Supplies	552	59,250	0	59,250	42,750	0	42,750	Inflation	43,733	44,652	45,545	46,547
24	Fuel for Trucks	552	62,478	0	62,478	62,478	0	62,478	Fuel	65,602	68,882	72,326	75,942
25	Books and Memberships	554	4,550	0	4,550	1,350	0	1,350	Inflation	1,381	1,410	1,438	1,470
26	Training	555	0	0	0	3,500	0	3,500	Inflation	3,581	3,656	3,729	3,811
27	Total Operating Expenses		$460,180	($24,832)	$435,348	$510,514	($67,171)	$443,343		$461,918	$481,159	$501,198	$522,314
	Capital Outlay [3]												
28	Buildings	562	$0	$0	$0	$0	$0	$0	Eliminate	$0	$0	$0	$0
29	Infrastructure	563	0	0	0	0	0	0	Eliminate	0	0	0	0
30	Machinery & Equipment	564	0	0	0	0	0	0	Eliminate	0	0	0	0
31	Total Capital Outlay		$0	$0	$0	$0	$0	$0		$0	$0	$0	$0
32	**Total Residential Collection (710)**		$644,082	($24,832)	$619,250	$692,848	($67,171)	$625,677		$649,872	$674,909	$700,924	$728,201
	Commercial Collection (720)												
	Personnel Services												
33	Regular Salaries and Wages	512	$528,148	$0	$528,148	$618,524	$0	$618,524	Labor	$637,080	$656,192	$675,878	$696,154
34	Overtime	514	34,000	0	34,000	40,000	0	40,000	Labor	41,200	42,436	43,709	45,020
35	Special Pay	515	1,500	0	1,500	0	0	0	Labor	0	0	0	0
36	FICA Taxes	521	43,004	0	43,004	51,143	0	51,143	Labor	52,677	54,258	55,885	57,562
37	Retirement Contributions	522	63,392	0	63,392	79,622	0	79,622	Labor	82,011	84,471	87,005	89,615
38	Life and Health Insurance	523	135,638	0	135,638	156,997	0	156,997	Ins-Health	163,277	169,808	176,600	183,664

Table 2
City of Stuart
Sanitation Revenue Sufficiency Study - Base Case (New Facility)

Projected Operating Expenses

Line No.	Description		Budgeted 2023 [1]	Proposed Adjustments	Adjusted 2023	Budgeted 2024 [1]	Proposed Adjustments	Adjusted 2024	Escalation Reference [2]	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028
39	Workers' Compensation	524	28,224	0	28,224	28,224	0	28,224	Worker Comp	29,071	29,943	30,841	31,766
40	Total Personnel Services		$833,906	$0	$833,906	$974,510	$0	$974,510		$1,005,315	$1,037,107	$1,069,919	$1,103,782
	Operating Expenses												
41	Professional Services	531	$1,000	$0	$1,000	$516,000	($515,000)	$1,000	Inflation	$1,023	$1,044	$1,065	$1,089
42	Other Contractual Services	534	113,250	0	113,250	115,250	0	115,250	Contract	118,708	122,269	125,937	129,715
43	Other Contractual Services - Hauling Services	534	0	0	0	0	0	0	Hauling	0	0	0	0
44	Travel and Per Diem	540	0	0	0	0	0	0	Inflation	0	0	0	0
45	Communication Services	541	1,300	0	1,300	800	0	800	Inflation	818	836	852	871
46	Freight / Postage Services	542	0	0	0	500	0	500	Inflation	512	522	533	544
47	Utility Services	543	4,350	0	4,350	4,350	0	4,350	Inflation	4,450	4,544	4,634	4,736
48	Tipping Fees	543	1,282,100	(12,699)	1,269,401	1,421,503	(14,647)	1,406,856	Calculated	1,477,808	1,552,299	1,630,612	1,712,854
49	Rentals and Leases	544	4,710	0	4,710	5,370	0	5,370	Inflation	5,494	5,609	5,721	5,847
50	Insurance	545	28,616	0	28,616	28,616	0	28,616	Insurance	29,474	30,359	31,269	32,208
51	Repairs and Maintenance	546	115,000	0	115,000	220,000	(120,000)	100,000	Repair	103,000	106,090	109,273	112,551
52	Printing and Binding	547	0	0	0	1,000	0	1,000	Inflation	1,023	1,044	1,065	1,089
53	Promotional Activities	548	0	0	0	3,600	0	3,600	Inflation	3,683	3,760	3,835	3,920
54	Other Current Charges	549	3,685	0	3,685	85	0	85	Inflation	87	89	91	93
55	Vehicle Leases - Base Budget	550	5,300	0	5,300	5,300	(5,300)	0	Inflation	0	0	0	0
56	Vehicle Leases - Fleet Schedule	550	0	0	0	0	5,300	5,300	Input	5,300	5,300	13,903	13,903
57	Office Supplies	551	0	0	0	500	0	500	Inflation	512	522	533	544
58	Operating Supplies	552	116,450	0	116,450	121,500	0	121,500	Inflation	124,295	126,905	129,443	132,291
59	Fuel for Trucks	552	147,729	0	147,729	147,729	0	147,729	Fuel	155,115	162,871	171,015	179,566
60	Books and Memberships	554	500	0	500	500	0	500	Inflation	512	522	533	544
61	Training	555	0	0	0	0	0	0	Inflation	0	0	0	0
62	Total Operating Expenses		$1,823,990	($12,699)	$1,811,291	$2,592,603	($649,647)	$1,942,956		$2,031,812	$2,124,585	$2,230,314	$2,332,364
	Capital Outlay [3]												
63	Buildings	562	$0	$0	$0	$0	$0	$0	Eliminate	$0	$0	$0	$0
64	Infrastructure	563	0	0	0	0	0	0	Eliminate	0	0	0	0
65	Machinery & Equipment	564	414,500	(414,500)	0	660,000	(660,000)	0	Eliminate	0	0	0	0
66	Total Capital Outlay		$414,500	($414,500)	$0	$660,000	($660,000)	$0		$0	$0	$0	$0
67	**Total Commercial Collection (720)**		$3,072,396	($427,199)	$2,645,197	$4,227,113	($1,309,647)	$2,917,466		$3,037,127	$3,161,692	$3,300,233	$3,436,146
	Yard Waste Collection (730)												
	Personnel Services												
68	Regular Salaries and Wages	512	$149,636	$0	$149,636	$154,395	$0	$154,395	Labor	$159,027	$163,798	$168,712	$173,773
69	Overtime	514	20,000	0	20,000	7,500	0	7,500	Labor	7,725	7,957	8,195	8,441
70	Special Pay	515	0	0	0	0	0	0	Labor	0	0	0	0
71	FICA Taxes	521	12,977	0	12,977	13,342	0	13,342	Labor	13,742	14,155	14,579	15,017
72	Retirement Contributions	522	19,111	0	19,111	20,771	0	20,771	Labor	21,394	22,036	22,697	23,378
73	Life and Health Insurance	523	16,450	0	16,450	47,933	0	47,933	Ins-Health	49,850	51,844	53,918	56,075
74	Workers' Compensation	524	17,772	0	17,772	17,772	0	17,772	Worker Comp	18,305	18,854	19,420	20,003
75	Total Personnel Services		$235,946	$0	$235,946	$261,713	$0	$261,713		$270,044	$278,644	$287,521	$296,686
	Operating Expenses												
76	Professional Services	531	$1,000	$0	$1,000	$1,000	$0	$1,000	Inflation	$1,023	$1,044	$1,065	$1,089
77	Other Contractual Services	534	14,645	0	14,645	16,645	0	16,645	Contract	17,144	17,659	18,188	18,734
78	Other Contractual Services - Grinding Services	534	115,250	0	115,250	118,750	0	118,750	Grinding	122,313	125,982	129,761	133,654

Table 2
City of Stuart
Sanitation Revenue Sufficiency Study - Base Case (New Facility)

Projected Operating Expenses

Line No.	Description		Budgeted 2023 [1]	Proposed Adjustments	Adjusted 2023	Budgeted 2024 [1]	Proposed Adjustments	Adjusted 2024	Escalation Reference [2]	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028
79	Travel and Per Diem	540	0	0	0	0	0	0	Inflation	0	0	0	0
80	Communication Services	541	0	0	0	0	0	0	Inflation	0	0	0	0
81	Freight / Postage Services	542	0	0	0	0	0	0	Inflation	0	0	0	0
82	Utility Services	543	2,400	0	2,400	2,400	0	2,400	Inflation	2,455	2,507	2,557	2,613
83	Tipping Fees	543	69,000	2,400	71,400	74,244	6	74,250	Calculated	77,992	81,924	86,051	90,392
84	Rentals and Leases	544	660	0	660	1,320	0	1,320	Inflation	1,350	1,379	1,406	1,437
85	Insurance	545	6,301	0	6,301	6,301	0	6,301	Insurance	6,490	6,685	6,885	7,092
86	Repairs and Maintenance	546	35,750	0	35,750	68,750	(40,000)	28,750	Repair	29,613	30,501	31,416	32,358
87	Printing and Binding	547	0	0	0	1,000	0	1,000	Inflation	1,023	1,044	1,065	1,089
88	Promotional Activities	548	0	0	0	1,200	0	1,200	Inflation	1,228	1,253	1,278	1,307
89	Other Current Charges	549	2,200	0	2,200	2,700	0	2,700	Inflation	2,762	2,820	2,877	2,940
90	Operating Supplies	552	83,174	0	83,174	84,274	0	84,274	Inflation	86,212	88,023	89,783	91,758
91	Fuel for Trucks	552	62,458	0	62,458	62,458	0	62,458	Fuel	65,581	68,860	72,303	75,918
92	Books and Memberships	554	0	0	0	0	0	0	Inflation	0	0	0	0
93	Training	555	0	0	0	0	0	0	Inflation	0	0	0	0
94	Total Operating Expenses		$392,838	$2,400	$395,238	$441,042	($39,994)	$401,048		$415,186	$429,681	$444,637	$460,381
	Capital Outlay [3]												
95	Buildings	562	$0	$0	$0	$0	$0	$0	Eliminate	$0	$0	$0	$0
96	Infrastructure	563	0	0	0	0	0	0	Eliminate	0	0	0	0
97	Machinery & Equipment	564	218,000	(218,000)	0	0	0	0	Eliminate	0	0	0	0
98	Total Capital Outlay		$218,000	($218,000)	$0	$0	$0	$0		$0	$0	$0	$0
99	**Total Yard Waste Collection (730)**		$846,784	($215,600)	$631,184	$702,755	($39,994)	$662,761		$685,230	$708,324	$732,158	$757,067
	Non - Operating (790)												
100	Transfer (Indirect Cost Allocation) [4]	599	$607,560	$0	$607,560	$607,560	$0	$607,560	Calculated	$625,787	$644,560	$663,881	$683,809
101	Intragovernmental Transfers - 1/2 FTE		36,095	0	36,095	36,095	0	36,095	Labor	37,178	38,293	39,442	40,625
102	Transfers - Water & Sewer	599	215,023	0	215,023	215,023	0	215,023	Labor	221,474	228,118	234,961	242,010
103	Other Non-operating Uses - Salary & Wages	512	0	0	0	0	0	0	Labor	0	0	0	0
104	Other Non-operating Uses - Life / Health / Gen Insuranc	523&545	3,119	0	3,119	3,119	0	3,119	Ins-Health	3,244	3,374	3,508	3,649
105	Intragovernmental Transfers [5]	591	352,634	(352,634)	0	352,634	(352,634)	0	Eliminate	0	0	0	0
106	Transfer to Retained Earnings [6]	595	399,535	(399,535)	0	399,535	(399,535)	0	Eliminate	0	0	0	0
107	Machinery & Equipment	564	0	0	0	0	0		Eliminate				
108	**Total Non - Departmental**		$1,613,966	($752,169)	$861,797	$1,613,966	($752,169)	$861,797		$887,682	$914,345	$941,793	$970,093
	Additional Charges												
109	Additional Personnel Costs		$0	$0	$0	$0	$0	$0	Input	$0	$0	$0	$0
110	Additional Operating Costs		0	0	0	0	0	0	Calculated	0	0	0	0
111	Additional Maintenance Costs		0	0	0	0	0	0	Calculated	0	0	0	0
112	Bad Debt Expense		0	0	0	0	0	0	None	0	0	0	0
113	Operating Contingency		0	0	0	0	0	0	None	0	0	0	0
114	**Total Additional Charges**		$0	$0	$0	$0	$0	$0		$0	$0	$0	$0
115	**TOTAL OPERATING EXPENSES**		$6,177,229	($1,419,800)	$4,757,429	$7,236,682	($2,168,981)	$5,067,701		$5,259,912	$5,459,271	$5,675,107	$5,891,507
								6.52%		3.79%	3.79%	3.95%	3.81%

Table 2
City of Stuart
Sanitation Revenue Sufficiency Study - Base Case (New Facility)

Projected Operating Expenses

Line No.	Description	Budgeted 2023 [1]	Proposed Adjustments	Adjusted 2023	Budgeted 2024 [1]	Proposed Adjustments	Adjusted 2024	Escalation Reference [2]	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028
							310,272					

Footnotes:

[1] Based on budgeted figures for the Fiscal Year 2023 Amended Budget and Fiscal Year 2024 Preliminary Budget.

[2] Inflationary attributes derived from Table 3.

[3] Amounts removed from operating expenses and shown separately within the Capital Plan in Table 4.

[4] Amounts adjusted based on discussions with City staff as follows:

	Fiscal Year Ending September 30, 2023	2024	2025	2026	2027	2028
Transfer (Indirect Cost Allocation) - Base Amount (As Adopted)	$607,560	$607,560	$607,560	$607,560	$607,560	$607,560
Adjustments to Street Allocation	0	0	0	0	0	0
Revised Transfer - Base Amount	$607,560	$607,560	$607,560	$607,560	$607,560	$607,560
Cumulative Labor Index	0.00%	0.00%	3.00%	6.09%	9.27%	12.55%
Projected Transfer Amount	$607,560	$607,560	$625,787	$644,560	$663,881	$683,809

[5] Amounts removed from operating expenses and calculated separately within Table 5. Intragovernmental Transfer is based on 6% of annual operating revenues.

[6] Transfers to Retained Earnings reflect the amount of revenue sources in excess of annual expenditures for each Fiscal Year. Such amounts, if any, are calculated in Table 6.

Table 3
City of Stuart
Sanitation Revenue Sufficiency Study - Base Case (New Facility)

Summary of Projected Escalation Factors

Line No.	Description	Escalation Reference	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028
1	Constant	Constant	1.0000	1.0000	1.0000	1.0000
2	Eliminate	Eliminate	0.0000	0.0000	0.0000	0.0000
3	General Inflation (CPI)	Inflation	1.0230	1.0210	1.0200	1.0220
4	Labor Escalator	Labor	1.0300	1.0300	1.0300	1.0300
5	Contract Labor	Contract	1.0300	1.0300	1.0300	1.0300
6	Grinder Services	Grinding	1.0300	1.0300	1.0300	1.0300
7	Life/Health/Disability Insurance Escalator	Ins-Health	1.0400	1.0400	1.0400	1.0400
8	Workers Compensation	Worker Comp	1.0300	1.0300	1.0300	1.0300
9	Insurance Factor	Insurance	1.0300	1.0300	1.0300	1.0300
10	Repair and Maintenance	Repair	1.0300	1.0300	1.0300	1.0300
11	Fuel	Fuel	1.0500	1.0500	1.0500	1.0500
12	Growth in Disposal + CPI	Disposal	1.0332	1.0312	1.0302	1.0322
13	Growth in Disposal + Fuel	Hauling	1.0605	1.0605	1.0605	1.0605
14	Marginal Adjustment Factor	Marginal	1.0101	1.0101	1.0101	1.0101

Table 4
City of Stuart
Sanitation Revenue Sufficiency Study - Base Case (New Facility)

Capital Funding Program

Line No.	Description	Reference	Projected Fiscal Year Ending September 30, - Future Dollars [1] 2023	Adjustments	2023	2024	2025	2026	2027	2028	Totals
	CUMULATIVE INFLATIONARY ADJUSTMENT FACTOR		1.000	1.000	1.000	1.000	1.030	1.061	1.093	1.126	
	CAPITAL PLAN										
	Replacement of Vehicles										
1	6' Trailer w/wire	REV	$5,000	$0	$5,000	$0	$0	$0	$0	$0	$5,000
2	New Way - Side Loader	VRF	0	0	0	0	340,000	0	0	0	340,000
3	New Way - Side Loader	VRF	0	0	0	0	340,000	0	0	0	340,000
4	F-450 FORK TRUCK	VRF	0	0	0	0	0	48,000	0	0	48,000
5	Front End Loader	VRF	0	0	0	360,000	0	0	0	0	360,000
6	Mack Truck Front Loader	VRF	80,000	0	80,000	0	0	0	0	0	80,000
7	Mack Truck Rear Loader	VRF	0	0	0	300,000	0	0	0	0	300,000
8	Mack Truck Front Loader	VRF	0	0	0	0	0	0	393,000	0	393,000
9	Mack Truck Front Loader	VRF	330,000	0	330,000	0	0	0	0	0	330,000
10	Trailer 7 x 16	REV	5,000	0	5,000	0	0	0	0	0	5,000
11	Grapple Truck	VRF	212,000	0	212,000	0	0	0	0	0	212,000
12	Durastar Grapple Truck	VRF	0	0	0	0	0	186,000	0	0	186,000
13	Allownace - Future Vehicle FY28	VRF	0	0	0	0	0	0	0	591,000	591,000
14	Total Vehicle Replacements		$632,000	$0	$632,000	$660,000	$680,000	$234,000	$393,000	$591,000	$3,190,000
	Other Capital Requirements										
15	Capital Outlay	REV	$633,000	($631,000)	$2,000	$25,000	$26,000	$27,000	$27,000	$28,000	$135,000
16	Vehicle Rehab Transfer from R&M Budget	VRF	0	0	0	200,000	0	0	0	0	200,000
17	Carryforwards	OR	0	286,000	286,000	0	0	0	0	0	286,000
18	Public Works Complex - New Facility - 1 of 2	DEBT1	0	0	0	0	2,833,000	6,896,000	3,005,000	0	12,734,000
19	Public Works Complex - New Facility - 2 of 2	OR	0	0	0	0	1,030,000	1,061,000	1,093,000	0	3,184,000
20	Public Works Complex - New Facility Design	OR	0	0	0	750,000	773,000	0	0	0	1,523,000
21	Total Capital Projects		$633,000	($345,000)	$288,000	$975,000	$4,662,000	$7,984,000	$4,125,000	$28,000	$18,062,000
22	**TOTAL CAPITAL PLAN**		$1,265,000	($345,000)	$920,000	$1,635,000	$5,342,000	$8,218,000	$4,518,000	$619,000	$21,252,000
	FUNDING SOURCES										
23	Operating Reserves	OR	$0	$286,000	$286,000	$750,000	$1,803,000	$1,061,000	$1,093,000	$0	$4,993,000
24	Operating Revenues	REV	643,000	(631,000)	12,000	25,000	26,000	27,000	27,000	28,000	145,000
25	Vehicle Replacement Fund	VRF	622,000	0	622,000	860,000	680,000	234,000	393,000	591,000	3,380,000
26	Other	OTHER	0	0	0	0	0	0	0	0	0
27	Debt Proceeds 1	DEBT1	0	0	0	0	2,833,000	6,896,000	3,005,000	0	12,734,000
28	Debt Proceeds 2	DEBT2	0	0	0	0	0	0	0	0	0
29	**TOTAL FUNDING SOURCES**		$1,265,000	($345,000)	$920,000	$1,635,000	$5,342,000	$8,218,000	$4,518,000	$619,000	$21,252,000

Footnotes:

[1] Amounts as provided by the City.

[2] Proposed Bank Loan assumptions based on discussions with the City's Financial Advisor as follows:

Project Amount	$12,734,000	
Financing Costs (2%)	$255,000	
Sub-Total	$12,989,000	
Interest Rate	6.00%	For Base Case
Term	15	For Base Case
Capitalized Interest (2 years)	$1,559,000	2
Total Principal	$14,548,000	
Payment Over Remaining 13 Years	$1,643,344	
First 6-mo payment	Oct-27	Partial Year Payment FY27

Table 5
City of Stuart
Sanitation Revenue Sufficiency Study - Base Case (New Facility)

Projected Intragovernmental Transfers

Line No.	Description	Projected Fiscal Year Ending September 30, 2023	2024	2025	2026	2027	2028
	INTRAGOVERNMENTAL TRANSFERS						
	Gross Revenues [1]						
1	Residential Garbage	$904,344	$931,474	$940,882	$950,385	$959,984	$969,680
2	Commercial Garbage	5,283,211	5,441,707	5,496,669	5,552,185	5,608,262	5,664,905
3	Delinquent Garbage Fees	23,500	42,000	42,000	42,000	42,000	42,000
4	Trash Collections	21,500	33,000	33,000	33,000	33,000	33,000
5	Utility Service charges	46,000	12,000	12,000	12,000	12,000	12,000
6	Other Utility Charges	0	0	0	0	0	0
7	Interest Income	107,000	108,000	96,000	91,000	94,000	90,000
8	Revenues from Proposed Rate Increases [2]	0	323,009	668,766	1,038,681	1,434,247	1,857,050
9	**Total Gross Revenues**	$6,385,555	$6,891,191	$7,289,317	$7,719,251	$8,183,493	$8,668,635
10	Percent of Revenues [3]	6%	6%	6%	6%	6%	6%
11	Sub-total Intragovernmental Transfers	$383,133	$413,471	$437,359	$463,155	$491,010	$520,118
12	Additional Transfers - If any	(30,499)	0	0	0	0	0
13	**TOTAL INTRAGOVERNMENTAL TRANSFERS**	$352,634	$413,471	$437,359	$463,155	$491,010	$520,118

Footnotes:

[1] Amounts derived from Table 1.

[2] Amounts derived from Table 6.

[3] Transfer amount as adopted by the City.

Table 6
City of Stuart
Sanitation Revenue Sufficiency Study - Base Case (New Facility)

Projected Sanitation Revenue Requirements

Line No.	Description	Projected Fiscal Year Ending September 30, 2023	2024	2025	2026	2027	2028
1	Total Operating Expenses [1]	$4,757,429	$5,067,701	$5,259,912	$5,459,271	$5,675,107	$5,891,507
	Other Revenue Requirements						
	Debt Service						
2	Annual Debt Service Payments [2]	$0	$0	$0	$0	$821,672	$1,643,344
3	Transfer to Vehicle Replacement Fund [3]	622,000	$860,000	525,000	525,000	525,000	525,000
4	Other Capital Funded from Rates [4]	12,000	25,000	26,000	27,000	27,000	28,000
5	Intragovernmental Transfers [5]	352,634	413,471	437,359	463,155	491,010	520,118
6	Operating Reserves - Deposits to/(Uses of)	0	0	0	0	0	0
7	Total Other Revenue Requirements	$986,634	$1,298,471	$988,359	$1,015,155	$1,864,682	$2,716,462
8	Gross Revenue Requirements	$5,744,063	$6,366,172	$6,248,271	$6,474,426	$7,539,789	$8,607,969
	Less Income and Funds from Other Sources						
9	Other Operating Revenue [6]	$0	$0	$0	$0	$0	$0
10	Interest Income	107,000	108,000	96,000	91,000	94,000	90,000
11	Net Revenue Requirements	$5,637,063	$6,258,172	$6,152,271	$6,383,426	$7,445,789	$8,517,969
	Revenue from Operations						
12	Existing Operating Revenue [6]	$6,278,555	$6,460,182	$6,524,551	$6,589,570	$6,655,246	$6,721,585
13	Prior Year Rate Adjustments	0	0	326,228	675,431	1,049,033	1,448,544
14	Total Rate Revenue Before Current Year Adjustment	6,278,555	6,460,182	6,850,778	7,265,001	7,704,279	8,170,129
	Current Year Rate Adjustments	Implemented Rates			Projected Rates		
15	Current Year Rate Adjustment	0.00%	5.00%	5.00%	5.00%	5.00%	5.00%
	Effective Month	Oct.	Oct.	Oct.	Oct.	Oct.	Oct.
16	% of Current Year Effective	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
17	Total Revenue from Current Year Adjustments	$0	$323,009	$342,539	$363,250	$385,214	$408,506
18	Total Revenue	$6,278,555	$6,783,191	$7,193,317	$7,628,251	$8,089,493	$8,578,635
19	Revenue Surplus/(Deficiency)	$641,493	$525,019	$1,041,047	$1,244,825	$643,704	$60,666
20	Percent of Rate Revenues	10.22%	7.74%	14.47%	16.32%	7.96%	0.71%

Table 6
City of Stuart
Sanitation Revenue Sufficiency Study - Base Case (New Facility)

Projected Sanitation Revenue Requirements

		As of Fiscal Year Ending September 30,					
21	**Summary of Cash Balances (Year-End)**	2023	2024	2025	2026	2027	2028
22	Unrestricted Operating Fund	$4,964,684	$4,739,702	$3,977,749	$4,161,574	$3,712,278	$3,772,945
23	Vehicle Replacement Fund [*]	525,000	525,000	370,000	661,000	793,000	727,000
24	**Total Cash Balances (Year-End)**	$5,489,684	$5,264,702	$4,347,749	$4,822,574	$4,505,278	$4,499,945
25	Operating Days of Operating Expenses - Min.	90	90	90	90	90	90
26	Operating Days of Operating Expenses - Calculated	392	351	279	297	267	256

[*] Amount designed to accumulate to the annual average requirement of approximately $525,000 per year.

Footnotes continued on the following page.

Footnotes:

[1] Amounts derived from Table 2.

[2] The Department does not have any outstanding obligations, not does it plan to borrow monies for capital projects during the forecast period.

[3] Amounts needed to fund the vehicle replacement needs of the sysetm over 10 years.

[4] Amounts derived from Table 4, if any.

[5] Amounts derived from Table 5.

[6] Amounts derived from Table 1.

Table 7
City of Stuart
Sanitation Revenue Sufficiency Study - Base Case (New Facility)

Projected Fund Balances

Line No.	Description	Reference	Projected Fiscal Year Ending September 30, [1] 2023	2024	2025	2026	2027	2028
	UNRESTRICTED OPERATING FUND							
1	Beginning Balance [2]		$4,609,191	$4,964,684	$4,739,702	$3,977,749	$4,161,574	$3,712,278
2	Transfers In - Revenues		6,278,555	6,783,191	7,193,317	7,628,251	8,089,493	8,578,635
3	Transfers Out - Net Revenue Requirements		5,637,063	6,258,172	6,152,271	6,383,426	7,445,789	8,517,969
4	Transfers Out - CIP		286,000	750,000	1,803,000	1,061,000	1,093,000	0
5	Transfers Out (In) - Water and Wastewater Fund		0	0	0	0	0	0
6	End of Year Transfer In / (Out)		0	0	0	0	0	0
7	Interest Rate	Short Term	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
8	Interest Income		96,000	97,000	87,000	81,000	79,000	75,000
9	Transfer of Interest Income to Revenue Fund		96,000	97,000	87,000	81,000	79,000	75,000
10	Ending Balance		$4,964,684	$4,739,702	$3,977,749	$4,161,574	$3,712,278	$3,772,945
	VEHICLE REPLACEMENT FUND (PROPOSED)							
11	Beginning Balance [2]		$525,000	$525,000	$525,000	$370,000	$661,000	$793,000
12	Transfers In		622,000	860,000	525,000	525,000	525,000	525,000
13	Transfers Out		622,000	860,000	680,000	234,000	393,000	591,000
14	Interest Rate	Medium Term	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
15	Interest Income		11,000	11,000	9,000	10,000	15,000	15,000
16	Transfer of Interest Income to Revenue Fund		11,000	11,000	9,000	10,000	15,000	15,000
17	Ending Balance		$525,000	$525,000	$370,000	$661,000	$793,000	$727,000
	CUSTOMER DEPOSITS							
18	Beginning Balance [2]		$608,999	$608,999	$608,999	$608,999	$608,999	$608,999
19	Transfers In		0	0	0	0	0	0
20	Transfers Out		0	0	0	0	0	0
21	Interest Rate	None	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
22	Interest Income		0	0	0	0	0	0
23	Transfer of Interest Income to Revenue Fund		0	0	0	0	0	0
24	Ending Balance		$608,999	$608,999	$608,999	$608,999	$608,999	$608,999
25	TOTAL INTEREST INCOME		$107,000	$108,000	$96,000	$91,000	$94,000	$90,000

Footnotes:

[1] Cash balances dependent upon the adoption of proposed rate increases shown in Table 7, if any.

[2] The beginning balance was derived from the City's audited ACFR as of September 30, 2021.

Table 8
City of Stuart
Sanitation Revenue Sufficiency Study - Base Case (New Facility)

Comparison of Residential Sanitation Rates [1]

Line No.	Description	Monthly Charges	Residential Collection & Disposal: Garbage Collection	Recycling Collection	Yard-Waste Collection	Non-Ad Valorem Assessment
	City of Stuart:					
1	Existing [2]	$21.15	1 x week	1 x week	1 x week	No
2	Proposed [2]	22.21	1 x week	1 x week	1 x week	No
	Other Sanitation Systems:					
3	City of Fort Pierce [3]	25.25	2 x week	1 x week	1 x week	No
4	Martin County	33.80	2 x week	1 x week	1 x week	Yes
5	City of Port St. Lucie	31.62	1 x week	1 x week	1 x week	Yes
6	St. Lucie County	23.33	2 x week	1 x week	1 x week	Yes
7	Survey Average	$28.50				

Footnotes:

[1] Unless otherwise noted, amounts shown reflect rates in effect May 2023 and are exclusive of taxes or franchise fees, if any. All rates are as reported by the respective utility. This comparison is intended to show comparable charges for similar service for comparison purposes only and is not intended to be a complete listing of all rates and charges offered by each listed utility.

[2] The City of Stuart offers two recycling collections per week for certain addresses.

[3] The City of Fort Pierce charges $22.14 per month for garbage and yard waste collection. Recycling service is an additional $3.11 per month.

RAFTELIS

August 25, 2023

Honorable Mayor and
Members of the City Commission
City of Stuart
121 SW Flagler Avenue
Stuart, FL 34994-2139

Subject: **Review of Proposed Fiscal Year 2024 Water and Wastewater Budget**

Ladies and Gentlemen:

On September 14, 2022, the City of Stuart (City) completed a water and wastewater rate study for the five years ending September 30, 2027 (Rate Study), which was prepared by Raftelis Financial Consultants, Inc. (Raftelis). The Rate Study was conducted to update the City's financial forecast to evaluate the adequacy of water and wastewater rates to meet the operating, debt service, capital and transfer expenditure requirements of the water and wastewater systems (System), and specifically to demonstrate the System's ability to repay the current and proposed loan obligations. The City's water and wastewater systems are established as an enterprise fund. As such, the utility system should have revenues equal to the costs of the services provided, and should establish rates sufficient to cover the cost of operating, maintaining, repairing and financing system operations. According to the Governmental Accounting Standards Board, "Enterprise Funds should be used to account for operations that are financed and operated in a manner similar to private business enterprises – where the intent of the governing body is that costs of providing services to the general public on a continuing basis should be financed or recovered primarily through user charges."

Based on the assumptions provided in the Rate Study related to the development of the revenue requirements for each system, Raftelis identified the need for rate adjustments for the water and wastewater systems. Pursuant to the City's annual indexing provision that is based on the Florida Public Service Commission's Index (FPSC Index), the City Commission implemented 4.53% increase to monthly water and wastewater rates beginning on and after October 1, 2022 (Fiscal Year 2023). The Rate Study recommendations further estimated the need to increase water and wastewater rates by approximately 5.5% per year from Fiscal Years 2024 through 2027. The primary reasons for the identified rate adjustments included the following:

1. Minimal increase in system revenues due to the lack of growth within the water system, while wastewater system revenues were projected to increase modestly based on the planned Sewer Expansion Program.
2. Increases in operating expenses as a result of inflation.
3. The need to fund annual renewal and replacement requirements and other capital needs of the water and wastewater systems.
4. The need to incur additional debt for the construction of the new reverse osmosis water treatment plant (R.O. Facility).

341 N. Maitland Avenue, Suite 300
Maitland, FL 32751
www.raftelis.com

On or about March 2023, the published FPSC Index became available for the upcoming year. Based on recent inflationary results, the current FPSC Index is 7.07%. The current index exceeds the recommended adjustment of 5.5% for Fiscal Year 2024.

Authorization

The City authorized Raftelis to perform a review of the System's proposed budget for Fiscal Year 2024. The primary purposes of this review include evaluating the adequacy of projected revenues for the year to meet the proposed operating, debt service, capital and transfer requirements of the System, and identifying significant variances between the proposed budget and the recent Rate Study, if any. This review is limited to a single test year analysis based on the proposed budget and previously appropriated revenues and expenditures as provided by City staff.

Budget Review and the Adequacy of Revenues

The various expenditures associated with operating and maintaining a municipally-owned utility system, as well as the cost of financing the renewal and replacement of facilities and capital improvements for upgrades and expansion, are generally referred to as the utility revenue requirements. The sum of these cost components represents the gross revenue requirements, which includes the following various cost components:

- Operating Expenses: These expenses include the cost of utilities, chemicals, labor, materials, supplies, and other items necessary for the operation and maintenance of the water and wastewater systems.

- Debt Service: Debt service includes the principal and interest on the City's current and future obligations payable from the net operating revenues of the water and wastewater systems.

- Other Revenue Requirements: This component of cost includes, in general, any ongoing capital improvements (capital outlay) to be financed from revenues, annual transfers to the Renewal and Replacements (R&R) Fund needed for ongoing system renewals and replacements, and transfers to the General Fund.

Tables 1 through 22 at the end of this letter report supports the updated financial forecast based on the proposed Fiscal Year 2024 budget information as provided by City staff. As summarized on Table 11, the City anticipates funding approximately $8.4 million for certain capital improvements. Such primary capital expenditures include:

- (Ongoing) Construction of the R.O. Facility
- New Ion Exchange
- Water Reclamation Facility (WRF) Headworks
- Water Well Rehabilitation
- Lift Station Pump Replacements
- Water Main Upgrades
- Vehicles & Minor Equipment

After accounting for debt proceeds of approximately $2.0 million, grant revenues of $93,000, and use of reserves totaling $4.3 million, the proposed Fiscal Year 2024 revenue requirements include approximately $1.9 million of ongoing capital improvements that should be funded from current revenues.

The remaining revenue requirements of the System include operating expenses, debt service payments, and transfers to the General Fund. Table 15, at the end of this report, summarizes the gross revenue requirements for the budget year, which is estimated to be $16.4 million. After adjusting for other, miscellaneous income earned by the System, the estimated net revenue requirements to be funded from monthly rates is estimated at $15.7 million.

The estimated revenues for the year are based on a 1% increase resulting from new customer growth (water sales increasing approximately 0.5% per year on average) plus a proposed rate increase of 5.5% for the year. When compared to the Rate Study results, the current estimated revenues are lower by $0.2 million per year (1.5%), which would support implementing the full FPSC Index of 7.07%. Based on discussions with City staff, disbursement of 100% of the proposed budget appropriations is unlikely; therefore, City staff recommend moving forward with the lower adjustment of 5.5% and to continue updating the study results over time.

Based on the recommended rate adjustment of 5.5%, the proposed rate revenues for Fiscal Year 2024 are approximately $14.7 million. When compared against the net revenue requirements, the City may have to fund $1.0 million of the annual expenditures from reserves. As shown on the bottom of Table 15, at the end of this report, the System is estimated to maintain cash and investment reserves in excess of the City's 90 day minimum reserve policy. As of September 30, 2024, the System's unappropriated operating reserve balance is estimated to be approximately $6.3 million (186 days of expenses).

Debt Service Compliance

The City maintains individual pledges for both senior lien and junior lien debt, which both require tests to ensure debt service coverage compliance. The City's Bond Resolution sets minimum requirements associated with the City's outstanding senior lien obligations. Specifically, the Bond Resolution requires a minimum debt service coverage ratio on all senior lien bonds of 1.00. This requirement was reduced from 1.10 to 1.00 when the Series 2003 Bonds were recently paid off. The City also maintains several junior lien, State Revolving Fund Loans (SRF Loans) which has a subordinate claim on the gross revenue requirements of the System. Specifically, the SRF Loans require a minimum debt service coverage ratio of 1.15 after the payment of senior lien bonds. The amount of coverage on the senior lien bonds cannot be used to satisfy or meet this coverage test for the SRF Loan; therefore, net revenues available to pay the SRF Loans exclude senior lien debt service payments and senior lien coverage (if any).

As shown on Table 19 at the end of this letter report and summarized below, the proposed budget is anticipated to provide adequate net revenues to meet the rate covenant of the Bond Resolution associated with the senior lien debt and the debt service coverage requirements of the junior lien debt:

Debt Service Coverage Compliance – By Lien Type [1]

	Fiscal Year 2024
Senior Lien Debt Service Coverage	
Debt Service Coverage – Calculated	292%
Debt Service Coverage – Required [2]	100%
Junior Lien Debt Service Coverage	
Debt Service Coverage – Calculated	275%
Debt Service Coverage – Required	115%

[1] Amounts obtained from Table 3 based on the proposed FY 2024 Budget.
[2] The Bond Resolution requires a minimum debt service coverage rate of 100% of the Senior Lien annual debt service payments.

As shown in this section of this report, net revenues as budgeted by the City are projected to be adequate to meet the minimum coverage requirements of the outstanding debt of the System. Budget variances may occur as customers are exposed to changing economic and market conditions or as a result of unanticipated cost increases, and any new watering restrictions or other regulatory requirements. While the projected net revenues appear adequate to pay debt, the use of reserves will be required to fully fund the proposed budgetary needs as shown on Table 15, which was discussed in detail in the previous section.

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Conclusions and Recommendations

Based upon the foregoing information and analyses, we are of the opinion that the City's utility system financial operating results based on the proposed Fiscal Year 2024 Budget: 1) complies with the minimum debt service coverage requirements of the Bond Resolution and junior lien loan agreements; and 2) should provide adequate gross revenues to fund the majority of the gross revenue requirements anticipated to be funded from rates in the budget. However, net revenues for the budget year will not be sufficient to fully fund all of the capital needs and transfer requirements of the System. After considering the use of $4.3 million of reserves to directly fund certain capital improvements, as outlined herein, the City may need to use approximately $1.0 million in operating reserve balance to fund the remaining revenue requirements. Based on estimates provided by the City, after the planned use of reserves to meet the Fiscal Year 2024 budgetary needs, the System is estimated to retain operating reserves as of September 30, 2024 in excess of the City's minimum reserve fund requirement.

Our conclusions are based on the City implementing a 5.5% water and wastewater rate increase effective for bills rendered on and after October 1, 2023, and we recommend that the City move forward with its plans to continue to update the financial forecast annually.

We appreciate the opportunity to be of service to the City.

Respectfully submitted,

Raftelis Financial Consultants, Inc.

Murray M. Hamilton, Jr.
Vice President

Trevor McCarthy
Senior Consultant

City of Stuart
Water and Wastewater Revenue Sufficiency Study

List of Tables

No.	Description
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2	Projected New Customer Growth and Availability Fees
3	Projected Rate Revenues at Existing Rates
4	Projected Other Operating Revenues
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6	Adopted Fiscal Year 2023 Budget and Allocation of Operating Expenses to Individual Systems
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10	Summary of Projected Expense Escalation Factors
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22	Comparison of Typical Monthly Residential Bills For Water and Wastewater Service

Table 1
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Summary of Sewer Expansion Program Assumptions

Line No.	Description	Fiscal Year Ending September 30, 2023	2024	2025	2026	2027	2028
	DEVELOPMENT OF CHARGES						
	Proposed Charges						
1	Collection System Cost per ERC	$5,908	$5,908	$5,908	$5,908	$5,908	$5,908
2	Sewer Availability Fee per ERC	$2,092	$2,092	$2,092	$2,092	$2,092	$2,092
3	Total Charges per ERC	$8,000	$8,000	$8,000	$8,000	$8,000	$8,000
	Sewer Expansion Fees Terms:						
4	Period (Years)	10	10	10	10	10	10
5	Interest Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Projected Annual Sewer Expansion Fees						
6	Collection System Cost per ERC	$591	$591	$591	$591	$591	$591
7	Sewer Availability Fee per ERC	$209	$209	$209	$209	$209	$209
8	Total Charges per ERC	$800	$800	$800	$800	$800	$800
9	Discount for Connection within 12 Months	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
	Projected Annual Sewer Expansion Fees (Discounted)						
10	Collection System Cost per ERC	$391	$391	$391	$391	$391	$391
11	Sewer Availability Fee per ERC	$209	$209	$209	$209	$209	$209
12	Total Charges per ERC	$600	$600	$600	$600	$600	$600
	Projected Upfront Payment						
13	Collection System Cost per ERC	$2,908	$2,908	$2,908	$2,908	$2,908	$2,908
14	Sewer Availability Fee per ERC	$2,092	$2,092	$2,092	$2,092	$2,092	$2,092
15	Total Charges per ERC	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000

Table 1
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Summary of Sewer Expansion Program Assumptions

Line No.	Description	Short-term Life Cycle Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Unconnected
	CUSTOMER PROFILE						
	Customer Connection Profile						
16	Connections	12.50%	6.94%	6.94%	6.94%	6.94%	25.00%
	Payment Profile	Percent	Percent	Percent	Percent	Percent	Weighted
17	Upfront Payment	6.25%	0.00%	0.00%	0.00%	0.00%	15.52%
18	Annual Sewer Expansion Fees (Discounted)	6.25%	0.00%	0.00%	0.00%	0.00%	15.52%
19	Annual Sewer Expansion Fees (At Cost)	0.00%	6.94%	6.94%	6.94%	6.94%	68.97%

Line No.	Description	Fiscal Year Ending September 30, 2023	2024	2025	2026	2027	2028
	CUSTOMER CONNECTIONS						
20	Customer Connections - Available						
21	St. Lucie Basin						
22	Dolphin Basin						
23	Poppleton Basin						
24	Palm Beach Basin						
25	East Stuart Basin						
26	Channel Ave. Basin						
27	Existing Basin Expansion	50	50	50	50	50	50
28	Future Basin Expansion						
29	Future Basin Expansion						
30	Total Connections - Available	50	50	50	50	50	50
20	Customer Connections - Each Year						
21	St. Lucie Basin		0	0	0	0	0
22	Dolphin Basin		0	0	0	0	0
23	Poppleton Basin		0	0	0	0	0
24	Palm Beach Basin		0	0	0	0	0
25	East Stuart Basin		0	0	0	0	0
26	Channel Ave. Basin		0	0	0	0	0
27	Existing Basin Expansion	50	50	50	50	50	50
28	Future Basin Expansion						
29	Future Basin Expansion						
31	Total Connections - Each Year	50	50	50	50	50	50
20	Customer Connections - Cumulative						
21	St. Lucie Basin	0	0	0	0	0	0
22	Dolphin Basin	0	0	0	0	0	0
23	Poppleton Basin	0	0	0	0	0	0
24	Palm Beach Basin	0	0	0	0	0	0
25	East Stuart Basin	0	0	0	0	0	0
26	Channel Ave. Basin	0	0	0	0	0	0
27	Existing Basin Expansion	50	100	150	200	250	300
28	Future Basin Expansion	0	0	0	0	0	0
29	Future Basin Expansion	0	0	0	0	0	0
32	Total Connections - Cumulative	50	100	150	200	250	300

Table 1
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Summary of Sewer Expansion Program Assumptions

Line No.	Description	Fiscal Year Ending September 30, 2023	2024	2025	2026	2027	2028
	DEVELOPMENT OF SEF REVENUES						
33	Projected Upfront Payments (Less Prepaids)	(22)	(20)	(18)	(10)	0	0
34	Collection System Cost	$0	$0	$0	$0	$0	$0
35	Sewer Availability Fee	$0	$0	$0	$0	$0	$0
36	Total Charges	$0	$0	$0	$0	$0	$0
	Projected Annual Sewer Expansion Fees (Discounted)						
37	Collection System Cost	$0	$0	$0	$0	$0	$0
38	Sewer Availability Fee	$0	$0	$0	$0	$0	$0
39	Total Charges	$0	$0	$0	$0	$0	$0
	Projected Annual Sewer Expansion Fees (At Cost) - Less Prepaids						
40	Collection System Cost	$16,542	$34,266	$53,172	$76,804	$106,344	$135,884
41	Sewer Availability Fee	$5,858	$12,134	$18,828	$27,196	$37,656	$48,116
42	Total Charges	$22,400	$46,400	$72,000	$104,000	$144,000	$184,000
	Projected Annual Sewer Expansion Fees (At Cost) - Existing Installments						
43	Collection System Cost	$147,700	$147,700	$147,700	$147,700	$147,700	$147,700
44	Sewer Availability Fee	$52,300	$52,300	$52,300	$52,300	$52,300	$52,300
45	Total Charges	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000
	TOTAL SEF REVENUES						
46	Total Operating Sewer Expansion Fees Revenues	$164,242	$181,966	$200,872	$224,504	$254,044	$283,584
47	Total Sewer Availability Charges	$58,158	$64,434	$71,128	$79,496	$89,956	$100,416
48	Total Charges	$222,400	$246,400	$272,000	$304,000	$344,000	$384,000
	Capital Projects - City Costs (Net of Grant Revenues) - See CIP						
49	Sewer Expansion - Incremental Grinder Systems	350,000	350,000	350,000	350,000	350,000	350,000

Table 2
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Projected New Customer Growth and Availability Fees

Line No.	Description		Projected Fiscal Year Ending September 30, [1] 2023	2024	2025	2026	2027	2028
	WATER SYSTEM							
	Impact Fee Schedule							
1	Impact Fee Per ERC		$1,933	$1,933	$1,933	$1,933	$1,933	$1,933
2	Projected New ERC's	Yes	100.0	100.0	100.0	100.0	100.0	100.0
3	Total Water Impact Fee Revenue		$193,300	$193,300	$193,300	$193,300	$193,300	$193,300
4	Percent Prepaid		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
5	Water Impact Fee Revenue Recognized for Forecast		$193,300	$193,300	$193,300	$193,300	$193,300	$193,300
	WASTEWATER SYSTEM							
	Impact Fee Schedule							
6	Impact Fee Per ERC		$2,092	$2,092	$2,092	$2,092	$2,092	$2,092
7	Projected New ERC's	Yes	100.0	100.0	100.0	100.0	100.0	100.0
8	Total Wastewater Impact Fee Revenue		$209,200	$209,200	$209,200	$209,200	$209,200	$209,200
9	Percent Prepaid		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
10	Wastewater Impact Fee Revenue Recognized for Forecast		$209,200	$209,200	$209,200	$209,200	$209,200	$209,200

Table 2
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Projected New Customer Growth and Availability Fees

Footnotes:
[1] Projected new development based upon information provided by staff as follows:

	Projected Fiscal Year Ending September 30,					
Planned Construction Projects:	2023	2024	2025	2026	2027	2028
Incremental Customer Growth						
Number of Homes	100.0	100.0	100.0	100.0	100.0	100.0
Water Gallons per Day per Unit	250	250	250	250	250	250
Wastewater Gallons per Day per Unit	200	200	200	200	200	200
Projected Water ERCs	100.0	100.0	100.0	100.0	100.0	100.0
Projected Wastewater ERCs	100.0	100.0	100.0	100.0	100.0	100.0
Wastewater Expansion Project						
Number of Homes	50.0	50.0	50.0	50.0	50.0	50.0
Water Gallons per Day per Unit	0	0	0	0	0	0
Wastewater Gallons per Day per Unit	200	200	200	200	200	200
Projected Water ERCs	0.0	0.0	0.0	0.0	0.0	0.0
Projected Wastewater ERCs	50.0	50.0	50.0	50.0	50.0	50.0
Total Projected Customer Growth						
Projected Water and Wastewater Accounts	100.0	100.0	100.0	100.0	100.0	100.0
Projected Water ERCs	100.0	100.0	100.0	100.0	100.0	100.0
Projected Wastewater ERCs	150.0	150.0	150.0	150.0	150.0	150.0

Table 2
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Projected New Customer Growth and Availability Fees

Footnote 1 Continued.

Projected Billing Determinants:		Projected Fiscal Year Ending September 30, 2023	2024	2025	2026	2027	2028
Average Account Growth:							
Water System		4,629	4,729	4,829	4,929	5,029	5,129
	Yes	100.0	100.0	100.0	100.0	100.0	100.0
		4,729	4,829	4,929	5,029	5,129	5,229
		2.16%	2.11%	2.07%	2.03%	1.99%	1.95%
Wastewater System		3,360	3,510	3,660	3,810	3,960	4,110
	Yes	150.0	150.0	150.0	150.0	150.0	150.0
		3,510	3,660	3,810	3,960	4,110	4,260
		4.46%	4.27%	4.10%	3.94%	3.79%	3.65%
Average Sales Growth:							
Water System		1,120,000	1,124,800	1,129,600	1,134,400	1,139,200	1,144,000
	Yes	4,800	4,800	4,800	4,800	4,800	4,800
		1,124,800	1,129,600	1,134,400	1,139,200	1,144,000	1,148,800
		0.43%	0.43%	0.42%	0.42%	0.42%	0.42%
Wastewater System		636,000	643,200	650,400	657,600	664,800	672,000
	Yes	7,200	7,200	7,200	7,200	7,200	7,200
		643,200	650,400	657,600	664,800	672,000	679,200
		1.13%	1.12%	1.11%	1.09%	1.08%	1.07%

Table 3
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Projected Rate Revenues at Existing FY22 Rates

Line No.	Description	Projected Fiscal Year Ending September 30, 2023	2024	2025	2026	2027	2028
	WATER SYSTEM						
1	Existing Revenues (Budgeted) [1]	$7,601,949	$7,601,949	$7,601,949	$7,601,949	$7,601,949	$7,601,949
2	Additional Revenues from Growth (Cumulative) [2]	39,084	78,168	117,252	156,336	195,420	234,504
3	Budget to Actual Revenue Adjustment (if any)	(1,348)	(1,348)	(1,348)	(1,348)	(1,348)	(1,348)
4	Total Water Revenues [3]	$7,639,685	$7,678,769	$7,717,853	$7,756,937	$7,796,021	$7,835,105
5	**WASTEWATER SYSTEM**						
6	Existing Revenues (Budgeted) [1]	$6,326,068	$6,326,068	$6,326,068	$6,326,068	$6,326,068	$6,326,068
7	Additional Revenues from Growth (Cumulative) [2]	70,092	140,184	210,276	280,368	350,460	420,552
8	Budget to Actual Revenue Adjustment (if any)	(167,408)	(167,408)	(167,408)	(167,408)	(167,408)	(167,408)
9	Total Wastewater Revenues [3]	$6,228,752	$6,298,844	$6,368,936	$6,439,028	$6,509,120	$6,579,212
10	**TOTAL RATE REVENUES**	$13,868,437	$13,977,613	$14,086,789	$14,195,965	$14,305,141	$14,414,317
			0.79%	0.78%	0.78%	0.77%	0.76%

Table 3
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Projected Rate Revenues at Existing FY22 Rates

Footnotes:

[1] Amounts based on budget before assumed customer growth.

[2] Projected new development derived from Table 2 based upon information provided by staff as follows:

	Projected Fiscal Year Ending September 30,					
Description	2023	2024	2025	2026	2027	2028
Water System						
Cumulative Growth in Customer Accounts	100	200	300	400	500	600
Existing Monthly Base Fee & Customer Charge	$18.45	$18.45	$18.45	$18.45	$18.45	$18.45
Projected Revenues from Base Facility Charges	$22,140	$44,280	$66,420	$88,560	$110,700	$132,840
Cumulative Growth in Sales (kgals)	4,800	9,600	14,400	19,200	24,000	28,800
Existing Volume Charge (per kgal)	$3.53	$3.53	$3.53	$3.53	$3.53	$3.53
Projected Revenues from Base Facility Charges	$16,944	$33,888	$50,832	$67,776	$84,720	$101,664
Total Incremental Revenues from Customer Growth	$39,084	$78,168	$117,252	$156,336	$195,420	$234,504
Wastewater System						
Cumulative Growth in Customer Accounts	150	300	450	600	750	900
Existing Monthly Base Fee & Customer Charge	$9.06	$9.06	$9.06	$9.06	$9.06	$9.06
Projected Revenues from Base Facility Charges	$16,308	$32,616	$48,924	$65,232	$81,540	$97,848
Cumulative Growth in Sales (kgals)	7,200	14,400	21,600	28,800	36,000	43,200
Existing Volume Charge (per kgal)	$7.47	$7.47	$7.47	$7.47	$7.47	$7.47
Projected Revenues from Base Facility Charges	$53,784	$107,568	$161,352	$215,136	$268,920	$322,704
Total Incremental Revenues from Customer Growth	$70,092	$140,184	$210,276	$280,368	$350,460	$420,552

[3] Amounts based on an analysis of year-to-date revenues and estimated future growth.

Table 4
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Allocation of Other Operating Revenues to Individual Systems

Line No.	Description	Budget [1] 2023	Adjustments	Adjusted 2023	Budget [1] 2024	Adjustments	Adjusted 2024	Basis	Allocation Percentages Water System	Allocation Percentages Wastewater System
	Other Operating Revenues									
1	Miscellaneous Fees / Inspections	$10,000	$0	$10,000	$10,000	$0	$10,000	Input	100.00%	0.00%
2	Delinquent Water Fees	9,500	0	9,500	17,000	0	17,000	Input	100.00%	0.00%
3	Delinquent Sewer Fees	8,500	0	8,500	15,000	0	15,000	Input	0.00%	100.00%
4	Utility Service Charges	54,200	0	54,200	80,000	0	80,000	Equal	50.00%	50.00%
5	Sewer Payment Plans [2]	171,000	(171,000)	0	250,000	(250,000)	0	Direct-S	0.00%	100.00%
6	Reclaimed Water Revenue	112,500	0	112,500	112,500	0	112,500	Direct-S	0.00%	100.00%
7	Recovered Bad Debt	0	0	0	0	0	0	Equal	50.00%	50.00%
8	Other Miscellaneous Revenues	1,800	0	1,800	1,800	0	1,800	Equal	50.00%	50.00%
9	Totals	$367,500	($171,000)	$196,500	$486,300	($250,000)	$236,300			

Footnotes:
[1] Based on budgeted figures as provided by the City.
[2] Amount excluded from operating revenues but included as a cash source for sewer expansion in Table 18.

Table 4
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Projected Other Operating Revenues

Line No.	Description	Budgeted 2023	Budgeted 2024	Escalation Reference	Fiscal Year Ending September 30, 2025	2026	2027	2028
	Water System							
	Other Operating Revenues							
1	Miscellaneous Fees / Inspections	$10,000	$10,000	Constant	$10,000	$10,000	$10,000	$10,000
2	Delinquent Water Fees	9,500	17,000	Constant	17,000	17,000	17,000	17,000
3	Delinquent Sewer Fees	0	0	Constant	0	0	0	0
4	Utility Service Charges	27,100	40,000	Constant	40,000	40,000	40,000	40,000
5	Sewer Payment Plans [2]	0	0	Constant	0	0	0	0
6	Reclaimed Water Revenue	0	0	Constant	0	0	0	0
7	Recovered Bad Debt	0	0	Eliminate	0	0	0	0
8	Other Miscellaneous Revenues	900	900	Constant	900	900	900	900
9	Totals	$47,500	$67,900		$67,900	$67,900	$67,900	$67,900
	Wastewater System							
	Other Operating Revenues							
10	Miscellaneous Fees / Inspections	$0	$0	Constant	$0	$0	$0	$0
11	Delinquent Water Fees	0	0	Constant	0	0	0	0
12	Delinquent Sewer Fees	8,500	15,000	Constant	15,000	15,000	15,000	15,000
13	Utility Service Charges	27,100	40,000	Constant	40,000	40,000	40,000	40,000
14	Sewer Payment Plans [2]	0	0	Constant	0	0	0	0
15	Reclaimed Water Revenue	112,500	112,500	Constant	112,500	112,500	112,500	112,500
16	Recovered Bad Debt	0	0	Eliminate	0	0	0	0
17	Other Miscellaneous Revenues	900	900	Constant	900	900	900	900
18	Totals	$149,000	$168,400		$168,400	$168,400	$168,400	$168,400

Table 5
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Allocation of Other Revenues and Transfers to Individual Systems

Line No.	Description	Budget [1] 2023	Adjustments	Adjusted 2023	Budget [1] 2024	Adjustments	Adjusted 2024	Basis	Allocation Percentages Water System	Allocation Percentages Wastewater System
	Other Operating Revenues									
1	Special Assessments	$0	$0	$0	$0	$0	$0	Direct-W	100.00%	0.00%
2	Donations from Public / Grants	0	0	0	20,000	0	20,000	Equal	50.00%	50.00%
3	Disposition of Assets / Sale of Scrap	0	0	0	0	0	0	Equal	50.00%	50.00%
4	Transfer from Other City Funds	0	0	0	0	0	0	Equal	50.00%	50.00%
5	Totals	$0	$0	$0	$20,000	$0	$20,000			

Footnotes:
[1] Based on budgeted figures as provided by the City.

Table 5
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Projected Other Revenues and Transfers

Line No.	Description	Budgeted 2023	Budgeted 2024	Escalation Reference	Fiscal Year Ending September 30, 2025	2026	2027	2028
	Water System							
	Other Operating Revenues							
1	Special Assessments	$0	$0	Constant	$0	$0	$0	$0
2	Donations from Public / Grants	0	10,000	Eliminate	0	0	0	0
3	Disposition of Assets / Sale of Scrap	0	0	Eliminate	0	0	0	0
4	Transfer from Other City Funds	0	0	Constant	0	0	0	0
5	Totals	$0	$10,000		$0	$0	$0	$0
	Wastewater System							
	Other Operating Revenues							
6	Special Assessments	$0	$0	Constant	$0	$0	$0	$0
7	Donations from Public / Grants	0	10,000	Eliminate	0	0	0	0
8	Disposition of Assets / Sale of Scrap	0	0	Eliminate	0	0	0	0
9	Transfer from Other City Funds	0	0	Constant	0	0	0	0
10	Totals	$0	$10,000		$0	$0	$0	$0

Table 6
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Adopted Fiscal Year 2023 Budget and Allocation of Operating Expenses to Individual Systems

Line No.	Description	Codes	Budget 2023 [1]	Adjustments	Adjusted 2023	Basis	Allocation Percentages [2] Water	Allocation Percentages [2] Wastewater	Adjusted Water	Adjusted Wastewater
	Water Plant (610)									
	Personnel Costs									
1	Salaries - Regular	512	$603,300	$0	$603,300	Direct-W	100.0%	0.0%	$603,300	$0
2	Salaries - Overtime	514	40,000	0	40,000	Direct-W	100.0%	0.0%	40,000	0
3	Salaries - Part-time		0	0	0	Direct-W	100.0%	0.0%	0	0
4	Salaries - Longevity		0	0	0	Direct-W	100.0%	0.0%	0	0
5	Salaries - Special Pay	515	2,100	0	2,100	Direct-W	100.0%	0.0%	2,100	0
6	FICA Taxes	521	49,212	0	49,212	Direct-W	100.0%	0.0%	49,212	0
7	Retirement Contribution	522	72,461	0	72,461	Direct-W	100.0%	0.0%	72,461	0
8	Insurance - Life & Health	523	110,365	0	110,365	Direct-W	100.0%	0.0%	110,365	0
9	Workers Compensation	524	26,081	0	26,081	Direct-W	100.0%	0.0%	26,081	0
10	Unemployment Compensation		0	0	0	Direct-W	100.0%	0.0%	0	0
11	Total Personnel Costs		$903,519	$0	$903,519				$903,519	$0
	Operating Services									
12	Professional Services	531	$136,100	$0	$136,100	Direct-W	100.0%	0.0%	$136,100	$0
13	Other Contractual Services	534	246,350	0	246,350	Direct-W	100.0%	0.0%	246,350	0
14	Travel and Per Diem	540	1,760	0	1,760	Direct-W	100.0%	0.0%	1,760	0
15	Communications / Freight	541&542	6,967	0	6,967	Direct-W	100.0%	0.0%	6,967	0
16	Utility Services	543	236,000	0	236,000	Direct-W	100.0%	0.0%	236,000	0
17	Rentals and Leases	544	44,564	0	44,564	Direct-W	100.0%	0.0%	44,564	0
18	Insurance	545	29,364	0	29,364	Direct-W	100.0%	0.0%	29,364	0
19	Repair and Maintenance	546	1,537,091	0	1,537,091	Direct-W	100.0%	0.0%	1,537,091	0
20	Printing and Binding	547	0	0	0	Direct-W	100.0%	0.0%	0	0
21	Other Current Charges	549	48,500	0	48,500	Direct-W	100.0%	0.0%	48,500	0
22	Vehicle Leases - Base Budget	550	21,000	0	21,000	Direct-W	100.0%	0.0%	21,000	0
23	Vehicle Leases - Fleet Schedule	550	0	0	0	Direct-W	100.0%	0.0%	0	0
24	Office Supplies	551	0	0	0	Direct-W	100.0%	0.0%	0	0
25	Operating Supplies	552	531,453	0	531,453	Direct-W	100.0%	0.0%	531,453	0
26	Publications / Memberships / Training	554&555	4,440	0	4,440	Direct-W	100.0%	0.0%	4,440	0
27	Promotional Activities	548	0	0	0	Direct-W	100.0%	0.0%	0	0
28	Total Operating Services		$2,843,589	$0	$2,843,589				$2,843,589	$0
	Capital Outlay									
29	Buildings	562	$0	$0 [3]	$0	Direct-W	100.0%	0.0%	$0	$0
30	Infrastructure	563	14,315,993	(14,315,993) [3]	0	Direct-W	100.0%	0.0%	0	0
31	Machinery & Equipment	564	0	0 [3]	0	Direct-W	100.0%	0.0%	0	0
32	Total Capital Outlay		$14,315,993	($14,315,993)	$0				$0	$0
33	**Total Water Plant**		$18,063,101	($14,315,993)	$3,747,108				$3,747,108	$0

Table 6
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Adopted Fiscal Year 2023 Budget and Allocation of Operating Expenses to Individual Systems

Line No.	Description	Codes	Budget 2023 [1]	Adjustments	Adjusted 2023	Basis	Allocation Percentages [2] Water	Allocation Percentages [2] Wastewater	Adjusted Water	Adjusted Wastewater
	Wastewater Plant (620)									
	Personnel Costs									
34	Salaries - Regular	512	$491,981	$0	$491,981	Direct-S	0.0%	100.0%	$0	$491,981
35	Salaries - Overtime	514	48,000	0	48,000	Direct-S	0.0%	100.0%	0	48,000
36	Salaries - Part-time		0	0	0	Direct-S	0.0%	100.0%	0	0
37	Salaries - Longevity		0	0	0	Direct-S	0.0%	100.0%	0	0
38	Salaries - Special Pay	515	3,420	0	3,420	Direct-S	0.0%	100.0%	0	3,420
39	FICA Taxes	521	41,309	0	41,309	Direct-S	0.0%	100.0%	0	41,309
40	Retirement Contribution	522	60,924	0	60,924	Direct-S	0.0%	100.0%	0	60,924
41	Insurance - Life & Health	523	114,072	0	114,072	Direct-S	0.0%	100.0%	0	114,072
42	Workers Compensation	524	22,452	0	22,452	Direct-S	0.0%	100.0%	0	22,452
43	Unemployment Compensation		0	0	0	Direct-S	0.0%	100.0%	0	0
44	Total Personnel Costs		$782,158	$0	$782,158				$0	$782,158
	Operating Services									
45	Professional Services	531	$90,000	$0	$90,000	Direct-S	0.0%	100.0%	$0	$90,000
46	Other Contractual Services	534	269,012	0	269,012	Direct-S	0.0%	100.0%	0	269,012
47	Travel and Per Diem	540	100	0	100	Direct-S	0.0%	100.0%	0	100
48	Communications / Freight	541&542	12,600	0	12,600	Direct-S	0.0%	100.0%	0	12,600
49	Utility Services	543	391,684	0	391,684	Direct-S	0.0%	100.0%	0	391,684
50	Rentals and Leases	544	23,250	0	23,250	Direct-S	0.0%	100.0%	0	23,250
51	Insurance	545	36,325	0	36,325	Direct-S	0.0%	100.0%	0	36,325
52	Repair and Maintenance	546	482,532	0	482,532	Direct-S	0.0%	100.0%	0	482,532
53	Printing and Binding	547	0	0	0	Direct-S	0.0%	100.0%	0	0
54	Other Current Charges	549	13,885	0	13,885	Direct-S	0.0%	100.0%	0	13,885
55	Vehicle Leases - Base Budget	550	12,264	0	12,264	Direct-S	0.0%	100.0%	0	12,264
56	Vehicle Leases - Fleet Schedule	550	0	0	0	Direct-S	0.0%	100.0%	0	0
57	Office Supplies	551	0	0	0	Direct-S	0.0%	100.0%	0	0
58	Operating Supplies	552	137,493	0	137,493	Direct-S	0.0%	100.0%	0	137,493
59	Publications / Memberships / Training	554	3,150	0	3,150	Direct-S	0.0%	100.0%	0	3,150
60	Promotional Activities	548	0	0	0	Direct-S	0.0%	100.0%	0	0
61	Total Operating Services		$1,472,295	$0	$1,472,295				$0	$1,472,295
	Capital Outlay									
62	Buildings	562	$738,036	($738,036) [3]	$0	Direct-S	0.0%	100.0%	$0	$0
63	Infrastructure	563	5,552,527	(5,552,527) [3]	0	Direct-S	0.0%	100.0%	0	0
64	Machinery & Equipment	564	26,979	(26,979) [3]	0	Direct-S	0.0%	100.0%	0	0
65	Total Capital Outlay		$6,317,542	($6,317,542)	$0				$0	$0
66	**Total Wastewater Plant**		$8,571,995	($6,317,542)	$2,254,453				$0	$2,254,453

Table 6
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Adopted Fiscal Year 2023 Budget and Allocation of Operating Expenses to Individual Systems

Line No.	Description	Codes	Budget 2023 [1]	Adjustments	Adjusted 2023	Basis	Allocation Percentages [2] Water	Allocation Percentages [2] Wastewater	Adjusted Water	Adjusted Wastewater
	Distribution and Collection (630)									
	Personnel Costs									
67	Salaries - Regular	512	$969,762	$0	$969,762	Lines	50.2%	49.8%	$486,821	$482,941
68	Salaries - Overtime	514	54,000	0	54,000	Lines	50.2%	49.8%	27,108	26,892
69	Salaries - Part-time		0	0	0	Lines	50.2%	49.8%	0	0
70	Salaries - Longevity		0	0	0	Lines	50.2%	49.8%	0	0
71	Salaries - Special Pay	515	10,260	0	10,260	Lines	50.2%	49.8%	5,151	5,109
72	FICA Taxes	521	78,318	0	78,318	Lines	50.2%	49.8%	39,316	39,002
73	Retirement Contribution	522	115,594	0	115,594	Lines	50.2%	49.8%	58,028	57,566
74	Insurance - Life & Health	523	205,366	0	205,366	Lines	50.2%	49.8%	103,094	102,272
75	Workers Compensation	524	25,097	0	25,097	Lines	50.2%	49.8%	12,599	12,498
76	Unemployment Compensation		0	0	0	Lines	50.2%	49.8%	0	0
77	Total Personnel Costs		$1,458,397	$0	$1,458,397				$732,115	$726,282
	Operating Services									
78	Professional Services	531	$5,000	$0	$5,000	Lines	50.2%	49.8%	$2,510	$2,490
79	Other Contractual Services	534	160,483	0	160,483	Lines	50.2%	49.8%	80,562	79,921
80	Travel and Per Diem	540	2,500	0	2,500	Lines	50.2%	49.8%	1,255	1,245
81	Communications / Freight	541&542	6,825	0	6,825	Lines	50.2%	49.8%	3,426	3,399
82	Utility Services	543	17,000	0	17,000	Lines	50.2%	49.8%	8,534	8,466
83	Rentals and Leases	544	46,440	0	46,440	Lines	50.2%	49.8%	23,313	23,127
84	Insurance	545	54,243	0	54,243	Lines	50.2%	49.8%	27,230	27,013
85	Repair and Maintenance	546	887,175	0	887,175	Lines	50.2%	49.8%	445,362	441,813
86	Printing and Binding	547	0	0	0	Lines	50.2%	49.8%	0	0
87	Other Current Charges	549	5,085	0	5,085	Lines	50.2%	49.8%	2,553	2,532
88	Vehicle Leases - Base Budget	550	87,454	0	87,454	Lines	50.2%	49.8%	43,902	43,552
89	Vehicle Leases - Fleet Schedule	550	0	0	0	Lines	50.2%	49.8%	0	0
90	Office Supplies	551	0	0	0	Lines	50.2%	49.8%	0	0
91	Operating Supplies	552	174,658	0	174,658	Lines	50.2%	49.8%	87,678	86,980
92	Road Materials / Supplies	553	0	0	0	Lines	50.2%	49.8%	0	0
93	Publications / Memberships / Training	554	5,050	0	5,050	Lines	50.2%	49.8%	2,535	2,515
94	Promotional Activities	548	0	0	0	Lines	50.2%	49.8%	0	0
95	Total Operating Services		$1,451,913	$0	$1,451,913				$728,860	$723,053
	Capital Outlay									
96	Buildings	562	$121,700	($121,700) [3]	$0	Lines	50.2%	49.8%	$0	$0
97	Infrastructure	563	2,384,914	(2,384,914) [3]	0	Lines	50.2%	49.8%	0	0
98	Machinery & Equipment	564	268,920	(268,920) [3]	0	Lines	50.2%	49.8%	0	0
99	Total Capital Outlay		$2,775,534	($2,775,534)	$0				$0	$0
100	**Total Distribution and Collection**		$5,685,844	($2,775,534)	$2,910,310				$1,460,976	$1,449,334

Table 6
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Adopted Fiscal Year 2023 Budget and Allocation of Operating Expenses to Individual Systems

Line No.	Description	Codes	Budget 2023 [1]	Adjustments	Adjusted 2023	Basis	Allocation Percentages [2] Water	Allocation Percentages [2] Wastewater	Adjusted Water	Adjusted Wastewater
	Utility Customer Service (640)									
	Personnel Costs									
101	Salaries - Regular	512&513	$192,256	$0	$192,256	Accounts	57.9%	42.1%	$111,397	$80,859
102	Salaries - Overtime	514	8,600	0	8,600	Accounts	57.9%	42.1%	4,983	3,617
103	Salaries - Part-time		26,500	0	26,500	Accounts	57.9%	42.1%	15,355	11,145
104	Salaries - Longevity		0	0	0	Accounts	57.9%	42.1%	0	0
105	Salaries - Special Pay	515	0	0	0	Accounts	57.9%	42.1%	0	0
106	FICA Taxes	521	17,393	0	17,393	Accounts	57.9%	42.1%	10,078	7,315
107	Retirement Contribution	522	25,803	0	25,803	Accounts	57.9%	42.1%	14,951	10,852
108	Insurance - Life & Health	523	45,148	0	45,148	Accounts	57.9%	42.1%	26,160	18,988
109	Workers Compensation	524	505	0	505	Accounts	57.9%	42.1%	293	212
110	Unemployment Compensation		0	0	0	Accounts	57.9%	42.1%	0	0
111	Total Personnel Costs		$316,205	$0	$316,205				$183,216	$132,989
	Operating Services									
112	Professional Services	531	$0	$0	$0	Accounts	57.9%	42.1%	$0	$0
113	Accounting and Auditing		0	0	0	Accounts	57.9%	42.1%	0	0
114	Other Contractual Services	534	59,990	0	59,990	Accounts	57.9%	42.1%	34,760	25,230
115	Travel and Per Diem	540	3,600	0	3,600	Accounts	57.9%	42.1%	2,086	1,514
116	Communications / Freight	541&542	43,395	0	43,395	Accounts	57.9%	42.1%	25,144	18,251
117	Utility Services	543	2,000	0	2,000	Accounts	57.9%	42.1%	1,159	841
118	Rentals and Leases	544	8,000	0	8,000	Accounts	57.9%	42.1%	4,635	3,365
119	Insurance	545	4,053	0	4,053	Accounts	57.9%	42.1%	2,348	1,705
120	Repair and Maintenance	546	500	0	500	Accounts	57.9%	42.1%	290	210
121	Printing and Binding	547	0	0	0	Accounts	57.9%	42.1%	0	0
122	Other Current Charges	549	108,300	0	108,300	Accounts	57.9%	42.1%	62,751	45,549
123	Vehicle Leases	550	0	0	0	Accounts	57.9%	42.1%	0	0
124	Office Supplies	551	0	0	0	Accounts	57.9%	42.1%	0	0
125	Operating Supplies	552	12,800	0	12,800	Accounts	57.9%	42.1%	7,417	5,383
126	Publications / Memberships / Training	554/555	7,600	0	7,600	Accounts	57.9%	42.1%	4,404	3,196
127	Promotional Activities	548	0	0	0	Accounts	57.9%	42.1%	0	0
128	Total Operating Services		$250,238	$0	$250,238				$144,993	$105,245
	Capital Outlay									
129	Buildings	562	$0	$0 [3]	$0	Accounts	57.9%	42.1%	$0	$0
130	Infrastructure	563	0	0 [3]	0	Accounts	57.9%	42.1%	0	0
131	Machinery & Equipment	564	0	0 [3]	0	Accounts	57.9%	42.1%	0	0
132	Total Capital Outlay		$0	$0	$0				$0	$0
133	**Total Utility Customer Service**		$566,443	$0	$566,443				$328,209	$238,234
	Water and Wastewater General Government (670)									

Table 6
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Adopted Fiscal Year 2023 Budget and Allocation of Operating Expenses to Individual Systems

Line No.	Description	Codes	Budget 2023 [1]	Adjustments	Adjusted 2023	Basis	Allocation Percentages [2] Water	Allocation Percentages [2] Wastewater	Adjusted Water	Adjusted Wastewater
	Personnel Costs									
134	Salaries - Regular	512	$745,492	$0	$745,492	Salaries	52.9%	47.1%	$394,386	$351,106
135	Salaries - Overtime	514	1,000	0	1,000	Salaries	52.9%	47.1%	529	471
136	Salaries - Part-time		0	0	0	Salaries	52.9%	47.1%	0	0
137	Salaries - Longevity		0	0	0	Salaries	52.9%	47.1%	0	0
138	Salaries - Special Pay	515	7,620	0	7,620	Salaries	52.9%	47.1%	4,031	3,589
139	FICA Taxes	521	57,069	0	57,069	Salaries	52.9%	47.1%	30,191	26,878
140	Retirement Contribution	522	107,294	0	107,294	Salaries	52.9%	47.1%	56,762	50,532
141	Insurance - Life & Health	523	134,934	0	134,934	Salaries	52.9%	47.1%	71,384	63,550
142	Workers Compensation	524	8,532	0	8,532	Salaries	52.9%	47.1%	4,514	4,018
143	Unemployment Compensation		0	0	0	Salaries	52.9%	47.1%	0	0
144	Total Personnel Costs		$1,061,941	$0	$1,061,941				$561,797	$500,144
	Operating Services									
145	Professional Services	531	$106,030	$0	$106,030	Salaries	52.9%	47.1%	$56,093	$49,937
146	Other Contractual Services	534	0	0	0	Salaries	52.9%	47.1%	0	0
147	Travel and Per Diem	540	4,500	0	4,500	Salaries	52.9%	47.1%	2,381	2,119
148	Communications / Freight	541&542	2,766	0	2,766	Salaries	52.9%	47.1%	1,463	1,303
149	Utility Services	543	7,500	0	7,500	Salaries	52.9%	47.1%	3,968	3,532
150	Rentals and Leases	544	35,500	0	35,500	Salaries	52.9%	47.1%	18,781	16,719
151	Insurance	545	23,713	0	23,713	Salaries	52.9%	47.1%	12,545	11,168
152	Repair and Maintenance	546	5,000	0	5,000	Salaries	52.9%	47.1%	2,645	2,355
153	Printing and Binding	547	0	0	0	Salaries	52.9%	47.1%	0	0
154	Other Current Charges	549	4,020	0	4,020	Salaries	52.9%	47.1%	2,127	1,893
155	Vehicle Leases - Base Budget	550	11,980	0	11,980	Salaries	52.9%	47.1%	6,338	5,642
156	Vehicle Leases - Fleet Schedule	550	0	0	0	Salaries	52.9%	47.1%	0	0
157	Office Supplies	551	0	0	0	Salaries	52.9%	47.1%	0	0
158	Operating Supplies	552	39,954	0	39,954	Salaries	52.9%	47.1%	21,137	18,817
159	Road Materials / Supplies	553	0	0	0	Salaries	52.9%	47.1%	0	0
160	Publications / Memberships / Training	554	8,399	0	8,399	Salaries	52.9%	47.1%	4,443	3,956
161	Promotional Materials	548	0	0	0	Salaries	52.9%	47.1%	0	0
162	Total Operating Services		$249,362	$0	$249,362				$131,920	$117,442
	Capital Outlay									
163	Buildings	562	$0	$0 [3]	$0	Salaries	52.9%	47.1%	$0	$0
164	Infrastructure	563	0	0 [3]	0	Salaries	52.9%	47.1%	0	0
165	Machinery & Equipment	564	4,814	(4,814) [3]	0	Salaries	52.9%	47.1%	0	0
166	Total Capital Outlay		$4,814	($4,814)	$0				$0	$0
167	**Total Water and Wastewater General Government**		$1,316,117	($4,814)	$1,311,303				$693,716	$617,587

Table 6
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Adopted Fiscal Year 2023 Budget and Allocation of Operating Expenses to Individual Systems

Line No.	Description	Codes	Budget 2023 [1]	Adjustments	Adjusted 2023	Basis	Allocation Percentages [2] Water	Allocation Percentages [2] Wastewater	Adjusted Water	Adjusted Wastewater
	Debt Service (660)									
168	Principal		$1,583,541	($1,583,541) [4]	$0	Salaries	52.9%	47.1%	$0	$0
169	Interest		689,246	(689,246) [4]	0	Salaries	52.9%	47.1%	0	0
170	Other Debt Service Costs		137,593	(137,593) [4]	0	Salaries	52.9%	47.1%	0	0
171	**Total Debt Service**		$2,410,380	($2,410,380)	$0				$0	$0
	Non - Departmental (690)									
172	Transfers (Indirect Cost Allocation) - Net		$471,414	$0	$471,414	Salaries	52.9%	47.1%	$249,391	$222,023
173	Other Non-operating Uses	512-555	5,457	0	5,457	Salaries	52.9%	47.1%	2,887	2,570
174	Intragovernmental Transfers		819,867	(819,867)	0	Salaries	52.9%	47.1%	0	0
175	Transfer to Retained Earnings		0	0	0	Salaries	52.9%	47.1%	0	0
176	**Total Non - Departmental**		$1,296,738	($819,867)	$476,871				$252,278	$224,593
177	**Total System**		$37,910,618	($26,644,130)	$11,266,488				$6,482,288	$4,784,200

Footnotes:

[1] Based on budgeted figures for the Fiscal Year ending September 30, 2023.

[2] Allocations based on operating information obtained from the budget, historical operating records and other information provided by the City.

[3] Amounts, if any, reflect reductions in the operating budget for capital expenditures shown in Table 11.

[4] Amounts reflect reductions in the operating budget for debt service payments associated with long-term debt. Such amounts are reflected in Table 12 of this report.

Table 7
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Adopted Fiscal Year 2024 Budget and Allocation of Operating Expenses to Individual Systems

Line No.	Description	Codes	Budget 2024 [1]	Adjustments	Adjusted 2024	Basis	Allocation Percentages [2] Water	Allocation Percentages [2] Wastewater	Adjusted Water	Adjusted Wastewater
	Water Plant (610)									
	Personnel Costs									
1	Salaries - Regular	512	$546,392	$0	$546,392	Direct-W	100.0%	0.0%	$546,392	$0
2	Salaries - Overtime	514	41,200	0	41,200	Direct-W	100.0%	0.0%	41,200	0
3	Salaries - Part-time		0	0	0	Direct-W	100.0%	0.0%	0	0
4	Salaries - Longevity		0	0	0	Direct-W	100.0%	0.0%	0	0
5	Salaries - Special Pay	515	2,163	0	2,163	Direct-W	100.0%	0.0%	2,163	0
6	FICA Taxes	521	44,951	0	44,951	Direct-W	100.0%	0.0%	44,951	0
7	Retirement Contribution	522	69,983	0	69,983	Direct-W	100.0%	0.0%	69,983	0
8	Insurance - Life & Health	523	104,861	0	104,861	Direct-W	100.0%	0.0%	104,861	0
9	Workers Compensation	524	26,081	0	26,081	Direct-W	100.0%	0.0%	26,081	0
10	Unemployment Compensation		0	0	0	Direct-W	100.0%	0.0%	0	0
11	Total Personnel Costs		$835,631	$0	$835,631				$835,631	$0
	Operating Services									
12	Professional Services	531	$90,000	$0	$90,000	Direct-W	100.0%	0.0%	$90,000	$0
13	Other Contractual Services	534	1,396,957	(1,080,357)	316,600	Direct-W	100.0%	0.0%	316,600	0
14	Travel and Per Diem	540	1,100	0	1,100	Direct-W	100.0%	0.0%	1,100	0
15	Communications / Freight	541&542	6,705	0	6,705	Direct-W	100.0%	0.0%	6,705	0
16	Utility Services	543	587,000	0	587,000	Direct-W	100.0%	0.0%	587,000	0
17	Rentals and Leases	544	32,100	0	32,100	Direct-W	100.0%	0.0%	32,100	0
18	Insurance	545	31,000	0	31,000	Direct-W	100.0%	0.0%	31,000	0
19	Repair and Maintenance	546	900,000	(561,000)	339,000	Direct-W	100.0%	0.0%	339,000	0
20	Printing and Binding	547	0	0	0	Direct-W	100.0%	0.0%	0	0
21	Other Current Charges	549	42,500	0	42,500	Direct-W	100.0%	0.0%	42,500	0
22	Vehicle Leases - Base Budget	550	25,200	(25,200)	0	Direct-W	100.0%	0.0%	0	0
23	Vehicle Leases - Fleet Schedule	550	0	25,200	25,200	Direct-W	100.0%	0.0%	25,200	0
24	Office Supplies	551	1,950	0	1,950	Direct-W	100.0%	0.0%	1,950	0
25	Operating Supplies	552	783,383	(95,000)	688,383	Direct-W	100.0%	0.0%	688,383	0
26	Publications / Memberships / Training	554&555	4,810	0	4,810	Direct-W	100.0%	0.0%	4,810	0
27	Promotional Activities	548	13,400	0	13,400	Direct-W	100.0%	0.0%	13,400	0
28	Total Operating Services		$3,916,105	($1,736,357)	$2,179,748				$2,179,748	$0
	Capital Outlay									
29	Buildings	562	$0	$0 [3]	$0	Direct-W	100.0%	0.0%	$0	$0
30	Infrastructure	563	3,416,222	(3,416,222) [3]	0	Direct-W	100.0%	0.0%	0	0
31	Machinery & Equipment	564	10,000	(10,000) [3]	0	Direct-W	100.0%	0.0%	0	0
32	Total Capital Outlay		$3,426,222	($3,426,222)	$0				$0	$0
33	**Total Water Plant**		$8,177,958	($5,162,579)	$3,015,379				$3,015,379	$0

Table 7
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Adopted Fiscal Year 2024 Budget and Allocation of Operating Expenses to Individual Systems

Line No.	Description	Codes	Budget 2024 [1]	Adjustments	Adjusted 2024	Basis	Allocation Percentages [2] Water	Allocation Percentages [2] Wastewater	Adjusted Water	Adjusted Wastewater
	Wastewater Plant (620)									
	Personnel Costs									
34	Salaries - Regular	512	$524,576	$0	$524,576	Direct-S	0.0%	100.0%	$0	$524,576
35	Salaries - Overtime	514	45,000	0	45,000	Direct-S	0.0%	100.0%	0	45,000
36	Salaries - Part-time		0	0	0	Direct-S	0.0%	100.0%	0	0
37	Salaries - Longevity		0	0	0	Direct-S	0.0%	100.0%	0	0
38	Salaries - Special Pay	515	8,600	0	8,600	Direct-S	0.0%	100.0%	0	8,600
39	FICA Taxes	521	44,720	0	44,720	Direct-S	0.0%	100.0%	0	44,720
40	Retirement Contribution	522	69,623	0	69,623	Direct-S	0.0%	100.0%	0	69,623
41	Insurance - Life & Health	523	114,965	0	114,965	Direct-S	0.0%	100.0%	0	114,965
42	Workers Compensation	524	22,452	0	22,452	Direct-S	0.0%	100.0%	0	22,452
43	Unemployment Compensation		0	0	0	Direct-S	0.0%	100.0%	0	0
44	Total Personnel Costs		$829,936	$0	$829,936				$0	$829,936
	Operating Services									
45	Professional Services	531	$90,000	$0	$90,000	Direct-S	0.0%	100.0%	$0	$90,000
46	Other Contractual Services	534	274,850	0	274,850	Direct-S	0.0%	100.0%	0	274,850
47	Travel and Per Diem	540	150	0	150	Direct-S	0.0%	100.0%	0	150
48	Communications / Freight	541&542	13,600	0	13,600	Direct-S	0.0%	100.0%	0	13,600
49	Utility Services	543	415,825	0	415,825	Direct-S	0.0%	100.0%	0	415,825
50	Rentals and Leases	544	23,830	0	23,830	Direct-S	0.0%	100.0%	0	23,830
51	Insurance	545	36,325	0	36,325	Direct-S	0.0%	100.0%	0	36,325
52	Repair and Maintenance	546	523,000	(200,000)	323,000	Direct-S	0.0%	100.0%	0	323,000
53	Printing and Binding	547	0	0	0	Direct-S	0.0%	100.0%	0	0
54	Other Current Charges	549	13,000	0	13,000	Direct-S	0.0%	100.0%	0	13,000
55	Vehicle Leases - Base Budget	550	28,700	(28,700)	0	Direct-S	0.0%	100.0%	0	0
56	Vehicle Leases - Fleet Schedule	550	0	28,700	28,700	Direct-S	0.0%	100.0%	0	28,700
57	Office Supplies	551	1,500	0	1,500	Direct-S	0.0%	100.0%	0	1,500
58	Operating Supplies	552	142,806	0	142,806	Direct-S	0.0%	100.0%	0	142,806
59	Publications / Memberships / Training	554	3,220	0	3,220	Direct-S	0.0%	100.0%	0	3,220
60	Promotional Activities	548	1,300	0	1,300	Direct-S	0.0%	100.0%	0	1,300
61	Total Operating Services		$1,568,106	($200,000)	$1,368,106				$0	$1,368,106
	Capital Outlay									
62	Buildings	562	$750,000	($750,000) [3]	$0	Direct-S	0.0%	100.0%	$0	$0
63	Infrastructure	563	1,500,000	(1,500,000) [3]	0	Input	24.8%	75.2%	0	0
64	Machinery & Equipment	564	10,000	(10,000) [3]	0	Direct-S	0.0%	100.0%	0	0
65	Total Capital Outlay		$2,260,000	($2,260,000)	$0				$0	$0
66	**Total Wastewater Plant**		$4,658,042	($2,460,000)	$2,198,042				$0	$2,198,042

Table 7
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Adopted Fiscal Year 2024 Budget and Allocation of Operating Expenses to Individual Systems

Line No.	Description	Codes	Budget 2024 [1]	Adjustments	Adjusted 2024	Basis	Allocation Percentages [2] Water	Allocation Percentages [2] Wastewater	Adjusted Water	Adjusted Wastewater
	Distribution and Collection (630)									
	Personnel Costs									
67	Salaries - Regular	512	$1,127,090	$0	$1,127,090	Lines	50.2%	49.8%	$565,799	$561,291
68	Salaries - Overtime	514	54,000	0	54,000	Lines	50.2%	49.8%	27,108	26,892
69	Salaries - Part-time		0	0	0	Lines	50.2%	49.8%	0	0
70	Salaries - Longevity		0	0	0	Lines	50.2%	49.8%	0	0
71	Salaries - Special Pay	515	0	0	0	Lines	50.2%	49.8%	0	0
72	FICA Taxes	521	94,179	0	94,179	Lines	50.2%	49.8%	47,278	46,901
73	Retirement Contribution	522	146,623	0	146,623	Lines	50.2%	49.8%	73,605	73,018
74	Insurance - Life & Health	523	224,885	0	224,885	Lines	50.2%	49.8%	112,892	111,993
75	Workers Compensation	524	25,097	0	25,097	Lines	50.2%	49.8%	12,599	12,498
76	Unemployment Compensation		0	0	0	Lines	50.2%	49.8%	0	0
77	Total Personnel Costs		$1,671,874	$0	$1,671,874				$839,281	$832,593
	Operating Services									
78	Professional Services	531	$280,000	($275,000)	$5,000	Lines	50.2%	49.8%	$2,510	$2,490
79	Other Contractual Services	534	111,383	0	111,383	Lines	50.2%	49.8%	55,914	55,469
80	Travel and Per Diem	540	2,500	0	2,500	Lines	50.2%	49.8%	1,255	1,245
81	Communications / Freight	541&542	6,825	0	6,825	Lines	50.2%	49.8%	3,426	3,399
82	Utility Services	543	17,000	0	17,000	Lines	50.2%	49.8%	8,534	8,466
83	Rentals and Leases	544	46,440	0	46,440	Lines	50.2%	49.8%	23,313	23,127
84	Insurance	545	54,243	0	54,243	Lines	50.2%	49.8%	27,230	27,013
85	Repair and Maintenance	546	1,063,345	(171,000)	892,345	Lines	50.2%	49.8%	447,957	444,388
86	Printing and Binding	547	4,000	0	4,000	Lines	50.2%	49.8%	2,008	1,992
87	Other Current Charges	549	1,085	0	1,085	Lines	50.2%	49.8%	545	540
88	Vehicle Leases - Base Budget	550	93,426	(93,426)	0	Lines	50.2%	49.8%	0	0
89	Vehicle Leases - Fleet Schedule	550	0	93,492	93,492	Lines	50.2%	49.8%	46,933	46,559
90	Office Supplies	551	2,500	0	2,500	Lines	50.2%	49.8%	1,255	1,245
91	Operating Supplies	552	157,537	(10,000)	147,537	Lines	50.2%	49.8%	74,064	73,473
92	Road Materials / Supplies	553	0	0	0	Lines	50.2%	49.8%	0	0
93	Publications / Memberships / Training	554	5,050	0	5,050	Lines	50.2%	49.8%	2,535	2,515
94	Promotional Activities	548	4,000	0	4,000	Lines	50.2%	49.8%	2,008	1,992
95	Total Operating Services		$1,849,334	($455,934)	$1,393,400				$699,487	$693,913
	Capital Outlay									
96	Buildings	562	$0	$0 [3]	$0	Lines	50.2%	49.8%	$0	$0
97	Infrastructure	563	655,000	(655,000) [3]	0	Input	4.6%	95.4%	0	0
98	Machinery & Equipment	564	186,500	(186,500) [3]	0	Lines	50.2%	49.8%	0	0
99	Total Capital Outlay		$841,500	($841,500)	$0				$0	$0
100	**Total Distribution and Collection**		$4,362,708	($1,297,434)	$3,065,274				$1,538,768	$1,526,506

Table 7
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Adopted Fiscal Year 2024 Budget and Allocation of Operating Expenses to Individual Systems

Line No.	Description	Codes	Budget 2024 [1]	Adjustments	Adjusted 2024	Basis	Allocation Percentages [2] Water	Allocation Percentages [2] Wastewater	Adjusted Water	Adjusted Wastewater
	Utility Customer Service (640)									
	Personnel Costs									
101	Salaries - Regular	512	$205,364	$0	$205,364	Accounts	57.9%	42.1%	$118,992	$86,372
102	Salaries - Overtime	514	8,600	0	8,600	Accounts	57.9%	42.1%	4,983	3,617
103	Salaries - Part-time		0	0	0	Accounts	57.9%	42.1%	0	0
104	Salaries - Other	513	26,500	0	26,500	Accounts	57.9%	42.1%	15,355	11,145
105	Salaries - Special Pay	515	0	0	0	Accounts	57.9%	42.1%	0	0
106	FICA Taxes	521	18,396	0	18,396	Accounts	57.9%	42.1%	10,659	7,737
107	Retirement Contribution	522	25,484	0	25,484	Accounts	57.9%	42.1%	14,766	10,718
108	Insurance - Life & Health	523	29,801	0	29,801	Accounts	57.9%	42.1%	17,267	12,534
109	Workers Compensation	524	505	0	505	Accounts	57.9%	42.1%	293	212
110	Unemployment Compensation		0	0	0	Accounts	57.9%	42.1%	0	0
111	Total Personnel Costs		$314,650	$0	$314,650				$182,315	$132,335
	Operating Services									
112	Professional Services	531	$0	$0	$0	Accounts	57.9%	42.1%	$0	$0
113	Accounting and Auditing		0	0	0	Accounts	57.9%	42.1%	0	0
114	Other Contractual Services	534	28,200	0	28,200	Accounts	57.9%	42.1%	16,340	11,860
115	Travel and Per Diem	540	3,600	0	3,600	Accounts	57.9%	42.1%	2,086	1,514
116	Communications / Freight	541&542	42,895	0	42,895	Accounts	57.9%	42.1%	24,854	18,041
117	Utility Services	543	2,000	0	2,000	Accounts	57.9%	42.1%	1,159	841
118	Rentals and Leases	544	8,000	0	8,000	Accounts	57.9%	42.1%	4,635	3,365
119	Insurance	545	4,053	0	4,053	Accounts	57.9%	42.1%	2,348	1,705
120	Repair and Maintenance	546	500	0	500	Accounts	57.9%	42.1%	290	210
121	Printing and Binding	547	2,000	0	2,000	Accounts	57.9%	42.1%	1,159	841
122	Other Current Charges	549	106,400	0	106,400	Accounts	57.9%	42.1%	61,650	44,750
123	Vehicle Leases	550	0	0	0	Accounts	57.9%	42.1%	0	0
124	Office Supplies	551	2,000	0	2,000	Accounts	57.9%	42.1%	1,159	841
125	Operating Supplies	552	8,800	0	8,800	Accounts	57.9%	42.1%	5,099	3,701
126	Publications / Memberships / Training	554/555	7,600	0	7,600	Accounts	57.9%	42.1%	4,404	3,196
127	Promotional Activities	548	1,900	0	1,900	Accounts	57.9%	42.1%	1,101	799
128	Total Operating Services		$217,948	$0	$217,948				$126,284	$91,664
	Capital Outlay									
129	Buildings	562	$0	$0 [3]	$0	Accounts	57.9%	42.1%	$0	$0
130	Infrastructure	563	0	0 [3]	0	Accounts	57.9%	42.1%	0	0
131	Machinery & Equipment	564	0	0 [3]	0	Accounts	57.9%	42.1%	0	0
132	Total Capital Outlay		$0	$0	$0				$0	$0
133	**Total Utility Customer Service**		$532,598	$0	$532,598				$308,599	$223,999

Table 7
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Adopted Fiscal Year 2024 Budget and Allocation of Operating Expenses to Individual Systems

Line No.	Description	Codes	Budget 2024 [1]	Adjustments	Adjusted 2024	Basis	Allocation Percentages [2] Water	Allocation Percentages [2] Wastewater	Adjusted Water	Adjusted Wastewater
	Water and Wastewater General Government (670)									
	Personnel Costs									
134	Salaries - Regular	512	$690,480	$0	$690,480	Salaries	52.9%	47.1%	$365,283	$325,197
135	Salaries - Overtime	514	1,000	0	1,000	Salaries	52.9%	47.1%	529	471
136	Salaries - Part-time		0	0	0	Salaries	52.9%	47.1%	0	0
137	Salaries - Longevity		0	0	0	Salaries	52.9%	47.1%	0	0
138	Salaries - Special Pay	515	0	0	0	Salaries	52.9%	47.1%	0	0
139	FICA Taxes	521	52,717	0	52,717	Salaries	52.9%	47.1%	27,889	24,828
140	Retirement Contribution	522	108,174	0	108,174	Salaries	52.9%	47.1%	57,227	50,947
141	Insurance - Life & Health	523	146,430	0	146,430	Salaries	52.9%	47.1%	77,466	68,964
142	Workers Compensation	524	8,532	0	8,532	Salaries	52.9%	47.1%	4,514	4,018
143	Unemployment Compensation		0	0	0	Salaries	52.9%	47.1%	0	0
144	Total Personnel Costs		$1,007,333	$0	$1,007,333				$532,908	$474,425
	Operating Services									
145	Professional Services	531	$88,000	$0	$88,000	Salaries	52.9%	47.1%	$46,554	$41,446
146	Other Contractual Services	534	15,000	0	15,000	Salaries	52.9%	47.1%	7,935	7,065
147	Travel and Per Diem	540	8,000	0	8,000	Salaries	52.9%	47.1%	4,232	3,768
148	Communications / Freight	541&542	3,210	0	3,210	Salaries	52.9%	47.1%	1,698	1,512
149	Utility Services	543	7,500	0	7,500	Salaries	52.9%	47.1%	3,968	3,532
150	Rentals and Leases	544	35,500	0	35,500	Salaries	52.9%	47.1%	18,781	16,719
151	Insurance	545	23,713	0	23,713	Salaries	52.9%	47.1%	12,545	11,168
152	Repair and Maintenance	546	6,000	0	6,000	Salaries	52.9%	47.1%	3,174	2,826
153	Printing and Binding	547	500	0	500	Salaries	52.9%	47.1%	265	235
154	Other Current Charges	549	1,100	0	1,100	Salaries	52.9%	47.1%	582	518
155	Vehicle Leases - Base Budget	550	20,083	(20,083)	0	Salaries	52.9%	47.1%	0	0
156	Vehicle Leases - Fleet Schedule	550	0	20,083	20,083	Salaries	52.9%	47.1%	10,624	9,459
157	Office Supplies	551	5,150	0	5,150	Salaries	52.9%	47.1%	2,724	2,426
158	Operating Supplies	552	41,300	0	41,300	Salaries	52.9%	47.1%	21,849	19,451
159	Road Materials / Supplies	553	0	0	0	Salaries	52.9%	47.1%	0	0
160	Publications / Memberships / Training	554/555	9,500	0	9,500	Salaries	52.9%	47.1%	5,026	4,474
161	Promotional Materials	548	48,080	0	48,080	Salaries	52.9%	47.1%	25,436	22,644
162	Total Operating Services		$312,636	$0	$312,636				$165,393	$147,243
	Capital Outlay									
163	Buildings	562	$0	$0 [3]	$0	Salaries	52.9%	47.1%	$0	$0
164	Infrastructure	563	0	0 [3]	0	Salaries	52.9%	47.1%	0	0
165	Machinery & Equipment	564	0	0 [3]	0	Salaries	52.9%	47.1%	0	0
166	Total Capital Outlay		$0	$0	$0				$0	$0
167	**Total Water and Wastewater General Government**		$1,319,969	$0	$1,319,969				$698,301	$621,668

Table 7
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Adopted Fiscal Year 2024 Budget and Allocation of Operating Expenses to Individual Systems

Line No.	Description	Codes	Budget 2024 [1]	Adjustments	Adjusted 2024	Basis	Allocation Percentages [2] Water	Allocation Percentages [2] Wastewater	Adjusted Water	Adjusted Wastewater
	Debt Service (660)									
168	Principal		$1,583,541	($1,583,541) [4]	$0	Salaries	52.9%	47.1%	$0	$0
169	Interest		689,246	(689,246) [4]	0	Salaries	52.9%	47.1%	0	0
170	Other Debt Service Costs		137,593	(137,593) [4]	0	Salaries	52.9%	47.1%	0	0
171	**Total Debt Service**		$2,410,380	($2,410,380)	$0				$0	$0
	Non - Departmental (690)									
172	Transfers (Indirect Cost Allocation) - Net	599	$471,414	$0	$471,414	Salaries	52.9%	47.1%	$249,391	$222,023
173	Other Non-operating Uses	512-555	5,457	0	5,457	Salaries	52.9%	47.1%	2,887	2,570
174	Intragovernmental Transfers	591	819,867	(819,867)	0	Salaries	52.9%	47.1%	0	0
175	Transfer to Retained Earnings		0	0	0	Salaries	52.9%	47.1%	0	0
176	**Total Non - Departmental**		$1,296,738	($819,867)	$476,871				$252,278	$224,593
177	**Total System**		$22,758,393	($12,150,260)	$10,608,133				$5,813,325	$4,794,808

Footnotes:

[1] Based on budgeted figures for the Fiscal Year ending September 30, 2024.

[2] Allocations based on operating information obtained from the budget, historical operating records and other information provided by the City.

[3] Amounts, if any, reflect reductions in the operating budget for capital expenditures shown in Table 11.

[4] Amounts reflect reductions in the operating budget for debt service payments associated with long-term debt. Such amounts are reflected in Table 12 of this report.

Table 8
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Projected Water Operating Expenses

Line No.	Description	Admin Code	Ops Code	Budget [1] 2023	Budget [2] 2024	Escalation Reference	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028
	Water Plant									
	Personnel Costs									
1	Salaries - Regular	27	16	$603,300	$546,392	Labor	$562,784	$579,667	$597,057	$614,969
2	Salaries - Overtime	27	16	40,000	41,200	Labor	42,436	43,709	45,020	46,371
3	Salaries - Part-time	27	16	0	0	Labor	0	0	0	0
4	Salaries - Longevity	27	16	0	0	Labor	0	0	0	0
5	Salaries - Special Pay	27	16	2,100	2,163	Labor	2,228	2,295	2,364	2,434
6	FICA Taxes	27	17	49,212	44,951	Labor	46,300	47,689	49,119	50,593
7	Retirement Contribution	27	17	72,461	69,983	Labor	72,082	74,245	76,472	78,766
8	Insurance - Life & Health	27	17	110,365	104,861	Ins-Health	109,055	113,418	117,954	122,673
9	Workers Compensation	27	17	26,081	26,081	Worker Comp	26,863	27,669	28,499	29,354
10	Unemployment Compensation	27	17	0	0	Labor	0	0	0	0
11	Total Personnel Costs			$903,519	$835,631		$861,749	$888,692	$916,486	$945,161
	Operating Services									
12	Professional Services	33	24	$136,100	$90,000	Inflation	$92,070	$94,003	$95,884	$97,993
13	Other Contractual Services	33	24	246,350	316,600	Inflation	323,882	330,683	337,297	344,718
14	Travel and Per Diem	34	25	1,760	1,100	Inflation	1,125	1,149	1,172	1,198
15	Communications / Freight	31	18	6,967	6,705	Inflation	6,859	7,003	7,143	7,300
16	Utility Services	28	18	236,000	587,000	Utility-W	618,969	652,668	688,188	725,630
17	Rentals and Leases	28	25	44,564	32,100	Inflation	32,838	33,528	34,198	34,951
18	Insurance	30	30	29,364	31,000	Ins-Property	31,930	32,888	33,875	34,891
19	Repair and Maintenance	28	21	1,537,091	339,000	Repair	349,170	359,645	370,434	381,547
20	Printing and Binding	31	25	0	0	Inflation	0	0	0	0
21	Other Current Charges	34	25	48,500	42,500	Inflation	43,478	44,391	45,278	46,274
22	Vehicle Leases - Base Budget	34	25	21,000	0	Inflation	0	0	0	0
23	Vehicle Leases - Fleet Schedule	34	25	0	25,200	Input	25,200	72,420	49,507	50,527
24	Office Supplies	29	21	0	1,950	Inflation	1,995	2,037	2,077	2,123
25	Operating Supplies	29	19	531,453	688,383	Water Flow	707,208	725,115	742,734	762,259
26	Publications / Memberships / Training	34	25	4,440	4,810	Inflation	4,921	5,024	5,124	5,237
27	Promotional Activities	31	25	0	13,400	Inflation	13,708	13,996	14,276	14,590
28	Total Operating Services			$2,843,589	$2,179,748		$2,253,353	$2,374,550	$2,427,188	$2,509,238
29	**Total Water Plant**			$3,747,108	$3,015,379		$3,115,102	$3,263,241	$3,343,675	$3,454,399
	Distribution and Collection									
	Personnel Costs									
30	Salaries - Regular	27	16	$486,821	$565,799	Labor	$582,773	$600,256	$618,264	$636,812
31	Salaries - Overtime	27	16	27,108	27,108	Labor	27,921	28,759	29,622	30,510
32	Salaries - Part-time	27	16	0	0	Labor	0	0	0	0
33	Salaries - Longevity	27	16	0	0	Labor	0	0	0	0
34	Salaries - Special Pay	27	16	5,151	0	Labor	0	0	0	0
35	FICA Taxes	27	17	39,316	47,278	Labor	48,696	50,157	51,662	53,212
36	Retirement Contribution	27	17	58,028	73,605	Labor	75,813	78,087	80,430	82,843
37	Insurance - Life & Health	27	17	103,094	112,892	Ins-Health	117,408	122,104	126,988	132,068
38	Workers Compensation	27	17	12,599	12,599	Worker Comp	12,977	13,366	13,767	14,180
39	Unemployment Compensation	27	17	0	0	Labor	0	0	0	0
40	Total Personnel Costs			$732,115	$839,281		$865,588	$892,730	$920,733	$949,625
	Operating Services									
41	Professional Services	33	24	$2,510	$2,510	Inflation	$2,568	$2,622	$2,674	$2,733
42	Other Contractual Services	33	24	80,562	55,914	Inflation	57,200	58,402	59,570	60,880
43	Travel and Per Diem	34	25	1,255	1,255	Inflation	1,284	1,311	1,337	1,366
44	Communications / Freight	31	18	3,426	3,426	Inflation	3,505	3,579	3,650	3,730
45	Utility Services	28	18	8,534	8,534	Utility-W	8,999	9,489	10,005	10,549
46	Rentals and Leases	28	25	23,313	23,313	Inflation	23,849	24,350	24,837	25,383
47	Insurance	30	30	27,230	27,230	Ins-Property	28,047	28,888	29,755	30,648
48	Repair and Maintenance	28	21	445,362	447,957	Repair	461,396	475,238	489,495	504,180
49	Printing and Binding	31	25	0	2,008	Inflation	2,054	2,097	2,139	2,186
50	Other Current Charges	34	25	2,553	545	Inflation	557	569	580	593
51	Vehicle Leases - Base Budget	34	25	43,902	0	Inflation	0	0	0	0
52	Vehicle Leases - Fleet Schedule	34	25	0	46,933	Input	53,813	152,925	72,337	75,188
53	Office Supplies	29	21	0	1,255	Inflation	1,284	1,311	1,337	1,366
54	Operating Supplies	29	19	87,678	74,064	Water Flow	76,089	78,016	79,911	82,012
55	Road Materials / Supplies	34	21	0	0	Inflation	0	0	0	0
56	Publications / Memberships / Training	34	25	2,535	2,535	Inflation	2,593	2,648	2,701	2,760
57	Promotional Activities	31	25	0	2,008	Inflation	2,054	2,097	2,139	2,186
58	Total Operating Services			$728,860	$699,487		$725,293	$843,540	$782,468	$805,762
59	**Total Distribution and Collection**			$1,460,976	$1,538,768		$1,590,881	$1,736,270	$1,703,200	$1,755,386

Table 8
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Projected Water Operating Expenses

Line No.	Description	Admin Code	Ops Code	Budget [1] 2023	Budget [2] 2024	Escalation Reference	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028
	Utility Customer Service									
	Personnel Costs									
60	Salaries - Regular	27	16	$111,397	$118,992	Labor	$122,562	$126,239	$130,026	$133,927
61	Salaries - Overtime	27	16	4,983	4,983	Labor	5,133	5,286	5,445	5,608
62	Salaries - Part-time	27	16	15,355	0	Labor	0	0	0	0
63	Salaries - Other	27	16	0	15,355	Labor	15,815	16,290	16,778	17,282
64	Salaries - Special Pay	27	16	0	0	Labor	0	0	0	0
65	FICA Taxes	27	17	10,078	10,659	Labor	10,979	11,308	11,647	11,997
66	Retirement Contribution	27	17	14,951	14,766	Labor	15,209	15,665	16,135	16,619
67	Insurance - Life & Health	27	17	26,160	17,267	Ins-Health	17,958	18,676	19,423	20,200
68	Workers Compensation	27	17	293	293	Worker Comp	301	310	320	329
69	Unemployment Compensation	27	17	0	0	Labor	0	0	0	0
70	Total Personnel Costs			$183,216	$182,315		$187,957	$193,775	$199,775	$205,963
	Operating Services									
71	Professional Services	33	24	$0	$0	Inflation	$0	$0	$0	$0
72	Accounting and Auditing	33	24	0	0	Inflation	0	0	0	0
73	Other Contractual Services	33	24	34,760	16,340	Inflation	16,716	17,067	17,408	17,791
74	Travel and Per Diem	34	25	2,086	2,086	Inflation	2,134	2,179	2,222	2,271
75	Communications / Freight	31	18	25,144	24,854	Cust-Water	25,952	27,035	28,124	29,303
76	Utility Services	28	18	1,159	1,159	Utility	1,217	1,278	1,342	1,409
77	Rentals and Leases	28	25	4,635	4,635	Inflation	4,742	4,842	4,938	5,047
78	Insurance	30	30	2,348	2,348	Ins-Property	2,419	2,491	2,566	2,643
79	Repair and Maintenance	28	21	290	290	Repair	298	307	317	326
80	Printing and Binding	31	25	0	1,159	Cust-Water	1,210	1,261	1,311	1,366
81	Other Current Charges	34	25	62,751	61,650	Cust-Water	64,374	67,060	69,761	72,686
82	Vehicle Leases	34	25	0	0	Inflation	0	0	0	0
83	Office Supplies	29	21	0	1,159	Cust-Water	1,210	1,261	1,311	1,366
84	Operating Supplies	29	19	7,417	5,099	Cust-Water	5,324	5,546	5,770	6,012
85	Publications / Memberships / Training	34	25	4,404	4,404	Inflation	4,505	4,599	4,691	4,795
86	Promotional Activities	31	25	0	1,101	Inflation	1,126	1,150	1,173	1,199
87	Total Operating Services			$144,993	$126,284		$131,228	$136,075	$140,935	$146,214
88	**Total Utility Customer Service**			$328,209	$308,599		$319,185	$329,850	$340,710	$352,176
	Water and Wastewater General Government									
	Personnel Costs									
89	Salaries - Regular	27	16	$394,386	$365,283	Labor	$376,242	$387,529	$399,155	$411,130
90	Salaries - Overtime	27	16	529	529	Labor	545	561	578	595
91	Salaries - Part-time	27	16	0	0	Labor	0	0	0	0
92	Salaries - Longevity	27	16	0	0	Labor	0	0	0	0
93	Salaries - Special Pay	27	16	4,031	0	Labor	0	0	0	0
94	FICA Taxes	27	17	30,191	27,889	Labor	28,725	29,587	30,475	31,389
95	Retirement Contribution	27	17	56,762	57,227	Labor	58,944	60,712	62,534	64,410
96	Insurance - Life & Health	27	17	71,384	77,466	Ins-Health	80,564	83,787	87,138	90,624
97	Workers Compensation	27	17	4,514	4,514	Worker Comp	4,649	4,789	4,932	5,080
98	Unemployment Compensation	27	17	0	0	Labor	0	0	0	0
99	Total Personnel Costs			$561,797	$532,908		$549,670	$566,965	$584,812	$603,228
	Operating Services									
100	Professional Services	33	24	$56,093	$46,554	Inflation	$47,625	$48,625	$49,598	$50,689
101	Other Contractual Services	33	24	0	7,935	Inflation	8,118	8,288	8,454	8,640
102	Travel and Per Diem	34	25	2,381	4,232	Inflation	4,330	4,420	4,509	4,608
103	Communications / Freight	31	18	1,463	1,698	Inflation	1,737	1,774	1,809	1,849
104	Utility Services	28	18	3,968	3,968	Utility	4,166	4,374	4,593	4,823
105	Rentals and Leases	28	25	18,781	18,781	Inflation	19,212	19,616	20,008	20,448
106	Insurance	30	30	12,545	12,545	Ins-Property	12,921	13,309	13,708	14,119
107	Repair and Maintenance	28	21	2,645	3,174	Repair	3,269	3,367	3,469	3,573
108	Printing and Binding	31	25	0	265	Inflation	271	276	282	288
109	Other Current Charges	34	25	2,127	582	Inflation	595	608	620	634
110	Vehicle Leases - Base Budget	34	25	6,338	0	Inflation	0	0	0	0
111	Vehicle Leases - Fleet Schedule	34	25	0	10,624	Input	10,741	14,180	21,385	21,912
112	Office Supplies	29	21	0	2,724	Inflation	2,787	2,846	2,903	2,966
113	Operating Supplies	29	19	21,137	21,849	Inflation	22,351	22,821	23,277	23,789
114	Road Materials / Supplies	31	25	0	25,436	Inflation	26,021	26,567	27,098	27,695
115	Publications / Memberships / Training	31	25	4,443	5,026	Inflation	5,141	5,249	5,354	5,472
116	Promotional Activities	34	25	0	0	Inflation	0	0	0	0
117	Total Operating Services			$131,920	$165,393		$169,287	$176,321	$187,067	$191,506
118	**Total Water and Wastewater General Government**			$693,716	$698,301		$718,956	$743,286	$771,880	$794,734

Table 8
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Projected Water Operating Expenses

Line No.	Description	Admin Code	Ops Code	Budget [1] 2023	Budget [2] 2024	Escalation Reference	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028
	Non - Departmental									
119	Transfers (Indirect Cost Allocation) - Net	39	39	$249,391	$249,391	Labor	$256,873	$264,579	$272,517	$280,692
120	Other Non-operating Uses	34	25	2,887	2,887	Labor	2,974	3,063	3,155	3,249
121	Other Costs			0	0	Constant	0	0	0	0
122	**Total Non - Departmental**			$252,278	$252,278		$259,847	$267,642	$275,671	$283,941
	Additional Charges									
123	Additional Operating Costs [3]	28	18	$0	$0	Calculated	$0	$0	$0	$0
124	Additional WTP Personnel [4]	28	18	0	95,000	Calculated	98,000	101,000	104,000	107,000
125	Additional Savings [5]	28	18	0	0	Calculated	0	0	0	0
126	Additional Distribution Personnel [6]	28	18	0	107,000	Calculated	110,000	113,000	116,000	119,000
127	Bad Debt Expense			0	0	Calculated	0	0	0	0
128	**Total Additional Charges**			$0	$202,000		$208,000	$214,000	$220,000	$226,000
129	**Total System**			$6,482,288	$6,015,325		$6,211,970	$6,554,289	$6,655,136	$6,866,637
					(7.20%)		3.27%	5.51%	1.54%	3.18%

Footnotes:

[1] Amounts derived from Table 6 as allocated to the water system.

[2] Amounts derived from Table 7 as allocated to the water system.

[3] Based on discussions with the City RO operating expenses included in the FY24 budget, up to 660,000 gpd operations.

[4] Two new personnel positions are planned including an Instrumentation & Control Position and a Utility Maintenance Mechanic.

[5] Savings, if any, accounted for in the proposed FY24 budget.

[6] One additional position planned as provided by City staff.

Table 9
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Projected Wastewater Operating Expenses

Line No.	Description	Admin Code	Ops Code	Budget [1] 2023	Budget [2] 2024	Escalation Reference	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028
	Wastewater Plant									
	Personnel Costs									
1	Salaries - Regular	27	16	$491,981	$524,576	Labor	$540,313	$556,523	$573,218	$590,415
2	Salaries - Overtime	27	16	48,000	45,000	Labor	46,350	47,741	49,173	50,648
3	Salaries - Part-time	27	16	0	0	Labor	0	0	0	0
4	Salaries - Longevity	27	16	0	0	Labor	0	0	0	0
5	Salaries - Special Pay	27	16	3,420	8,600	Labor	8,858	9,124	9,397	9,679
6	FICA Taxes	27	17	41,309	44,720	Labor	46,062	47,443	48,867	50,333
7	Retirement Contribution	27	17	60,924	69,623	Labor	71,712	73,863	76,079	78,361
8	Insurance - Life & Health	27	17	114,072	114,965	Ins-Health	119,564	124,346	129,320	134,493
9	Workers Compensation	27	17	22,452	22,452	Worker Comp	23,126	23,819	24,534	25,270
10	Unemployment Compensation	27	17	0	0	Labor	0	0	0	0
11	Total Personnel Costs			$782,158	$829,936		$855,984	$882,859	$910,588	$939,199
	Operating Services									
12	Professional Services	33	24	$90,000	$90,000	Inflation	$92,070	$94,003	$95,884	$97,993
13	Other Contractual Services	33	24	269,012	274,850	Inflation	281,172	287,076	292,818	299,260
14	Travel and Per Diem	34	25	100	150	Inflation	153	157	160	163
15	Communications / Freight	31	18	12,600	13,600	Inflation	13,913	14,205	14,489	14,808
16	Utility Services	28	18	391,684	415,825	Utility-S	441,450	468,597	497,356	527,819
17	Rentals and Leases	28	25	23,250	23,830	Inflation	24,378	24,890	25,388	25,946
18	Insurance	30	30	36,325	36,325	Ins-Property	37,415	38,537	39,693	40,884
19	Repair and Maintenance	28	21	482,532	323,000	Repair	332,690	342,671	352,951	363,539
20	Printing and Binding	31	25	0	0	Inflation	0	0	0	0
21	Other Current Charges	34	25	13,885	13,000	Inflation	13,299	13,578	13,850	14,155
22	Vehicle Leases - Base Budget	34	25	12,264	0	Inflation	0	0	0	0
23	Vehicle Leases - Fleet Schedule	34	25	0	28,700	Inflation	28,700	69,815	42,703	41,633
24	Office Supplies	29	21	0	1,500	Inflation	1,535	1,567	1,598	1,633
25	Operating Supplies	29	19	137,493	142,806	Sewer Flow	147,708	152,461	157,194	162,374
26	Publications / Memberships / Training	34	25	3,150	3,220	Inflation	3,294	3,363	3,430	3,506
27	Promotional Activities	31	25	0	1,300	Inflation	1,330	1,358	1,385	1,415
28	Total Operating Services			$1,472,295	$1,368,106		$1,419,106	$1,512,278	$1,538,899	$1,595,129
29	**Total Wastewater Plant**			$2,254,453	$2,198,042		$2,275,089	$2,395,137	$2,449,487	$2,534,327
	Distribution and Collection									
	Personnel Costs									
30	Salaries - Regular	27	16	$482,941	$561,291	Labor	$578,130	$595,473	$613,338	$631,738
31	Salaries - Overtime	27	16	26,892	26,892	Labor	27,699	28,530	29,386	30,267
32	Salaries - Part-time	27	16	0	0	Labor	0	0	0	0
33	Salaries - Longevity	27	16	0	0	Labor	0	0	0	0
34	Salaries - Special Pay	27	16	5,109	0	Labor	0	0	0	0
35	FICA Taxes	27	17	39,002	46,901	Labor	48,308	49,757	51,250	52,788
36	Retirement Contribution	27	17	57,566	73,018	Labor	75,209	77,465	79,789	82,183
37	Insurance - Life & Health	27	17	102,272	111,993	Ins-Health	116,472	121,131	125,977	131,016
38	Workers Compensation	27	17	12,498	12,498	Worker Comp	12,873	13,259	13,657	14,067
39	Unemployment Compensation	27	17	0	0	Labor	0	0	0	0
40	Total Personnel Costs			$726,282	$832,593		$858,691	$885,616	$913,396	$942,058
	Operating Services									
41	Professional Services	33	24	$2,490	$2,490	Inflation	$2,547	$2,601	$2,653	$2,711
42	Other Contractual Services	33	24	79,921	55,469	Inflation	56,745	57,936	59,095	60,395
43	Travel and Per Diem	34	25	1,245	1,245	Inflation	1,274	1,300	1,326	1,356
44	Communications / Freight	31	18	3,399	3,399	Inflation	3,477	3,550	3,621	3,701
45	Utility Services	28	18	8,466	8,466	Utility-S	8,988	9,540	10,126	10,746
46	Rentals and Leases	28	25	23,127	23,127	Inflation	23,659	24,156	24,639	25,181
47	Insurance	30	30	27,013	27,013	Ins-Property	27,823	28,658	29,518	30,403
48	Repair and Maintenance	28	21	441,813	444,388	Repair	457,719	471,451	485,595	500,162
49	Printing and Binding	31	25	0	1,992	Inflation	2,038	2,081	2,122	2,169
50	Other Current Charges	34	25	2,532	540	Inflation	553	564	576	588
51	Vehicle Leases - Base Budget	34	25	43,552	0	Inflation	0	0	0	0
52	Vehicle Leases - Fleet Schedule	34	25	0	46,559	Input	53,385	151,706	71,761	74,588
53	Office Supplies	29	21	0	1,245	Inflation	1,274	1,300	1,326	1,356
54	Operating Supplies	29	19	86,980	73,473	Sewer Flow	75,995	78,441	80,876	83,541
55	Road Materials / Supplies	34	21	0	0	Inflation	0	0	0	0
56	Publications / Memberships / Training	34	25	2,515	2,515	Inflation	2,573	2,627	2,679	2,738
57	Promotional Activities	31	25	0	1,992	Inflation	2,038	2,081	2,122	2,169
58	Total Operating Services			$723,053	$693,913		$720,087	$837,993	$778,035	$801,805
59	**Total Distribution and Collection**			$1,449,334	$1,526,506		$1,578,778	$1,723,609	$1,691,431	$1,743,863
	Utility Customer Service									
	Personnel Costs									
60	Salaries - Regular	27	16	$80,859	$86,372	Labor	$88,963	$91,632	$94,381	$97,212
61	Salaries - Overtime	27	16	3,617	3,617	Labor	3,725	3,837	3,952	4,071
62	Salaries - Part-time	27	16	11,145	0	Labor	0	0	0	0
63	Salaries - Other	27	16	0	11,145	Labor	11,480	11,824	12,179	12,544
64	Salaries - Special Pay	27	16	0	0	Labor	0	0	0	0
65	FICA Taxes	27	17	7,315	7,737	Labor	7,969	8,208	8,454	8,708
66	Retirement Contribution	27	17	10,852	10,718	Labor	11,040	11,371	11,712	12,063
67	Insurance - Life & Health	27	17	18,988	12,534	Ins-Health	13,035	13,556	14,099	14,663
68	Workers Compensation	27	17	212	212	Worker Comp	219	225	232	239

Table 9
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Projected Wastewater Operating Expenses

Line No.	Description	Admin Code	Ops Code	Budget [1] 2023	Budget [2] 2024	Escalation Reference	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028
69	Unemployment Compensation	27	17	0	0	Labor	0	0	0	0
70	Total Personnel Costs			$132,989	$132,335		$136,430	$140,654	$145,009	$149,500
	Operating Services									
71	Professional Services	33	24	$0	$0	Inflation	$0	$0	$0	$0
72	Accounting and Auditing	33	24	0	0	Inflation	0	0	0	0
73	Other Contractual Services	33	24	25,230	11,860	Inflation	12,133	12,388	12,636	12,914
74	Travel and Per Diem	34	25	1,514	1,514	Inflation	1,549	1,581	1,613	1,649
75	Communications / Freight	31	18	18,251	18,041	Cust-Water	18,838	19,624	20,414	21,270
76	Utility Services	28	18	841	841	Utility	883	927	974	1,022
77	Rentals and Leases	28	25	3,365	3,365	Inflation	3,442	3,514	3,585	3,663
78	Insurance	30	30	1,705	1,705	Ins-Property	1,756	1,808	1,863	1,919
79	Repair and Maintenance	28	21	210	210	Repair	217	223	230	237
80	Printing and Binding	31	25	0	841	Cust-Sewer	896	951	1,006	1,066
81	Other Current Charges	34	25	45,549	44,750	Cust-Sewer	47,655	50,571	53,537	56,711
82	Vehicle Leases	34	25	0	0	Inflation	0	0	0	0
83	Office Supplies	29	21	0	841	Cust-Sewer	896	951	1,006	1,066
84	Operating Supplies	29	19	5,383	3,701	Cust-Sewer	3,941	4,183	4,428	4,690
85	Publications / Memberships / Training	34	25	3,196	3,196	Inflation	3,270	3,339	3,405	3,480
86	Promotional Activities	31	25	0	799	Inflation	817	835	851	870
87	Total Operating Services			$105,245	$91,664		$96,293	$100,894	$105,547	$110,557
88	**Total Utility Customer Service**			$238,234	$223,999		$232,723	$241,548	$250,556	$260,057
	Water and Wastewater General Government									
	Personnel Costs									
89	Salaries - Regular	27	16	$351,106	$325,197	Labor	$334,952	$345,001	$355,351	$366,012
90	Salaries - Overtime	27	16	471	471	Labor	485	500	515	530
91	Salaries - Part-time	27	16	0	0	Labor	0	0	0	0
92	Salaries - Longevity	27	16	0	0	Labor	0	0	0	0
93	Salaries - Special Pay	27	16	3,589	0	Labor	0	0	0	0
94	FICA Taxes	27	17	26,878	24,828	Labor	25,573	26,340	27,130	27,944
95	Retirement Contribution	27	17	50,532	50,947	Labor	52,475	54,050	55,671	57,341
96	Insurance - Life & Health	27	17	63,550	68,964	Ins-Health	71,723	74,592	77,576	80,679
97	Workers Compensation	27	17	4,018	4,018	Worker Comp	4,139	4,263	4,391	4,523
98	Unemployment Compensation	27	17	0	0	Labor	0	0	0	0
99	Total Personnel Costs			$500,144	$474,425		$489,348	$504,745	$520,634	$537,028
	Operating Services									
100	Professional Services	33	24	$49,937	$41,446	Inflation	$42,399	$43,289	$44,155	$45,126
101	Other Contractual Services	33	24	0	7,065	Inflation	7,227	7,379	7,526	7,692
102	Travel and Per Diem	34	25	2,119	3,768	Inflation	3,854	3,935	4,014	4,102
103	Communications / Freight	31	18	1,303	1,512	Inflation	1,547	1,579	1,611	1,646
104	Utility Services	28	18	3,532	3,532	Utility	3,709	3,894	4,089	4,294
105	Rentals and Leases	28	25	16,719	16,719	Inflation	17,104	17,463	17,812	18,204
106	Insurance	30	30	11,168	11,168	Ins-Property	11,503	11,848	12,204	12,570
107	Repair and Maintenance	28	21	2,355	2,826	Repair	2,911	2,998	3,088	3,180
108	Printing and Binding	31	25	0	235	Inflation	241	246	251	256
109	Other Current Charges	34	25	1,893	518	Inflation	530	541	552	564
110	Vehicle Leases - Base Budget	34	25	5,642	0	Inflation	0	0	0	0
111	Vehicle Leases - Fleet Schedule	34	25	0	9,459	Input	9,562	12,623	19,038	19,508
112	Office Supplies	29	21	0	2,426	Inflation	2,481	2,533	2,584	2,641
113	Operating Supplies	29	19	18,817	19,451	Inflation	19,899	20,316	20,723	21,179
114	Road Materials / Supplies	31	25	0	22,644	Inflation	23,165	23,652	24,125	24,655
115	Publications / Memberships / Training	34	25	3,956	4,474	Inflation	4,577	4,673	4,767	4,872
116	Promotional Activities	31	25	0	0	Inflation	0	0	0	0
117	Total Operating Services			$117,442	$147,243		$150,709	$156,971	$166,538	$170,490
118	**Total Water and Wastewater General Government**			$617,587	$621,668		$640,056	$661,717	$687,172	$707,518
	Non - Departmental									
119	Transfers (Indirect Cost Allocation) - Net	39	39	$222,023	$222,023	Labor	$228,683	$235,544	$242,610	$249,888
120	Other Non-operating Uses	34	25	2,570	2,570	Labor	2,647	2,727	2,808	2,893
121	Other Costs			0	0	Constant	0	0	0	0

Table 9
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Projected Wastewater Operating Expenses

Line No.	Description	Admin Code	Ops Code	Budget [1] 2023	Budget [2] 2024	Escalation Reference	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028
122	**Total Non - Departmental**			$224,593	$224,593		$231,331	$238,270	$245,419	$252,781
	Additional Charges									
123	Additional WRF Personnel Costs [3]			$0	$0	Input	$0	$0	$0	$0
124	Additional Collection Personnel [4]			0	0	Calculated	0	0	0	0
125	Additional Operating Costs [5]			0	0	Calculated	0	0	0	0
126	Additional Maintenance Costs			0	0	Calculated	0	0	0	0
127	Bad Debt Expense			0	0	Calculated	0	0	0	0
128	**Total Additional Charges**			$0	$0		$0	$0	$0	$0
129	**Total System**			$4,784,200	$4,794,808		$4,957,977	$5,260,281	$5,324,065	$5,498,547
					0.22%		3.40%	6.10%	1.21%	3.28%

Footnotes:

[1] Amounts derived from Table 6 as allocated to the wastewater system.

[2] Amounts derived from Table 7 as allocated to the wastewater system.

Table 10
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Summary of Projected Expense Escalation Factors

Line No.	Description	Escalation Reference	Projected Fiscal Year Ending September 30, 2025	2026	2027	2028
1	Constant	Constant	1.0000	1.0000	1.0000	1.0000
2	General Inflation (CPI Index)	Inflation	1.0230	1.0210	1.0200	1.0220
3	Labor Escalator	Labor	1.0300	1.0300	1.0300	1.0300
4	Customer Acct. Growth + Inflation (Water)	Cust-Water	1.0442	1.0417	1.0403	1.0419
5	Customer Acct. Growth + Inflation (Sewer)	Cust-Sewer	1.0649	1.0612	1.0586	1.0593
6	Rate Revenue - Water	Water Rev	1.0051	1.0051	1.0050	1.0050
7	Rate Revenue - Sewer	Sewer Rev	1.0111	1.0110	1.0109	1.0108
8	Flow Growth + Inflation (Water)	Water Flow	1.0273	1.0253	1.0243	1.0263
9	Flow Growth + Inflation (Sewer)	Sewer Flow	1.0343	1.0322	1.0310	1.0330
10	Utility Costs	Utility	1.0500	1.0500	1.0500	1.0500
11	Flow Growth + Inflation (Water)	Utility-W	1.0545	1.0544	1.0544	1.0544
12	Flow Growth + Inflation (Sewer)	Utility-S	1.0616	1.0615	1.0614	1.0613
13	Life/Health/Disability Insurance Escalator	Ins-Health	1.0400	1.0400	1.0400	1.0400
14	Workers Compensation	Worker Comp	1.0300	1.0300	1.0300	1.0300
15	Property Insurance Escalator	Ins-Property	1.0300	1.0300	1.0300	1.0300
16	Repair and Maintenance	Repair	1.0300	1.0300	1.0300	1.0300
17	Marginal Escalator	Margin	1.0010	1.0010	1.0010	1.0010
18	Auto/Equipment User Charge Allocation	Auto Exp	1.0000	1.0000	1.0000	1.0000

Table 11
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Five Year Estimated Capital Funding Program

Line No.	Description	Ref	Funding Source	For the Fiscal Years Ending September 30, Future Dollars [1] 2023	2024	2025	2026	2027	2028	Total
	Cumulative Inflation Factor ===>			1.000	1.000	1.030	1.061	1.093	1.126	
	SYSTEM CAPITAL COSTS									
	Water System									
	Water Treatment and Supply									
1	RO Facility Carryforward - 1 of 4	21032601	Debt1	$5,230,590	$400,000	$0	$0	$0	$0	$5,630,590
2	RO Facility (Debt) - 2 of 4	21032601	Debt1	9,847,520	0	0	0	0	0	9,847,520
3	RO Facility (Impact Fees) - 3 of 4	21032601	WAF	2,000,000	0	0	0	0	0	2,000,000
4	RO Facility (Debt Forgiveness / Awarded Grant) - 4 of 4	21032601	Grant	0	0	0	0	0	0	0
5	RO - Concentrate Pipeline - 1 of 2	21032603	Debt1	1,343,160	100,000	0	0	0	0	1,443,160
6	RO - Concentrate Pipeline (Carryforward) - 2 of 2	21032603	Debt1	9,290	0	0	0	0	0	9,290
7	RO - Deep Injection Well - 1 of 3	21032602	Debt1	247,260	1,500,000	0	0	0	0	1,747,260
8	RO - Deep Injection Well (Grant) - 2 of 3	21032602	Grant	0	0	0	0	0	0	0
9	RO - Deep Injection Well (Carryforward) - 3 of 3	21032602	Debt1	358,770	0	0	0	0	0	358,770
10	Alternative Water Supply Phase II - 1 of 2	21032604	Unfunded	0	0	1,854,000	3,182,700	3,278,181	0	8,314,881
11	Alternative Water Supply Phase II - 2 of 2	21032604	WAF	0	0	0	0	0	0	0
12	Martin County Interconnects (Carryforward)	22046201	OR	38,317	0	0	0	0	0	38,317
13	Chemical Feed Pumps	N/A	WREV1	0	0	0	0	0	0	0
14	CL2 Chemical Feed Pumps	N/A	WREV1	125,000	0	0	0	0	0	125,000
15	Infrastructure - Non-Major	N/A	WREV1	0	0	0	0	0	0	0
16	Machinery and Equipment - Non-Major	N/A	WREV1	0	0	0	0	0	0	0
17	Aquifer Well 6 (Carryforward)	N/A	OR	32,275	0	0	0	0	0	32,275
18	Ion Exchange Vessels (2 Additional)	N/A	OR	0	2,916,222	0	0	0	0	2,916,222
19	Water Main Evaluations (City-wide)	N/A	OR	0	0	103,000	0	0	0	103,000
20	Water Main Upgrades (City-wide)	N/A	WREV2	0	0	0	106,090	0	0	106,090
21	Water Main Upgrades (City-wide) - R&R	N/A	Debt2	0	0	0	0	546,364	562,754	1,109,118
22	Carryforward Infrastructure	N/A	OR	0	0	0	0	0	0	0
23	Adjustment - WAF Applied to R.O Project	N/A	WAF	0	0	0	0	0	0	0
24	Other Projects to Reconcile to Current FY22 Budget	N/A	WREV2	0	0	0	0	0	0	0
25	R&R Projects from O&M - Raw Water Well Rehab	N/A	RR	0	255,500	0	0	0	0	255,500
26	R&R Projects from O&M - Raw Water Well Casing Linings	N/A	RR	0	305,500	0	0	0	0	305,500
25	Renewal and Replacement Fund (Above Budget)	N/A	RR	0	0	309,000	318,270	327,818	337,653	1,292,741
26	Capital Outlay - 610	N/A	WREV1	0	10,000	0	10,609	0	0	20,609
27	**Total Water Treatment and Supply**			$19,232,182	$5,487,222	$2,266,000	$3,617,669	$4,152,363	$900,407	$35,655,843
	Water Transmission and Distribution									
28	Kanner Hwy Water Main (Carryforward)	21044701	OR	$16,851	$0	$0	$0	$0	$0	$16,851
29	Channel Basin Utility Relocation - 50%	N/A	WREV2	31,995	37,500	0	0	0	0	69,495
30	B&A Flea Market Utilities - 50%	22046301	WREV2	0	0	0	10,609	16,391	0	27,000
31	Fire Hydrant/Water Main Upgrades (from Professional Services)	N/A	OR	0	75,000	0	0	0	0	75,000
32	Fire Hydrant/Water Main Upgrades	N/A	OR	0	300,000	0	0	0	0	300,000
33	Fire Hydrant/Water Main Upgrades - Pending Amendment 7/27/2023	N/A	OR	600,000	0	0	0	0	0	600,000
34	Buildings - Non-Major 50%	N/A	WREV1	46,950	0	0	0	0	0	46,950
35	Machinery and Equipment - 50%	N/A	WREV1	61,657	0	0	0	0	0	61,657
36	Misc. Carryforwards (50%)	N/A	OR	160,888	0	0	0	0	0	160,888
37	Renewal & Replacement (Above Budget)	N/A	RR	0	0	103,000	106,090	109,273	112,551	430,914
38	**Total Water Transmission and Distribution**			$918,341	$412,500	$103,000	$116,699	$125,664	$112,551	$1,788,755

Table 11
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Five Year Estimated Capital Funding Program

Line No.	Description	Ref	Funding Source	For the Fiscal Years Ending September 30, Future Dollars [1] 2023	2024	2025	2026	2027	2028	Total
	Other Capital Projects									
39	Machinery and Equipment - 50%	N/A	WREV1	$0	$0	$0	$0	$0	$0	$0
40	Allowance for Fleet Replacement - 50%	N/A	WREV1	0	275,000	136,475	0	0	0	411,475
41	Transfer from Fleet - 50%	N/A	Fleet	0	0	0	0	0	0	0
42	Carry Forward	N/A	OR	0	0	0	0	0	0	0
43	Capital Outlay - Net Amount from Budget	N/A	WREV1	0	30,750	0	0	0	0	30,750
44	**Total Other Capital Projects**			$0	$305,750	$136,475	$0	$0	$0	$442,225
45	**Total Water System**			$20,150,523	$6,205,472	$2,505,475	$3,734,368	$4,278,027	$1,012,958	$37,886,823
	Wastewater System									
	Water Reclamation Facility									
46	WRF Headworks Improvements - 1 of 4	22046101	OR	$301,601	$750,000	$772,500	$0	$0	$0	$1,824,101
47	WRF Headworks Improvements - 2 of 4	22046101	RR	75,000	0	0	0	0	0	75,000
48	WRF Headworks Improvements - 3 of 4	22046101	SAF	323,399	0	0	0	0	0	323,399
49	WRF Headworks Improvements - 4 of 4 (carryforwards)	22046101	OR	38,036	0	0	0	0	0	38,036
50	Chlorine Feed System Upgrades	N/A	SREV1	0	0	0	0	0	0	0
51	Turbo Blowers - 1 of 2	20044201	Unfunded	0	0	1,030,000	1,060,900	1,092,727	0	3,183,627
52	Turbo Blowers - 2 of 2	20044201	Unfunded	0	0	0	0	0	0	0
53	Effluent Pump Station Mods	21036205	OR	527,178	0	0	0	0	0	527,178
54	Effluent Pump Station Mods (Possibly Seek Grant)	21036205	OR	0	0	515,000	0	0	0	515,000
55	Buildings - Non-Major 50%	N/A	SREV1	46,950	0	0	0	0	0	46,950
56	Infrastructure	N/A	SREV1	0	0	0	0	0	0	0
57	Machinery and Equipment	N/A	SREV1	26,980	0	0	0	0	0	26,980
58	Rehab/Replace Clarifier Basins	N/A	Debt3	0	0	0	0	1,639,091	0	1,639,091
59	Renewal & Replacement Fund (Above Budget)	N/A	RR	0	0	206,000	212,180	218,545	225,102	861,827
60	Belt Press Metal Building Improvement (from R&M)	N/A	OR	0	50,000	0	0	0	0	50,000
61	Digester 3 Metal Roof Improvement (from R&M)	N/A	OR	0	150,000	0	0	0	0	150,000
62	L/S C25 8" Pump - 1 of 2 (75%)	N/A	Grant	0	93,750	0	0	0	0	93,750
63	L/S C25 8" Pump - 2 of 2 (25%)	N/A	SREV2	0	31,250	0	0	0	0	31,250
64	L/S C25 8" Pump (from professional Services)	N/A	SREV1	0	25,000	0	0	0	0	25,000
65	Minor Project Carryforwards (620)	N/A	OR	111,128	0	0	0	0	0	111,128
66	Difference between Adopted / Amended Infrastructure (630)	N/A	OR	195,000	0	0	0	0	0	195,000
67	Capital Outlay - 620	N/A	SREV1	0	10,000	0	0	202,154	0	212,154
68	**Total Wastewater Treatment and Disposal**			$1,645,272	$1,110,000	$2,523,500	$1,273,080	$3,152,517	$225,102	$9,929,471
	Wastewater Transmission and Collection									
69	Grinder Station Installs	21011201	Construction	$620,500	$280,000	$282,979	$253,794	$222,602	$189,311	$1,849,186
70	Grinder Station Install Restoration (from Operating Supplies)	21011201	SREV1	0	10,000	11,382	9,654	7,813	5,853	44,702
71	Monterey Road Force Main (from Professional Services)	21040501	SREV1	0	75,000	0	0	0	0	75,000
72	Sailfish Forcemain (Carryforward)	20044403	OR	547,171	0	0	0	0	0	547,171
73	Sailfish Forcemain - Phase II - 1 of 2	20044403	RR	350,000	0	0	0	0	0	350,000
74	Sailfish Forcemain - Phase II - 2 of 2	20044403	SAF	426,601	0	0	0	0	0	426,601
75	Sailfish Forcemain - Phase III - 1 of 2 (Kruegar)	20044403	SREV2	0	0	103,000	0	0	0	103,000
76	Sailfish Forcemain - Phase III - 2 of 2 (Kruegar)	20044403	OR	0	0	0	795,675	819,545	0	1,615,220
77	Force Main Evaluations (City-wide) (From Professional Services)	N/A	OR	0	100,000	0	0	0	0	100,000
78	Force Main Upgrades (City-wide)	N/A	SREV2	0	0	103,000	0	0	0	103,000
79	Force Main Upgrades (City-wide) - R&R	N/A	Debt3	0	0	0	530,450	546,364	562,754	1,639,568
80	B&A Flea Market Utilities - 50%	22046301	SREV2	0	0	0	10,609	16,391	0	27,000
81	Monterey Road Force Main	21040501	OR	0	0	437,750	0	0	0	437,750
82	Grinder Systems (Link to Sewer Expansion Growth Assumptions)	N/A	Construction	0	(280,000)	(282,979)	(253,794)	(222,602)	(189,311)	(1,228,686)
83	Grinder Systems (Link to Sewer Expansion Growth Assumptions)	N/A	Construction	0	0	0	0	0	0	0
84	Grinder Systems (Link to Sewer Expansion Growth Assumptions)	N/A	Construction	0	350,000	360,500	371,315	382,454	393,928	1,858,197
85	Channel Basin Utility Relocation - 50%	N/A	WREV2	31,995	37,500	0	0	0	0	69,495
86	Machinery and Equipment - 50%	N/A	SREV1	61,657	0	0	0	0	0	61,657
87	Misc. Carryforwards (50%)	N/A	OR	160,888	0	0	0	0	0	160,888
88	R&R Projects from O&M - 8" Gravity Slip Lining	N/A	RR	0	121,000	0	0	0	0	121,000

Table 11
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Five Year Estimated Capital Funding Program

Line No.	Description	Ref	Funding Source	For the Fiscal Years Ending September 30, Future Dollars [1] 2023	2024	2025	2026	2027	2028	Total
89	R&R Projects from O&M - 10" Gravity Slip Lining	N/A	RR	0	50,000	0	0	0	0	50,000
90	Renewal & Replacement (Above Budget)	N/A	RR	0	0	103,000	106,090	109,273	112,551	430,914
91	**Total Wastewater Transmission and Collection**			$2,198,812	$743,500	$1,118,632	$1,823,793	$1,881,840	$1,075,086	$8,841,663
	Other Capital Projects									
92	Machinery and Equipment - 50%	N/A	SREV1	$0	$0	$0	$0	$0	$0	$0
93	Allowance for Fleet Replacement - 50%	N/A	SREV1	0	275,000	136,475	0	0	0	411,475
94	Transfer from Fleet - 50%	N/A	Fleet	0	0	0	0	0	0	0
95	Transfer from Fleet - 50%	N/A	SREV1	0	0	0	0	0	0	0
96	Carry Forward	N/A	OR	0	0	0	0	0	0	0
97	Capital Outlay - Net Amount from Budget	N/A	SREV1	0	30,750	0	0	0	0	30,750
98	**Total Other Capital Projects**			$0	$305,750	$136,475	$0	$0	$0	$442,225
99	**Total Wastewater System**			$3,844,084	$2,159,250	$3,778,607	$3,096,873	$5,034,357	$1,300,188	$19,213,359
100	**TOTAL SYSTEM CAPITAL COSTS**			$23,994,607	$8,364,722	$6,284,082	$6,831,241	$9,312,384	$2,313,146	$57,100,182
	FUNDING SOURCES									
101	Operating Reserves	0	OR	$2,729,333	$4,341,222	$1,828,250	$795,675	$819,545	$0	$10,514,025
102	Renewal and Replacement Fund	0	RR	425,000	732,000	721,000	742,630	764,909	787,857	4,173,396
103	Rate Revenue - Water System (For Ordinary Vehicles, Equipment and Other Capital Outlay)	0	WREV1	233,607	315,750	136,475	10,609	0	0	696,441
104	Rate Revenue - Water System (For all other lawful capital expenditures)	0	WREV2	63,990	75,000	0	116,699	16,391	0	272,080
105	Rate Revenue - Wastewater System (For Ordinary Vehicles, Equipment and Other Capital Outlay)	0	SREV1	135,587	425,750	147,857	9,654	209,967	5,853	934,668
106	Rate Revenue - Wastewater System (For all other lawful capital expenditures)	0	SREV2	0	31,250	206,000	10,609	16,391	0	264,250
107	Water Availability Fees	0	WAF	2,000,000	0	0	0	0	0	2,000,000
108	Wastewater Availability Fees	0	SAF	750,000	0	0	0	0	0	750,000
109	Grant	0	Grant	0	93,750	0	0	0	0	93,750
110	Special Sewer Expansion Fees	0	Sewer Expansion Fees	0	0	0	0	0	0	0
111	Sewer Expansion Construction Fund	0	Construction	620,500	350,000	360,500	371,315	382,454	393,928	2,478,697
112	Developer Contribution	0	Developer	0	0	0	0	0	0	0
113	Unfunded	0	Unfunded	0	0	2,884,000	4,243,600	4,370,908	0	11,498,508
114	Transfer from Fleet	0	Fleet	0	0	0	0	0	0	0
115	SRF DW 430420 (Water System Anion Exchange)	0	DW430420	0	0	0	0	0	0	0
116	SRF DW 430430 (Eng. & Design Water RO Phase 1)	0	DW430430	0	0	0	0	0	0	0
117	SRF DW 430431 (Construction Loan Well FA-1)	0	DW430431	0	0	0	0	0	0	0
118	Debt Proceeds (Anticipated) - RO Facility DW430450	0	Debt1	17,036,590	2,000,000	0	0	0	0	19,036,590
119	Debt Proceeds (Anticipated) - Water Main Replacements	0	Debt2	0	0	0	0	546,364	562,754	1,109,118
120	Debt Proceeds (Anticipated) - Sewer Main Replacements & Clarifiers	0	Debt3	0	0	0	530,450	2,185,455	562,754	3,278,659
121	Debt Proceeds (Anticipated) - Future Debt Other Capital	0	Debt4	0	0	0	0	0	0	0
122	Debt Proceeds (Anticipated) - Future Debt Other Capital	0	Debt5	0	0	0	0	0	0	0
123	**TOTAL FUNDING SOURCES**			$23,994,607	$8,364,722	$6,284,082	$6,831,241	$9,312,384	$2,313,146	$57,100,182

Table 12
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Existing and Projected Debt Service Allocation

Line No.	Description	Projected Fiscal Year Ending September 30, 2023	2024	2025	2026	2027	2028
	EXISTING DEBT SERVICE [1]						
	Series 2003 Bonds (Unrefunded)						
1	Total Annual Debt Service	$0	$0	$0	$0	$0	$0
2	Percent Allocated to Water System	51.00%	51.00%	51.00%	51.00%	51.00%	51.00%
3	Percent Allocated to Wastewater System	49.00%	49.00%	49.00%	49.00%	49.00%	49.00%
4	Amount Allocated to Water System	$0	$0	$0	$0	$0	$0
5	Amount Allocated to Wastewater System	$0	$0	$0	$0	$0	$0
	Series 2006 Refunding Notes						
6	Total Annual Debt Service	$948,090	$946,382	$278,176	$277,493	$277,811	$277,798
7	Percent Allocated to Water System	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%
8	Percent Allocated to Wastewater System	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%
9	Amount Allocated to Water System	$474,045	$473,191	$139,088	$138,747	$138,905	$138,899
10	Amount Allocated to Wastewater System	$474,045	$473,191	$139,088	$138,747	$138,905	$138,899
	Series 2007A Refunding Notes						
11	Total Annual Debt Service	$178,902	$179,041	$1,144,245	$1,147,250	$1,142,490	$1,146,334
12	Percent Allocated to Water System	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%
13	Percent Allocated to Wastewater System	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%
14	Amount Allocated to Water System	$89,451	$89,520	$572,123	$573,625	$571,245	$573,167
15	Amount Allocated to Wastewater System	$89,451	$89,520	$572,123	$573,625	$571,245	$573,167
	Series 2011 Refunding Notes						
16	Total Annual Debt Service	$379,904	$379,544	$0	$0	$0	$0
17	Percent Allocated to Water System	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%
18	Percent Allocated to Wastewater System	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%
19	Amount Allocated to Water System	$189,952	$189,772	$0	$0	$0	$0
20	Amount Allocated to Wastewater System	$189,952	$189,772	$0	$0	$0	$0

Table 12
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Existing and Projected Debt Service Allocation

Line No.	Description	Projected Fiscal Year Ending September 30, 2023	2024	2025	2026	2027	2028
	SRF WW 430400 (Reclaimed Water Transmission Main)						
21	Total Annual Debt Service	$178,054	$178,054	$178,054	$178,054	$178,054	$178,054
22	Percent Allocated to Water System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
23	Percent Allocated to Wastewater System	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
24	Amount Allocated to Water System	$0	$0	$0	$0	$0	$0
25	Amount Allocated to Wastewater System	$178,054	$178,054	$178,054	$178,054	$178,054	$178,054
	SRF DW 430410 (Water Line and Meter Replacements)						
26	Total Annual Debt Service	$322,668	$322,668	$322,668	$322,668	$322,668	$322,668
27	Percent Allocated to Water System	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
28	Percent Allocated to Wastewater System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
29	Amount Allocated to Water System	$322,668	$322,668	$322,668	$322,668	$322,668	$322,668
30	Amount Allocated to Wastewater System	$0	$0	$0	$0	$0	$0
	SRF DW 430420 (Water System Anion Exchange)						
31	Total Annual Debt Service	$106,498	$106,498	$106,498	$106,498	$106,498	$106,498
32	Percent Allocated to Water System	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
33	Percent Allocated to Wastewater System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
34	Amount Allocated to Water System	$106,498	$106,498	$106,498	$106,498	$106,498	$106,498
35	Amount Allocated to Wastewater System	$0	$0	$0	$0	$0	$0
	SRF DW 430430 (Eng. & Design Water RO Phase 1)						
36	Total Annual Debt Service	$87,804	$87,804	$87,804	$87,804	$87,804	$87,804
37	Percent Allocated to Water System	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
38	Percent Allocated to Wastewater System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
39	Amount Allocated to Water System	$87,804	$87,804	$87,804	$87,804	$87,804	$87,804
40	Amount Allocated to Wastewater System	$0	$0	$0	$0	$0	$0

Table 12
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Existing and Projected Debt Service Allocation

Line No.	Description	Projected Fiscal Year Ending September 30, 2023	2024	2025	2026	2027	2028
	SRF DW 430431 (Construction Loan Well FA-1)						
41	Total Annual Debt Service	$47,249	$47,249	$47,249	$47,249	$47,249	$47,249
42	Percent Allocated to Water System	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
43	Percent Allocated to Wastewater System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
44	Amount Allocated to Water System	$47,249	$47,249	$47,249	$47,249	$47,249	$47,249
45	Amount Allocated to Wastewater System	$0	$0	$0	$0	$0	$0
	SRF DW 430440 (Monterey Water Main) [Amount Fully Funded as of Amendment #2]						
46	Total Annual Debt Service	$0	$0	$0	$0	$0	$0
47	Percent Allocated to Water System	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
48	Percent Allocated to Wastewater System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
49	Amount Allocated to Water System	$0	$0	$0	$0	$0	$0
50	Amount Allocated to Wastewater System	$0	$0	$0	$0	$0	$0
	TOTAL DEBT SERVICE - EXISTING DEBT						
51	Amount Allocated to Water System	$1,317,666	$1,316,702	$1,275,429	$1,276,590	$1,274,368	$1,276,284
52	Amount Allocated to Wastewater System	931,502	930,538	889,265	890,426	888,204	890,120
53	Total Annual Debt Service	$2,249,168	$2,247,240	$2,164,693	$2,167,016	$2,162,573	$2,166,404
54	Percent Allocated to Water System	58.58%	58.59%	58.92%	58.91%	58.93%	58.91%
55	Percent Allocated to Wastewater System	41.42%	41.41%	41.08%	41.09%	41.07%	41.09%

Table 12
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Existing and Projected Debt Service Allocation

Line No.	Description	Projected Fiscal Year Ending September 30, 2023	2024	2025	2026	2027	2028
	PROPOSED DEBT SERVICE - ADDITIONAL DEBT [2]						
	Debt Proceeds (Anticipated) - RO Facility DW430450						
56	Annual Principal Payment	$0	$496,876	$1,039,122	$1,084,708	$1,085,142	$1,085,576
57	Annual Interest Payment	0	3,990	8,144	8,092	7,658	7,224
58	Total Annual Debt Service	$0	$500,867	$1,047,267	$1,092,800	$1,092,800	$1,092,800
59	Percent Allocated to Water System	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
60	Percent Allocated to Wastewater System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
61	Amount Allocated to Water System	$0	$500,867	$1,047,267	$1,092,800	$1,092,800	$1,092,800
62	Amount Allocated to Wastewater System	0	0	0	0	0	0
	Debt Proceeds (Anticipated) - Water Main Replacements						
63	Annual Principal Payment	$0	$0	$0	$0	$0	$0
64	Annual Interest Payment	0	0	0	0	0	0
65	Total Annual Debt Service	$0	$0	$0	$0	$0	$0
66	Percent Allocated to Water System	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
67	Percent Allocated to Wastewater System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
68	Amount Allocated to Water System	$0	$0	$0	$0	$0	$0
69	Amount Allocated to Wastewater System	0	0	0	0	0	0
	Debt Proceeds (Anticipated) - Sewer Main Replacements & Clarifiers						
70	Annual Principal Payment	$0	$0	$0	$0	$0	$0
71	Annual Interest Payment	0	0	0	0	0	0
72	Total Annual Debt Service	$0	$0	$0	$0	$0	$0
73	Percent Allocated to Water System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
74	Percent Allocated to Wastewater System	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
75	Amount Allocated to Water System	$0	$0	$0	$0	$0	$0
76	Amount Allocated to Wastewater System	0	0	0	0	0	0

Table 12
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Existing and Projected Debt Service Allocation

Line No.	Description	Projected Fiscal Year Ending September 30, 2023	2024	2025	2026	2027	2028
	Debt Proceeds (Anticipated) - Future Debt Other Capital						
77	Annual Principal Payment	$0	$0	$0	$0	$0	$0
78	Annual Interest Payment	0	0	0	0	0	0
79	Total Annual Debt Service	$0	$0	$0	$0	$0	$0
80	Percent Allocated to Water System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
81	Percent Allocated to Wastewater System	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
82	Amount Allocated to Water System	$0	$0	$0	$0	$0	$0
83	Amount Allocated to Wastewater System	0	0	0	0	0	0
	Debt Proceeds (Anticipated) - Future Debt Other Capital						
84	Annual Principal Payment	$0	$0	$0	$0	$0	$0
85	Annual Interest Payment	0	0	0	0	0	0
86	Total Annual Debt Service	$0	$0	$0	$0	$0	$0
87	Percent Allocated to Water System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
88	Percent Allocated to Wastewater System	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
89	Amount Allocated to Water System	$0	$0	$0	$0	$0	$0
90	Amount Allocated to Wastewater System	0	0	0	0	0	0
	TOTAL DEBT SERVICE - PROPOSED DEBT						
91	Amount Allocated to Water System	$0	$500,867	$1,047,267	$1,092,800	$1,092,800	$1,092,800
92	Amount Allocated to Wastewater System	0	0	0	0	0	0
93	Total Annual Debt Service	$0	$500,867	$1,047,267	$1,092,800	$1,092,800	$1,092,800
94	Percent Allocated to Water System	0.00%	100.00%	100.00%	100.00%	100.00%	100.00%
95	Percent Allocated to Wastewater System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Table 12
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Existing and Projected Debt Service Allocation

Line No.	Description	Projected Fiscal Year Ending September 30, 2023	2024	2025	2026	2027	2028
	TOTAL DEBT SERVICE - EXISTING AND PROPOSED						
96	Amount Allocated to Water System	$1,317,666	$1,817,569	$2,322,695	$2,369,390	$2,367,168	$2,369,084
97	Amount Allocated to Wastewater System	931,502	930,538	889,265	890,426	888,204	890,120
98	Total Annual Debt Service	$2,249,168	$2,748,107	$3,211,960	$3,259,816	$3,255,373	$3,259,204
99	Percent Allocated to Water System	58.58%	66.14%	72.31%	72.68%	72.72%	72.69%
100	Percent Allocated to Wastewater System	41.42%	33.86%	27.69%	27.32%	27.28%	27.31%

Footnotes:

[1] Payment schedules as provided by the City.

[2] Amounts as derived from Tables 12a.

Table 13
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Projected Transfer to Renewal and Replacement Fund

Line No.	Description	Projected Fiscal Year Ending September 30, 2023	2024	2025	2026	2027	2028
	TRANSFER TO RENEWAL & REPLACEMENT FUND						
	Gross Revenues (Previous Year)						
	Existing Rate Revenue						
1	Water Rate Revenues	$7,168,519	$7,639,685	$7,678,769	$7,717,853	$7,756,937	$7,796,021
2	Wastewater Rate Revenues	5,850,047	6,228,752	6,298,844	6,368,936	6,439,028	6,509,120
3	Total Rate Revenues	13,018,566	13,868,437	13,977,613	14,086,789	14,195,965	14,305,141
4	Other Water Operating Revenue and Interest Income	18,732	191,144	181,271	159,168	141,938	135,799
5	Other Wastewater Operating Revenue and Interest Income	553,161	445,598	453,996	451,004	459,866	484,545
6	Total Other Income	571,893	636,742	635,266	610,172	601,804	620,344
7	Total Revenue at Existing Rates	$13,590,460	$14,505,179	$14,612,879	$14,696,961	$14,797,769	$14,925,485
8	Additional Water Rate Revenue from Rate Increases	0	0	422,332	872,329	1,351,550	1,861,893
9	Additional Wastewater Rate Revenue from Rate Increases	0	0	346,436	719,858	1,121,976	1,554,583
10	Total Gross Revenue	$13,590,460	$14,505,179	$15,381,648	$16,289,148	$17,271,294	$18,341,960
	Renewal and Replacement Fund						
11	Average Funding Requirement [1]	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
12	Minimum Funding Requirement	679,523	725,259	769,082	814,457	863,565	917,098
13	Total Deposit	$679,523	$725,259	$769,082	$814,457	$863,565	$917,098
	Allocation of Transfer to Renewal & Replacement Fund						
14	Water System Allocation	52.88%	53.99%	53.85%	53.71%	53.56%	53.40%
15	Wastewater System Allocation	47.12%	46.01%	46.15%	46.29%	46.44%	46.60%
16	Water Deposit	$359,363	$391,541	$414,119	$437,468	$462,521	$489,686
17	Average Funding Requirement [1]	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
18	Wastewater Deposit	$320,160	$333,717	$354,964	$376,990	$401,043	$427,412
19	Average Funding Requirement [1]	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
20	Estimated Ending Balance [2]	$1,154,523	$1,147,782	$1,195,864	$1,267,692	$1,366,347	$1,495,588

Footnotes:

[1] Transfer a minimum of five (5) percent of previous years gross revenues into the renewal and replacements fund until the minimum requirement of $1,000,000 as set forth in the bond indenture.

[2] Estimated based on a Flow of Funds Analysis.

Table 14
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Projected Intragovernmental Transfer

Line No.	Description	Projected Fiscal Year Ending September 30, 2023	2024	2025	2026	2027	2028
	INTRAGOVERNMENTAL TRANSFER						
	Gross Revenues (Current Year)						
	Existing Rate Revenue						
1	Water Rate Revenues	$7,639,685	$7,678,769	$7,717,853	$7,756,937	$7,796,021	$7,835,105
2	Wastewater Rate Revenues	6,228,752	6,298,844	6,368,936	6,439,028	6,509,120	6,579,212
3	Total Rate Revenues	13,868,437	13,977,613	14,086,789	14,195,965	14,305,141	14,414,317
4	Other Water Operating Revenue and Interest Income	191,144	181,271	159,168	141,938	135,799	143,260
5	Other Wastewater Operating Revenue and Interest Income	445,598	453,996	451,004	459,866	484,545	520,624
6	Total Other Income	636,742	635,266	610,172	601,804	620,344	663,884
7	Total Revenue at Existing Rates	$14,505,179	$14,612,879	$14,696,961	$14,797,769	$14,925,485	$15,078,201
8	Additional Water Rate Revenue from Rate Increases	0	422,332	872,329	1,351,550	1,861,893	2,405,047
9	Additional Wastewater Rate Revenue from Rate Increases	0	346,436	719,858	1,121,976	1,554,583	2,019,578
10	Total Gross Revenue	$14,505,179	$15,381,648	$16,289,148	$17,271,294	$18,341,960	$19,502,826
	Intragovernmental Transfer						
11	Average Funding Requirement	6%	6%	6%	6%	6%	6%
12	Minimum Funding Requirement	$870,311	$922,899	$977,349	$1,036,278	$1,100,518	$1,170,170
	Additional Deposits						
13	Transfer to CRA	0	0	0	0	0	0
14	Other Deposits	(50,444)	0	0	0	0	0
15	Total Additional Deposit Requests	(50,444)	0	0	0	0	0
16	Total Intragovernmental Transfer	$819,867	$922,899	$977,349	$1,036,278	$1,100,518	$1,170,170
	Allocation of Intragovernmental Transfer						
17	Water System Allocation	53.99%	53.85%	53.71%	53.56%	53.40%	53.24%
18	Wastewater System Allocation	46.01%	46.15%	46.29%	46.44%	46.60%	46.76%
19	Water Transfer	$442,617	$496,942	$524,961	$555,026	$587,623	$623,005
20	Wastewater Transfer	$377,250	$425,957	$452,388	$481,252	$512,895	$547,165

Table 15
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Combined Revenue Requirements

Line No.	Description	Projected Fiscal Year Ending September 30, [1] 2023	2024	2025	2026	2027	2028
1	Operating Expenses	$11,266,488	$10,810,133	$11,169,947	$11,814,571	$11,979,201	$12,365,183
2	Plus Allowance for Rebate	0	0	0	0	0	0
3	Total Operating Expenses	$11,266,488	$10,810,133	$11,169,947	$11,814,571	$11,979,201	$12,365,183
	Other Revenue Requirements						
	Debt Service						
4	Existing Debt Service	$2,249,168	$2,247,240	$2,164,693	$2,167,016	$2,162,573	$2,166,404
5	Proposed Debt Service	0	500,867	1,047,267	1,092,800	1,092,800	1,092,800
	Less:						
6	Amount Paid by Impact Fees	0	0	0	0	0	0
7	Total Debt Service	$2,249,168	$2,748,107	$3,211,960	$3,259,816	$3,255,373	$3,259,204
8	Transfer to Renewals & Replacement Fund	$679,523	$725,259	$769,082	$814,457	$863,565	$917,098
9	Capital Funded from Rates	433,184	847,750	490,332	147,571	242,749	5,853
10	Investment in Sewer Expansion Project from Fees	620,500	350,000	360,500	371,315	382,454	393,928
11	Intragovernmental Transfers	819,867	922,899	977,349	1,036,278	1,100,518	1,170,170
12	Operating Reserves - Deposits to/(Uses of)	0	0	0	0	0	263,143
13	Total Other Revenue Requirements	$4,802,242	$5,594,015	$5,809,223	$5,629,437	$5,844,659	$6,009,396
14	Gross Revenue Requirements	$16,068,730	$16,404,148	$16,979,170	$17,444,008	$17,823,860	$18,374,580
	Less Income and Funds from Other Sources						
15	Other Operating Revenue (Including Reclaimed Water Sales)	$196,500	$236,300	$236,300	$236,300	$236,300	$236,300
16	Other Revenues and Transfers	0	20,000	0	0	0	0
17	Revenues from Operating Sewer Expansion Fees	164,242	181,966	200,872	224,504	254,044	283,584
18	Unrestricted Interest Income	276,000	217,000	173,000	141,000	130,000	144,000
19	Sub-total Income and Funds from Other Sourtces	$636,742	$655,266	$610,172	$601,804	$620,344	$663,884
20	Net Revenue Requirements	$15,431,988	$15,748,881	$16,368,998	$16,842,204	$17,203,516	$17,710,696
	Revenue from Water and Wastewater Rates						
21	Existing Retail Rate Revenue	$13,868,437	$13,977,613	$14,086,789	$14,195,965	$14,305,141	$14,414,317
22	Prior Year Rate Adjustments	0	0	774,800	1,604,500	2,492,600	3,442,500
23	Total Rate Revenue Before Current Year Adjustment	$13,868,437	$13,977,613	$14,861,589	$15,800,465	$16,797,741	$17,856,817
24	Total Revenue from Current Year Adjustments	$0	$768,769	$817,387	$869,026	$923,876	$982,125
25	Total Revenue from Rates	$13,868,437	$14,746,381	$15,678,976	$16,669,490	$17,721,616	$18,838,942
25	**Projected Surplus/(Deficiency)**	($1,563,551)	($1,002,500)	($690,022)	($172,714)	$518,101	$1,128,246
26	Surplus/(Deficiency) - Percent of Rate Revenues	(11.27%)	(6.80%)	(4.40%)	(1.04%)	2.92%	5.99%

Table 15
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Combined Revenue Requirements

	Proposed Annual Increases (system-wide)	Implemented Rates	Projected Rates				
		2023	2024	2025	2026	2027	2028
27	Water System (Includes Indexing Provision)	4.53%	5.50%	5.50%	5.50%	5.50%	5.50%
28	Wastewater System (Includes Indexing Provision)	4.53%	5.50%	5.50%	5.50%	5.50%	5.50%
29	Effective	Oct. 1	Oct. 1	Oct. 1	Oct. 1	Oct. 1	Oct. 1
	Proposed Year-end Cash Balances	Projected Fiscal Year Ending September 30,					
		2023	2024	2025	2026	2027	2028
30	Operating Fund	$8,738,455	$6,338,615	$3,845,236	$2,890,676	$2,589,232	$3,980,622
31	Renewal and Replacement Fund	1,154,523	1,147,782	1,195,864	1,267,692	1,366,347	1,495,588
32	Availability Fee Fund	2,933,552	3,542,598	4,162,526	4,772,578	5,365,034	5,979,950
33	Total Year-end Cash	$12,826,531	$11,028,994	$9,203,626	$8,930,946	$9,320,614	$11,456,160
34	Operating Days of Operating Expenses - Min.	90	90	90	90	90	90
35	Operating Days of Operating Expenses - Calculated	250	186	109	78	69	102

Footnotes:
[1] Amounts derived from Tables 16 and 17.

Table 16
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Projected Water Revenue Requirements

Line No.	Description	Projected Fiscal Year Ending September 30, 2023	2024	2025	2026	2027	2028
1	Operating Expenses [1]	$6,482,288	$6,015,325	$6,211,970	$6,554,289	$6,655,136	$6,866,637
2	Plus Allowance for Rebate	0	0	0	0	0	0
3	Total Operating Expenses	$6,482,288	$6,015,325	$6,211,970	$6,554,289	$6,655,136	$6,866,637
	Other Revenue Requirements						
	Debt Service [2]						
4	Existing Debt Service	$1,317,666	$1,316,702	$1,275,429	$1,276,590	$1,274,368	$1,276,284
5	Proposed Debt Service	0	500,867	1,047,267	1,092,800	1,092,800	1,092,800
	Less:						
6	Amount Paid by Impact Fees	0	0	0	0	0	0
7	Total Debt Service	$1,317,666	$1,817,569	$2,322,695	$2,369,390	$2,367,168	$2,369,084
8	Transfer to Renewals & Replacement Fund [3]	$359,363	$391,541	$414,119	$437,468	$462,521	$489,686
9	Capital Funded from Rates [4]	297,597	390,750	136,475	127,308	16,391	0
10	Investment in Sewer Expansion Project	0	0	0	0	0	0
11	Intragovernmental Transfers	442,617	496,942	524,961	555,026	587,623	623,005
12	Operating Reserves - Deposits to/(Uses of)	0	0	0	0	0	74,731
13	Total Other Revenue Requirements	$2,417,243	$3,096,802	$3,398,250	$3,489,191	$3,433,704	$3,556,506
14	Gross Revenue Requirements	$8,899,530	$9,112,127	$9,610,220	$10,043,481	$10,088,840	$10,423,143
	Less Income and Funds from Other Sources						
15	Other Operating Revenue [5]	$47,500	$67,900	$67,900	$67,900	$67,900	$67,900
16	Other Revenues and Transfers [5]	0	10,000	0	0	0	0
17	Revenues from Operating Sewer Expansion Fees	0	0	0	0	0	0
18	Unrestricted Interest Income [6]	143,644	113,371	91,268	74,038	67,899	75,360
19	Sub-total Income and Funds from Other Sourtces	$191,144	$191,271	$159,168	$141,938	$135,799	$143,260
20	Net Revenue Requirements	$8,708,386	$8,920,857	$9,451,052	$9,901,542	$9,953,041	$10,279,883
	Revenue from Water Rates						
21	Existing Retail Rate Revenue [7]	$7,639,685	$7,678,769	$7,717,853	$7,756,937	$7,796,021	$7,835,105
22	Prior Year Rate Adjustments	0	0	424,500	876,700	1,358,400	1,871,200
23	Total Rate Revenue Before Current Year Adjustment	$7,639,685	$7,678,769	$8,142,353	$8,633,637	$9,154,421	$9,706,305
	System-wide Rate Adjustments	Implemented Rates			Projected Rates		
24	Current Year Rate Adjustment	0.00%	5.50%	5.50%	5.50%	5.50%	5.50%
	Effective Month	Oct.	Oct.	Oct.	Oct.	Oct.	Oct.
25	% of Current Year Effective	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
26	Total Revenue from Current Year Adjustments	$0	$422,332	$447,829	$474,850	$503,493	$533,847
27	Cumulative Rate Adjustments (Excluding Surcharges)	0.00%	5.50%	11.30%	17.42%	23.88%	30.70%
28	Total Revenue from Rates	$7,639,685	$8,101,101	$8,590,183	$9,108,487	$9,657,914	$10,240,152
29	**Projected Surplus/(Deficiency)**	($1,068,701)	($819,755)	($860,869)	($793,055)	($295,126)	($39,731)
30	Surplus/(Deficiency) - Percent of Rate Revenues	(13.99%)	(10.12%)	(10.02%)	(8.71%)	(3.06%)	(0.39%)

Footnotes continued on the following page.

Table 16
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Projected Water Revenue Requirements

Footnotes:

[1] Amounts derived from Table 8.

[2] Amounts derived from Table 12.

[3] Amounts derived from Table 13.

[4] Amounts derived from Table 11 to pay for capital equipment, improvements and extensions as follows:.

	Fiscal Year Ending September 30,					
	2023	2024	2025	2026	2027	2028
Revenues to Fund Vehicles, Equipment & Other Capital Outlay	$233,607	$315,750	$136,475	$10,609	$0	$0
Revenues to other Lawful Capital Expenditures	63,990	75,000	0	116,699	16,391	0
Total Capital Funded from Rates	$297,597	$390,750	$136,475	$127,308	$16,391	$0

[5] Amounts based on Budget.

[6] Amounts estimated based on the cash flows anticipated for the forecast period.

[7] Amounts derived from Table 3, which includes adopted rates through FY22 that have been implemented.

Table 17
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Projected Wastewater Revenue Requirements

Line No.	Description	Projected Fiscal Year Ending September 30, 2023	2024	2025	2026	2027	2028
1	Operating Expenses [1]	$4,784,200	$4,794,808	$4,957,977	$5,260,281	$5,324,065	$5,498,547
2	Plus Allowance for Rebate	0	0	0	0	0	0
3	Total Operating Expenses	$4,784,200	$4,794,808	$4,957,977	$5,260,281	$5,324,065	$5,498,547
	Other Revenue Requirements						
	Debt Service [2]						
4	Existing Debt Service	$931,502	$930,538	$889,265	$890,426	$888,204	$890,120
5	Proposed Debt Service	0	0	0	0	0	0
	Less:						
6	Amount Paid by Impact Fees	0	0	0	0	0	0
7	Total Debt Service	$931,502	$930,538	$889,265	$890,426	$888,204	$890,120
8	Transfer to Renewals & Replacement Fund [3]	$320,160	$333,717	$354,964	$376,990	$401,043	$427,412
9	Capital Funded from Rates [4]	135,587	457,000	353,857	20,263	226,358	5,853
10	Investment in Sewer Expansion Project from Fees	620,500	350,000	360,500	371,315	382,454	393,928
11	Intragovernmental Transfers	377,250	425,957	452,388	481,252	512,895	547,165
12	Operating Reserves - Deposits to/(Uses of)	0	0	0	0	0	188,412
13	Total Other Revenue Requirements	$2,385,000	$2,497,212	$2,410,973	$2,140,246	$2,410,955	$2,452,890
14	Gross Revenue Requirements	$7,169,200	$7,292,021	$7,368,950	$7,400,528	$7,735,020	$7,951,437
	Less Income and Funds from Other Sources						
15	Other Operating Revenue (Including Reclaimed Water Sales) [5]	$149,000	$168,400	$168,400	$168,400	$168,400	$168,400
16	Other Revenues and Transfers [5]	0	10,000	0	0	0	0
17	Revenues from Operating Sewer Expansion Fees [6]	164,242	181,966	200,872	224,504	254,044	283,584
18	Unrestricted Interest Income [7]	132,356	103,629	81,732	66,962	62,101	68,640
19	Sub-total Income and Funds from Other Sourtces	$445,598	$463,996	$451,004	$459,866	$484,545	$520,624
20	Net Revenue Requirements	$6,723,602	$6,828,025	$6,917,947	$6,940,662	$7,250,475	$7,430,813
	Revenue from Wastewater Rates						
21	Existing Retail Rate Revenue [8]	$6,228,752	$6,298,844	$6,368,936	$6,439,028	$6,509,120	$6,579,212
22	Prior Year Rate Adjustments	0	0	350,300	727,800	1,134,200	1,571,300
23	Total Rate Revenue Before Current Year Adjustment	$6,228,752	$6,298,844	$6,719,236	$7,166,828	$7,643,320	$8,150,512
	Current Year Rate Adjustments	Implemented Rates			Projected Rates		
24	Current Year Rate Adjustment	0.00%	5.50%	5.50%	5.50%	5.50%	5.50%
	Effective Month	Oct.	Oct.	Oct.	Oct.	Oct.	Oct.
25	% of Current Year Effective	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
26	Total Revenue from Current Year Adjustments	$0	$346,436	$369,558	$394,176	$420,383	$448,278
27	Cumulative Rate Adjustments (Excluding Surcharges)	0.00%	5.50%	11.30%	17.42%	23.88%	30.70%
28	Total Revenue from Rates	$6,228,752	$6,645,280	$7,088,794	$7,561,003	$8,063,702	$8,598,790
29	**Projected Surplus/(Deficiency)**	($494,850)	($182,745)	$170,847	$620,341	$813,227	$1,167,977
30	Surplus/(Deficiency) - Percent of Rate Revenues	(7.94%)	(2.75%)	2.41%	8.20%	10.09%	13.58%

Footnotes continued on the following page.

Table 17
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Projected Wastewater Revenue Requirements

Footnotes:

[1] Amounts derived from Table 9.

[2] Amounts derived from Table 12.

[3] Amounts derived from Table 13.

[4] Amounts derived from Table 11 to pay for capital equipment, improvements and extensions as follows:.

	Fiscal Year Ending September 30,					
	2023	2024	2025	2026	2027	2028
Revenues to Fund Vehicles, Equipment & Other Capital Outlay	$135,587	$425,750	$147,857	$9,654	$209,967	$5,853
Revenues to other Lawful Capital Expenditures	0	31,250	206,000	10,609	16,391	0
Total Capital Funded from Rates	$135,587	$457,000	$353,857	$20,263	$226,358	$5,853

[5] Amounts based on Budget.

[6] Amounts derived from Table 1.

[7] Amounts estimated based on the cash flows anticipated for the forecast period.

[8] Amounts derived from Table 3, which includes adopted rates through FY22 that have been implemented.

Table 18
City of Stuart
Water & Wastewater Rate Study

Projected Available Fund Balances and Interest Earnings

Line No.	Description		For the Fiscal Years Ending September 30, [1] 2023	2024	2025	2026	2027	2028
	OPERATING FUND	(U)						
1	Beginning Balance		$13,000,915	$8,738,455	$6,338,615	$3,845,236	$2,890,676	$2,589,232
2	Transfers In - Rate Revenues		13,868,437	14,746,381	15,678,976	16,669,490	17,721,616	18,838,942
3	Transfers In - Other		0	2,916,222	0	0	0	0
4	Transfers Out - Net Revenue Requirements		15,431,988	15,748,881	16,368,998	16,842,204	17,203,516	17,710,696
5	Transfers Out - Capital Improvements		2,729,333	4,341,222	1,828,250	795,675	819,545	0
6	Transfers In (Out) - To Balance Stormwater Expansion		30,425	27,659	24,893	13,830	0	0
7	End of Year Transfers In (Out)		0	0	0	0	0	263,143
8	Interest Rate		2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
9	Interest Income		217,000	151,000	102,000	67,000	55,000	66,000
10	Recognition of Interest Earnings in Revenue Requirements		217,000	151,000	102,000	67,000	55,000	66,000
11	Ending Balance		$8,738,455	$6,338,615	$3,845,236	$2,890,676	$2,589,232	$3,980,622
12	Percent Allocable to Water System		55.09%	54.94%	54.79%	54.64%	54.50%	54.36%
13	Amount Allocable to Water System		$119,538	$82,954	$55,884	$36,610	$29,974	$35,875
14	Amount Allocable to Wastewater System		$97,462	$68,046	$46,116	$30,390	$25,026	$30,125
	CUSTOMER DEPOSITS	(R)						
15	Beginning Balance		$815,158	$815,158	$815,158	$815,158	$815,158	$815,158
16	Transfers In		0	0	0	0	0	0
17	Transfers Out		0	0	0	0	0	0
18	Interest Rate		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
19	Interest Income		0	0	0	0	0	0
20	Recognition of Interest Earnings in Revenue Requirements		0	0	0	0	0	0
21	Ending Balance		$815,158	$815,158	$815,158	$815,158	$815,158	$815,158
22	Percent Allocable to Water System		57.94%	57.94%	57.94%	57.94%	57.94%	57.94%
23	Amount Allocable to Water System		$0	$0	$0	$0	$0	$0
24	Amount Allocable to Wastewater System		$0	$0	$0	$0	$0	$0
	SINKING FUND	(U)						
	Sinking Fund Deposit:							
25	Existing Debt		$2,249,168	$2,247,240	$2,164,693	$2,167,016	$2,162,573	$2,166,404
26	Proposed Debt		0	500,867	1,047,267	1,092,800	1,092,800	1,092,800
27	Average Balance		$1,124,584	$1,374,053	$1,605,980	$1,629,908	$1,627,686	$1,629,602
28	Interest Rate		2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
29	Interest Income		$22,000	$27,000	$32,000	$33,000	$33,000	$33,000
30	Recognition of Interest Earnings in Revenue Requirements		22,000	27,000	32,000	33,000	33,000	33,000
31	Percent Allocable to Water System		58.58%	66.14%	72.31%	72.68%	72.72%	72.69%
32	Amount Allocable to Water System		$13,000	$18,000	$23,000	$24,000	$24,000	$24,000
33	Amount Allocable to Wastewater System		$9,000	$9,000	$9,000	$9,000	$9,000	$9,000
	RENEWAL & REPLACEMENT INVESTMENT	(U)						
34	Beginning Balance		$900,000	$1,154,523	$1,147,782	$1,195,864	$1,267,692	$1,366,347
35	Transfers In		679,523	725,259	769,082	814,457	863,565	917,098
36	Transfers In (Out) - To Balance		0	0	0	0	0	0
37	Transfers Out		425,000	732,000	721,000	742,630	764,909	787,857
38	Interest Rate		2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
39	Interest Income		21,000	23,000	23,000	25,000	26,000	29,000
40	Recognition of Interest Earnings in Revenue Requirements		21,000	23,000	23,000	25,000	26,000	29,000
41	Ending Balance		$1,154,523	$1,147,782	$1,195,864	$1,267,692	$1,366,347	$1,495,588
42	Percent Allocable to Water System		52.88%	53.99%	53.85%	53.71%	53.56%	53.40%
43	Amount Allocable to Water System		$11,106	$12,417	$12,385	$13,428	$13,925	$15,485
44	Amount Allocable to Wastewater System		$9,894	$10,583	$10,615	$11,572	$12,075	$13,515

Table 18
City of Stuart
Water & Wastewater Rate Study

Projected Available Fund Balances and Interest Earnings

Line No.	Description	For the Fiscal Years Ending September 30, [1] 2023	2024	2025	2026	2027	2028
45	**SEWER EXPANSION CONSTRUCTION FUND** (R)	(22)	(20)	(18)	(10)	0	0
46	Beginning Balance	$370,198	$259,850	$158,079	$64,885	$13,000	$13,000
47	Transfers In (Out) - Sewer Availability Fees	(85,923)	(78,112)	(70,301)	(39,056)	0	0
48	Transfers In (Out) - To Ops	(30,425)	(27,659)	(24,893)	(13,830)	0	0
49	Transfers In - Operations (Includes Existing & Future Installı	620,500	350,000	360,500	371,315	382,454	393,928
50	Transfers Out	620,500	350,000	360,500	371,315	382,454	393,928
51	Arbitrage Interest Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
52	Interest Income (3)	6,000	4,000	2,000	1,000	0	0
53	Recognition of Interest Earnings in Revenue Requirements	0	0	0	0	0	0
54	Ending Balance	$259,850	$158,079	$64,885	$13,000	$13,000	$13,000
55	Percent Allocable to Water System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
56	Amount Allocable to Water System	$0	$0	$0	$0	$0	$0
57	Amount Allocable to Wastewater System	$6,000	$4,000	$2,000	$1,000	$0	$0
	SRF RESERVE (R)						
58	Beginning Balance	$824,909	$824,909	$824,909	$824,909	$824,909	$824,909
59	Transfers In	0	0	0	0	0	0
60	Transfers Out	0	0	0	0	0	0
61	Interest Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
62	Interest Income	16,000	16,000	16,000	16,000	16,000	16,000
63	Recognition of Interest Earnings in Revenue Requirements	16,000	16,000	16,000	16,000	16,000	16,000
64	Ending Balance	$824,909	$824,909	$824,909	$824,909	$824,909	$824,909
65	Percent Allocable to Water System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
66	Amount Allocable to Water System	$0	$0	$0	$0	$0	$0
67	Amount Allocable to Wastewater System	$16,000	$16,000	$16,000	$16,000	$16,000	$16,000
	WATER AVAILABILTY FEES (R)						
68	Beginning Balance	$4,339,458	$2,601,758	$2,849,058	$3,101,358	$3,358,658	$3,620,958
69	Transfers In	193,300	193,300	193,300	193,300	193,300	193,300
70	Transfers Out	2,000,000	0	0	0	0	0
71	Transfers In (Out)	0	0	0	0	0	0
72	Interest Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
73	Interest Income	69,000	54,000	59,000	64,000	69,000	74,000
74	Recognition of Interest Earnings in Revenue Requirements	0	0	0	0	0	0
75	Ending Balance	$2,601,758	$2,849,058	$3,101,358	$3,358,658	$3,620,958	$3,888,258
76	Percent Allocable to Water System	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
77	Amount Allocable to Water System	$69,000	$54,000	$59,000	$64,000	$69,000	$74,000
78	Amount Allocable to Wastewater System	$0	$0	$0	$0	$0	$0
	SEWER AVAILABILTY FEES (R)						
79	Beginning Balance	$718,513	$331,794	$693,539	$1,061,168	$1,413,920	$1,744,076
80	Transfers In	209,200	209,200	209,200	209,200	209,200	209,200
81	Transfers In - Other	0	0	0	0	0	0
82	Transfers In - Sewer Expansion Fees (Existing & Future)	58,158	64,434	71,128	79,496	89,956	100,416
83	Transfers Out	750,000	0	0	0	0	0
84	Transfer Out (In) - Sewer Expansion Project	(85,923)	(78,112)	(70,301)	(39,056)	0	0
85	Transfers Out - Sewer Incentive Credits	0	0	0	0	0	0
86	Transfers In (Out)	0	0	0	0	0	0
87	Interest Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
88	Interest Income	10,000	10,000	17,000	25,000	31,000	38,000
89	Recognition of Interest Earnings in Revenue Requirements	0	0	0	0	0	0
90	Ending Balance	$331,794	$693,539	$1,061,168	$1,413,920	$1,744,076	$2,091,692
91	Percent Allocable to Water System	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
92	Amount Allocable to Water System	0	0	0	0	0	0
93	Amount Allocable to Wastewater System	10,000	10,000	17,000	25,000	31,000	38,000

Table 18
City of Stuart
Water & Wastewater Rate Study

Projected Available Fund Balances and Interest Earnings

Line No.	Description	For the Fiscal Years Ending September 30, [1] 2023	2024	2025	2026	2027	2028
	INTEREST INCOME						
	Unrestricted						
94	Water System	$143,644	$113,371	$91,268	$74,038	$67,899	$75,360
95	Wastewater System	132,356	103,629	81,732	66,962	62,101	68,640
96	Total	$276,000	$217,000	$173,000	$141,000	$130,000	$144,000
	Availability Fees						
97	Water System	$69,000	$54,000	$59,000	$64,000	$69,000	$74,000
98	Wastewater System	10,000	10,000	17,000	25,000	31,000	38,000
99	Total	$79,000	$64,000	$76,000	$89,000	$100,000	$112,000
	Sewer Expansion Construction Fund						
100	Water System	$0	$0	$0	$0	$0	$0
101	Wastewater System	6,000	4,000	2,000	1,000	0	0
102	Total	$6,000	$4,000	$2,000	$1,000	$0	$0
	TOTAL INTEREST INCOME						
103	Water System	$212,644	$167,371	$150,268	$138,038	$136,899	$149,360
104	Wastewater System	148,356	117,629	100,732	92,962	93,101	106,640
105	Total	$361,000	$285,000	$251,000	$231,000	$230,000	$256,000

Notes:
[1] (U) = Interest Earnings unrestricted, assumed available to meet system expenditure requirements
(R) = Interest Earnings restricted, assumed not available to meet system expenditure requirements

Table 19
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Projected Debt Service Coverage

Line No.	Description	Fiscal Year Ending September 30, [1] 2023	2024	2025	2026	2027	2028
	PROJECTED NET REVENUES						
	Gross Revenues						
	Sales Revenues						
1	Water - Existing Rate Revenues	$7,639,685	$7,678,769	$7,717,853	$7,756,937	$7,796,021	$7,835,105
2	Wastewater - Existing Rate Revenues	6,228,752	6,298,844	6,368,936	6,439,028	6,509,120	6,579,212
3	Additional Rate Revenues - Water System	0	422,332	872,329	1,351,550	1,861,893	2,405,047
4	Additional Rate Revenues - Wastewater System	0	346,436	719,858	1,121,976	1,554,583	2,019,578
5	Total	$13,868,437	$14,746,381	$15,678,976	$16,669,490	$17,721,616	$18,838,942
6	Other Operating Revenue	196,500	236,300	236,300	236,300	236,300	236,300
7	Unrestricted Interest Income	276,000	217,000	173,000	141,000	130,000	144,000
8	Total Gross Revenues (Excluding Operating Sewer Expansion Fee	$14,340,937	$15,199,681	$16,088,276	$17,046,790	$18,087,916	$19,219,242
	Operating Expenses						
9	Water System	$6,482,288	$6,015,325	$6,211,970	$6,554,289	$6,655,136	$6,866,637
10	Wastewater System	4,784,200	4,794,808	4,957,977	5,260,281	5,324,065	5,498,547
11	Plus Allowance for Rebate	0	0	0	0	0	0
12	Less Contra Expense	0	0	0	0	0	0
13	Total Operating Expenses	$11,266,488	$10,810,133	$11,169,947	$11,814,571	$11,979,201	$12,365,183
14	**Net Revenues (Excluding Operating Sewer Expansion Fees)**	$3,074,449	$4,389,548	$4,918,329	$5,232,220	$6,108,716	$6,854,058
15	Operating Sewer Expansion Fees Revenues	$164,242	$181,966	$200,872	$224,504	$254,044	$283,584
16	**Net Revenues (Including Operating Sewer Expansion Fees)**	$3,238,691	$4,571,515	$5,119,201	$5,456,724	$6,362,760	$7,137,642
17	**Total System Debt Service (Senior & Junior Lien Debt)**	$2,249,168	$2,748,107	$3,211,960	$3,259,816	$3,255,373	$3,259,204

Table 19
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Projected Debt Service Coverage

Line No.	Description	Fiscal Year Ending September 30, [1] 2023	2024	2025	2026	2027	2028
	Projected Debt Service Coverage (Senior & Junior Lien Debt)						
	Excluding Operating Sewer Expansion Fees Revenues						
18	Coverage - Calculated	137%	160%	153%	161%	188%	210%
	Including Operating Sewer Expansion Fees Revenues						
19	Coverage - Calculated	144%	166%	159%	167%	195%	219%
	Projected Debt Service Coverage (Senior Lien Debt Only) [2]						
	Senior Lien Debt Service						
20	Series 2003 Bonds (Unrefunded)	$0	$0	$0	$0	$0	$0
21	Series 2006 Refunding Notes	948,090	946,382	278,176	277,493	277,811	277,798
22	Series 2007A Refunding Notes	178,902	179,041	1,144,245	1,147,250	1,142,490	1,146,334
23	Series 2011 Refunding Notes	379,904	379,544	0	0	0	0
24	Total Senior Lien Debt Service	$1,506,896	$1,504,967	$1,422,421	$1,424,743	$1,420,300	$1,424,131
	Excluding Operating Sewer Expansion Fees Revenues						
25	Coverage - Calculated	204%	292%	346%	367%	430%	481%
26	Coverage - Minimum Required	100%	100%	100%	100%	100%	100%
	Including Operating Sewer Expansion Fees Revenues						
27	Coverage - Calculated	215%	304%	360%	383%	448%	501%
28	Coverage - Minimum Required	100%	100%	100%	100%	100%	100%

Table 19
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Projected Debt Service Coverage

Line No.	Description	Fiscal Year Ending September 30, [1] 2023	2024	2025	2026	2027	2028
	Projected Debt Service Coverage (Junior Lien Debt Only) [3]						
29	Total Senior Lien Debt Service (Including Coverage)	$1,506,896	$1,504,967	$1,422,421	$1,424,743	$1,420,300	$1,424,131
30	Plus Availability Fee Revenues (Including Interest Income)	$539,658	$530,934	$549,628	$570,996	$592,456	$614,916
31	**Net Revenues (Excluding Operating Sewer Expansion Fees)**	$2,107,210	$3,415,515	$4,045,536	$4,378,472	$5,280,871	$6,044,843
32	**Net Revenues (Including Operating Sewer Expansion Fees)**	$2,271,453	$3,597,481	$4,246,408	$4,602,976	$5,534,915	$6,328,427
	Junior Lien Debt Service (SRF Loans)						
33	SRF WW 430400 (Reclaimed Water Transmission Main)	$178,054	$178,054	$178,054	$178,054	$178,054	$178,054
34	SRF DW 430410 (Water Line and Meter Replacements)	322,668	322,668	322,668	322,668	322,668	322,668
35	SRF DW 430420 (Water System Anion Exchange)	106,498	106,498	106,498	106,498	106,498	106,498
36	SRF DW 430430 (Eng. & Design Water RO Phase 1)	87,804	87,804	87,804	87,804	87,804	87,804
37	SRF DW 430431 (Construction Loan Well FA-1)	47,249	47,249	47,249	47,249	47,249	47,249
38	SRF DW 430440 (Monterey Water Main) [Amount Fully Funded	0	0	0	0	0	0
39	Debt Proceeds (Anticipated) - RO Facility DW430450	0	500,867	1,047,267	1,092,800	1,092,800	1,092,800
40	Debt Proceeds (Anticipated) - Water Main Replacements	0	0	0	0	0	0
41	Debt Proceeds (Anticipated) - Sewer Main Replacements & Clarif	0	0	0	0	0	0
42	Debt Proceeds (Anticipated) - Future Debt Other Capital	0	0	0	0	0	0
43	Debt Proceeds (Anticipated) - Future Debt Other Capital	0	0	0	0	0	0
44	Total Junior Lien Debt Service	$742,273	$1,243,139	$1,789,539	$1,835,073	$1,835,073	$1,835,073
	Excluding Operating Sewer Expansion Fees Revenues						
45	Coverage - Calculated	284%	275%	226%	239%	288%	329%
46	Coverage - Minimum Required	115%	115%	115%	115%	115%	115%
	Including Operating Sewer Expansion Fees Revenues						
47	Coverage - Calculated	306%	289%	237%	251%	302%	345%
48	Coverage - Minimum Required	115%	115%	115%	115%	115%	115%

Table 19
City of Stuart
Water and Wastewater Revenue Sufficiency Study

Projected Debt Service Coverage

Line No.	Description	Fiscal Year Ending September 30, [1] 2023	2024	2025	2026	2027	2028
	OTHER LAWFUL SOURCES AND USES OF FUNDS						
	Sources of Cash						
49	Other Revenues and Transfers	$0	$20,000	$0	$0	$0	$0
50	Operating Sewer Expansion Fees Revenues	164,242	181,966	200,872	224,504	254,044	283,584
51	Availability Fees used to Pay Debt Service	0	0	0	0	0	0
52	Total Sources of Cash	$164,242	$201,966	$200,872	$224,504	$254,044	$283,584
	Uses of cash						
53	Transfer to Renewals and Replacements Fund	$679,523	$725,259	$769,082	$814,457	$863,565	$917,098
54	Capital Funded from Rates	433,184	847,750	490,332	147,571	242,749	5,853
55	Intragovernmental Transfers	620,500	350,000	360,500	371,315	382,454	393,928
56	Investment in Sewer Expansion Project	819,867	922,899	977,349	1,036,278	1,100,518	1,170,170
57	Total Uses of Cash	$2,553,074	$2,845,908	$2,597,263	$2,369,621	$2,589,286	$2,487,049
	NET CASH FLOW						
58	Net Revenues Available for Debt Service	$3,074,449	$4,389,548	$4,918,329	$5,232,220	$6,108,716	$6,854,058
59	Less Annual Debt Service Payments	(2,249,168)	(2,748,107)	(3,211,960)	(3,259,816)	(3,255,373)	(3,259,204)
60	Net Amount Available from Rates for Other Purposes	$825,280	$1,641,442	$1,706,369	$1,972,404	$2,853,343	$3,594,854
61	Plus Other Sources of Cash	164,242	201,966	200,872	224,504	254,044	283,584
62	Less Other Uses of Cash	(2,553,074)	(2,845,908)	(2,597,263)	(2,369,621)	(2,589,286)	(2,487,049)
63	Total Net Cash Flow - Increases to Cash (Decreases to Cash)	($1,563,551)	($1,002,500)	($690,022)	($172,714)	$518,101	$1,391,389

Footnotes:
[1] Amounts derived from Table 15.
[2] As required by the bond resolution.
[3] As required by the SRF Loan Agreement.

Table 20
City of Stuart
Water and Wastewater Rate Study

Comparison of Typical Monthly Residential Bills For Water Service [1]

Line No.	Description	Residential Service for a 5/8" or 3/4" Meter							
		0 Gallons	3,000 Gallons	7,000 Gallons	12,000 Gallons	25,000 Gallons	35,000 Gallons	50,000 Gallons	75,000 Gallons
	City of Stuart								
1	Existing Rates	$18.45	$29.04	$43.70	$72.97	$169.69	$254.59	$381.94	$594.19
2	Proposed FY24	19.46	30.62	46.07	76.94	178.99	268.59	402.99	626.99
3	Proposed FY25	20.53	32.29	48.60	81.17	188.81	283.31	425.06	661.31
4	Proposed FY26	21.66	34.08	51.30	85.66	199.28	298.98	448.53	697.78
5	Proposed FY27	22.86	35.97	54.14	90.38	210.24	315.44	473.24	736.24
6	Proposed FY28	24.11	37.94	57.10	95.35	221.84	332.84	499.34	776.84
	Other Florida Utilities:								
7	Brevard County	$20.11	$20.11	$45.27	$88.08	$248.36	$426.76	$694.36	$1,140.36
8	City of Port St. Lucie	11.83	25.99	47.73	78.48	176.89	252.59	366.14	555.39
9	City of Vero Beach	12.45	15.30	30.50	49.50	157.80	252.80	395.30	632.80
10	City of West Melbourne	15.75	34.35	60.15	94.50	187.45	258.95	366.20	544.95
11	Fort Pierce Utilities Authority	18.24	32.28	51.00	76.74	164.49	234.69	339.99	515.49
12	Indian River County	9.42	16.53	27.21	53.91	190.54	295.64	453.29	716.04
13	Martin County	19.02	26.34	36.10	50.34	105.02	158.92	239.77	374.52
14	Seacoast Utility Authority	31.60	39.67	52.40	75.70	136.28	187.78	272.38	413.38
15	St. Lucie County	25.81	44.41	71.33	112.35	253.51	365.81	534.26	815.01
16	Other Florida Utilities' Average	$18.25	$28.33	$46.85	$75.51	$180.04	$270.44	$406.85	$634.22

[1] Unless otherwise noted, amounts shown reflect residential rates in effect July 2023 and are exclusive of taxes or franchise fees, if any, and reflect rates charged for inside the city service. All rates are as reported by the respective utility. This comparison is intended to show comparable charges for similar service for comparison purposes only and is not intended to be a complete listing of all rates and charges offered by each listed utility.

[2] Utility is currently involved in a rate study, or is planning one within the next few months.

Table 21
City of Stuart
Water and Wastewater Rate Study

Comparison of Typical Monthly Residential Bills For Wastewater Service [1]

Line No.	Description	Residential Service for a 5/8" or 3/4" Meter							
		0 Gallons	3,000 Gallons	7,000 Gallons	12,000 Gallons	25,000 Gallons	35,000 Gallons	50,000 Gallons	75,000 Gallons
	City of Stuart								
1	Existing Rates	$9.06	$31.47	$61.35	$98.70	$98.70	$98.70	$98.70	$98.70
2	Proposed FY24	9.56	33.20	64.72	104.12	104.12	104.12	104.12	104.12
3	Proposed FY25	10.08	35.01	68.25	109.80	109.80	109.80	109.80	109.80
4	Proposed FY26	10.64	36.95	72.03	115.88	115.88	115.88	115.88	115.88
5	Proposed FY27	11.22	38.97	75.97	122.22	122.22	122.22	122.22	122.22
6	Proposed FY28	11.84	41.12	80.16	128.96	128.96	128.96	128.96	128.96
	Other Florida Utilities:								
7	Brevard County	$25.91	$42.35	$64.27	$91.67	$91.67	$91.67	$91.67	$91.67
8	City of Port St. Lucie	15.63	40.08	72.68	80.83	80.83	80.83	80.83	80.83
9	City of Vero Beach	23.04	35.58	52.30	73.20	73.20	73.20	73.20	73.20
10	City of West Melbourne	14.45	29.45	49.45	74.45	139.45	189.45	264.45	389.45
11	Fort Pierce Utilities Authority	19.64	40.76	68.92	90.04	90.04	90.04	90.04	90.04
12	Indian River County	16.81	26.05	38.37	53.77	113.83	160.03	229.33	344.83
13	Martin County	19.73	34.19	53.47	67.93	67.93	67.93	67.93	67.93
14	Seacoast Utility Authority	22.13	24.83	28.43	31.13	31.13	31.13	31.13	31.13
15	St. Lucie County	27.37	52.06	84.98	109.67	109.67	109.67	109.67	109.67
16	Other Florida Utilities' Average	$20.52	$36.15	$56.99	$74.74	$88.64	$99.33	$115.36	$142.08

[1] Unless otherwise noted, amounts shown reflect residential rates in effect July 2023 and are exclusive of taxes or franchise fees, if any, and reflect rates charged for inside the city service. All rates are as reported by the respective utility. This comparison is intended to show comparable charges for similar service for comparison purposes only and is not intended to be a complete listing of all rates and charges offered by each listed utility.

[2] Utility is currently involved in a rate study, or is planning one within the next few months.

Table 22
City of Stuart
Water and Wastewater Rate Study

Comparison of Typical Monthly Residential Bills For Combined Water and Wastewater Service [1]

Line No.	Description	Residential Service for a 5/8" or 3/4" Meter							
		0 Gallons	3,000 Gallons	7,000 Gallons	12,000 Gallons	25,000 Gallons	35,000 Gallons	50,000 Gallons	75,000 Gallons
	City of Stuart								
1	Existing Rates	$27.51	$60.51	$105.05	$171.67	$268.39	$353.29	$480.64	$692.89
2	Proposed FY24	29.02	63.82	110.79	181.06	283.11	372.71	507.11	731.11
3	Proposed FY25	30.61	67.30	116.85	190.97	298.61	393.11	534.86	771.11
4	Proposed FY26	32.30	71.03	123.33	201.54	315.16	414.86	564.41	813.66
5	Proposed FY27	34.08	74.94	130.11	212.60	332.46	437.66	595.46	858.46
6	Proposed FY28	35.95	79.06	137.26	224.31	350.80	461.80	628.30	905.80
	Other Florida Utilities:								
7	Brevard County	$46.02	$62.46	$109.54	$179.75	$340.03	$518.43	$786.03	$1,232.03
8	City of Port St. Lucie	27.46	66.07	120.41	159.31	257.72	333.42	446.97	636.22
9	City of Vero Beach	35.49	50.88	82.80	122.70	231.00	326.00	468.50	706.00
10	City of West Melbourne	30.20	63.80	109.60	168.95	326.90	448.40	630.65	934.40
11	Fort Pierce Utilities Authority	37.88	73.04	119.92	166.78	254.53	324.73	430.03	605.53
12	Indian River County	26.23	42.58	65.58	107.68	304.37	455.67	682.62	1,060.87
13	Martin County	38.75	60.53	89.57	118.27	172.95	226.85	307.70	442.45
14	Seacoast Utility Authority	53.73	64.50	80.83	106.83	167.41	218.91	303.51	444.51
15	St. Lucie County	53.18	96.47	156.31	222.02	363.18	475.48	643.93	924.68
16	Other Florida Utilities' Average	$38.77	$64.48	$103.84	$150.25	$268.68	$369.77	$522.22	$776.30

[1] Unless otherwise noted, amounts shown reflect residential rates in effect July 2023 and are exclusive of taxes or franchise fees, if any, and reflect rates charged for inside the city service. All rates are as reported by the respective utility. This comparison is intended to show comparable charges for similar service for comparison purposes only and is not intended to be a complete listing of all rates and charges offered by each listed utility.

[2] Utility is currently involved in a rate study, or is planning one within the next few months.

Appendix A - FEE, RATE AND CHARGE SCHEDULE (Updated 9/5/23)

Code Section	Subject	Fees, ~~Rates~~Rates, and Charges

Chapter 2. Administration

2-2	Lien Search per property		$100.00
2-217	Copies of city records:		
	For each one-sided legal or ~~standard length~~standard-length page		$0.15
	For each two-sided legal or standard page		$0.20
	Certification of a public record as a true and accurate copy of an original public record, each		$1.00
2-218	Service fee for dishonored checks:		
	(a)	Face value not exceeding $50.00	$25.00
	(b)	Face value more than $50.00 but not exceeding $300.00	$30.00
	(c)	Face value more than $300.00, greater of	$40.00 or five percent of the face amount of the check, ~~draft~~draft, or order
2-220	Fees for fire-rescue related services		
	The following fees for certain services provided by the city in relation to fire-rescue emergency services and special activities are hereby established and shall be charged and collected:		
	Foam or wetting agent use		$150.00 per five gallons
	EMS transport fees:		
	Basic life support (BLS)		$637.00
	Advanced life support (ALS 1)		$718.00
	Advanced life support (ALS 2)		$841.00
	Specialty care transport (SCT)		$977.00

	Waiting fee ($360.00 per hour after first 30 minutes of waiting to transport, or waiting to discharge patient to tertiary care)	$360.00
	Mileage—per loaded mile	$11.00
	Appropriate service level fees (above), plus mileage, will be charged for incidents requiring transport.	
	Incidents that require Advanced Life Support (ALS) assessment or treatment and do not result in ~~a transport~~transport are billed the appropriate service level fee, without mileage.	
	Actual hourly rates, and FEMA equipment scheduled rates shall be charged in connection with investigating, mitigating, minimizing, removing or abating the release of any hazardous substances, hazardous incident, and hazardous waste, including, but not limited to: •The cost of actual labor of city personnel or its agents, •Of equipment operation and rental, •Of expendable items such as, including, but not limited to, firefighting foam, chemical extinguishing agents, absorbent materials, sand, recovery drums, protective clothing, gloves, and testing equipment, and of action taken by the city to recover such costs.	
2-221	Fingerprinting services fee	$10.00
2-222	Court costs for criminal justice education for local government	$2.00

(Res. No. 77-09, § 1, 7-13-2009; Res. No. 57-2013, § 1, 6-10-2013; Res. No. 86-2014, § 2(Exh. A), 9-10-2014 ; Res. No. 92-2018 , §§ 1—6, 9-24-2018)

Chapter 10. Buildings and Building Regulations

10-1	Building permit fees:		
	(a)	The following fees for building permits and other related permits are hereby established and shall be charged and collected prior to issuance:	Value to be determined by latest ICC Building Valuation Data chart
	General construction:		
	$0.00 to $50,000.00,		$424.00
	Over $50,000.00 up to and including $100,000.00		$424.00
	Over $100,000.01 up to and including $500,000.00		Value X .006

	Over $500,000.00	Value X .005
	Minor misc. permit includes all sub permit fees	$ $75.00
	Alarm decal	$24.00
	Swimming pools (based upon 4 required inspections) Commercial pool	$424.00 Value X .006 or $424 min
	Signs: (Sign permit fee waived for applications for monument signs that replace existing pole signs with monument signs and which are submitted on or before August 30, 2022)	$212.00
	Driveways, paving (based upon 2 required inspections) Pavers	$212 $106.00
	Sign: Nonelectrical	$106.00
	Sign: Electrical Sign Monument	$132.00 $212.00
	Garage door, Slab, Shutters, ~~Window~~Window, and door permits Re-Roof Siding	$106.00 $212.00 $212.00
	Fences	$106.00
	Water heater replacement permit fee	$99.00
	Screen rooms, carports with foundations—3 inspections Screen enclosure on existing slab	$212.00 $106.00
	Pre-Manufactured accessory buildings	$106.00
	Accessory buildings constructed on site (based upon 4 required inspections)	$424.00
	Electrical Generators	Value X .006 or ~~$106.00~~ $212.00 Min.
	Plumbing, Gas, Mechanical	Value X .006 or $106.00 min

	Residential renovations and additions up to $5,000.00	$106.00
	Residential renovations and additions between $5,000.00—$10,000.00 $10,000.01- $100,000.00 $100,000.01- $500,000.00 >$500,000.01	$424.00 $575.00 Value X .006 Value X .005
	Commercial renovations and additions up to $10,000.00 $10,000.01-$100,000.00 $100,000.01- $500,000.00 >$500,000.01	$424.00 $575.00 Value X .006 Value X .005
	Plan review fee —Residential Commercial review up to $2500.00 $2500.01-$100,000.00 >$100,000.01	~~$75.00 or~~ Value X .003 or $75.00 Min. $100.00 $250.00 Value X .003
	Plan revision review to issued permits residential Commercial	$25.00 per page $50.00 per page
	Plan review re-review	$106.00
	Reinstate or close expired permit	$106.00
	Permit Time Extensions	$50.00
	~~Unlicensed Contractor~~ ~~1st offence $500.00~~ ~~2nd offense $1,000.00~~ ~~3rd and subsequent offense $2,000.00~~	~~Up to $2,000.00~~
	Plan revision review to issued permits commercial	$50.00 per page
	Demolition:	$106.00
	Working without a permit	4 times the required permit fee
	Re-inspection or inspection, per inspection	$106.00

	Plan review resubmittal fee, 4th plan review is necessitated due to the failure of the applicant to adequately respond to the plan review comments of the C~~c~~ity 3rd reinspection for the same deficiency	4X fee per FS 553
	~~Any violation of the chapter 10, land development code, state building code, unless otherwise regulated~~	~~$500.00 per each violation~~
	Fees set forth to be reviewed April 1st each year and only changed per resolution of the city commission	

(Res. No. 57-2013, § 1, 6-10-2013; Res. No. 81-2011, § 1, 9-12-2011; Ord. No. 2182-09, 7-13-2009; Res. No. 42-2010, §§ 1, 2, 4-26-2010; Res. No. 57-2013, § 1, 6-10-2013; Res. No. 92-2018 , §§ 1—6, 9-24-2018; Res. No. 37-2019 , § 2, 3-25-2019; Res. No. 81-2019 , § 1, 9-23-2019)

Chapter 12. Businesses

12-45	Processing fee for permit for outdoor uses and activities	$25.00
~~12-46~~	~~Unpermitted Event/Activities~~	~~$250.00~~
12-73	License fee for special sales	$50.00
12-77	License renewal fee for special sales	$50.00
12-106	License fee for taxicabs and vehicles for hire (with 10 or fewer passengers)	$50.00
12-130	License fee for wreckers and vehicle towing businesses	
	First truck	$43.75
	Each additional truck	$12.50
12-140	Maximum towing and storage rates for providing services	
	Day or night service [per call]:	
	Class A/Rollback ($5.73 ~~50~~ per hooked-up mile)	$16~~41~~.81~~00~~
	Class B ($6.77 ~~50~~ per hooked-up mile)	$239.25~~3.00~~

	Class C ($8.8650 per hooked-up mile)	$372.1563.00
	These rates include the first 30 minutes on the scene and the cleaning of debris as necessary	
	After first 30 minutes on scene - will be charged in increments of 30 minutes	$51.872.00
	Additional fees:	
	Underwater dive: certified scuba diver w/full gear (per hour)	$132.910.00
	Airbag recovery (per hour)	$622637.96.00
	Additional manpower (per half hour)	$63.80 00
	Outside storage for Class A-B-C (per Day - no charge for first 6 hours)	$0.00
	Class A- Outside storage (Per Day- 6 hours -24 hours)	$37.00.22
	Class A- Outside storage (Per Day)	$37.22 00
	Class B-Outside storage (Per Day- 6 hours -24 hours)	$42.0053
	Class B-Outside storage (Per Day)	$42.0053
	Class CB-Outside storage (Per Day- 6 hours -24 hours) Truck	$83.0045.53
	Class C B-Outside storage (Per Day) Trailer	$83.005.06
	Inside storage for Class A-B-C (Per Day - no charge for first 6 hours)	$0.00
	Class A- Inside storage (Per Day- 6 hours -24 hours)	$47.8600
	Class A- Inside storage (Per Day)	$47.8600
	Class B- Inside storage (Per Day- 6 hours -24 hours)	$53.172.00
	Class B- Inside storage (Per Day)	$53.172.00
	Class C B- Inside storage (Per Day- 6 hours -24 hours) Truck	$53.1794.00

	Class C ~~B~~- Inside storage (Per Day) Trailer	$95.69~~4.00~~
	Administrative and clerical costs to comply with Florida State Statutes Ch. 713 in placing a lien on a vehicle to recover towing charges and/or ownership of a vehicle	$50.00

(Res. No. 57-2013, § 1, 6-10-2013; Res. No. 97-2016, § 1, 9-12-2016 ; Res. No. 92-2018 , §§ 1—6, 9-24-2018)

Chapter 13. Cemeteries

13-6	Plot Location Fee	$50.00
	Cemetery Plot	$800.00
	Companion Space, up to two (2) cremated remains	$400.00
	Burial Permit Security Deposit (6 months maximum)	$200.00
	Temporary Burial Marker (for up to 6 months)	$10.00

Chapter 18. Emergency Services

18-64	Alarm system permits and decals		$24.00
	~~Unregistered Alarm~~		~~$100.00~~
	Renewal		$10.00
18-73	Service charge for excessive false alarms:		
	~~(1)~~	~~For the 3rd and 4th alarm, per alarm~~	~~$50.00~~
	~~(2)~~	~~For the 5th and 6th alarm, per alarm~~	~~$100.00~~
	~~(3)~~	~~For the 7th and 8th alarm, per alarm~~	~~$200.00~~
	~~(4)~~	~~For the 9th and each alarm thereafter, per alarm~~	~~$400.00~~
	~~(5)~~	~~Unregistered user for 1st and 2nd false alarm, per alarm~~	~~$100.00~~
	~~(6)~~	Unregistered user for 3rd alarm and thereafter	Double the per alarm cost for a registered user

(Res. No. 92-2018 , §§ 1—6, 9-24-2018)

Chapter 20. Environment

20-25	Lot clearing administrative charge	$250.00

(Res. No. 92-2018 , §§ 1—6, 9-24-2018)

Chapter 22. Fire Prevention

22-3	Fees for fire prevention related services		
The following fees for certain services provided by the city in relation to fire prevention ~~to~~ include: plan review, and inspections ~~and investigations~~ are hereby established and shall be charged and collected:			
	(a)	Plan review fees	
		Site plan review fees (based on project value)	
		Less than $50,000	$125.00
		$50,000 to $500,000	$250.00
		Greater than $500,000	$400.00
		New construction plan review (based on square footage of project)	
		Up to 4,999 sq. ft.	$370.00
		5,000 to 9,999 sq. ft.	$410.00
		10,000 to 14,999 sq. ft.	$450.00
		15,000 to 19,999 sq. ft.	$480.00
		20,000 to 49,999 sq. ft.	$500.00
		50,000 to 199,999 sq. ft.	$670.00
		200,000 to 499,999 sq. ft.	$710.00
		500,000 and up	$950.00

		>Alterations	
		Up to 4,999 sq. ft.	$180.00
		5,000 to 9,999 sq. ft.	$210.00
		10,000 to 14,999 sq. ft.	$225.00
		15,000 to 19,999 sq. ft.	$240.00
		20,000 to 49,999 sq. ft.	$250.00
		50,000 to 199,999 sq. ft.	$340.00
		200,000 to 499,999 sq. ft.	$360.00
		500,000 and up	$475.00
		Fire alarm system plan review fees	
		Up to 999 sq. ft.	$120.00
		1,000 to 4,999 sq. ft.	$160.00
		5,000 to 9,999 sq. ft.	$210.00
		Greater than 10,000 sq. ft.	$250.00
		Fire sprinkler system plan review fees	
		Aboveground, 1—5 heads	$150.00
		Aboveground, 6—50 heads	$190.00
		Aboveground, 51—100 heads	$230.00
		Aboveground, 100—300 heads	$300.00
		Aboveground, 300—1,000 heads	$500.00
		Aboveground, greater than 1,000 heads	$700.00
		Underground	$180.00
		Fire suppression system plan review fees	
		(Hood—grease or hazardous vapor/gas)	$140.00

		Wet or dry agent	$140.00
		Residential fire sprinkler	$250.00
	(b)	~~Plus~~Plus, on-site fire inspection fees as shown below:	
		Required annual fire inspections fee schedule, per occupancy:	
		0—2,500 square feet	$50.00
		2,501—5,000 square feet	$100.00
		5,001—20,000 square feet	$200.00
		20,001—100,000 square feet	$300.00
		Over 100,000 square feet	$500.00
		Business tax receipt fire inspection fee	$150.00
		Additional occupancy in building	$50.00 per sublet portion of building
		Tent Inspection (greater than 900 sq. ft)	$100.00
		~~Food Truck Inspection (per truck)~~ Food Truck Inspection (per truck) Required annually - inspection decal provided	~~$50.00~~ $70.00
		Standpipe—water flow test site	$380.00 per standpipe
		Water flow test (hydrant)	$200.00 per hydrant
		Water flow test hydrant—witness	$50.00 per hydrant
		Fuel tank fire inspection fees:	
		Abandonment or removal	$140.00
		Aboveground	$140.00
		Underground	$240.00

		Tenant Improvement fire inspection fees:	
	Up to 4,999 sq. ft.		$320.00
	5,000 to 9,999 sq. ft.		$340.00
	Over 10,000 sq. ft.		$400.00
	(c)	Hourly fire prevention rates.	
		Fire inspector —hourly rate	$40.00
		Fire Marshal —hourly rate	$55.00
		~~Clerical—hourly rate~~	~~$35.00~~
	There will be no additional charge for a second fire inspection if all fire code violations have been corrected. For a third and subsequent re-inspections due to noncompliance, a fee of double the above fee shall be assessed for each such inspection.		
	All fire prevention fees are due within 30 days of ~~date~~the date of the inspection. Any delinquent accounts will be charged a late fee of $25.00. Any delinquent accounts past 60 days will be charged double the original fire inspection fee.		
22-26	Surcharge for recovery of cost of hazardous substance and hazardous waste cleanup; code enforcement, greater of	$100.00 per day for each day that the bill for such cost remains unpaid or ten percent of the total amount of the bill.	

(Res. No. 77-09, § 2, 7-13-2009; Res. No. 42-2010, § 1, 4-26-2010; Res. No. 57-2013, § 1, 6-10-2013; Res. No. 92-2018 , §§ 1—6, 9-24-2018)

Chapter 30. Parks and Recreational Areas

30-24	Park event fees. See 36-61 et seq., Recreation facility and special events fees.

(Res. No. 92-2018 , §§ 1—6, 9-24-2018)

Chapter 32. Planning and Development

32-2	Application Type	Fee
	Planned unit development (PUD)—Rezoning designation	$3,638.00
	Planned unit development amendment (PUD) (major)	$3,195.00
	Planned unit development amendment (PUD) (minor)	$2,130.00
	Urban planned unit development (PUD) containing a maximum of 5 bungalow residential units	$1,523.00
	Major development plan (site)	$2,130.00
	Minor development plan (site)	$1,703.00
	Residential development plan	$852.00
	Amendment to approved site plan	$852.00
	Plat	$852.00
	Large scale comprehensive plan amendment	$2,130.00
	Small scale comprehensive plan amendment	$1,864.00
	Land development code text amendment	$1,065.00
	Zoning map change—Rezoning non-PUD	$1,065.00
	Major conditional use	$1,598.00
	Minor conditional use	$532.00
	Urban code major conditional use	$1,598.00

	Urban code minor conditional use	$532.00
	S.E. Ocean Boulevard overlay zone major conditional use	$1,598.00
	S.E. Ocean Boulevard overlay zone minor conditional use	$532.00
	East Stuart Code major conditional use	$1,598.00
	East Stuart Code minor conditional use	$532.00
	Annexation (single family residential)	No fee
	Annexation (governmental or non-taxable entity)	No fee
	Annexation (small scale improved property less than 10 acres)	$1,864.00
	Annexation (other not listed)	$2,130.00
	Variance—Board of adjustment	$852.00
	Variance—Administrative	$104.00
	Letter of determination—Binding	$319.00
	Letter of determination—Zoning	$42.00
	Mural permit	$254.00
	Revocable permit—City manager (residential)	$104.00
	Revocable permit—City commission (commercial)	$260.00
	Administrative appeal	$425.00
	Application for award of floor space for consumption on premises (COP) of alcoholic beverages in the old downtown district	$1,015.00
	Right-of-way abandonment (+ appraised value)	$799.00
	Doggy dining application	$112.00
	Doggy dining renewal	$25.00

	Plan review resubmittal, 25 percent of the initial review fee in the event modifications are added by the applicant during the review process or after issuance of the building permit or in the event a third plan review is necessary because of the failure of the applicant to adequately respond to plan review comments of the city development department.	
	Unless otherwise provided by resolution of the city commission, fees set forth in this section shall be increased effective October 1 each year by the lesser of three percent or the Consumer Price Index published by the U.S. Department of Labor, U.S. city average, all items. The computed amount shall be rounded downward to the nearest whole dollar amount.	

32-166	Preliminary plans and specifications deposit		$2,000.00
32-168	Procedures on approval of final plans and specifications, inspection fees:		
	a.	Water distribution	Four percent of estimated construction cost with $500.00 minimum per project
	b.	Sewage collection	Five percent of estimated construction cost with $750.00 minimum per project

(Res. No. 57-2013, § 1, 6-10-2013; Res. No. 38-2014, § 1, 7-28-2014 ; Res. No. 69-2017 , § 1, 6-12-2017; Res. No. 92-2018 , §§ 1—6, 9-24-2018; Res. No. 37-2019 , § 1, 3-25-2019; Res. No. 81-2019 , § 2, 9-23-2019)

Chapter 34. Solid Waste

34-5	Solid waste collection charges.
(1) Residential:	
	Single-family, ~~duplex~~duplex, and triplex buildings: $23.22 ~~22.11~~ for each dwelling unit.
	Multifamily (four or more units); commercial rate.

	Residential buildings using a dumpster shall be billed as a commercial consumer. Where vehicle access is not available, carts shall be used and the consumer shall be billed as a commercial consumer.
	(2) Commercial (all nonresidential uses): The fee for all nonresidential uses shall be $55.28 ~~52.65~~ per weekly picked up multiplied by cubic yard of garbage as set forth in the following schedule:

Number of Pickups per Week

Container Size (cubic yards)	One	Two	Three	Four	Five	Six
½	$27.64 ~~26.33~~	$55.28 ~~52.65~~	$82.92 ~~78.98~~	$110.56 ~~105.30~~	$138.20 ~~131.63~~	$165.84 ~~157.95~~
1	$55.28 ~~52.65~~	$110.56 ~~105.30~~	$165.84 ~~157.95~~	$221.12 ~~210.60~~	$276.40 ~~263.25~~	$331.68 ~~315.90~~
2	$110.56 ~~105.30~~	$221.12 ~~210.60~~	$331.68 ~~315.90~~	$442.24 ~~421.20~~	$552.80 ~~526.50~~	$663.36 ~~631.80~~
3	$165.84 ~~157.95~~	$331.68 ~~315.90~~	$497.52 ~~473.85~~	$663.36 ~~631.80~~	$829.20 ~~789.75~~	$995.04 ~~947.70~~
4	$221.12 ~~210.60~~	$442.24 ~~421.20~~	$663.36 ~~631.80~~	$884.48 ~~842.40~~	$1,105.60 ~~1,053.00~~	$1,326.72 ~~1,263.60~~
6	$331.68 ~~315.90~~	$663.36 ~~631.80~~	$995.04 ~~947.70~~	$1,326.72 ~~1,263.60~~	$1,658.40 ~~1,579.50~~	$1,990.08 ~~1,895.40~~
8	$442.24 ~~421.20~~	$884.48 ~~842.40~~	$1,326.72 ~~1,263.60~~	$1,768.96 ~~1,684.80~~	$2,211.20 ~~2,106.00~~	$2,653.44 ~~2,527.20~~
Unless otherwise determined by the city utilities & engineering director, the cubic yardage of garbage shall be the cubic yardage of the container used.						
(3) Home occupational businesses: Home occupational businesses using 90-gallon containers shall be charged the residential rate plus an additional rate not to exceed $55.28 ~~50.14~~ per container based on the volume of waste generated by each home business as determined by the supervisor.						
(4) Commercial roll-off/compactor: The fees for all commercial roll-off/compactor services shall be calculated based on the actual tipping fee and pull rate as set forth in the following schedule:						

Container Size (cubic yards)	Fee per Pickup
10 yards	$203.72 ~~194.02~~
20 yards	$217.76 ~~207.39~~
30 yards	$231.82 ~~220.78~~
40 yards	$245.86 ~~234.15~~
Compactor	$323.13 ~~307.74~~

(5) Voluntary commercial recycling: Commercial consumers may elect to participate in a voluntary recycling program. The voluntary program will be established through solid waste audits. Commercial consumers must adhere to the audited findings and will not be eligible for a reduced commercial rate should future audits determine the commercial consumer has failed to recycle materials identified in the audit.

(6) Commercial recycling: The fee for all commercial uses shall be $27.66 ~~26.34~~ per weekly pickup multiplied by cubic yard of recycling materials as set forth in the following schedule:

~~Number of Pickups per Week~~						
~~Container Size (cubic yards)~~	~~One~~	~~Two~~	~~Three~~	~~Four~~	~~Five~~	~~Six~~
~~½~~	~~$13.17~~	~~$26.34~~	~~$39.51~~	~~$52.68~~	~~$65.85~~	~~$79.02~~
~~1~~	~~$26.34~~	~~$52.68~~	~~$79.02~~	~~$105.37~~	~~$131.71~~	~~$158.05~~
~~2~~	~~$52.68~~	~~$105.37~~	~~$158.05~~	~~$210.73~~	~~$263.42~~	~~$316.10~~
~~3~~	~~$79.02~~	~~$158.05~~	~~$237.07~~	~~$316.10~~	~~$395.12~~	~~$474.15~~
~~4~~	~~$105.37~~	~~$210.73~~	~~$316.10~~	~~$421.46~~	~~$526.83~~	~~$632.20~~
~~6~~	~~$158.05~~	~~$316.10~~	~~$474.15~~	~~$632.20~~	~~$790.25~~	~~$948.30~~
~~8~~	~~$210.73~~	~~$421.46~~	~~$632.20~~	~~$842.93~~	~~$1,053.66~~	~~$1,264.39~~

~~(7) Commercial Garbage Reduced Rate (recycling credit): The recycling credit shall be $1.00 per weekly pickup multiplied by cubic yard. Therefore, the commercial garbage reduced rate shall be $51.65 per weekly picked up multiplied by cubic yard of garbage as set forth in the following schedule.:~~

Number of Pickups per Week						
Container Size (cubic yards)	One	Two	Three	Four	Five	Six
½	$ 13.83	$ 27.66	$ 41.49	$ 55.32	$ 69.15	$ 82.98
1	$ 27.66	$ 55.32	$ 82.98	$ 110.64	$ 138.30	$ 165.96
2	$ 55.32	$ 110.64	$ 165.96	$ 221.28	$ 276.60	$ 331.92
3	$ 82.98	$ 165.96	$ 248.94	$ 331.92	$ 414.90	$ 497.88
4	$ 110.64	$ 221.28	$ 331.92	$ 442.56	$ 553.20	$ 663.84
6	$ 165.96	$ 331.92	$ 497.88	$ 663.84	$ 829.80	$ 995.76
8	$ 221.28	$ 442.56	$ 663.84	$ 885.12	$ 1,106.40	$ 1,327.68

(7) Commercial Garbage Reduced Rate (recycling credit): The recycling credit shall be $1.00 per weekly pickup multiplied by cubic yard. Therefore, the commercial garbage reduced rate shall be $ 54.23 per weekly picked up multiplied by cubic yard of garbage as set forth in the following schedule.:

Number of Pickups per Week						
Container Size (cubic yards)	One	Two	Three	Four	Five	Six
½	$ 27.12	$ 54.23	$ 81.35	$ 108.46	$ 135.58	$ 162.69
1	$ 54.23	$ 108.46	$ 162.69	$ 216.92	$ 271.15	$ 325.38

2	$ 108.46	$ 216.92	$ 325.38	$ 433.84	$ 542.30	$ 650.76
3	$ 162.69	$ 325.38	$ 488.07	$ 650.76	$ 813.45	$ 976.14
4	$ 216.92	$ 433.84	$ 650.76	$ 867.68	$ 1,084.60	$ 1,301.52
6	$ 325.38	$ 650.76	$ 976.14	$ 1,301.52	$ 1,626.90	$ 1,952.28
8	$ 433.84	$ 867.68	$ 1,301.52	$ 1,735.36	$ 2,169.20	$ 2,603.04

~~Number of Pickups per Week~~						
~~Container Size (cubic yards)~~	~~One~~	~~Two~~	~~Three~~	~~Four~~	~~Five~~	~~Six~~
~~½~~	~~$25.83~~	~~$51.65~~	~~$77.48~~	~~$103.3~~	~~$129.13~~	~~$154.95~~
~~1~~	~~$51.65~~	~~$103.30~~	~~$154.95~~	~~$206.60~~	~~$258.25~~	~~$309.90~~
~~2~~	~~$103.30~~	~~$206.60~~	~~$309.90~~	~~$413.20~~	~~$516.50~~	~~$619.80~~
~~3~~	~~$154.95~~	~~$309.90~~	~~$464.85~~	~~$619.80~~	~~$774.75~~	~~$929.70~~
~~4~~	~~$206.60~~	~~$413.20~~	~~$619.80~~	~~$826.40~~	~~$1,033.00~~	~~$1,239.60~~
~~6~~	~~$309.90~~	~~$619.80~~	~~$929.70~~	~~$1,239.60~~	~~$1,549.50~~	~~$1,859.40~~
~~8~~	~~$413.20~~	~~$826.40~~	~~$1,239.60~~	~~$1,652.80~~	~~$2,066.00~~	~~$2,479.20~~

(8) Commercial extra pickup fees: The fee for an extra pickup on a commercial dumpster shall be based on the container size as set forth in the following schedule:

Container Size (cubic yards)	Fee per Extra Pickup
2	$146.27 ~~139.30~~
3	$201.55 ~~191.95~~
4	$256.83 ~~244.60~~
6	$367.40 ~~349.90~~
8	$477.96 ~~455.20~~

(9) Commercial recycle extra pickup fees: The fee for an extra pickup on a recycling dumpster shall be based on the container size as set forth in the following schedule:

Container Size (cubic yards)	Fee per Extra Pickup
2	$91.01 ~~86.68~~
3	$118.67 ~~113.02~~
4	$146.34 ~~139.37~~
6	$201.65 ~~192.05~~
8	$256.97 ~~244.73~~

(10) Commercial extra pickup fees with recycle service: The fee for an extra pickup on a commercial dumpster where the consumer also has recycle service shall be based on the container size as set forth in the following schedule:

Container Size (cubic yards)	Fee per Extra Pickup
2	$144.17 ~~137.30~~
3	$198.40 ~~188.95~~
4	$252.63 ~~240.60~~
6	$361.10 ~~343.90~~
8	$469.56 ~~447.20~~

(11) Commercial cleanup fees: The fee for cleaning up loose debris surrounding a commercial dumpster shall be based on the container size as set forth in the following schedule:

Container Size (cubic yards)	Fee per Cleanup
2	$25.54 ~~24.32~~
3	$38.28 ~~36.46~~
4	$51.06 ~~48.63~~
6	$76.58 ~~72.93~~
8	$102.10 ~~97.24~~

(12) Commercial recycle cleanup fees: The fee for cleaning up loose debris surrounding a recycling dumpster shall be based on the container size as set forth in the following schedule:

Container Size (cubic yards)	Fee per Cleanup
2	$12.76 ~~12.15~~
3	$19.13 ~~18.22~~
4	$25.52 ~~24.30~~
6	$38.27 ~~36.45~~
8	$51.03 ~~48.60~~

(13) Commercial cleanup fees with recycle service: The fee for cleaning up loose debris surrounding a commercial dumpster where the consumer also has recycle service shall be based on the container size as set forth in the following schedule:

Container Size (cubic yards)	Fee per Cleanup
2	$22.74 ~~21.66~~
3	$34.11 ~~32.49~~
4	$45.49 ~~43.32~~
6	$68.23 ~~64.98~~
8	$90.96 ~~86.63~~

(14) Trash pickup fees: The fee for all trash pickup fees shall be based on the load size as set forth in the following schedule:

Load Size	Fee
¼ load = 6 cu yds	$42.39 ~~40.37~~
½ load = 12 cu yds	$84.78 ~~80.74~~
¾ load = 18 cu yds	$127.16 ~~121.10~~
Full load = 24 cu yds	$169.55 ~~161.48~~

(15) Commercial trash pickup minimum fee: The minimum fee for any commercial trash pickup regardless of size shall be no less than a one-fourth load.

(16) Yard trash generated by landscaping business: In addition to the fee based on load size there shall be an additional $66.53 fee for removal of yard trash generated by any landscaping business.

(17) Residential deposits: Residential consumers shall pay a $50.00 deposit to the city upon commencement of a new or re-established containerized service. This deposit shall be returned to the payer upon termination of the solid waste removal service by the city, the payment of all charges due, and return of the container in good and sanitary condition.

(18) Commercial and multifamily deposits: Commercial and multi-family consumers shall pay a deposit equal to three months estimated service charge upon the commencement of new or re-established service. This deposit shall be returned to the payer upon (i) termination of the solid waste removal service by the city; and (ii) the payment of all outstanding amounts due to the city for any and all goods and services, ~~taxes~~taxes, or assessments; and (iii) the return of the container in good and sanitary condition. In the event that a consumer has an outstanding balance to the city for any goods and services, taxes or assessments, the consumer deposit shall be applied to the extent of the amount owed.

(19) Roll-off container deposits: Commercial roll-off container consumers shall pay a deposit of $500.00 upon the commencement of new or re-established service. The deposit will be waived for all existing accounts in good standing. This deposit shall be returned to the payer upon (i) termination of the solid waste removal service by the city; and (ii) the payment of all outstanding amounts due to the city for any and all goods and services, ~~taxes~~taxes, or assessments; and (iii) the return of the container in good and sanitary condition. In the event that a consumer has an outstanding balance to the city for any goods and services, taxes or assessments, the consumer deposit shall be applied to the extent of the amount owed.

(20) Roll-off compactor deposits: Commercial and multifamily consumers shall pay a deposit of $1,000.00 upon the commencement of new or re-established service. This deposit shall be returned to the payer upon (i) termination of the solid waste removal service by the city; and (ii) the payment of all outstanding amounts due to the city for any and all goods and services, ~~taxes~~taxes, or assessments; and (iii) the return of the

container in good and sanitary condition. In the event that a consumer has an outstanding balance to the city for any goods and services, taxes or assessments, the consumer deposit shall be applied to the extent of the amount owed.
(21) Accounting charge: There shall be a charge of $34.00 to establish an account for sanitation service only. After disconnection, a sanitation service shall not again be established without payment of all outstanding sanitation service charges and fees ~~due~~due to the city.
(22) No partial service: As a condition of service provided by the city, a consumer may not request to discontinue sanitation service without requesting all services provided by the city be discontinued.
(23) New container service fee: A new container service fee of $15.00 shall be charged for the delivery of a new or different dumpster requested by the consumer. A fee of $75.00 shall be charged for the installation of casters on dumpsters.
(24) Roll-off/compactor service fee: A new roll-off/compactor service fee of $100.00 shall be charged for the delivery of a new roll-off/compactor.
(25) Delinquent account service charge: A bill shall be deemed delinquent if not paid within 30 days of mailing. After 30 days of the date of mailing, the city shall charge one and one-half percent interest monthly or fraction thereof on the amount of a delinquent balance of $15.00 or more of charges due the city for the service.
(26) Key-operated dumpster charge: There shall be a charge of $56.00 for installation by the city of a locking device for a key-operated dumpster.
(27) Inaccessible dumpster or roll-off/compactor: There shall be a charge of $15.00 for each return trip necessitated by an inaccessible dumpster and a charge of $135.00 for each return trip necessitated by an inaccessible roll off/compactor.
(28) Change in billing charge: There shall be a charge of $34.00 per unit for any change in service requested by the consumer which requires a corresponding change in the manner or amount of billing by the city.
(29) Dumpster cleaning by city charge: In the event the consumer fails to clean an unsanitary dumpster or roll-off/compactor after five days' notice to do so by the city, the city shall clean the dumpster and shall charge the consumer a fee of $75.00, and $100.00 for roll-off/compactors.
(30) Relocation charge: In the event the consumer requests a relocation of a roll-off/compactor the city shall charge the consumer $75.00 per occurrence.
(31) Loss of container: The consumer is solely responsible and liable for the loss of any roll-off, compactor, dumpster, or cart provided by the city, regardless of cause, including theft, damage, and vandalism. The city shall charge the consumer the actual cost of repair and/or replacement.

(Res. No. 79-08, § 1, 7-14-2008; Res. No. 96-08, § 1, 9-8-2008; Res. No. 36-2010, § 1(Eexh. A), 4-26-2010; Res. No. 51-2011, § 1(Exh. A), 6-27-2011; Res. No. 84-2012, § 1(Eexh. A), 9-10-2012; Res. No. 57-2013, § 1, 6-10-2013; Res. No. 112-2013, § 1(Exh. A), 9-23-2013; Res. No. 86-2014, § 2(Exh. A), 9-20-2014 ; Res. No. 93-2015, § 1(Exh. A), 9-28-2015 ; Res. No. 84-2016, § 1(Exh. A), 9-12-2016 ; Res. No. 119-2017 , § 1(Exh. A), 9-25-2017; Res. No. 92-2018 , §§ 1—6, 9-24-2018; Res. No. 81-2019 , § 5, 9-23-2019)

Chapter 36. Streets, Sidewalks and Other Public Places

36-2	Privilege fee for abandoning public property, minimum	$500.00
36-61 et seq.	Recreation facility and special events fees	
36-62	Unpermitted Activities	$250.00

East 10th Street Community Center		
Rooms	*Fees*	*Damage Deposit*
NOTE: Damage Deposits for all rentals will apply if facilities are not returned to ~~original~~their original condition.		
10th Street—Multipurpose room (capacity 50—100 lecture style)	$30.00/hr.	$200.00
10th Street—Meeting room (capacity 50 lecture style)	$25.00/hr.	$100.00
10th Street—Daily rate $300.00 continuous hours of no more than 12 hours	$300.00	$200.00
10th Street—Bereavement rate	$25.00/hr.	NA

Stuart Shuffleboard

Shuffleboard Court Rental Per 3-Hour Period Shuffleboard Building Per 3-Hour Period (Monday-Friday) Shuffleboard Building (Saturday-Sunday) Tenant Users Labiality Insurance Protection (TULIP)	$25.00 $25.00 $250.00 $120.00	$25.00 $100.00 $100.00

Miscellaneous Charges		
Late fee (begins 15 minutes after scheduled event end-time)	After the first 15 minutes, $25.00 per 15 minutes or any increment thereof	
Kitchen use (in addition to building rental) Kitchen Room Rental	$25.00 (one-time fee) $25.00 per hour	NA $100.00
Community days (based on availability) for 501(c) organizations	1 per a month (6:00 p.m.—9:00 p.m. only)	NA
Game Room Use	One-Time Fee	$25.00

Athletic Field Rental Fees		
Use	*Fees*	*Duration*
Sailfish Ball Park		
Softball/baseball field #1—4 reservations	$25.00 per field (three hrs.)	3 hours
Additional hours of use	$10.00 per field	Per hour
Tennis courts	Free	NA
Athletic Facilities/Guy Davis Park		
Baseball/soccer/football field reservations	$25.00 per field (three hrs.)	3 hours
Additional hours of use	$10.00 per field	Per hour
Tennis courts	Free	NA
Concession stand	$25.00	3 hours
Field Lighting Charges		
Softball/baseball field	$10.00 per field	Per hour

Soccer/football field	$10.00 per field	Per hour
Softball/baseball field	per 3-hours	$25.00
Soccer/football field	Per 3-hours	$25.00
Light use in excess of 3-hours (in addition to hourly rate) All uses will be calculated per 30-minute increments	Per 3-hours	$25.00
Field Lining Charges		
Baseball/softball/kickball	$25.00 per field	Per request
Soccer	$125.00 per field	Per request
Football/lacrosse	$150.00 per field	Per request
Tournament Fees		
Basketball Tournaments	$100.00 per courts/per day	$150.00 deposit. Refundable or can be applied to any additional fees incurred
Baseball/softball fields	$175.00 (2 fields)	Per day (does not include lining or lighting)
Additional baseball/softball fields	$100.00 per field	Per day (does not include lining or lighting)
Soccer/football/lacrosse/rugby	$100.00 per field	Per day (does not include lining or lighting)
Staffing fees incurred after normal hours	$25.00 per hour	Per employee, per day (can be paid out of tournament deposit)
Concession	$100.00	Per use
Tennis/racquet courts— Rental for (Tournament/instructional)	$25.00	3 hours

The City M~~m~~anager (or designee) reserves the right to enter into collaborated agreements with qualified 501(c)3 organizations and offer priority scheduling.

Park/Pavilion Rentals		
Park	*Fees*	*Description*
Flagler Park pavilion 1	$85.00/day	Large 34'x34' with five picnic tables
Flagler Park pavilion 2	$35.00/day	Small 17'x17' with one picnic table
Flagler Park pavilion 3	$35.00/day	Small 17'x17' with one picnic table
Flagler Park pavilion 4	$35.00/day	Small 17'x17' with one picnic table
Flagler Park pavilion 5	$85.00/day	Large 21'x6' with four picnic tables
Basketball Courts. (Flagler and Davis Dome) Rental is for tournaments, instruction, and private parties. All other times are for recreational play Activities other than sporting activities at Davis Dome require a special events permit.	3-hour block.	$25.00
Shepard Park pavilion 1	$85.00/day	Large 24'x30' with four picnic tables
Kiwanis Park pavilion—Thelma	$85.00/day	Large 24'x24' with four picnic tables
Kiwanis Park pavilion—William	$85.00/day	Large 24'x24' with four picnic tables
Memorial Park pavilion 1	$55.00/day	Medium 20'x20' with two picnic tables
Memorial Park pavilion 2	$55.00/day	Medium 20'x20' with two picnic tables
Memorial Park pavilion 3	$35.00/day	Small 12'x12' with one picnic table

Memorial Park pavilion 4	$35.00/day	Small 12'x12' with one picnic table
Memorial Park pavilion 5	$35.00/day	Small 12'x12' with one picnic table
MLK pavilion 1	$55.00/day	Medium 18'x24' with two picnic tables
Poppleton Creek Park pavilion 1	$55.00/day	Medium 32'x32' with three picnic tables
Poppleton Creek Park pavilion 2	$55.00/day	Medium 32'x32' with three picnic tables
10-th St. Guy Davis Park pavilion 1	$55.00/day	Medium 20'x20' with two picnic tables
Haney Creek Park pavilion 1	$55.00/day	Medium 32'x32' with three picnic tables
Riverwalk stage	Free	NA
Memorial Park wedding bridge	Free	NA
Bandshell	$25.00/day	NA
Gazebo	$25.00/day	NA

Events that exceed the pavilion area may require a special event permit.

Special Events Fees and Charges	
Private/Public Property Special Event Fees	*Fees*
Application fee (non-refundable)	$25.00
Late submission fee	$10.00 per day after deadline

Fire Inspection (Tents)	
One tent	$100.00
Two to five tents	$200.00
Six or more tents, including but not limited to those in exhibits, trade shows and festivals	$300.00

Private Property Fee and Attendance		
All events	$50.00	NA
Public Property Level and Attendance		
Level 1 - 25—100	$75.00	$100.00
Level 2 - 101—500	$150.00	$200.00
Level 3 - 501—1,000	$300.00	$400.00
Level 4 - 1,001—5,000	$400.00	$800.00
Level 5 - 5,001 or more	$600.00	$2,000.00
Banner Fees		
Event banner 4'×6' (non-profit organizations and community events only)	$25.00 each (two max)	~~10 day~~10-day limit
Grand opening event banner	$25.00 (one max)	~~30 day~~30-day limit
Street pole banner (pennant) (non-profit organizations and community events only)	$8.00 each (30 max)	~~30 day~~30-day limit
Advertising banner at fields	$500.00 (per banner)	Per six months
Downtown Wayfinding Signs	Annual Fee per sign	$100.00
Downtown Wayfinding Signs	Relocation Fee	$25.00
Downtown wayfinding signs – application fee	$50.00 per sign	N/A

Tram advertising banners	$200.00 (per banner)	Per month, minimum of 3-months
~~*Extra Duty Fire Department*~~ Fire Rescue Special Event Coverage Personnel:		
Firefighter/EMT	$50.00/~~-~~hr.~~per hour/per EMT~~	
Firefighter/Paramedic~~-medic~~	$55~~0~~.00/hr.~~-per hour/per FM~~	
Lieutenant/Paramedic	$60.00/hr.	
Administrative fee (processing fee/coordination/planning)	$10.00	
Safety inspection	$35.00	
Sanitation		
~~95-gallon~~95-gallon green carts for event; one per every 100 participants or less	$10.00 per ~~95-gallon~~95-gallon green cart	Includes delivery and cleaning
Dumpster: 500 participants or less; four cubic yards	$140.00	Includes delivery and cleaning
Dumpster: 500—1,000 participants; eight cubic yards	$180.00	Includes delivery and cleaning
Dumpster: 1,000 participants or more; eight cubic yards per 1,000 participants	$180.00 each	Includes delivery and cleaning
Recycle carts	No charge	Includes delivery and cleaning
Administrative fee	$25.00	
Public Works		
Barricades (with flasher)	$3.00 per barricade/per day. Minimum 5 barricades	
Cones	$2.00 per cone/per day. Minimum 10 cones	
Light towers	$80.00 per day/each	
Message boards (1)	$55.00 per day	
Directional/arrow boards (1)	$40.00 per day	

Bleachers	$80.00 per day/each	Includes delivery
Administrative fee	$25.00	
Tram	$20.00 per hour	Two hours minimum
Recreation Center Closings	$400.00 per day	

~~City~~The City manager (or designee) reserves the right to exempt certain activities from a level 1 special event.

Special Events Additional Fees Extra Duty Police	*Fees*	
Police officer	$50.00 per hour/per officer plus, administrative fee	Two hour minimum
Event commander (required with five or more simultaneous officers)	$ 55.00 per hour/per officer plus, administrative fee	Two hour minimum
Holiday Extra duty Police officer pay July 4th, Halloween, Thanksgiving Day, the day after Thanksgiving, Christmas Eve, Christmas, New Year's Eve	$60.00 per hour/per officer plus, administrative fee	Two hour minimum
Holiday Event commander (required with five or more simultaneous officers) July 4th, Halloween, Thanksgiving Day, the day after Thanksgiving, Christmas Eve, Christmas, New Year's Eve	$ 65.00 per hour/per officer plus, administrative fee	Two hour minimum
Administrative fee (processing fee/coordination/planning)	$7.00	

The city reserves the right to deny any special event application or request that either competes directly or indirectly with annual events that regularly occur within the city.

36-102	Application fee for revocable permits to use public right-of-way	
	If the permit is to be issued by the city manager	$102.00

	If city commission approval is required	$256.00
36-179	Removal of news racks impoundment and storage fee	$10.00 per day

(Res. No. 230-04; Res. No. 140-07; Res. No. 95-09, 10-26-2009; Res. No. 57-2013, § 1, 6-10-2013; Ord. No. 59-2015, § 1, 6-22-2015 ; Res. No. 76-2015, § 1, 8-10-2015 ; Res. No. 92-2018 , §§ 1—6, 9-24-2018; Res. No. 37-2019 , § 3, 3-25-2019; Res. No. 81-2019 , § 3, 9-23-2019)

Chapter 40. Traffic and Vehicles

40-44	Parking permit fees	
	Permanent resident	$450.00 per year (equals $1.23 per night)
	Temporary resident	$60.00 per month, up to six months (equals $1.93 per night)
	Transient permits	$3.00 per permit, per night
40-129	Removal of motor vehicle immobilization device charge	$100.00
40-151	Initial inspection/permit of golf cart	$100.00
40-151	Bi-annual permit renewal of golf cart	$50.00

(Res. No. 79-2015, § 1, 9-24-2015 ; Res. No. 82-2016, § 2, 8-22-2016 ; Res. No. 92-2018 , §§ 1—6, 9-24-2018)

Chapter 42. Utilities

42-3	Utilities charges.

(1) *Deposit for residential utility service:* A deposit for water service, for sewer service and for water and sewer service shall be charged to new and to reconnected residential water consumers, as follows:

	Inside City		Outside City	
Meter Size	Water	Water/Sewer	Water	Water/Sewer
⅝" x ¾"	$65.00	$130.00	$85.00	$170.00

1"	130.00	260.00	175.00	350.00
1½"	300.00	600.00	400.00	800.00
2"	520.00	1,040.00	715.00	1,430.00

(2) *Deposit for commercial or multifamily utility service:* With the exception of the United States and its agencies, the state and its agencies and political subdivisions, cities, school districts and special districts, a deposit for water service, for sewer service and for water service with sewer service shall be charged of new and of reconnected water consumers as follows:

	Inside City		Outside City	
Meter Size	Water	Water/Sewer	Water	Water/Sewer
⅝" x ¾"	$85.00	$170.00	$110.00	$220.00
1"	135.00	270.00	175.00	350.00
1½"	300.00	600.00	400.00	800.00
2"	520.00	1,040.00	715.00	1,430.00
3"	1,190.00	2,380.00	1,465.00	2,930.00
4"	2,125.00	4,250.00	2,835.00	5,670.00
6"	4,775.00	9,550.00	6,375.00	12,750.00
8"	6,375.00	12,750.00	8,385.00	16,770.00
10"	8,510.00	17,020.00	11,130.00	22,260.00

(3) *Deposit Waiver.* A residential applicant may be eligible for a deposit waiver if the property owner has established a satisfactory payment record of all city utility charges for the preceding 23 months within 20 days of mailing. Utility service deposits for residential tenants and commercial consumers will not be refunded until the water and sewer services are terminated.

(4) *Charges for water service:* The monthly base fee and consumer service charge shall be made for water service as follows:

a. *Residential domestic.*

	Inside City	Outside City
Monthly base fee	$17.07 ~~16.18~~	$21.34 ~~20.23~~
Monthly consumer service charge	$2.39 ~~2.27~~	$2.98 ~~2.82~~

b. *Residential irrigation.*

	Inside City	Outside City
Monthly base fee	$17.07 ~~16.18~~	$21.34 ~~20.23~~
Monthly consumer service charge	$2.39 ~~2.27~~	$2.98 ~~2.82~~

c. *Multifamily domestic.*

	Inside City	Outside City
Monthly base fee (per unit)	$12.80 ~~12.14~~	$16.01 ~~15.18~~
Monthly consumer service charge	$2.39 ~~2.27~~	$2.98 ~~2.82~~

d. *Commercial domestic.* Monthly base fees are based on meter size and are derived according to the values in the chart below:

Meter Size	ERCs	Inside City	Outside City
5/8" x 3/4"	1.0	$17.07 ~~16.18~~	$21.34 ~~20.23~~
1"	2.5	$42.68 ~~40.45~~	$53.35 ~~50.57~~
1½"	5.8	$99.00 ~~93.84~~	$123.77 ~~117.31~~

2"	8.0	$136.55 ~~129.43~~	$170.71 ~~161.81~~
3"	15.0	$256.05 ~~242.70~~	$320.10 ~~303.41~~
4"	25.0	$426.74 ~~404.49~~	$533.48 ~~505.66~~
6"	50.0	$853.45 ~~808.96~~	$1,066.96 ~~1,011.34~~
8"	80.0	$1,365.52 ~~1,294.33~~	$1,706.85 ~~1,617.86~~
10"	115.00	$1,962.86 ~~1,860.53~~	$2,454.00 ~~2,326.06~~

Commercial Domestic Consumer Service Charge

		Inside City	Outside City
Monthly consumer service charge		$2.39 ~~2.27~~	$2.98 ~~2.82~~

e. *Commercial irrigation.* Monthly base fees are based on meter size and are derived according to the values in the chart below:

Meter Size	ERCs	Inside City	Outside City
5/8" x 3/4"	1.0	$ 17.07	$ 21.34
1"	2.5	$ 42.68	$ 53.35
1½"	5.8	$ 99.00	$ 123.77
2"	8.0	$ 136.55	$ 170.71
3"	15.0	$ 256.05	$ 320.10
4"	25.0	$ 426.74	$ 533.48
6"	50.0	$ 853.45	$ 1,066.96
8"	80.0	$ 1,365.52	$ 1,706.85

10"	115.00	$ 1962.86	$ 2,454.00

-

		Inside City	Outside City
Monthly consumer service charge		$ 2.39	$ 2.98

-

(5) *Monthly volume charge (per thousand gallons):*

a. *Residential domestic.*

	Inside City	Outside City
1—4,000 gallons	$ 3.73	$4.66
4,001—8,000 gallons	$ 3.91	$ 4.90
8,001—12,000 gallons	$ 6.74	$ 8.43
12,001—25,000 gallons	$ 7.85	$ 9.84
25,001 gallons and above	$ 8.95	$ 11.19

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b. *Residential irrigation:*

	Inside City	Outside City
1—13,000 gallons	$ 7.85	$ 9.84
13,001 gallons and above	$ 8.95	$ 11.19

-

c. *Multifamily domestic (per unit).*

	Inside City	Outside City
1—3,000 gallons	$ 3.73	$ 4.66
3,001—6,000 gallons	$ 3.91	$ 4.90
6,001—9,000 gallons	$ 6.74	$ 8.43
9,001—18,500 gallons	$ 7.85	$ 9.84
18,501 gallons and above	$ 8.95	$ 11.19

d. *Commercial domestic (tied to system average).*

	Inside City	Outside City
Per thousand gallons	$ 4.76	$ 5.94

e. *Commercial irrigation (based on meter size, ERC factor multiplied by 13,000 gallons).*

	ERCs	Inside City	Outside City
⅝ x ¾-inch meter			
1—13,000 gallons	1.0	$ 7.85	$ 9.84
13,001 gallons and above	1.0	$ 8.95	$ 11.19
1-inch meter			
1—32,500 gallons	2.5	$ 7.85	$ 9.84
32,501 gallons and above	2.5	$ 8.95	$ 11.19
1½-inch meter			

1—75,400 gallons	5.8	$ 7.85	$ 9.84
75,401 gallons and above	5.8	$ 8.95	$ 11.19
2-inch meter			
1—104,000 gallons	8.0	$ 7.85	$ 9.84
104,001 gallons and above	8.0	$ 8.95	$ 11.19
3-inch meter			
1—195,000 gallons	15.0	$ 7.85	$ 9.84
195,001 gallons and above	15.0	$ 8.95	$ 11.19
4-inch meter			
1—325,000 gallons	25.0	$ 7.85	$ 9.84
325,001 gallons and above	25.0	$ 8.95	$ 11.19
6-inch meter			
1—650,000 gallons	50.0	$ 7.85	$ 9.84
650,001 gallons and above	50.0	$ 8.95	$ 11.19
8-inch meter			
1—1,040,000 gallons	80.0	$ 7.85	$ 9.84
1,040,001 gallons and above	80.0	$8.95	$ 11.19
10-inch meter			
1—1,495,000 gallons	115.00	$ 7.85	$ 9.84
1,495,001 gallons and above	115.00	$ 8.95	$ 11.19

(6) A water system tapping charge shall be made for water service connections:

Meter	Inside City	Outside City
3/4"	$472.39	$552.19
1"	$ 636.45	$ 756.45
1½"	$ 816.45	$ 982.08
2"	$ 1,199.88	$ 1,460.73

(7) *Charges for sewer service.* The monthly base fee shall be made for sewer service as follows:

a. *Residential.*

	Inside City	Outside City
Single-family	$ 8.08	$ 10.11
Multifamily (per unit)	$ 6.00	$ 7.52

b. *Commercial.* Derived according to the chart below.

Meter	ERCs	Inside City	Outside City
⅝" x ¾"	1.0	$ 8.08	$ 10.11
1"	2.5	$ 20.21	$ 25.28
1½"	5.8	$ 46.90	$ 58.61
2"	8.0	$ 64.69	$ 80.86
3"	15.0	$ 121.28	$ 151.61
4"	25.0	$ 202.15	$ 252.68
6"	50.0	$ 404.29	$ 505.38

8"	80.0	$ 646.88	$ 808.59
10"	115.0	$ 929.88	$ 1,162.35

(8) *Monthly consumer service charge:*

	Inside City	Outside City
All consumers	$ 1.48	$ 1.86

(9) *Monthly volume charge (per thousand gallons):* For residential and multifamily consumers, there will be no additional charge for wastewater sewer service above 12,000 gallons per month per residential dwelling unit and 8,800 gallons per month per multifamily dwelling unit.

a. *Residential.*

	Inside City	Outside City
1—12,000 gallons	$ 7.88	$9.87

b. *Multifamily.*

	Inside City	Outside City
1—8,800 gallons per unit	$ 7.88	$ 9.87

c. *Commercial.*

	Inside City	Outside City
Per thousand gallons	$ 7.88	$ 9.87

(10) *Reclaimed water rates (per thousand gallons):*

1—100,000 gallon—Daily	$ 2.66
100,000 gallons and up including multiple parcels—Daily	$ 0.60

~~Meter Size~~	~~ERCs~~	~~Inside City~~	~~Outside City~~
~~5/8" x 3/4"~~	~~1.0~~	~~$16.18~~	~~$20.23~~
~~1"~~	~~2.5~~	~~$40.45~~	~~$50.57~~
~~1½"~~	~~5.8~~	~~$93.84~~	~~$117.31~~
~~2"~~	~~8.0~~	~~$129.43~~	~~$161.81~~
~~3"~~	~~15.0~~	~~$242.70~~	~~$303.41~~
~~4"~~	~~25.0~~	~~$404.49~~	~~$505.66~~
~~6"~~	~~50.0~~	~~$808.96~~	~~$1,011.34~~
~~8"~~	~~80.0~~	~~$1,294.33~~	~~$1,617.86~~
~~10"~~	~~115.00~~	~~$1,860.53~~	~~$2,326.06~~

		~~Inside City~~	~~Outside City~~

~~Monthly consumer service charge~~	~~$2.27~~	~~$2.82~~

~~(5) *Monthly volume charge (per thousand gallons):*~~

~~a. *Residential domestic.*~~

	~~Inside City~~	~~Outside City~~
~~1—4,000 gallons~~	~~$3.53~~	~~$4.42~~
~~4,001—8,000 gallons~~	~~$3.71~~	~~$4.64~~
~~8,001—12,000 gallons~~	~~$6.39~~	~~$7.99~~
~~12,001—25,000 gallons~~	~~$7.44~~	~~$9.32~~
~~25,001 gallons and above~~	~~$8.49~~	~~$10.61~~

~~b. *Residential irrigation:*~~

	~~Inside City~~	~~Outside City~~
~~1—13,000 gallons~~	~~$7.44~~	~~$9.32~~
~~13,001 gallons and above~~	~~$8.12~~	~~$10.61~~

~~c. *Multifamily domestic (per unit).*~~

	~~Inside City~~	~~Outside City~~
~~1—3,000 gallons~~	~~$3.53~~	~~$4.42~~
~~3,001—6,000 gallons~~	~~$3.71~~	~~$4.64~~

~~6,001—9,000 gallons~~	~~$6.39~~	~~$7.99~~
~~9,001—18,500 gallons~~	~~$7.44~~	~~$9.32~~
~~18,501 gallons and above~~	~~$8.49~~	~~$10.61~~

~~d. *Commercial domestic (tied to system average).*~~

	~~Inside City~~	~~Outside City~~
~~Per thousand gallons~~	~~$4.52~~	~~$5.63~~

~~e. *Commercial irrigation (based on meter size, ERC factor multiplied by 13,000 gallons).*~~

	~~ERCs~~	~~Inside City~~	~~Outside City~~
~~⅝ x ¾-inch meter~~			
~~1—13,000 gallons~~	~~1.0~~	~~$7.44~~	~~$9.32~~
~~13,001 gallons and above~~	~~1.0~~	~~$8.49~~	~~$10.61~~
~~1-inch meter~~			
~~1—32,500 gallons~~	~~2.5~~	~~$7.44~~	~~$9.32~~
~~32,501 gallons and above~~	~~2.5~~	~~$8.49~~	~~$10.61~~
~~1½-inch meter~~			
~~1—75,400 gallons~~	~~5.8~~	~~$7.44~~	~~$9.32~~
~~75,401 gallons and above~~	~~5.8~~	~~$8.49~~	~~$10.61~~
~~2-inch meter~~			
~~1—104,000 gallons~~	~~8.0~~	~~$7.44~~	~~$9.32~~

~~104,001 gallons and above~~	~~8.0~~	~~$8.49~~	~~$10.61~~
~~3-inch meter~~			
~~1—195,000 gallons~~	~~15.0~~	~~$7.44~~	~~$9.32~~
~~195,001 gallons and above~~	~~15.0~~	~~$8.49~~	~~$10.61~~
~~4-inch meter~~			
~~1—325,000 gallons~~	~~25.0~~	~~$7.44~~	~~$9.32~~
~~325,001 gallons and above~~	~~25.0~~	~~$8.49~~	~~$10.61~~
~~6-inch meter~~			
~~1—650,000 gallons~~	~~50.0~~	~~$7.44~~	~~$9.32~~
~~650,001 gallons and above~~	~~50.0~~	~~$ 8.49~~	~~$10.61~~
~~8-inch meter~~			
~~1—1,040,000 gallons~~	~~80.0~~	~~$7.44~~	~~$9.32~~
~~1,040,001 gallons and above~~	~~80.0~~	~~$8.49~~	~~$10.61~~
~~10-inch meter~~			
~~1—1,495,000 gallons~~	~~115.00~~	~~$7.44~~	~~$9.32~~
~~1,495,001 gallons and above~~	~~115.00~~	~~$8.49~~	~~$10.61~~

~~(6) A water system tapping charge shall be made for water service connections:~~

~~Meter~~	~~Inside City~~	~~Outside City~~
~~1"~~	~~$603.27~~	~~$717.01~~
~~1½"~~	~~$773.89~~	~~$930.88~~

~~2"~~	~~$1,137.33~~	~~$1,384.58~~

~~(7) *Charges for sewer service.* The monthly base fee shall be made for sewer service as follows:~~

~~a. *Residential.*~~

	~~Inside City~~	~~Outside City~~
~~Single-family~~	~~$7.66~~	~~$9.59~~
~~Multifamily (per unit)~~	~~$5.69~~	~~$7.13~~

~~b. *Commercial.* Derived according to the chart below.~~

~~Meter~~	~~ERCs~~	~~Inside City~~	~~Outside City~~
~~⅝" x ¾"~~	~~1.0~~	~~$7.66~~	~~$9.59~~
~~1"~~	~~2.5~~	~~$19.16~~	~~$23.96~~
~~1½"~~	~~5.8~~	~~$44.46~~	~~$55.56~~
~~2"~~	~~8.0~~	~~$61.32~~	~~$76.64~~
~~3"~~	~~15.0~~	~~$114.96~~	~~$143.71~~
~~4"~~	~~25.0~~	~~$191.61~~	~~$239.51~~
~~6"~~	~~50.0~~	~~$383.22~~	~~$479.03~~
~~8"~~	~~80.0~~	~~$613.15~~	~~$766.43~~
~~10"~~	~~115.0~~	~~$881.41~~	~~$1,101.76~~

~~(8) *Monthly consumer service charge:*~~

	~~Inside City~~	~~Outside City~~
~~All consumers~~	~~$1.40~~	~~$1.76~~

~~(9) *Monthly volume charge (per thousand gallons):* For residential and multifamily consumers, there will be no additional charge for wastewater sewer service above 12,000 gallons per month per residential dwelling unit and 8,800 gallons per month per multifamily dwelling unit.~~

~~a. *Residential.*~~

	~~Inside City~~	~~Outside City~~
~~1—12,000 gallons~~	~~$7.47~~	~~$9.36~~

~~b. *Multifamily.*~~

	~~Inside City~~	~~Outside City~~
~~1—8,800 gallons per unit~~	~~$7.47~~	~~$9.36~~

~~c. *Commercial.*~~

	~~Inside City~~	~~Outside City~~
~~Per thousand gallons~~	~~$7.47~~	~~$9.36~~

~~(10) *Reclaimed water rates (per thousand gallons):*~~

~~1—100,000 gallon—Daily~~	~~$2.52~~
~~100,000 gallons and up including multiple parcels—Daily~~	~~$0.56~~

(11) *Accounting charge:* There shall be a charge of $34.00 to establish an account for water service.

(12) *Disconnection charge:* There shall be a charge of $34.00 to reestablish any water service that has been disconnected for nonpayment. After disconnection, a water meter shall not be again connected without payment of all outstanding utility related charges, fees and/or additional deposits ~~due~~due to the city.

(13) *Same day service charge:* There shall be a charge of $34.00 to perform any same day utility related service call that occurs after 2:00 p.m. of the same day the request was issued by the customer.

(14) *Meter rereads and leak inspection charge:* There shall be a service charge of $15.00 for a special inspection for a meter reread or for a leak inspection requested by a consumer. A reread of a meter ~~due~~due to an error in the initial meter reading shall be performed by the city without charge. A leak inspection charge shall not be charged if a leak is found in city-maintained facilities.

(15) *Delinquent utility service account charge:* A bill shall be deemed delinquent if not paid within 30 days of mailing. After 30 days of the date of mailing, the city shall charge to such account one and one-half percent interest monthly on each delinquent balance of charges due the city for water and sewer service on the amount of a delinquent balance of $15.00 or more.

(16) *Service call charge:* Except as otherwise provided herein, when the city is requested by a consumer to respond to a problem not caused by the city, the city shall charge the consumer $34.00 for all necessary labor, ~~materials~~materials, and indirect costs to respond actually incurred by the city.

(17) *Meter calibration test:* At the request of a consumer, the city will test a water meter to determine if it is operating accurately within an allowable tolerance of plus or minus two percent of actual flow. In the event a consumer has been overcharged due to a faulty meter, the previous six bills shall be examined and adjusted accordingly. For a meter determined to be within allowable tolerance, the following meter test charges shall apply:

¾"—2" meter $25.00
3"—8" meter $50.00

(18) *Damage repair:* Damage caused by the failure of a consumer or contractor to properly locate and isolate water, sewer, or reclaimed water facilities shall be repaired by the city and charged to the consumer or contractor who caused the damage. Charges shall include all materials, labor, and equipment required to make the repair as well as mobilization to and demobilization from the site.

(19) *Annual rate adjustment:* The city manager may adjust the monthly base charge and monthly volume charge for water service, and the monthly base charge and monthly volume charge for sewer service, to reflect changes in operating costs without further action by the city commission. Prior to implementation thereof, notice of such rate adjustments shall be promptly provided by the city manager to the

city commission. The city manager shall utilize the "price increase or decrease index" for major categories of utility operating costs which is annually adopted by the Florida Public Service Commission as required by F.S. § 367.081(4)(a). The rate adjustment shall be based upon the application of the indices within the index to the amount of the major categories of operating costs incurred by the city in providing the water service and sewer service during the immediately preceding calendar year.

42-169	Stormwater system user fees ~~$7.00~~are $7.00 per equivalent residential unit per month.	
	The city manager may adjust the stormwater management system user fee, to reflect changes in operating costs without further action by the city commission. Prior to implementation thereof, notice of such rate adjustments shall be promptly provided by the city manager to the city commission. The city manager shall utilize the "price increase or decrease index" for major categories of utility operating costs which is annually adopted by the Florida Public Service Commission as required by F.S. §367.081(4)(a). The rate adjustment shall be based upon the application of the indices within the index to the amount of the major categories of operating costs incurred by the city in providing the stormwater service during the immediately preceding calendar year.	
42-308	Permit fees for privately-owned sewer collection and transmission system:	
	(1)	$200.00 additional fee for collection and transmission systems with one or more pump station; and
	(2)	$200.00 per privately-owned collection and transmission system;
	(3)	Privately-owned collection and transmission systems with lift stations serving more than one building shall be charged $200.00 for the lift station and $200.00 for the private collection system.

(Res. No. 79-08, § 1, 7-14-2008; Res. No. 36-2010, § 1(E~~e~~xh. B), 4-26-2010; Res. No. 51-2011, § 1(Exh. A), 6-27-2011; Res. No. 89-2011, § 1(Exh. A), 9-26-2011; Res. No. 104-2011, § 1(Exh. A), 11-14-2011; Res. No. 84-2012, § 2, (Exh. A), 9-10-2012; Res. No. 23-2013, § 1(Exh. A), 2-25-2013; Res. No. 57-2013, § 1, 6-10-2013; Res. No. 112-2013, § 1(Exh. A), 9-23-2013; Res. No. 86-2014, § 2(Exh. A), 9-20-2014 ; Res. No. 93-2015, § 1(Exh. A), 9-28-2015 ; Res. No. 84-2016, § 1(Exh. A), 9-12-2016 ; Res. No. 119-2017 , § 1(Exh. A), 9-25-2017; Res. No. 92-2018 , §§ 1—6, 9-24-2018; Res. No. 81-2019 , § 5, 9-23-2019)

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/11/2023 **Prepared by:** Ryanne Cavo, Paul Nicoletti

Title of Item:
RELEASE AND TERMINATION OF CONTRACT WITH GOLDSTEIN KITE (RC):

RESOLUTION No. 84-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ACCEPTING THE RELEASE AND TERMINATION OF CONTRACT WITH GOLDSTEIN KITE ENVIRONMENTAL REDEVELOPMENT PARTNERS STUART I, LLC FOR THE OLD CITY LANDFILL PROPERTY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
Goldstein Kite Environmental Redevelopment Partners Stuart I, LLC has requested that the Contract entered into be terminated and cancelled, and the parties be released of any further obligations regarding the transaction. This will release both parties from any claims against the other.

Funding Source:
N/A

Recommended Action:
Approve Resolution No. 84-2023.

ATTACHMENTS:
1. R84-2023 Release and Termination of Landfill Contract
2. R84-2023 Cancellation Contact City of Stuart- KPK & MG Executed

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 84-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ACCEPTING THE RELEASE AND TERMINATION OF CONTRACT WITH GOLDSTEIN KITE ENVIRONMENTAL REDEVELOPMENT PARTNERS STUART I, LLC FOR THE OLD CITY LANDFILL PROPERTY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * * *

WHEREAS, the City of Stuart and Goldstein Kite Environmental Redevelopment Partners Stuart I, LLC, entered into a Vacant Land Contract and Rider dated June 10, 2022 for the purchase of the old City landfill property; and

WHEREAS, the City of Stuart and Goldstein Kite Environmental Redevelopment Partners Stuart I, LLC, no longer wish to proceed with the transaction; and

WHEREAS, Goldstein Kite Environmental Redevelopment Partners Stuart I, LLC has requested that the Contract entered into be terminated and cancelled, and the parties be released of any further obligations regarding the transaction; and

WHEREAS, the City Commission believes cancelling the Contract is in the best interest of both parties; and

WHEREAS, the City Commission hereby authorizes the Mayor to execute the Release and Termination of Contract attached hereto on behalf of the City of Stuart.

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

SECTION 1: The City Commission hereby approves the Release and Termination of Contract by and between the City of Stuart and Goldstein Kite Environmental Redevelopment Partners Stuart I, LLC for the old City landfill property.

SECTION 2: The Mayor is hereby authorized to execute the Release and Termination of Contract on behalf of the City of Stuart.

SECTION 3: This Resolution shall take effect upon its adoption.

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

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED this _____ day of September, 2023.

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PAUL J. NICOLETTI
INTERIM CITY ATTORNEY

RELEASE AND TERMINATION OF CONTRACT

This Release and Termination of Contract ("Release") is entered into this __ day of _____, 2023, by and between **CITY OF STUART, a municipal corporation** (hereinafter referred to as "Seller") and **GOLDSTEIN KITE ENVIRONMENTAL REDEVELOPMENT PARTNERS STUART I, LLC, a Florida limited liability company** (hereinafter referred to as "Buyer").

RECITALS

WHEREAS, Buyer and Seller are parties to that certain Vacant Land Contract and Rider dated June 10, 2022 (the "Contract") covering the property as described therein.

WHEREAS, the Seller and Buyer no longer wish to proceed with the transaction; and

WHEREAS, the parties have requested that the Contract be terminated and canceled, and that the parties be released of any further obligations regarding same; and

WHEREAS, the parties agree to enter into this Release and Termination of Contract.

NOW, THEREFORE, in consideration of the premises and mutual covenants set forth herein and for the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto agree as follows:

1. The above Recitals are true and correct and are incorporated herein by reference.

2. Buyer and Seller agree that the Contract is canceled and terminated.

3. Buyer and Seller authorize, and upon execution hereby, instruct Leopold Korn. P.A. ("Escrow Agent") to disburse the $100.00 deposit under the Contract to the Seller.

4. Seller hereby remises, releases, acquits, satisfies, and forever discharges Buyer and its past and present affiliates, subsidiaries, officers, directors, partners, principals, employees, agents, successors, and assigns (collectively, the "Buyer Released Parties") from any and all claims, demands, obligations, losses, causes of action, costs, expenses, attorneys' fees and liabilities of any nature whatsoever, whether based on contract, tort, statutory or other legal or equitable theory of recovery, whether known or unknown, which Seller has, had or claims to have against any or all of the Buyer Released Parties, including but not limited to any and all claims which relate to or arise from the Contract.

5. Buyer hereby remises, releases, acquits, satisfies, and forever discharges Seller and its past and present affiliates, subsidiaries, officers, directors, partners, principals, employees, agents, successors and assigns (collectively, the "Seller Released Parties") from any and all claims, demands, obligations, losses, causes of action, costs, expenses, attorneys' fees and liabilities of any nature whatsoever, whether based on contract, tort, statutory or other legal or equitable theory of

recovery, whether known or unknown, which Buyer has, had or claims to have against any or all of the Seller Released Parties, including but not limited to any and all claims which relate to or arise from the Contract.

6. This Release may be executed in any number of counterparts with the same effect as if all parties hereto had signed the same document. All counterparts are to be construed together and shall constitute one document. This document, to the extent signed and delivered by means of a facsimile machine, electronic mail (including .pdf or any electronic signature e.g., www.docusign.com) or other commercially reasonable transmission method ("Electronic Signature") shall be treated in all manner and respects as an original agreement or instrument and shall be considered to have the same binding legal effect as if it were the original signed version thereof delivered in person.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF the parties have hereto unto set their hands and seals the day and year first above written.

SELLER:

CITY OF STUART, a municipal corporation

By: _____

Name: _____

Title: _____

Date: _____, 2023

BUYER:

STUART LANDFILL REDEVELOPMENT MANAGEMENT, LLC
a Delaware limited liability company, its managers

Goldstein Brownfields Group, LLC
a Florida limited liability company, its Manager

By: Michael Goldstein
Michael R. Goldstein, Manager

Kite Capital Partners, LLC
a Florida limited liability company, its Manager.

By: _____
Kelly P. Kite, Jr., Manager

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/11/2023 **Prepared by:** Michael Mortell, Paul Nicoletti

Title of Item:
SELECTION OF CITY ATTORNEY AND NEGOTIATING OF CONTRACT (RC):

RESOLUTION No. 90-2023, A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA SELECTING A CITY ATTORNEY AND DIRECTING THE CITY STAFF TO NEGOTIATE A CONTRACT TO BE APPROVED BY THE CITY COMMISSION; PROVIDING FOR AN EFFECTIVE DATE.

Summary Explanation/Background Information on Agenda Request:
The City Commission advertised for the position of City Attorney and a committee reviewed the submissions. Four candidates were presented to the City Commission for personal interviews which occurred on September 7, 2023. After the interviews were completed the City Commissioners discussed and deliberated the candidates.

Funding Source:
Not Applicable. The City Attorney Contract will return for Commission Approval.

Recommended Action:
Move approval of the appropriate candidate to serve as City Attorney, and adopt Resolution 90-2023.

ATTACHMENTS:
1. R90-2023 CIty Attorney

RESOLUTION NO. 90-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA SELECTING A CITY ATTORNEY AND DIRECTING THE CITY STAFF TO NEGOTIATE A CONTRACT TO BE APPROVED BY THE CITY COMMISSION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS; the City Attorney is a Charter position that works directly for the City Commission; and,

WHEREAS, the City Commission has duly posted and advertised for the position of City Attorney and received several complete applications; and,

WHEREAS, a committee consisting of Roz Johnson, Human Resource Director; Paul Nicoletti, Interim City Attorney; Scott Konopka, a local attorney; Ryanne Cavo, City Paralegal, and Mayor Troy McDonald reviewed all of the applications and recommended a list of four (4) names for the Commissioners to schedule for interviews.

WHEREAS, on September 7, 2023, a special meeting was called to order and the City Commissioners conducted individual interviews with the candidates.

WHEREAS, the Commission has determined that all of the candidates were qualified and could serve as City Attorney.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF STUART hereby resolves as follows:

SECTION 1. The City Commission directs the City Manager to offer the position of Stuart City Attorney to _____. The City Staff is directed to negotiate a contract with the proposed City Attorney and set the contract for approval at the next appropriate City Commission meeting.

SECTION 2. This Resolution shall take effect immediately upon adoption.

ADOPTED this ___ day of September, 2023.

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

	YES	NO	ABSENT
TROY A. McDONALD, MAYOR			
BECKY BRUNER, VICE MAYOR			
EULA R. CLARKE, COMMISSIONER			
CHRIS COLLINS, COMMISSIONER			
CAMPBELL RICH, COMMISSIONER			

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
TROY A. MCDONALD
MAYOR

REVIEWED AS TO FORM
AND CORRECTNESS:

_____
PAUL J. NICOLETTI
INTERIM CITY ATTORNEY

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/11/2023 **Prepared by:** Jodi Nentwick

Title of Item:
WOJNAR - ABANDONMENT OF S.E. OCEAN AVENUE (RC):

ORDINANCE No. 2521-2023; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, TO PROVIDE FOR THE ABANDONMENT OF CERTAIN PUBLIC RIGHT-OF-WAY WITHIN THE CITY BEING THAT CERTAIN 30-FOOT RIGHT-OF-WAY, AS SET FORTH ON THE PLAT BROADWAY SECTION OF ST. LUCIE ESTATES SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 4, MARTIN COUNTY, FLORIDA PUBLIC RECORDS DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND DEPICTED IN EXHIBIT “B” ATTACHED HERERO; REQUESTING THE PRIVILEGE FEE FOR ABANDONING PUBLIC PROPERTY BE WAIVED IN IT'S ENTIRETY; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE: AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The applicant is requesting approval for the 30-foot public right-of-way located east of his property. The applicant purchased the property in 2003 and has maintained the 30-foot public right-of-way. Additionally, the applicant is requesting the City Commission consider waiving the privilege fee in its entirety to compensate for the ongoing maintenance over the past 20 years.

In 1997, the east ½ of SE Ocean Road was approved by the City Commission to vacate a portion of SE Ocean Road for the development of the Visiting Nurses Association. As part of the project, a six (6) foot concrete wall was constructed within the abandoned public right-of-way.

CITY MANAGER NOTE: This property has a long history. In 1997 when the City abandoned the other half of the property, it should have abandoned the entire alley. If a Right of Way is not going to be used it should be abandoned. By abandoning 1/2, the City demonstrated that it would not be using the ROW for a road. In addition, the property owner has maintained the land for over 20 years, including mowing and trimming as well as maintaining grass on the site. He is not seeking to make any changes. He is just trying to install a sprinkler system so that he can grow a hedge so he doesn't have to look at the 3 story building that was built on Monterey on the other side of the dividing wall. Although the Code provides for a "privilege fee" to be paid when a resident requests an abandonment, under the circumstances I would recommend waiving the fee. He has provided services well in excess of the fee and this issue should have been addressed in 1997. The Commission has waived the fee in the past and it will not create a precedent.

Funding Source:
N/A

Recommended Action:
The Public Works Department has no objection and has determined the request for the abandonment is in the best interest of the City of Stuart.

Staff recommends the City Commission approval to forward Ordinance No. 2521-2023 for a second reading.

ATTACHMENTS:

1. Staff Report
2. Ordinance No. 2521-2023 - Wojnar
3. Application
4. Property Appraisal
5. Property Survey
6. Broadway Section S Lucie Estates Plat
7. Chapter_36___STREETS__SIDEWALKS_AND_OTHER_PUBLIC_PLACES

City of Stuart

TO: Mayor and City Commissioners

FROM: Jodi Nentwick-Kugler, Development Director

MEETING DATE: September 11, 2023

SUBJECT: Wojnar – Public Right-of-Way Abandonment
Project No. Z23050009

The applicant, Timothy D. Wojnar, owner of real property located at 1615 S.E. 6th Street is requesting the abandonment of a 30-foot of public right-of-way.

GENERAL INFORMATION

Property Owner/Applicant: Timothy D. Wojnar
1615 SE 6th Street
Stuart, FL 34996

Location: 30' Public Right-of-Way (unimproved SE Ocean Road)

Parcel ID#: 03-38-41-023-030-00150-6

BACKGROUND

The applicant is requesting approval for the 30-foot public right-of-way located east of his property. The applicant purchased the property in 2003 and has maintained the 30-foot public right-of-way. Additionally, the applicant is requesting the City Commission consider waiving the privilege fee in its entirety to compensate for the ongoing maintenance over the past 20 years.

In 1997, the east ½ of SE Ocean Road was approved by the City Commission to vacate a portion of SE Ocean Road for the development of the Visiting Nurses Association. As part of the project, a six (6) foot concrete wall was constructed within the abandoned public right-of-way.

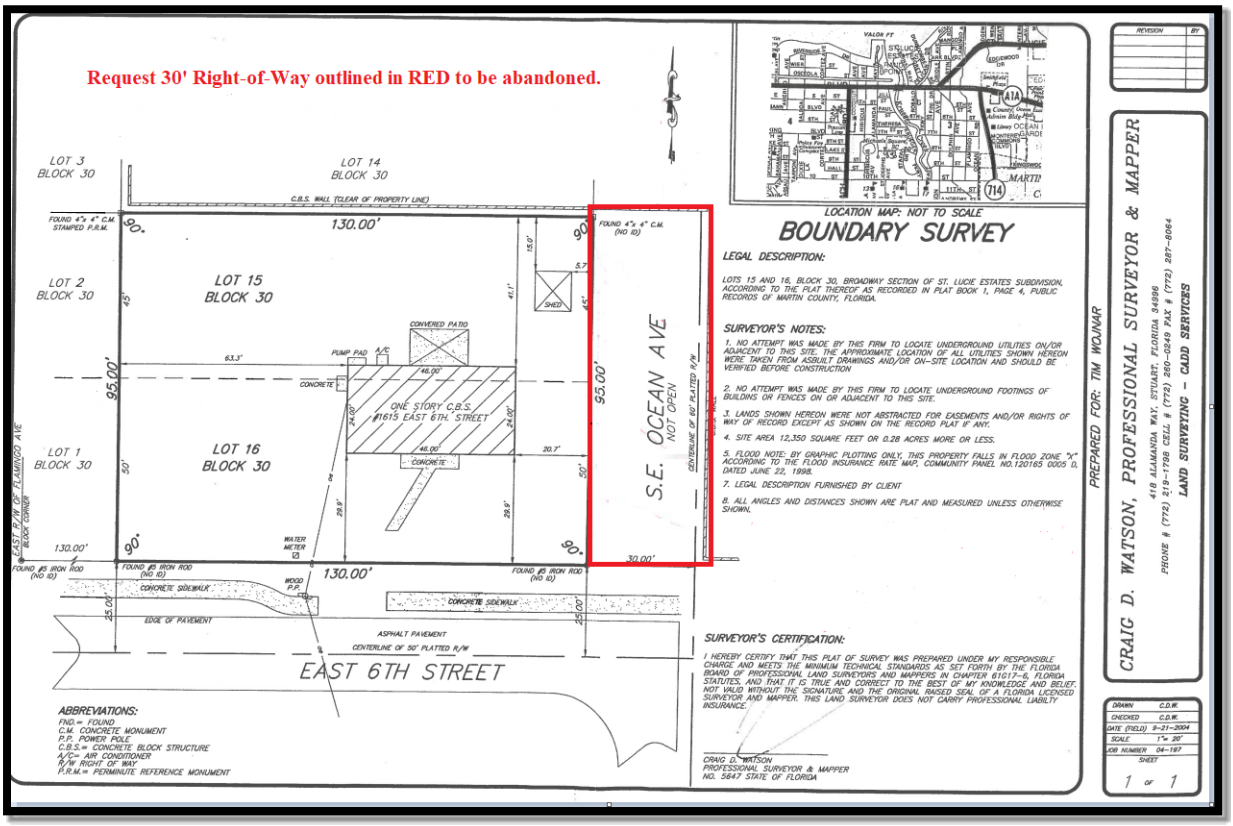
History

On August 11, 1997, the City Commission adopted *Resolution No. 87-97,* declaring the intent of the City Commission to abandon the east ½ of unimproved S.E. Ocean Road at the northeast corner of S.E. Ocean Road and East 6th Street. Property located between and contiguous to Lots 15 & 16, Block 30, Broadway Section St. Lucie Estates, and Lots 16 & 17, Block 38A amended plat Broadway Section St. Lucie Estates for the future development of Visiting Nurses Association of Martin/St. Lucie Countries, Inc.

On August 25, 1997, the City Commission adopted *Ordinance No. 1534-97*, the abandonment of certain public right-of-way within the city being the east ½ of a portion of S.E. Ocean Road at the northeast corner of S.E. Ocean Road and East 6th Street.

On January 23, 2023, the City Commission adopted *Resolution No. 08-2023*, the purpose of the resolution is to state the intention to abandon a portion of right-of-way and set public hearings before the City Commission to consider the abandonment of the subject property within Martin County.

Location Map



PUBLIC NOTIFICATION

On August 26, 2023, the applicant provided notification letters to twenty-three (23) owners of property located within 300 feet of the proposed petitions. One (1) public notification sign detailing the Commission's Public Hearing was posted on the premises.

STAFF RECOMMENDATION

The Public Works Department has no objection and has determined the request for the abandonment is in the best interest of the City of Stuart.

Staff recommends the City Commission approval to forward Ordinance No. 2521-2023 for a second reading.

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2521-2023

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, TO PROVIDE FOR THE ABANDONMENT OF CERTAIN PUBLIC RIGHT-OF-WAY WITHIN THE CITY BEING THAT CERTAIN 30-FOOT RIGHT-OF-WAY, AS SET FORTH ON THE PLAT BROADWAY SECTION OF ST. LUCIE ESTATES SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 4, MARTIN COUNTY, FLORIDA PUBLIC RECORDS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND DEPICTED IN EXHIBIT "B" ATTACHED HERERO; REQUESTING THE PRIVILEGE FEE FOR ABANDONING PUBLIC PROPERTY BE WAIVED IN IT'S ENTIRETY; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE: AND FOR OTHER PURPOSES.

****

WHEREAS, Timothy D. Wojnar (The "Applicant") has filed a petition for abandonment relating to the public right-of-way described below that conforms to the requirements of Section 36 of the Code of Ordinances of the City of Stuart, Florida; and

WHEREAS, on January 23, 2023, the City Commission adopted Resolution No. 08-2023, to state the intention to abandon a portion of right-of-way and set public hearings before the City Commission to consider the abandonment of the subject property within Martin County, Florida.

NOW THEREFORE, THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ordains, as follows:

SECTION 1. That any interest vested with the City of Stuart in that certain 30-foot right-of-way, as set forth as that portion of a platted 30-foot-wide right-of-way S.E. Ocean Avenue, according Lots 15 and 16, Block 30 to the Plat Broadway Section of St. Lucie Estates Subdivision, as recorded in Plat Book 1, Page 4, Martin County, Florida, Public Records as described and depicted in Exhibits "A" attached hereto abandoned.

SECTION 2. A location map depicting the subject area is hereby attached as Exhibit "B".

SECTION 3. The applicant is requesting the City Commission to waive the privilege fee in its entirety pursuant to Section 36-2. (d) of the City of Stuart Code of Ordinances.

SECTION 4. Conflicts. All ordinances or parts of ordinances in conflict herewith shall be repealed.

SECTION 5. Severability. If any word, clause, sentence, paragraph, section, or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void, or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance. The corporate boundary of the City shall be re-codified to include lands annexed.

SECTION 6. Adoption. This ordinance shall take effect immediately upon adoption.

Passed on first reading on the 11th day of September 2023.

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

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED on second and final reading this XXXX of XXXX 2023.

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
TROY MCDONALD
MAYOR

APPROVED AS TO FORM

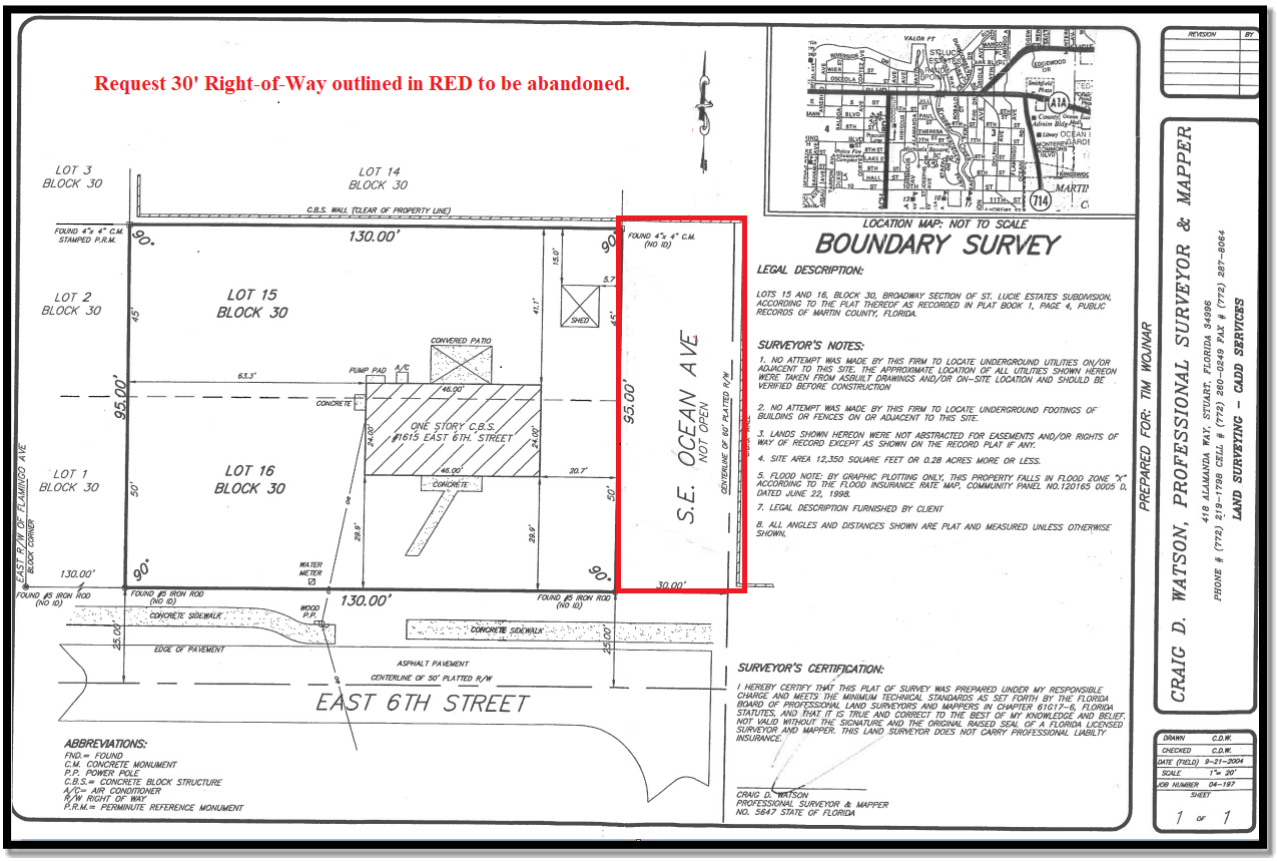
AND CORRECTNESS:

_____
MICHAEL J. MORTELL, ESQ
CITY ATTORNEY

EXHIBIT "A" - LEGAL DESCRIPTION

KNOWN AS THAT PORTION OF THE WEST ONE HALF OF S.E. OCEAN AVENUE LYING ADJACENT TO LOTS 15 AND 16, BLOCK 30, OF THE BROADWAY SECTION ST. LUCIE ESTATES AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OR MARING COUNTY, FLORIDA,

EXHIBIT "B" LOCATION MAP


Request 30' Right-of-Way outlined in RED to be abandoned.
LOT 3 BLOCK 30
LOT 14 BLOCK 30
C.B.S. WALL (CLEAR OF PROPERTY LINE)
FOUND 4"x 4" C.M. STAMPED P.R.M.
130.00'
FOUND 4"x 4" C.M. (NO ID)
LOT 2 BLOCK 30
LOT 15 BLOCK 30
SHED
CONVERED PATO
PUMP PAD
A/C
CONCRETE
ONE STORY C.B.S. #1615 EAST 6TH. STREET
95.00'
S.E. OCEAN AVE
NOT OPEN
CENTERLINE OF 60' PLATTED R/W
LOT 1 BLOCK 30
LOT 16 BLOCK 30
EAST R/W OF FLAMINGO AVE
BLOCK CORNER
WATER METER
FOUND ⅝ IRON ROD (NO ID)
30.00'
WOOD P.P.
CONCRETE SIDEWALK
EDGE OF PAVEMENT
ASPHALT PAVEMENT
CENTERLINE OF 50' PLATTED R/W
EAST 6TH STREET
ABBREVIATIONS:
FND.= FOUND
C.M. CONCRETE MONUMENT
P.P. POWER POLE
C.B.S.= CONCRETE BLOCK STRUCTURE
A/C= AIR CONDITIONER
R/W RIGHT OF WAY
P.R.M.= PERMINUTE REFERENCE MONUMENT
LOCATION MAP: NOT TO SCALE
BOUNDARY SURVEY
LEGAL DESCRIPTION:
LOTS 15 AND 16, BLOCK 30, BROADWAY SECTION OF ST. LUCIE ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
SURVEYOR'S NOTES:
1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM ASBUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINS OR FENCES ON OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
4. SITE AREA 12,350 SQUARE FEET OR 0.28 ACRES MORE OR LESS.
5. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY FALLS IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.120165 0005 D, DATED JUNE 22, 1998.
7. LEGAL DESCRIPTION FURNISHED BY CLIENT
8. ALL ANGLES AND DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA STATUTES, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS LAND SURVEYOR DOES NOT CARRY PROFESSIONAL LIABILTY INSURANCE.
CRAIG D. WATSON
PROFESSIONAL SURVEYOR & MAPPER
NO. 5647 STATE OF FLORIDA
REVISION
BY
PREPARED FOR: TIM WOJNAR
CRAIG D. WATSON, PROFESSIONAL SURVEYOR & MAPPER
418 ALAMANDA WAY, STUART, FLORIDA 34996
PHONE # (772) 219-1798 CELL # (772) 286-0849 FAX # (772) 287-8064
LAND SURVEYING – CADD SERVICES
DRAWN C.D.W.
CHECKED C.D.W.
DATE (FIELD) 9-21-2004
SCALE 1"= 20'
JOB NUMBER 04-197
SHEET
1 OF 1

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

Received by: _____
Reviewed by: _____

Right-Of-Way Abandonment Application

Project ID# Z23050009
(Staff Entry)

Pre-App Conference Date:	Application Date:

SITE INFORMATION

Project Name:	Parcel ID#:
Site Address: 1615 SE 6th Street Stuart, FL 34996	
Subdivision:	Lot(s):
Site Acreage:	Flood Zone/Base Flood Elevation:
Existing Zoning District / CRA Subdistrict (if applicable):	
Current Comprehensive Plan Future Land Use Designation:	

PETITIONER INFORMATION

Property Owner: Timothy D. Wojnar	Phone Number / Email Address: 772.260.9120
Property Owner's Mailing Address: 1615 SE 6th Street Stuart FL 34996	
Applicant (if not Owner):	Phone Number / Email Address:
Applicant's Mailing Address:	
Agent/Contact Person:	Phone Number / Email Address:
Agent's Mailing Address:	
Architect:	Engineer:
Planner:	Landscape Architect:

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared Tim Wojnar

Who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting approval of a ROW Abandonment in the City of Stuart, FL.
3. That he/she has appointed N/A to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Timothy D. Wojnar

Tim D. Wojnar
Signature of Owner:

By: Name/Title

1615 SE 6th Street
Street Address

Stuart FL 34996
City, State, Zip Code

P.O. Box

City, State, Zip Code

772.260.9120
Telephone Number

Fax Number

silvertarpon07@AOL.com
Email Address:

STATE OF FLORIDA, COUNTY OF Martin

Sworn and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 25th day of May, 2023 By Tim Wojnar

Personally Known OR Produced Identification

Type of Identification Produced:

Notary Public

My Commission expires:

Notary Public State of Florida
Alicia King
My Commission GG 346603
Expires 06/19/2023

Financial Responsibility Form

(Please Print or Type)

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: Timothy D. Wojnar	City/State/Zip Code: Stuart FL 34996
Title:	Telephone Number: 772. 260. 9120
Company:	Facsimile Number:
Company Address: 1615 SE 6th Street	Email Address (optional): silvertarpon07@AOL.com

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

1. Signed this 25 day of MAY, 2023.

Tim D. Wojnar

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

Application Requirements

Fee: $799.00 plus 100% of appraised value *(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)*
Submittal Requirements: A completed application form, the payment of fees, and pertinent information 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 City Commission public hearing.
Justification: Please provide justification supporting the request for the abandonment, vacation or change of name of any street, alley, road, or public way *(include additional pages if needed):*
(over)

To Whom it May Concern 25 May 2023

I have owned the mentioned property for just over 20 years. My property is located right next to Eagles Nest Park which the City of Stuart Staff maintain, but for some reason, they have never maintained the ROW on the East side of my property.

For the last 20 years, I have maintained this ROW with my own time and equipment and once a year hire a professional tree trimmer to cut back a 30ft. high Sabal Palm. Eagles Nest Park has a working irrigation system to keep the turf healthy. The ROW does not have this benefit.

I do not mind maintaining this ROW as it is directly next to my property, and

I like to keep the ROW aesthetically pleasing, so I take care of the work myself.

- Time to mow and weed-eat is about 15 minutes per week or roughly 13 hours per year
- $ 100.00 per year is spent on having the Sabal Palm cut back
- I use approximately 1 gallon of fuel per month to maintain roughly 12 gallons per year
- I also installed on my own time and money an irrigation zone to keep turf healthy
- I treat for fire ants
- I clean the area after hurricane events as well
- I have also installed on my time plants and paid for them out of my pocket @ a cost of roughly $ 600.00

- To maintain ROW is roughly 13 hours per year or 260 man hours over 20 years. Thats an estimated savings to the City of $ 5,200.00 over 20 years
- Installation of the irragation zone including my time, pipe, glue, fittings and irrigation heads About $ 500.00
- Landscaping about $ 600.00
- Trimming of the Sabal Palm estimated $ 1,200.00 over 20 years
- Plus there is wear and tear on my equipment also

This is only a rough estimate. If I were to break it down by each item and cost. I would guess I have save the City of Stuart $ 15,000.00 to $ 20,000.00 over the last 20 years. Give or take a few dollars.

3

I would like to ask the City of Stuart Commission if possible if they could eliminate or reduce any fees associated with this ROW Abandonment.

Also, there are several sections of this ROW that have permanent structures including a 6 ft. high concrete wall, parking lot, light poles and I believe buildings. If this ROW Abandonment is approved, would I be able to put in any permanent structures? A possible brick paver driveway or a detached garage?

Thank you for your consideration.

Timothy D. Klojnarz

AN APPRAISAL OF

A 30' X 95' ROW
LOCATED AT
XXXX SE 6TH STREET
STUART, FL 34996

PREPARED FOR
MR. TIM WOJNAR
1615 SE 6TH STREET
STUART, FL 34996

Date of Valuation: May 4, 2023
Date of Report: May 10, 2023

By:

CRE VALUATION SERVICES
100 SW ALBANY AVENUE
SUITE 200
STUART, FL 34994
(772) 286-8762

CRE Job#6424772134

May 10, 2023

Mr. Tim Wojnar

Re: A 30' x 95' ROW
Located at
XXXX SE 6th Street
Stuart, FL 34996

We have performed an appraisal on the above referenced property, the conclusions of which are set forth in the attached Summary Report. The type of value sought in our appraisal of the subject was a "As Is" market value opinion of the property using the "Across-the-Fence" methodology as of May 4, 2023, subject to the general assumptions and limiting conditions cited herein.

The subject property consists of a city-owned Right-of-Way (ROW) measuring 30' wide and 95' deep according to the survey provided by the client. Situated on a 0.07 acre or 2,850 square foot site, the subject ROW is located at the corner of SE 6th Street and SE Ocean Ave in Stuart, FL. To the west of the subject ROW lies a residential parcel, and to the east and north of the subject lies a commercial parcel. To the south, the subject ROW has frontage along SE 6th Street and it is noted that there is an improved sidewalk that runs through a portion of the ROW.

Currently, the subject is not known to be under contract and is not listed for sale.

The subject property is a vacant land and is not encumbered by any arms-length lease but as a Right of Way is encumbered. The subject site is being appraised utilizing the "Across-the-Fence" methodology, and therefore, the right of ownership appraised herein are that of the Fee Simple Estate.

This report is intended for use only by Mr. Tim Wojnar and use by others is not intended by CRE Valuation Services. This report's intended use is to provide a Market Value opinion of a right-of-way that lies abutting a residential parcel using the "Across-the-Fence" methodology only and is not intended for any other use. The intent of this report is conformance with the Ethical Standards of the Appraisal Institute as well as meeting with the standards of USPAP.

In view of the following facts and data in conjunction with this appraisal, it is the opinion of CRE Valuation Services that the market value "As Is" of the Fee Simple interest in the property as of May 4, 2023, and subject to the general assumptions and limiting conditions, was:

$10,700

Hypothetical Conditions – None

Extraordinary Assumptions – None

Marketing Period –
The estimated reasonable marketing period for the subject at the indicated value is **six** (**6**) months.
Exposure Period –
The estimated reasonable exposure period for the subject at the indicated value is **six** (**6**) months.

Our firm appreciates the opportunity to have performed this appraisal assignment on your behalf. If we may be of further service, please contact us.

Respectfully submitted,

CRE Valuation Services
Nikolaus M. Schroth, CCIM
State Certified General Real Estate Appraiser RZ3704
Managing Partner

CRE Valuation Services
Thomas J. Johnson MAI, SRA
State Certified General Real Estate Appraiser RZ798
Senior Appraiser

CRE Valuation Services
Nicholas H. Nightingale
State-Registered Trainee Appraiser RI25459

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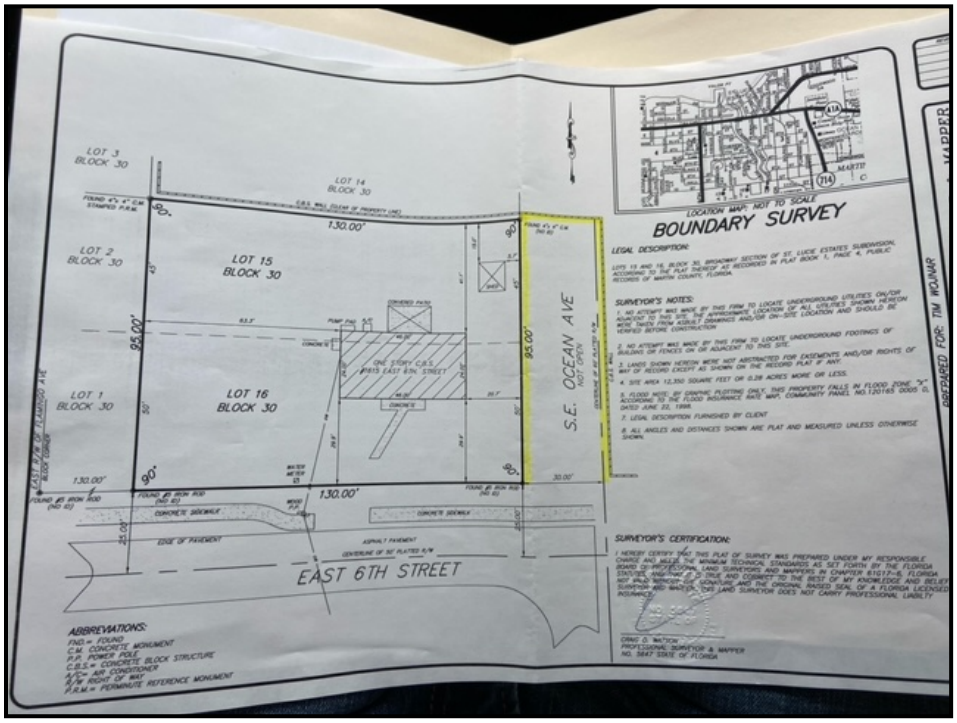
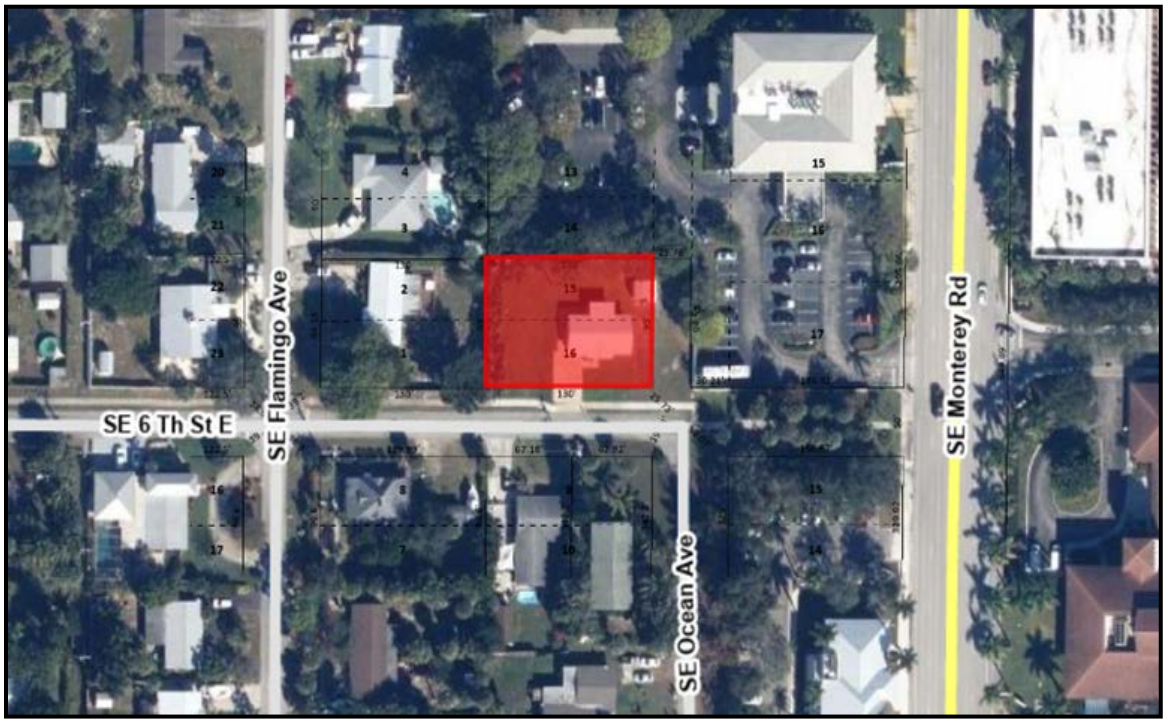


View of Right of Way (Highlighted Yellow)



Aerial View of Residential Parcel (ROW Located Directly East)

Property Data

Property	30' x 95' ROW (2,850 SF) XXXX SE 6th Street Stuart, FL 34996
Date of Valuation	May 4, 2023
Date of Report	May 10, 2023
Interest Appraised/Type of Value	Fee Simple As Is
Owner of Record	ROW- City of Stuart

Physical Data

Land Area	0.07 Acres (2,850 SF)
Zoning/Land Use Classification	ROW/ROW - City of Stuart
Highest and Best Use	
"As if Vacant"	Assemblage with neighboring site as a residential parcel.
"As Improved"	N/A; Vacant Land

Market Value Indications

"As Is"

Sales Comparison Approach	$10,700
Cost Approach	N/A
Income Capitalization Approach	N/A
Market Value "As Is"	**$10,700**
Value/(Square Foot)	$3.75

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions:

1. Any legal description or plats reported herein are assumed to be accurate. Any sketches, surveys, plats, photographs, drawings, or other exhibits are included only to assist the intended user to better understand and visualize the subject property, the environs, and the competitive data. We have made no survey of the property and assume no responsibility in connection with such matters.
2. The appraiser has not conducted any engineering or architectural surveys in connection with this appraisal assignment. Information reported pertaining to dimensions, sizes, and areas is either based on measurements taken by the appraiser or the appraiser's staff or was obtained or taken from referenced sources and is considered reliable. No responsibility is assumed for the costs of preparation or for arranging geotechnical engineering, architectural, or other types of studies, surveys, or inspections that require the expertise of a qualified professional.
3. No responsibility is assumed for matters legal in nature. Title is assumed to be good and marketable and in leased fee unless otherwise stated in the report. The property is considered to be free and clear of existing liens, easements, restrictions, and encumbrances, except as stated.
4. Unless otherwise stated herein, it is assumed there are no encroachments or violations of any zoning or other regulations affecting the subject property and the utilization of the land and improvements is within the boundaries or property lines of the property described and that there are no trespasses or encroachments.
5. CRE Valuation Services assumes there are no private deed restrictions affecting the property which would limit the use of the subject property in any way.
6. It is assumed the subject property is not adversely affected by the potential of floods, unless otherwise stated herein.
7. It is assumed all water and sewer facilities (existing and proposed) are or will be in good working order and are or will be of sufficient size to adequately serve any proposed buildings.
8. Unless otherwise stated within the report, the depiction of the physical condition of the improvements described herein is based on visual inspection. No liability is assumed for the soundness of structural members since no engineering tests were conducted. No liability is assumed for the condition of mechanical equipment, plumbing, or electrical components, as complete tests were not made. No responsibility is assumed for hidden, unapparent, or masked property conditions or characteristics that were not clearly apparent during our inspection.
9. If building improvements are present on the site, no significant evidence of termite damage or infestation was observed during our physical inspection, unless so stated in the report. No termite inspection report was available, unless so stated in the report. No responsibility is assumed for hidden damages or infestation.
10. Any proposed or incomplete improvements included in this report are assumed to be satisfactorily completed in a workmanlike manner or will be thus completed within a reasonable length of time according to plans and specifications submitted.
11. No responsibility is assumed for hidden defects or for conformity to specific governmental requirements, such as fire, building, safety, earthquake, or occupancy codes, except where specific professional or governmental inspections have been completed and reported in the appraisal report.

12. Responsible ownership and competent property management are assumed.
13. The appraisers assume no responsibility for any changes in economic or physical conditions which occur following the effective date of value within this report that would influence or potentially affect the analyses, opinions, or conclusions in the report. Any subsequent changes are beyond the scope of the report.
14. The value estimates reported herein apply to the entire property. Any proration or division of the total into fractional interests will invalidate the value estimates, unless such proration or division of interests is set forth in the report.
15. Any division of the land and improvement values estimated herein is applicable only under the program of utilization shown. These separate valuations are invalidated by any other application.
16. Unless otherwise stated in the report, only the real property is considered, so no consideration is given to the value of personal property or equipment located on the premises or the costs of moving or relocating such personal property or equipment.
17. Unless otherwise stated, it is assumed that there are no subsurface oil, gas or other mineral deposits or subsurface rights of value involved in this appraisal, whether they are gas, liquid, or solid. Nor are the rights associated with extraction or exploration of such elements considered, unless otherwise stated. Unless otherwise stated it is also assumed that there are no air or development rights of value that may be transferred.
18. Any projections of income and expenses, including the reversion at time of resale, are not predictions of the future. Rather, they are our best estimate of current market thinking of what future trends will be. No warranty or representation is made that these projections will materialize. The real estate market is constantly fluctuating and changing. It is not the task of an appraiser to estimate the conditions of a future real estate market, but rather to reflect what the investment community envisions for the future in terms of expectations of growth in rental rates, expenses, and supply and demand. The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.
19. Unless subsoil opinions based upon engineering core borings were furnished, it is assumed there are no subsoil defects present, which would impair development of the land to its maximum permitted use or would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.
20. CRE Valuation Services representatives are not experts in determining the presence or absence of hazardous substances, defined as all hazardous or toxic materials, wastes, pollutants or contaminants (including, but not limited to, asbestos, PCB, UFFI, or other raw materials or chemicals) used in construction or otherwise present on the property. We assume no responsibility for the studies or analyses which would be required to determine the presence or absence of such substances or for loss as a result of the presence of such substances. Appraisers are not qualified to detect such substances. The client is urged to retain an expert in this field.
21. We are not experts in determining the habitat for protected or endangered species, including, but not limited to, animal or plant life that may be present on the property. We assume no responsibility for the studies or analyses which would be required to determine the presence or absence of such species or for loss as a result of the presence of such species. The appraiser hereby reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent endangered species impact studies, research, and investigation that may be provided.

22. No environmental impact studies were either requested or made in conjunction with this analysis. The appraiser hereby reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent environmental impact studies, research, and investigation that may be provided.
23. The appraisal is based on the premise that there is full compliance with all applicable environmental regulations and laws unless otherwise stated in the report; further, that all applicable zoning, building, and use regulations and restrictions of all types have been complied with unless otherwise stated in the report; further, it is assumed that all required licenses, consents, permits, or other legislative or administrative authority, local, state, federal and/or private entity or organization have been or can be obtained or renewed for any use considered in the value estimate.
24. Neither all nor any part of the contents of this report or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media, without the prior written consent and approval of the appraisers. This limitation pertains to any valuation conclusions, the identity of the analyst or the firm and any reference to the professional organization of which the appraiser is affiliated or to the designations thereof.
25. Although the appraiser has made, insofar as is practical, every effort to verify as factual and true all information and data set forth in this report, no responsibility is assumed for the accuracy of any information furnished the appraiser either by the client or others. If for any reason, future investigations should prove any data to be in substantial variance with that presented in this report, the appraiser reserves the right to alter or change any or all analyses, opinions, or conclusions and/or estimates of value.
26. Often real estate sales prices and other data, such as rents, prices, and financing, are not a matter of public record. If this is such, although extensive effort has been expended to verify pertinent data with buyers, sellers, brokers, lenders, lessors, lessees, and other sources considered reliable, it has not always been possible to independently verify all significant facts. In these instances, the appraiser may have relied on verification obtained and reported by appraisers outside of our office. Also, as necessary, assumptions and adjustments have been made based on comparisons and analyses using data in the report and on interviews with market participants. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
27. The appraiser has not made a specific compliance survey or analysis of the property to determine whether or not it is in conformity with various disability requirements. Since the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements was not considered in estimating the value of the property.
28. This appraisal report has been prepared for the exclusive benefit of the client. It may not be used or relied upon by any other party. Any other party who is not the identified client within this report who uses or relies upon any information in this report does so at their own risk and may be subject to legal action. Written consent must be obtained prior to any third-party use.
29. The dollar amount of any value opinion herein rendered is based upon the purchasing power and price of the US Dollar as of the effective date of value. This appraisal is based on market conditions existing as of the date of this appraisal.
30. The right is reserved by the appraiser to make adjustments to the analyses, opinions, and conclusions set forth in this report as may be required by consideration of additional or more reliable data that may become available. No change of this report shall be made by anyone other than the appraiser or appraisers. The appraiser(s) shall have no responsibility for any unauthorized change(s) to the report.

31. If the client instructions to the appraiser were to inspect only the exterior of the improvements in the appraisal process, the physical attributes of the property were observed from the street(s) as of the inspection date of the appraisal. Physical characteristics of the property were obtained from tax assessment records, available plans, if any, descriptive information, and interviewing the client and other knowledgeable persons. It is assumed the interior of the subject property is consistent with the exterior conditions as observed and that other information relied upon is accurate.
32. The submission of this report constitutes completion of the services authorized. It is submitted on the condition the client will provide reasonable notice and customary compensation, including expert witness fees, relating to any subsequent required attendance at conferences, depositions, and judicial or administrative proceedings. In the event the appraiser is subpoenaed for either an appearance or a request to produce documents, a best effort will be made to notify the client immediately. The client has the sole responsibility for obtaining a protective order, providing legal instruction not to appear with the appraisal report and related work files and will answer all questions pertaining to the assignment, the preparation of the report, and the reasoning used to formulate the estimate of value. Unless paid in whole or in part by the party issuing the subpoena or by another party of interest in the matter, the client is responsible for all unpaid fees resulting from the appearance or production of documents regardless of who orders the work.
33. Use of this appraisal report constitutes acknowledgement and acceptance of the general assumptions and limiting conditions, special assumptions (if any), on which this estimate of market value is based.

Hypothetical Conditions – None

Extraordinary Assumptions – None

CERTIFICATION

We certify that, to the best of our knowledge and belief:

A viewing of the subject site, the improvements and the market area was conducted on May 4, 2023 by Nikolaus M. Schroth and Nicholas H. Nightingale.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with the assignment.
- Our engagement in this assignment was not contingent upon developing predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of stipulated result, or the occurrence of a subsequent event directly related to the intended use of this evaluation.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Appraisal Institute and USPAP
- Nicholas H. Nightingale provided 10 hours of real property appraisal assistance to the persons signing this certification, including market research, broker interviews, comparable single family residential lot sales, report drafting, and also took part in the viewing of the site.
- I, Nikolaus M. Schroth, the supervisory appraiser of a registered appraiser trainee who contributed to the development or communication of this appraisal, hereby accept full and complete responsibility for any work performed by the registered trainee appraiser named in this report as if it were my own work.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report the undersigned has completed the requirements of the continuing education program of the Appraisal Institute for members.
- We have performed not appraisal services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

CRE Valuation Services
Nikolaus M. Schroth, CCIM
State Certified General Real Estate Appraiser RZ3704
Managing Partner

CRE Valuation Services
Thomas J. Johnson MAI, SRA
State Certified General Real Estate Appraiser RZ798
Senior Appraiser

CRE Valuation Services
Nicholas H. Nightingale
State-Registered Trainee Appraiser RI25459

Property Appraised

30' x 95' ROW
An Existing N/A GLA SF Land
XXXX SE 6th Street
Stuart, FL 34996

Property Identification

The subject property is a 0.07 acre or 2,850 square foot (30' x 95') Right-of-Way located on the corner of SE 6th Street and SE Ocean Ave in Stuart, Martin County FL. The Right-of-Way is vacant and unimproved as of the effective date of this appraisal.

The location of the subject is ranked as average compared to other properties in the area when considered as part of the whole proposed residential parcel to the west of the ROW. The subject ROW is located in the City of Stuart CRA and is in a primarily residential portion of the market with uses to the west and south of the subject being residential in nature. Uses to the north and east of the subject along Monterey Road and SE Ocean Blvd are primarily commercial in nature. It is noted that the subject ROW abuts a residential parcel to the west and a commercial parcel to the north and east. Currently, the subject ROW has trees existing on site, and it is noted that there is a wall separating the subject ROW from the commercial parcel located to the north and east of the subject site. Along the western boundary of the ROW, there is no wall.

Positionally, the subject ROW is in-line north/south with SE Ocean Ave, a local north/south roadway that shares a non-signalized intersection with SE 6th Street. Along 6th Street to the east of the subject ROW is Eagle's Nest Park, a small recreational area with some bench seating and a concrete walkway connecting 6th Street to SE Monterey Rd.

Advantages:

- Located in a residential portion of the market abutting a residential property with no improved boundary in place.
- Lies within the City of Stuart CRA

Challenges:

- ROW zoning/land use in place

Type of Value, Intended Use & User of Appraisal

The type of value sought in our appraisal of the subject was a market value opinion "As Is" for the fee simple interest in the property as of May 4, 2023 utilizing the "Across-the-Fence" methodology, subject to the extraordinary assumptions and limiting conditions cited herein.

It is our understanding that this appraisal will be used by our client, Mr. Tim Wojnar, to provide a market value opinion for the Right-of-Way using the "Across-the-Fence" methodology and is not intended for any other use.

Property Rights Appraised

The subject property is a vacant ROW and is not encumbered by any arms-length lease but as a right of way is encumbered. We have assumed the subject is available for assemblage and have appraised the subject as unencumbered within the report herein. Therefore, the right of ownership appraised herein are that of the Fee Simple Estate.

Scope of Appraisal/Extent of the Data Collection Process

This appraisal considered all three approaches to value, (1) Sales Comparison Approach, (2) Income Capitalization Approach and the (3) Cost Approach. The procedures and methodologies employed in these approaches are outlined in the Appraisal Process section of this report. Following is a summary of steps completed by the appraisers in this assignment.

1. The subject was viewed on May 4, 2023. The surrounding area and influences were also viewed at this time. Specific information relative to the subject property was provided by representatives of the owners.
2. Gathered information from various secondary data sources regarding regional and local economic and demographic data specifically relating to the regional, city and neighborhood analyses.
3. Analyzed trends in the market through confirmation of comparable sales. Market participants active in this market were also interviewed.
4. Reviewed a plat involving the subject property.
5. Analyzed the highest and best use of the site "as if vacant" and "as improved". Supply, demand, and absorption potential, as well as construction costs and required yields, were analyzed relative to the subject market and specifically the subject property. Alternative uses were also analyzed relative to their financial feasibility.
6. Confirmed recent comparable land sales throughout the region.
7. Analyzed the data to arrive at conclusions of value via all applicable approaches to value.
8. Reconciled the results of these analyses into a probable range of value, and finally, a market value conclusion as of May 4, 2023 on an "As Is" basis using the "Across-the-Fence" methodology.
9. Opined to the exposure time and marketing period inherent in the value opinions.
10. Prepared a Summary Report.

History of the Subject Property

The residential parcel to the west of the subject ROW was initially purchased by Timothy D. Wojnar on May 8, 2003, for $88,500 from Raymond and Revolta Guzauskas, as husband and wife. This is the most recently recorded sale. It is noted that the property was purchased improved with a 816 SF single-family residence initially constructed in 1972 of CBS.

The commercial parcel to the east and north of the subject ROW is improved with a 3-story, 29,264 SF office/bank branch improvement originally constructed in 1990 of CBS construction. It is noted that there is a 3-lane bank drive-thru located along the southern elevation of the improvement. Presently, the office is occupied by the Visiting Nurse Association and South State Bank, N.A.. The most recently recorded sale of the property was on April 18, 1994 between 2400 Monterey Limited Partnership and Visiting Nurse Association of Martin/St. Lucie County, Inc. for $1,730,700. This sale was completed through a Special Warranty Deed and is it unknown if the deal was an arm's length transaction.

Currently, the subject is not known to be under contract and is not listed for sale.

CRE has requested from the property contact copies of all pertinent information related to the property. A copy of the information request is contained in the addendum of this report. CRE reserves the right to amend this report, the scope of work and the engagement letter terms should additional information be provided after the date of Report Date herein.

Competency

The appraisers involved in this assignment have, collectively, considerable experience in appraising commercial properties within the region. The appraisers have historically been engaged in appraisal work in the geographical area of the subject property. The company maintains a database on this area for similar properties. Further, we are versed in the analytical methods typically employed in appraising this property type. In summary, we believe we have adequate knowledge of the property type, geographical location, and analytical methods necessary to comply with the competency requirements of USPAP.

Introduction

The subject site is a Rectangular shaped parcel located at the corner of SE 6tth Street and SE Ocean Ave in Stuart, Florida. Zoned ROW with a future land use of ROW by City of Stuart, the site contains 0.07 acres or 2,850 square feet with 30' feet of frontage along SE 6th Street, which is a local roadway within the neighborhood. The parcels bordering the subject are as follows:

North- Commercial (29,264 SF 3-story Office/Bank Branch)
South- 6th Street/SE Ocean Ave
East- Commercial (29,264 SF 3-story Office/Bank Branch)
West- Residential

The subject Right of Way is located in a primarily residential portion of the market with commercial uses in the area being focused along SE Monterey Road and SE Ocean Blvd. The subject lies within the City of Stuart CRA, which has seen strong growth with new development and redevelopment ongoing for the past few years.

Martin County Neighborhood Analysis

Martin County, Florida is located on Florida's Treasure Coast and contains a total area of 753 square miles (1,950 km^2) of which 543 square miles (1,410 km^2) is land and (27.8%) is water. It is the fifty-third largest county by total area. Martin County contains five incorporated cities including Stuart, Jupiter Island, Sewall's Point, Ocean Breeze and, as of December 2017, Indiantown. Of the five incorporated cities, Stuart is the largest. Unincorporated areas in Martin County include Hobe Sound, Hutchinson Island, Port Salerno, Jensen Beach and Rio.

Neighborhood Access

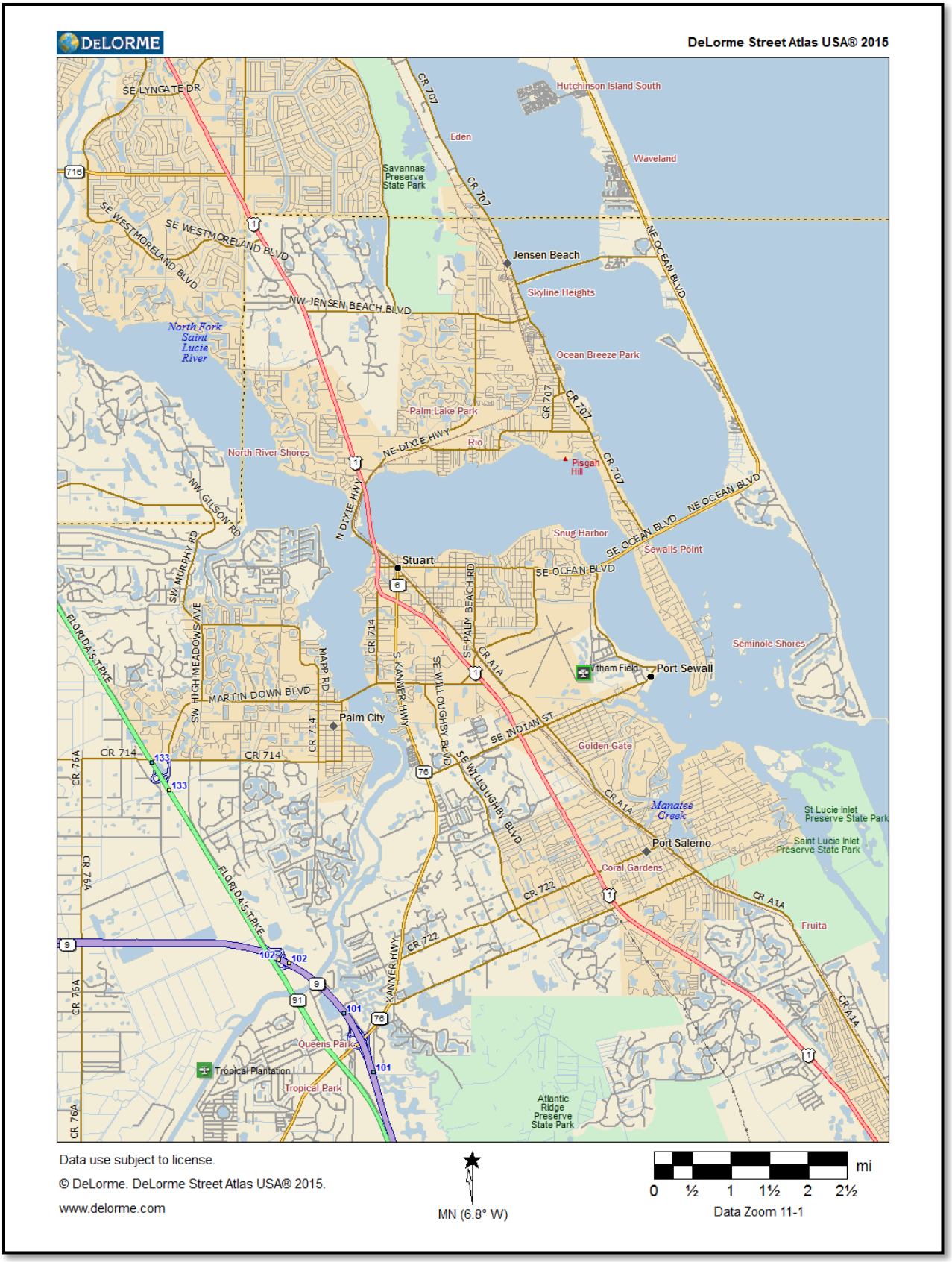
There are nine (9) airports located in Martin County, two (2) are public, seven (7) are private. The two closest major airports are West Palm Beach International Airport, approximately 30 miles to the south and Melbourne International Airport, approximately 60 miles to the north. Witham Field Airport, one of the two public airports is located in Stuart. In June 2018, the construction of 3,210 square foot U.S. Customs Facility at Witham Field was completed. The project planning began in September 2010 during the Airport Master Planning Process with the Martin County Board of County Commissioners. The facility processes international travelers arriving in Martin County via aircraft and marine vessels and allows Martin County boaters, pilots, residents, and visitors to clear U.S. Customs without having to travel to Fort Pierce or West Palm Beach.

A significant north/south road in the area is U.S. Highway 1 (aka Federal Highway) which is the main north/south road running through Stuart. Another main road, Kanner Highway (State Road 76), is the principal Interstate 95 gateway to the Stuart area. There are two bridges connecting south Martin County

to North Martin County- the old Roosevelt Bridge, a draw bridge, and the new Roosevelt Bridge. Both are still operable.

The primary east/west arteries are Salerno Road and Cove Road in the southern part of Stuart, Monterey Road and Indian Street in the central area and East Ocean Boulevard in the north. Indian Street is a four-lane divided highway, which is a collector street for subdivisions like Willoughby and Fisherman's Cove. It runs between Kanner Highway and Saint Lucie Boulevard, east of Stuart. Monterey Road, a four-lane divided arterial roadway between U.S. Highway 1 and Mapp Road, provides access to Martin Downs Boulevard and Florida's Turnpike. East Ocean Boulevard (A1A) connects Dixie Highway and U.S. Highway 1 with Hutchinson Island and communities along the Atlantic Ocean in northern Martin County. Monterey Road and Indian Street are the only two roads that offer a connection between Stuart and Palm City

These arteries have traffic characteristics that are similar to one another, but all have lower traffic flows than the U.S. Highway 1 corridor. Each of these arteries are developed with a variety of commercial uses including neighborhood shopping centers, smaller strip type and self-standing retail centers, restaurants, professional office buildings, gasoline service stations, and convenience stores. There are also some uses exclusive to the neighborhood like motels, boat yards, churches, and cemeteries.


DELORME
DeLorme Street Atlas USA® 2015
SE LYNGATE DR
Hutchinson Island South
Eden
Waveland
Savannas Preserve State Park
SE WESTMORELAND BLVD
Jensen Beach
NE OCEAN BLVD
Skyline Heights
NW JENSEN BEACH BLVD
North Fork Saint Lucie River
Ocean Breeze Park
Palm Lake Park
NE DIXIE HWY
Rio
North River Shores
Pisgah Hill
NW GILSON RD
Snug Harbor
SE OCEAN BLVD
Sewalls Point
Stuart
SW MURPHY RD
SE PALM BEACH RD
Seminole Shores
FLORIDA'S TPKE
SW HIGH MEADOWS AVE
MARTIN DOWN BLVD
MAPP RD
CR 714
S KANNER HWY
SE WILLOUGHBY BLVD
Vitham Field
Port Sewall
Palm City
SE INDIAN ST
Golden Gate
CR 76A
Manatee Creek
St Lucie Inlet Preserve State Park
Port Salerno
Saint Lucie Inlet Preserve State Park
Coral Gardens
CR 722
Fruita
Queens Park
Tropical Plantation
Tropical Park
Atlantic Ridge Preserve State Park
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Growth Management

The City of Stuart is the primary location of most employment in Martin County. It also has the greatest concentration of residential, commercial and industrial development in the area. Employment consists of a variety of small-to-medium sized commercial ventures with no large-scale employers aside from the school district, hospitals and other institutions. Industries making up Stuart and Martin Counties employment base consist of Aviation tied to Witham Airfield, Boat Manufacturing located primarily in the SPS and Gran Park Industrial areas with ties to the Manatee Pocket and trades and construction which flows with the residential housing market in the area. Banking has made a rebound with the recent economic expansion and Seacoast Bank is the local bank, founded in Martin County in 1926 with a Market Cap of $2.17 billion and growing through acquisitions of other banks. The professional and medical sectors also contribute significantly to employment within the county, as the age and income demographics lend the county to wealth management and medical needs.

Cleveland Clinic, formerly Martin Health Systems, has several hospitals in various locations throughout Martin and Saint Lucie Counties. Its primary campus is located just north of East Ocean Boulevard along the south shore of the St. Lucie River within Downtown Stuart. At the end of 2017, city commissioners approved a development agreement allowing the hospital to raise some of its buildings above the city of Stuart's four-story height limit. Another outpatient facility is located at Salerno Road and Willoughby Boulevard adjacent to the Indian River State College Campus. Tradition in Port St. Lucie is home to Cleveland Clinic's Tradition Medical Center which opened in 2013. Expansions that were completed in 2018 and include expansion of the maternity and neonatal ICU, a 12-bed progressive care unit and a second medical office building that will contain an outpatient surgery center and pharmacy. In the beginning of 2018, a new pediatric unit was added as well. The complete campus contains a total of nine stories and 180 patient rooms and was recently expanded to include the former VGTI building to the south of the campus. An outpatient facility was completed at the corner of Kanner Highway and Indian Street in 2019 and contains 85,872 square feet with 90 exam rooms, 6 procedure rooms and more than 50 offices.

Martin County School District, also referred to officially as the School Board of Martin County, is a public-school district that covers Martin County, Florida. This School District is a top-rated school district in Florida with excellent testing scores and graduation rates. There is a total of 20 schools administered by the Martin County School District which include three public high schools, five middle schools and twelve elementary schools. In 2019 the school district purchased the former TC Palm Building after the paper was sold again and staffing was significant cut in the region.

Martin County historically has embraced a controlled to low growth attitude. Land use and zoning changes are difficult to obtain and preserve requirements are strictly enforced, with no provision for mitigation of wetlands, which encumber much of the remaining vacant land within the urban service boundary. The overall climate is negative for new development but represents a positive for existing properties because of the time and cost involved in planning new construction in Martin County. In the City of Stuart, land

use and zoning changes are more easily obtained. Most of the development occurring today in Martin County has been achieved through annexation into the City of Stuart.

Development Activity

Since 2017 there has been a significant uptick in development activity in Martin County, mostly within the city of Stuart. The following are some of the more impactful developments that can be seen in the market today:

- Axis Stuart is a 284-unit Luxury apartment complex on Federal Highway near the Treasure Coast Mall developed by Thompson Thrift development, the project has been completed and is currently in lease-up.
- Farrell Development completed a new storage facility on Jensen Beach Boulevard to the west of the intersection with Savannah Road in 2021. The property includes three self-storage improvements totaling 92,584 SF.
- Sea Walk is a single-family home community developed on a portion of the former Ocean Breeze property west of the railroad tracks. DR Horton was the builder, and the community is developed under the DR Horton Brand. Currently, home sales are occurring within the development and all of the proposed housing units have been developed.
- Sabal Point is a proposed single-family community totaling 68 homes on a 30.26-acre site located approximately 2,500 feet east of Savannah Road at the end of the NE Cedar Street right of way in Jensen Beach. This project was recently approved by Martin County and is currently under construction.
- The West Jensen PUD is in its final phase of single family build out. DR Horton is also the sole builder here, building under their Freedom Homes Brand. The corner of Federal Highway and Goldenrod Road is the last section of the PUD and is proposed for a commercial power center. Space is being advertised but there has been no development to date.
- CarMax completed a new facility in Jensen Beach along Jensen Beach Boulevard in 2018.
- Rooms-to-Go Patio completed a new store just south of the mall on one of the last remaining vacant parcels on the Federal Highway corridor near the mall.
- The Rio Marine Village is a recently approved mixed use project consisting of 192 residential townhomes and apartments as well as some restaurant development on a 15.5-acre site. The project is currently out for bid for construction. Originally, the project called for additional retail development, though this idea has since been scrapped and replaced with more residential units. The proposed project has projected costs of over $1 Billion.
- The Sovana at Stuart is a 182-unit 55+ rental community being developed behind Rooms to Go Patio. The project was approved in 2018 was recently completed in 2022. The development includes one and two-bedroom floorplans that are currently advertised for lease.
- A Home 2 hotel and medical office building was developed at the corner of Baker Road and Federal Highway and completed in 2020.

- The New Avonlea PUD has two projects approved, a 69-unit cottage rental community being developed by New Urban Communities and a 62-lot community to be built by K Hovnanian Homes. Two apartment communities and three commercial parcels remain undeveloped but in the planning stages at this site.
- Savannah Trace apartments was approved by the City of Stuart and the land closing has occurred. A construction loan was secured on the site in September 2021 totaling $41,500,000, and a Notice of Commencement was filed at the same time for the construction of four (4) four-story apartments, two (2) three-story walk-up buildings, and a garage totaling approximately 280 units. The project was renamed River North Apartments. The site is located at the intersection of NE Savannah Road and NE Baker Rd.
- To the north, also along Savannah Road is a 197-unit apartment community in 9 3-story apartment improvements currently under construction. The development is known as The Reserve at Jensen Beach aka Savannah Apartments. The development will also include a pool and clubhouse.
- Langford Landing is a community of 60 single-family homes on the former Langford Estate. The community suffered a slow start, but Meritage Homes recently completed the development.
- The Harbor Chase ALF was completed in 2020 and is in lease-up. The 134-unit facility is located just north of the Roosevelt Bridge.
- A 28-unit townhome project is currently under construction known as the Ocean Glass Residences located along the west side of S Ocean Drive on Hutchinson Island within Jensen beach. Presales have begun on the units, and construction is proposed to be completed by the end of 2023.
- In Downtown Stuart, New Urban Communities developed the 49-unit Azul project, completing the development in 2019 and selling the project in 2020 for $15.5 million or $316,326 per unit. The site is on a land lease with the City of Stuart.
- Pulte Homes has broken ground on the Ocean Cove townhome community on East Ocean Boulevard just before the St. Lucie River and ten cent bridge. The community will feature 80 townhomes for sale as 55+ age restricted community. 22 of the townhouse units have been completed with the remainder currently under construction. Pre-sales and sales of completed units have begun.
- A 60-unit townhome community was recently approved by the City of Stuart planning board along SE Central Parkway in Stuart. The project is located on a 5-acre site.
- The former Sundance Marine sales center at 700 SW Federal Highway was redeveloped as a 115,000 square foot storage facility after plans for a Racetrac gas station were rejected by the city. The CubeSmart storage facility was completed in 2021 and storage units are currently available.
- WaWa has constructed two locations within the City of Stuart, both by demolishing bank buildings. Another WaWa was recently completed in 2021 along SE Federal Highway just north of SE Cove Road next to a Seacoast Bank site.
- Smaller commercial developments within the city include a Culvers, Waters Edge dermatology, Barron Shoppes a small retail center, a car wash at the corner of Monterey Road and two more proposed car washes, Racetrac, Autozone, Taco Bell, Mid Florida Credit Union, Circle K.

- Ouanalao Residences and Resort is an approved 50-unit development situated along the east side of S Ocean Drive in Jensen Beach on Hutchinson Island. The development will include 25 beach cottages and 25 single-family homes. Homeowners within the community have the option of placing their homes into an on-site rental program which will be operated by Mainsail, one of the approved operators by Marriott. The site totals 15.53 acres.
- Majestic Bay Residences and Marina is a fully approved 24-unit townhome development with a 12-slip private marina located on the west side of S Ocean Drive in Jensen Beach on Hutchinson Island.
- The Dubner Estate sold their land holdings in the industrial area along Commerce Avenue and east of Federal to Ted Glasrud. Since the sale, Glasrud has sold several parcels. Hogg technologies expanded their facility to a 110,000 square foot footprint, Market Place Business Centre was constructed consisting of three warehouses 57,000 square feet of area and two residential projects, a 324-unit apartment complex by AHS known as Harbor Grove are all now being constructed on land formerly owned by Dubner. Glasrud is also working on the development of a proposed self-storage facility totaling 95,400 SF on a 7.10-acre site. The development will include 630 self-storage units
- The Bridgeview Apartments is a 212-unit apartment complex being constructed on the 15.88-acre site located at the northwest corner of Kanner Highway and Indian Street.
- A Comfort Suites was constructed in 2020 behind Checkers at the signalized intersection of SE Federal Highway and SE Fischer Street.
- A 270-unit apartment project known as Springtree is located along the west side of US 1 just north of SE Springtree Place. The project is currently in development.
- Konover South has developed Stuart Landings, located at the southeast corner of Miami Street and Federal in front of the Super Walmart. The site, constructed in 2016, is home to an Aldi, Mattress Firm, Aspen Dental and T-Mobile. An additional outparcel is approved for a drive thru out restaurant and additional retail space.
- The Audi/Infinity Campus was expanded to include a Maserati/Alfa Romeo Dealership.
- To the west, between I-95 and Florida's Turnpike in the Treasure Coast Commerce Center, there has been several new industrial buildings constructed. A mix of owner/user and lease space has been developed. In total this amounts to about 100,000 square feet plus in warehouse/flex space. Proposed by FLF Properties is a 96,231 square foot industrial flex project south of Kanner Highway.
- Publix completed another Publix development at the corner of Osprey and Federal Highway after having held the vacant land site for some time.
- The Oaks is a 24-unit single-family home community project located north of SW Martin Downs Blvd on the north side of Mapp Rd in Palm City being developed by DR Horton.
- The Poma Industrial Park, located near Interstate 95 in the western portion of the Palm City market is currently proposed for expansion.

- The Sunrise Grove Commerce Center is a 1,700-acre commerce park catering to larger industrial buildings and tenants is currently proposed for development off SR-714 by Interstate 95 in Palm City.
- Pulte Homes PUD at Christ Fellowship is a 313-unit single-family subdivision on a 321-acre site that was recently approved. The project is located along Pratt Whitney Road approximately 1 mile east of SW Kanner Highway.
- The Sandtrail Business Park is a proposed development for 48,352 SF of industrial improvements on a 4.76-acre site on the south side of SW Sandtrail Rd in Palm City.
- An FP&L Solar Energy center has recently been approved to the west of Citrus Blvd. The project is projected to be completed in 2024 and is located on a 600-acre site.
- A former grocery store was recently demolished to make way for the redevelopment of a Publix at the corner of Cove Rd and US Highway 1.
- The Hunter Lake Development off Salerno Rd consist of 20 single-family home lots on 9.4 acres. The project is currently in the development stages.
- Via Claudia is a 114-lot approved single-family subdivision located on the south side of SE Cove Road situated on a 97-acre parcel.
- Cove Royal is an approved 118-lot residential development on a 97.06-acre parcel on the south side of SE Cove Road.
- Meritage Homes is approved to develop 117 townhomes on an 18.37-acre site at the northeast corner of SE Salerno Rd and SE Willoughby Blvd. The development is known as the Willoughby Townhomes.
- 54 2-story townhomes and 162 duplex units are approved for development on a 47.12-acre site located between SE Cove Rd and Salerno Rd just east of Kanner Highway.
- Kanner Lakes is a 26-acre site approved for 65 residential lots and one commercial parcel on the south side of Kanner Highway just north of Salerno Rd in Stuart.
- A new industrial complex totaling 96,195 SF on an 11.54-acre site is approved at the southeast corner of SW Kanner Highway and SW Jack James Blvd.
- A 33,000 SF studio/office/storage complex consisting of two three-story buildings on 2.9 acres on the west side of SE Shell Ave south of Bridge Rd.
- The Tradewinds at Hobe Sound is an approved 177-unit luxury apartment community between US-1 and Dixie Highway on a 13-acre site. The project is expected to be completed in 2024.

Many projects throughout Martin County have been proposed and are still in the beginning stages, many have not even broken ground yet. Amongst those projects includes a 5.3-square-mile, mixed-use development in western Palm City known as Pineland Prairie (Newfield Development). The proposed project will consist of 4,200 new residence, 150,000 square feet of retail space, an industrial district and approximately 70% of the property will be left as open space. In April 2020, city commissioners voted 4-1 in favor of the project, and a new zoning designation for Martin County was introduced to support the future development of the community. In 2021, site work began, and infrastructure is currently being put in place for the first phase of the development. Knight Kiplinger, the visionary behind the Newfield

Development, recently announced in June 2022 that Mattamy Homes will be the master developer, with home sales set to begin in Fall 2023 and delivery expected to begin in early 2024.

Also proposed in Stuart is the addition of a Costco which initially applied to construct the store in Palm City but subsequently withdrew the application. The new Costco, should the plans be approved, will be located on Kanner Highway, north of Indian Street. The Costco was appealed, and the fate of Costco is likely to be determined in Q1 2023. This development would also include 378 apartment units. The proposed Costco site in Palm City was instead developed with a Tractor Supply Co. and WaWa.

The retail market to the south of the Roosevelt Bridge contains a number of large retail centers that have developed over the past approximate 15-to-20 years. The expansion of the Stuart Centre, located along U. S. Highway No. 1 was taken to completion in 2016. Major anchor tenants currently include a Homegoods, TJMaxx, Office Depot and Petco with several outparcels containing drive thru fast-food restaurants and banks located directly along US Highway 1.

The approximate two-mile stretch of U. S. Highway No. 1, south of the Treasure Coast Square Mall to the Roosevelt Bridge, has experienced the greatest ongoing retail development. 20+/- acres of land at the corner of Goldenrod Road and US 1 in Jensen Beach is proposed for development of 175,000 square feet of retail space by developer Atlantic Retail. Both anchor space and outparcels are available for lease. Windemere Point consists of 9.16 acres and features a 40,200 square foot freestanding LA Fitness. Other tenants include a Dunkin Donuts and an Elements Fitness.

Housing

Residential single-family and multiple-family housing is scattered throughout the whole of the Martin County market. There is a wide variety and mixture of age and quality of housing ranging from older single-family homes to contemporary waterfront residences that cost more than $1,000,000+.

Monthly Market Detail - March 2023
Single-Family Homes
Martin County

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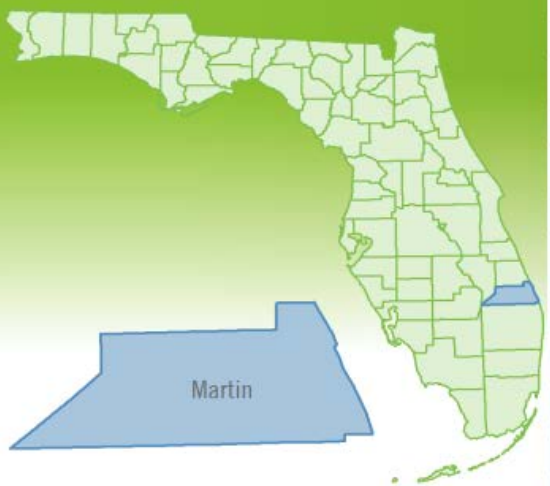


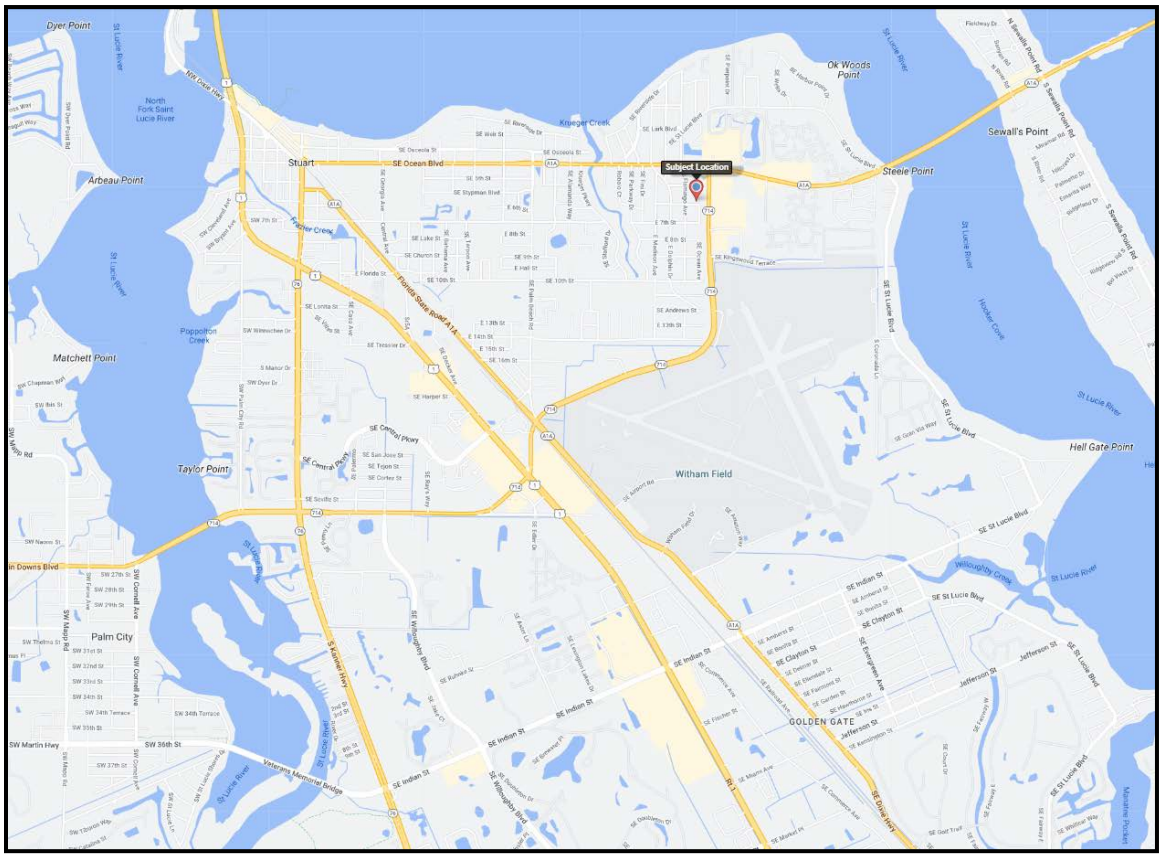
Summary Statistics	March 2023	March 2022	Percent Change Year-over-Year
Closed Sales	225	200	12.5%
Paid in Cash	117	105	11.4%
Median Sale Price	$589,000	$555,000	6.1%
Average Sale Price	$962,714	$764,243	26.0%
Dollar Volume	$216.6 Million	$152.8 Million	41.7%
Median Percent of Original List Price Received	94.9%	100.0%	-5.1%
Median Time to Contract	37 Days	9 Days	311.1%
Median Time to Sale	78 Days	49 Days	59.2%
New Pending Sales	231	202	14.4%
New Listings	238	262	-9.2%
Pending Inventory	292	290	0.7%
Inventory (Active Listings)	489	223	119.3%
Months Supply of Inventory	3.1	1.0	210.0%

Residential development stalled in the 2008 to 2011 time period following the Great Recession. During that time Tres Belle by Kolter was the only open project with models and homes. The Tres Belle Estates in Stuart FL is a Kolter Homes development of approximately 167 homes located just east of Kanner Highway on Cove Road in Stuart FL. The first homes were completed in 2007 and construction and sales of new homes continue to this date (March 2018). Villa Franka Homes constructed a gated community along Kanner Highway containing 16 custom built single-family homes. The last house was constructed in 2016, however development in the neighborhood is still on going. Banyan Bay was purchased by Chesapeake Partners and finished with a development take down agreement with NVR Ryan Homes. The project is nearing build out.

There is limited housing supply in Martin County outside of the City of Stuart as there is limited land within the urban services boundary suitable for new development. Within residential subdivisions at the upper end of the scale are single-family residences in the newer golf course subdivisions and communities, such as Willoughby Golf Community. Other subdivisions in the neighborhood vary widely in desirability. St. Lucie Estate is the largest single-family residential area in the neighborhood with mid-range prices. Also, in the area are older subdivisions such as Fisherman's Cove, Rustic Hills and Rocky Point.

Conclusion

The subject is located in a residential portion of the City of Stuart with uses to the west and south being primarily single-family residential in nature and uses to the east along SE Monterey Road being primarily commercial in nature.



Market Area Map

General Description:

The subject is located within the City of Stuart CRA and in a primarily residential portion of the market. The subject's immediate neighborhood is known as St. Lucie Estates, a desirable residential area near to the beaches, Historic Downtown Stuart, and Federal Highway, a major commercial corridor serving the Treasure Coast and South Florida markets as a whole. The surrounding uses to the subject are residential to the south and west with commercial uses being situated to the east of the subject ROW along SE Monterey Road.

Access:

The subject is located along SE 6th Street, a local east/west roadway within the market that shares a non-signalized intersection with SE Flamingo Ave, E Dolphin Drive, and E Madison Ave to the west of the subject ROW. All three

of the above local roadways lead to non-signalized intersections with SE Ocean Blvd, a primary east/west commercial roadway within the City of Stuart that connects the Sewall's Point and Hutchinson Island markets to the east of the subject to the Historic Downtown Stuart market and Federal Highway to the west of the subject.

Land Use Patterns: The City of Stuart has a pro-growth and development outlook that in the past has been seen as being more favorable than Martin County's growth department. However, in the past year, growth within the City of Stuart has slowed down, with less projects being approved for development.

Life Stages and Trends: Growth- there have been numerous projects recently constructed within Downtown Stuart and the greater Stuart market area that have shown strong demand, with more projects proposed and currently underway. Some development is beginning to occur north of the St. Lucie River, with several redevelopment and development projects currently proposed. In the subject's immediate market area, there has been limited new commercial development in recent years. Some redevelopment has occurred along SE Monterey Rd and SE Ocean Blvd.

Public Facilities/Services: The subject ROW would have access to water/sewer through the local municipality and would have electric access through FP&L.

Opportunity Zone: The subject is not located within an opportunity zone.

Conclusion: The subject parent parcel has an average location within the City of Stuart outside of the Historic Downtown area but near to commercial development and in a desirable residential portion of the market.

Land Description

Land Area	0.07 Acres; 2,850 SF
Primary Road Frontage	SE 6th Street
Type of Road	local
AADT	Unreported
Type of Road	arterial
Front Feet (Primary)	30'
Number of Parcels	1
Shape	rectangular
Corner	No
Topography	grade and typically level, some trees existing
Functional Obsolescence	None Noted

Zoning & Land Use

Zoning	ROW
Future Land Use	ROW
Zoning Jurisdiction	City of Stuart
Is the Property in a CRA	Yes

Site Ranking

General Site Ranking	average
Appeal Ranking	average
Frontage to Depth Ranking	average
Size/Shape/Dimension Ranking	average
Access Ranking	average
Exposure Ranking	average

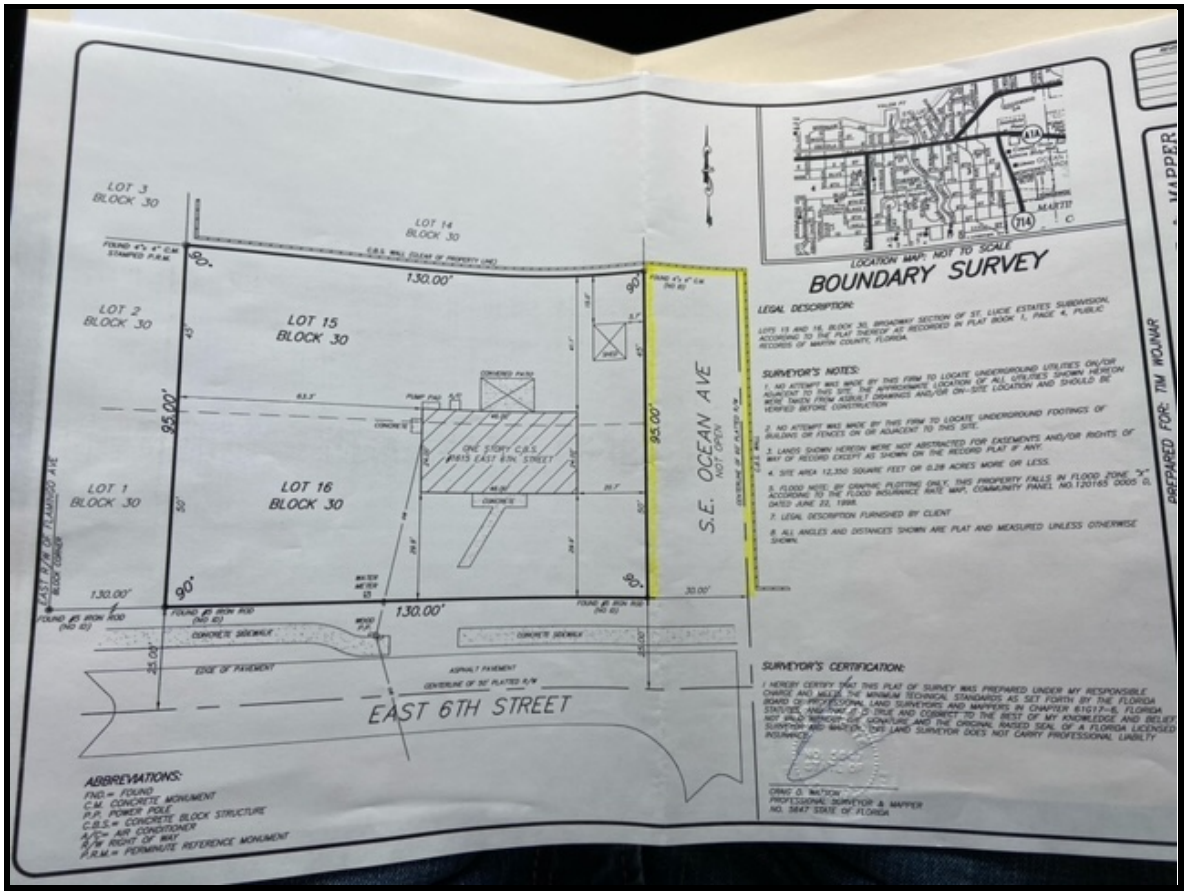
Utilities

Water	Municipality
Sewer	Municipality
Electricity	FP&L

General Description/Conclusions

The subject ROW is located on the corner of SE 6th Street and SE Ocean Ave in Stuart, FL. The subject's residential parent parcel to the west is located along SE 6th Street, is at grade and mostly level. Overall, the subject, as part of the whole, is considered average when compared to similar sites within the competitive market area. Furthermore, given the nature of the surrounding uses, the location, and all physical characteristics, the subject would be considered to have average appeal if exposed to the

market. Generally rectangular in shape, the subject's shape does not present a detriment to the site and is generally conducive to development. The subject site, as part of the whole, would receive utilities through the local municipality and FP&L. The subject ROW has some trees existing within the boundaries of the Right of Way, and it is also noted that a sidewalk runs through a portion of the Right of Way near to SE 6th Street. Upon assemblage with the neighboring residential parcel, the residential parcel would become a 15,221 SF or 0.35-acre rectangular single tax parcel that is generally conducive to development.



Site Survey (Subject ROW Highlighted in Yellow)

Soil/Subsoil Conditions

A current geotechnical analysis describing the soil and subsoil conditions at the subject was not provided. Soil conditions appear to be conducive to development of the subject to its highest and best use. The appraisers assume there are no hidden or unapparent conditions of the property, soil, subsoil, or structures that would render the subject more or less valuable. Proper design and careful installation are needed to overcome any limitations of this soil. The appraisers assume no responsibility for such conditions, or for engineering which might be required to discover such conditions.

Hazards/Nuisances

CRE Valuation Services was not provided a current Environmental Site Assessment (ESA) concerning the subject. No apparent hazards or nuisances, such as smoke and hazardous materials, were noted on or near the subject upon inspection. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraisers. We have no knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, radon, mold and other potentially hazardous materials may affect the value of the property. The value opined is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them.

Legal-Government Factors

Legal Description

We were not provided with a legal description for the subject ROW.

Development Restrictions/Easements

We assume there are no easements or encumbrances detrimental to development of the site.

Restrictions

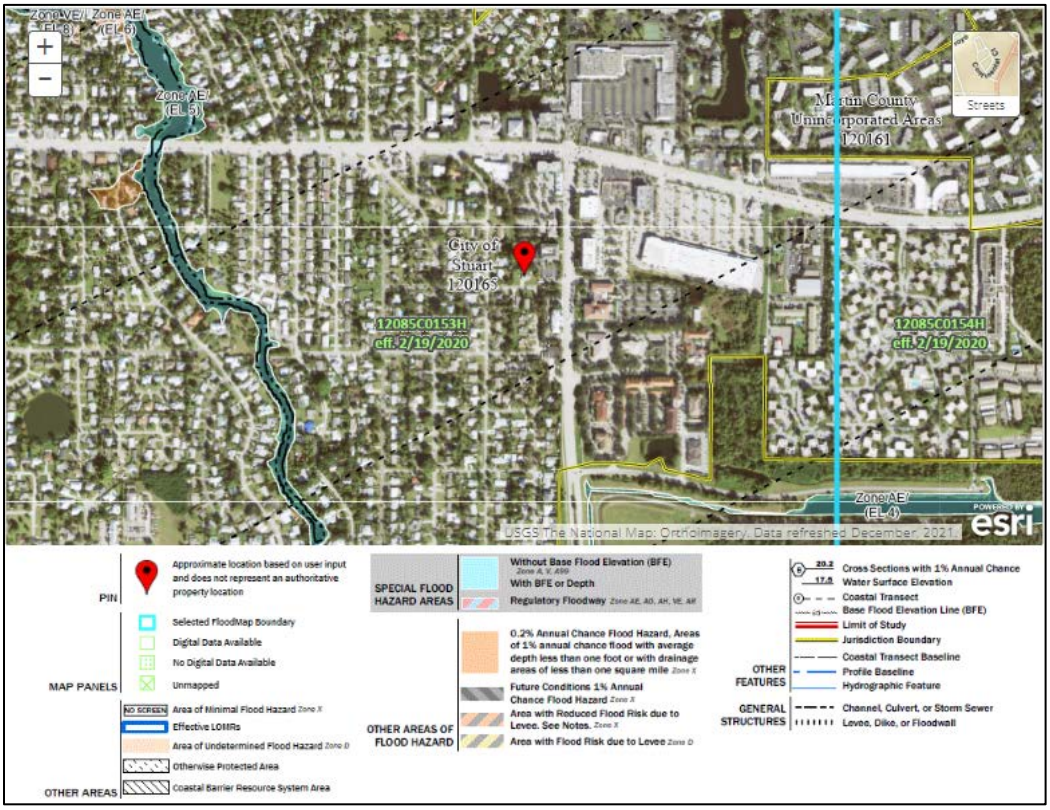
We are unaware of any restrictions that would preclude development and/or mitigate achievable density of the subject; however, updated title work and a survey are recommended to confirm such.

Land Planning and Land Use Law is beyond the scope of this assignment. Any assumptions herein related to the development potential of a particular site, and the implications of such assumptions on value, are subject to amendment should CRE be provided with alternate information from a Land Planner and/or Land Use Attorney.

Zoning/Land Use

We have not been provided with a zoning determination letter specific to the subject property. As such, we have relied upon observations noted during our site visit and Municode. Should a zoning determination letter provide an opinion which contradicts any of the assumptions herein, we retain the right to amend this report and the value estimated herein.

Flood Zone and Census Tract



Census Tract: 0009.02

The above data was taken from publicly available information on FEMA's website and GEO CODE website. We do not warranty this information to be accurate. A surveyor should be consulted before relying upon this information.

Analysis as if Vacant

In formulating an opinion of optimum use of a tract of land, it is important that a careful analysis be made of the property, its size, shape and physical characteristics, topography, zoning, market conditions, and demand for the various legally permitted uses, and other economic factors and conditions.

Legally Permissible

Except for a legally nonconforming property, the first step in determining what is legally permissible is to analyze private restrictions, zoning, building codes, historic district controls and environmental regulations. The subject site is zoned ROW with a future land use of ROW by the local zoning authority. The subject, as part of the residential parcel to the west of the subject ROW, would have an R-1 Single Family – General zoning designation with a future land use of Low Density Residential by the City of Stuart, which allows for residential development at low density, typically single-family residential or duplex residential housing.

Physically Possible

The physical characteristics of a site can affect the uses. These characteristics include: (1) size; (2) shape; (3) terrain or topography; (4) soil condition; (5) utilities; (6) access characteristics; and (7) surrounding land uses. Each of these site characteristics was described and discussed in the Site Analysis section of this report. A number of uses are physically possible on the subject site. The 2,850 SF site has limited development potential but as a part of the residential parcel to the west totals 15,221 SF or 0.35-acres, which could be developed with residential units with the Low Density Residential land use, which allows for up to 8.72 single-family units per acre or 11.62 dwelling units/acre for duplex or townhome developments.

Financially Feasible

In determining which uses are legally permissible and physically possible, an appraiser eliminates some uses from consideration. Then the uses that meet the first two criteria are analyzed further. If the uses are income-producing, the analysis will study which are likely to produce an income or return equal to or greater than the amount needed to satisfy operating expenses, financial obligations, and capital amortization. All uses that are expected to produce a positive return are regarded as financially feasible. The subject lies in a residential portion of a growing City of Stuart and Martin County market that has seen new residential and commercial development in recent years, with new projects currently in the pipeline. The most financially feasible use of the subject site would be to create an assemblage with the western residential parcel for a residential development.

Maximally Productive

Among financially feasible uses, the use that provides the highest rate of return or value (given a constant rate of return) is the highest and best use. Given the legally permissible and physically possible discussions set forth above, the maximally productive use of the site would be to create an assemblage with the neighboring western residential parcel for residential development.

Conclusion

In our opinion the highest and best use "as if vacant" would be assemblage with the neighboring residential site for residential development.

Analysis as Improved

N/A; The subject is a vacant ROW.

The subject site has not been assessed as the subject is a Right of Way. It is noted that if the Right of Way is abandoned, the subject will incur taxes.

Overview

The three traditional approaches to valuing improved properties are:

1. Sales Comparison Approach - a comparison of the property appraised with reasonable similar, recently conveyed properties for which the price, terms and conditions of sale are known.

2. Income Capitalization Approach - the processing of a projected net income into a valuation estimate via one or more capitalization techniques.

3. Cost Approach - an estimate of the replacement cost of all structural improvements as if new, less loss in value attributable to depreciation from all causes plus the value of the land as if vacant.

The Sales Comparison Approach is founded upon the principle of substitution that holds that the cost to acquire an equally desirable substitute property without undue delay ordinarily sets the upper limit of value. At any given time, prices paid for comparable properties are construed by many to reflect the value of the property appraised. The validity of a value indication derived by this approach is heavily dependent upon the availability of data on recent sales of properties similar in location, size, and utility to the appraised property.

The Income Capitalization Approach is based on the principle of anticipation that recognizes the present value of the future income benefits to be derived from ownership in a particular property. The Income Approach is most applicable to properties that are bought and sold for investment purposes and is considered very reliable when adequate income and expense data are available. Since income producing real estate is most often purchased by investors, this approach is valid and is generally considered the most applicable when the property being appraised was designed for, or is easily capable of producing a rental income.

The Cost Approach is based on the premise that the value of a property can be indicated by the current cost to construct a reproduction or replacement for the improvements minus the amount of depreciation evident in the structures from all causes plus the value of the land and entrepreneurial profit. This approach to value is particularly useful for appraising new or nearly new improvements.

The Appraisal Process is concluded by a review and re-examination of each of the approaches to value that was employed. Consideration is given to the type and reliability of data used, the applicability of each approach to the type of property being appraised and the definition of value being sought.

Subject Specific

Each property has a type of buyer or buyers who would be most attracted to the property and have the greatest motivation to pay the highest price for the property. This is not to say specific buyers would pay more for the property than market but rather, to identify the type of buyer who would gain the most utility from a property. The subject is a land property and the typical buyer profile for the subject would be that of an Owner/User .

The Cost Approach was not developed as the subject is vacant land and the approach is not applicable.

The Sales Comparison Approach is considered the only indicator of value in the valuation of vacant land such as the subject. Therefore, it is the only approach developed herein.

The Income Approach is not developed herein due to the fact that the subject is vacant land and is not leased. Although land leases can be found within the subject market, it has been determined that the subject would not typically be leased or purchased for the income potential of the site for lease.

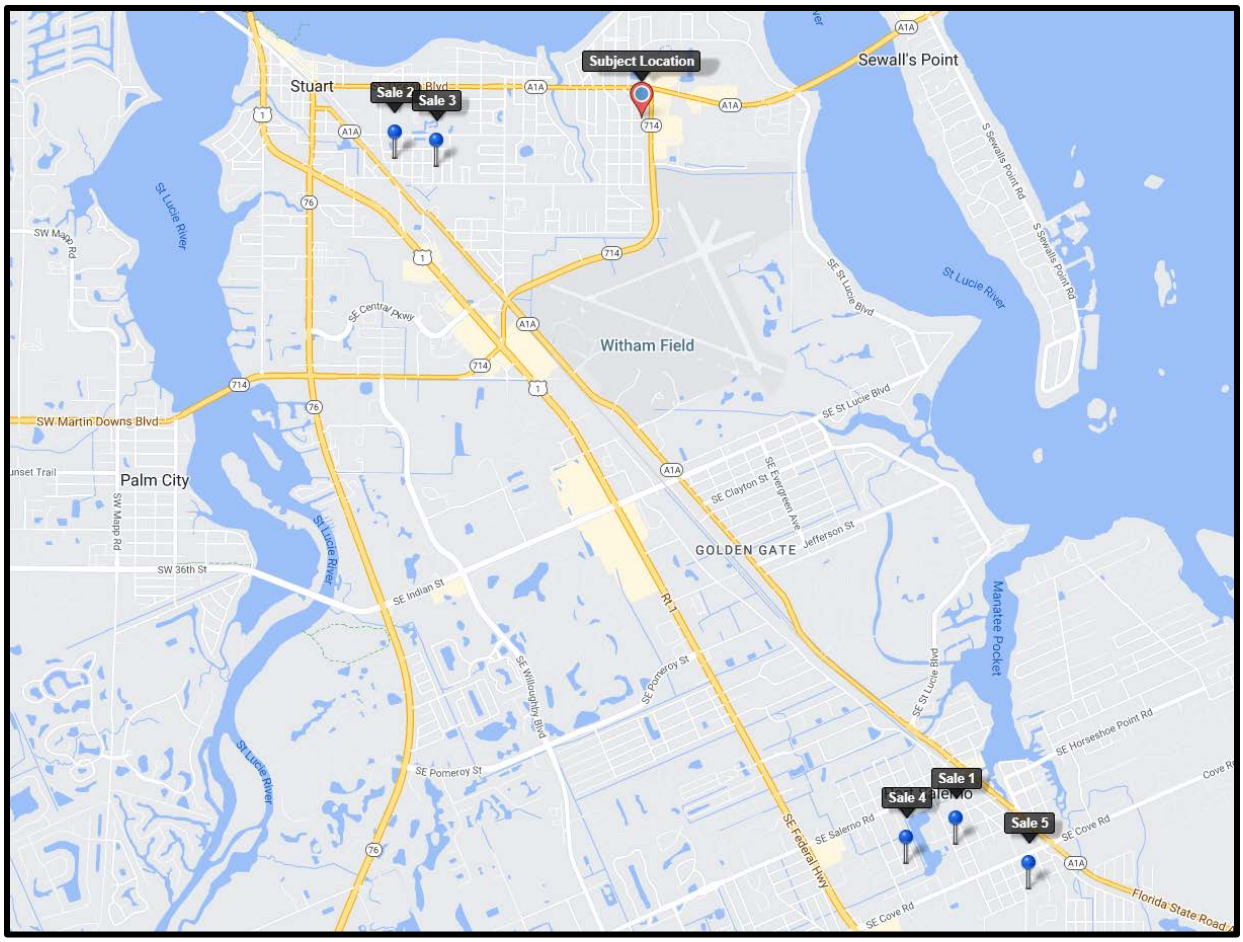
Introduction

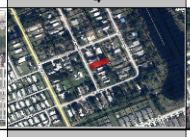
The Sales Comparison Approach is premised upon the Principle of Substitution - a valuation principle that states that a prudent purchaser would pay no more for real property than the cost of acquiring an equally desirable substitute on the open market. The Principle of Substitution presumes that the purchaser will consider the alternatives available to him, that he will act rationally or prudently on the basis of his information about those alternatives, and that time is not a significant factor. Substitution may assume the form of the purchase of an existing property with the same utility, or of acquiring an investment which will produce an income stream of the same size with the same risk as that involved in the property in question.

The applicability of this approach is based upon the assemblage of similar market sales and offerings for comparison to the subject. Land sales must be compared based on Highest and Best Use and therefore the Highest and Best Use of the comparables must be similar to that of the subject. In the case of the subject we have concluded a Highest and Best Use of assemblage with the neighboring site for residential development. Properties with this Highest and Best Use are best compared on a price per Square Foot basis. Any adjustments to the sales price of market sales to provide indications of market value for the subject must be market-derived; therefore, the actions of typical buyers and sellers are reflected in the comparison process.

The physical unit of comparison can be adjusted to account for dissimilarities between market sales and the subject property. This unit of comparison is then applied to the subject's Square Footage to indicate a value for the subject.

The sales utilized within this analysis were taken from the subject market area and are considered to be most similar. A map and summary chart of comparable sales is included in the following pages.


Subject Location
Sale 2
Sale 3
Sale 1
Sale 4
Sale 5
Stuart
Sewall's Point
Witham Field
Palm City
GOLDEN GATE
St Lucie River
Manatee Pocket
SW Martin Downs Blvd
SE Central Pkwy
SE St Lucie Blvd
SE Indian St
SE Pomeroy St
SE Willoughby Blvd
SE Federal Hwy
SE Salerno Rd
SE Cove Rd
SE Horseshoe Point Rd
SE Clayton St
SE Evergreen Ave
SE Jefferson St
SW 36th St
SW Kanner Rd
S Sewalls Point Rd
Florida State Road A

Summary of Comparable Land Sales						
Sale No.	Subject	1	2	3	4	5
Photo						
Name/Address	XXXX SE 6th Street	5259 SE Ebbtide Ave	421 SE Church Street	905 SE Bahama Ave	5377 SE Isabelita Ave	5545 SE 47th Ave
PCN#		51-38-41-001-030-00060-0	04-38-41-013-010-00130-3	04-38-41-016-002-00020-0	51-38-41-001-158-00040-4	25-38-41-002-011-00220-0
City	Stuart	Stuart	Stuart	Stuart	Stuart	Stuart
County		Martin	Martin	Martin	Martin	Martin
Date of Sale		20-Dec-22	16-Jun-21	4-Jun-21	21-May-21	24-Mar-21
Land Size (SF)	2,850	10,890	6,970	4,356	6,970	7,405
Land Size (Ac)	0.07	0.25	0.16	0.10	0.16	0.17
Overall Ranking	Average	Average	Average	Average	Average	Average
Zoning/FLU	ROW	Port Salerno Redevelopment; CRA Neighborhood	GRO- General Residential/Office; East Stuart	SFD- Single-Family and Duplex	Port Salerno Redevelopment; CRA Neighborhood	Port Salerno Redevelopment; CRA Neighborhood
Municipality	City of Stuart	Martin County	City of Stuart	City of Stuart	Martin County	Martin County
Utilities	Available	Available	Available	Available	Available	Available
Corner	Yes; Non-Signalized	No	No	No	No	No
Sales Price		$25,000	$29,100	$17,500	$20,000	$25,200
SP/SF ($)		$2.30	$4.18	$4.02	$2.87	$3.40

Sales Price Per Square Foot Analysis

The Sales Price per Square Foot comparison is a common physical unit of comparison for properties similar to the subject. The sales were analyzed and adjusted for differences in physical characteristics.

Property Rights Conveyed

No data supports a substantive difference between a leased fee or fee simple estates. We are appraising the subject property on a fee simple basis; thus, no adjustments were necessary for property rights conveyed.

Cash Equivalency/Financing

In an analysis of sales, any advantageous financing should be extracted from the sales prices due to the fact that favorable financing agreements can result in inflated value indications. In this particular instance, no adjustments were required to the sales for financing terms.

Conditions Of Sale

No adjustments were considered necessary on this basis.

Market Conditions

Next, an adjustment for changing market conditions was considered. The sales comparable transactions occurred from 24-Mar-21 to 20-Dec-22. We researched the economic data during this time period and concluded market conditions have not changed significantly thus no adjustments are warranted.

Location

Sale 1, 4, and 5 are located in the Port Salerno neighborhood of the Stuart/Martin County markets to the south of the subject site and the Downtown Stuart market area. The comparables are not located within the City of Stuart CRA and are considered to have inferior locations to the subject site herein. Sale 2 is located in the East Stuart neighborhood of the Stuart CRA and is ranked as having similar

positioning to the subject herein. Sale 3 is located to the west of the subject within the City of Stuart and in close proximity to Historic Downtown Stuart. The comparable is ranked as having similar positioning to the subject herein. As such, no adjustment was considered necessary to Sale 2 and Sale 3. Sale 1, 4, and 5 were provided upward adjustments for their inferior positioning within the market compared to the subject herein.

Size

The comparable sales ranged from 4,356 square feet to 10,890 square feet with a mean of 7,318 square feet. Often, smaller sites in the local market sell for higher per square foot prices due to the larger investor pool and, therefore, greater demand, for the same and therefore the opposite is also true. As such, an upward adjustment is considered justified to Sale 1, 2, 4, and 5 for their larger site sizes. No adjustment to Sale 3 is considered necessary herein.

Comparative Appeal

The comparable residential lots are considered to have similar development potential and similar comparative appeal to the subject site herein. No adjustments for comparative appeal have been warranted.

Zoning

The comparable residential sites have zoning/land use designations that support future residential development. No adjustment is considered necessary for zoning herein.

Utilities

The comparable sites have access to all utilities. No adjustment is considered necessary for utilities herein.

Adjustment Summary

When considering the comparables as a whole we believe that they represent the most similar comparison to the subject in the immediate market area, however they still are not truly comparable. The following tables summarize the aforementioned adjustments applied to the sales.

Comparable Sales Adjustment Grid						
Comparable Sale Number	**Subject Data**	**1**	**2**	**3**	**4**	**5**
Address	XXXX SE 6th Street	5259 SE Ebbtide Ave	421 SE Church Street	905 SE Bahama Ave	5377 SE Isabelita Ave	5545 SE 47th Ave
City	Stuart	Stuart	Stuart	Stuart	Stuart	Stuart
Date of Sale		20-Dec-22	16-Jun-21	4-Jun-21	21-May-21	24-Mar-21
Location	Urban	Inferior	Similar	Similar	Inferior	Inferior
Land Size (SF)	2,850	10,890	6,970	4,356	6,970	7,405
Land Size (AC)	0.07	0.25	0.16	0.10	0.16	0.17
Comparative Appeal		Similar	Similar	Similar	Similar	Similar
Sales Price		$25,000	$29,100	$17,500	$20,000	$25,200
UnAdjusted Price Per SF		$2.30	$4.18	$4.02	$2.87	$3.40
Transactional Adjustments						
Price / SF		$2.30	$4.18	$4.02	$2.87	$3.40
Property Rights Conveyed		0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Price		$2.30	$4.18	$4.02	$2.87	$3.40
Financing Terms	Conventional	0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Price		$2.30	$4.18	$4.02	$2.87	$3.40
Conditions of Sale	None	0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Price		$2.30	$4.18	$4.02	$2.87	$3.40
Expenditures Imm. After Sale		0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Price		$2.30	$4.18	$4.02	$2.87	$3.40
Market Conditions	May-23	0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted $/SF - With Transactional Adjustments		$2.30	$4.18	$4.02	$2.87	$3.40
Physical Adjustments						
Location	Urban	15.0%	0.0%	0.0%	15.0%	15.0%
Size	2,850	10.0%	5.0%	0.0%	5.0%	5.0%
Comparative Appeal	Average	0.0%	0.0%	0.0%	0.0%	0.0%
Zoning	ROW	0.0%	0.0%	0.0%	0.0%	0.0%
Utilities		0.0%	0.0%	0.0%	0.0%	0.0%
Total Physical Adjustments		25.0%	5.0%	0.0%	20.0%	20.0%
Value Indication Per Square Foot		**$2.87**	**$4.38**	**$4.02**	**$3.44**	**$4.08**

Value Ranges	**Before Adjustment**	**After Adjustment**
Minimum Price	**$2.30**	**$2.87**
Maximum Price	**$4.18**	**$4.38**
Mean Price	**$3.35**	**$3.76**
Standard Deviation	**$0.79**	**$0.60**
Median	**$3.40**	**$4.02**

Conclusion

Many of our adjustments have been based on typical market considerations and we believe this provides support for our overall value indication.

After adjustments, the comparable sales ranged from $2.87/Square Foot to $4.38/Square Foot with a mean of $3.76/Square Foot. A value conclusion of $3.75/Square Foot is considered reasonable. As such, the subject's Fee Simple Market Value via the Sales Price per Square Foot Analysis was concluded to be as follows:

$3.75/Square Foot x 2,850 Square Feet = **$10,688**

Rounded to $10,700

In view of the following facts and data in conjunction with this appraisal, it is the opinion of CRE Valuation Services that the market value of the Fee Simple interest in the property "As Is" as of May 4, 2023, and subject to the general assumptions and limiting conditions, was:

$10,700

Hypothetical Conditions – None

Extraordinary Assumptions – None

Market and Exposure Time

Market Time is best defined as a "reasonable marketing time" which is an estimate of the amount of time it might take to sell a property interest at the estimated Market Value during the period immediately after the effective date of the appraisal. It is not intended to be a prediction of a specific date of sale and, therefore, may be expressed as a range. Exposure time is defined as the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at As-is on the effective date of appraisal.

Based on market and exposure times of comparable sales and interviews with active participants in the local market, the above Market Value opinion could be achieved with a market time and an equal exposure time of approximately six (6) months. This conclusion is predicated on the assumption that the subject is offered at a price near the value opinion set forth herein, and is supported by recent sales of similar properties, a sampling of which has been presented in this report.

PROFESSIONAL QUALIFICATIONS .....A

PROFESSIONAL QUALIFICATIONS

Nikolaus M. Schroth, CCIM - Managing Partner – Treasure Coast Office

nschroth@crevaluationservicestc.com **– 772-403-3752**

Personal

South Florida Resident, since 1983 - Florida Native

Professional Associations & Designations

State Certified General Appraiser – RZ3704

CCIM – Designee

Member – Appraisal Institute

Broker / Realtor – State of Florida – BK3157525

Member – Martin County Realtors of the Treasure Coast

Member – Urban Land Institute

Education

University of Central Florida

- Bachelor of Science Business Administration (BSBA) with a major in Finance
- Real Estate Finance
- Real Estate Law
- Appraisal Principles
- Appraisal Procedures

Continuing Education

- Appraisal of Industrial & amp; Flex Buildings– McKissock – 7 Hours – 11/2022
- Supervisor Trainee Course – McKissock – 4 Hours – 9/2020
- Commercial Land Valuation – McKissock - 4 Hours – 11/2022
- Florida Appraisal Law & USPAP Update – McKissock – 10 Hours – 11/2022
- Intermediate Income Approach Case Studies for Commercial Appraisers – McKissock – 4 Hours – 11/2022
- Appraisal of Self-Storage Facilities – McKissock – 7 Hours – 11/2022 Seminars Attended

Types of Valuation/Consultation Services Performed

Feasibility Studies, Market Studies, Leasehold & Leased Fee Valuations, Reproduction/ Replacement Cost Estimates, expert witness testimony

Types of Property Appraised

Commercial Office, Retail and Industrial Buildings, Commercial Land, Residential Development Land, Pastureland, Grove Land, Row Crop Land, Organic Farms, Gas Stations and Convenience Stores, Proposed Commercial Office and Retail Buildings, Mobile Home Parks, Restaurants, Proposed Residential Development

Brokerage Experience

Nikolaus has been serving all aspects of the Treasure Coast's real estate needs for the past 12 years. His expertise includes appraising property types such as: Shopping Centers, Industrial & Mixed-Use properties, Service Stations, Marinas, and Churches. His appraisals have been used in establishing a purchase/sale price, portfolio analysis', right-of ways, tax appeals, estate planning and litigation. Nik has developed a keen insight on the ever-changing trends in commercial real estate by embedding himself in the Treasure Coast real estate market through appraisal, sales, and leasing to be able to provide an honest and accurate assessment of the market and to provide clients with a level of commitment that is second to none.

Work Experience

2005 to 2006- Researcher – Johnson & Parrish of the Treasure Coast

2006 to 2014 – Trainee Appraiser – Johnson & Parrish of the Treasure Coast

2006 to 2010 – Sales Associate – Southcoast Incorporated

2014 to 2015 – Certified Appraiser – Thomas Johnson and Associates

2015 to Present – Certified Appraiser & Managing Partner – Thomas Johnson and Associates

2010 to Present – Broker Associate/Vice President – NAI Southcoast Incorporated

2012 to Present – Information Officer – ERFOLG Holdings, Inc.

2014 to Present – Founding Partner/Director Islamorada Beer Company

2020 – Board Member CRB

2018 – President – Stuart Main Street

Development Experience

Gatlin Palms Retail Center – 8,000 Square Feet of retail and a fast food out parcel. Acquired 2016, developed 2019, stabilized 2020.

Avonlea PUD – 13 Acres, acquired 2015, approved 2018, developed 62 townhome lots and sold to national builder and sold a parcel for 123 apartment units.

THOMAS J. JOHNSON, MAI, SRA – Founding Partner – Treasure Coast Office

tjohnson@crevaluationservicestc.com – 561-310-4707

Personal

Resident, Palm Beach County, Florida since 1951

Professional Associations & Designations

State Certified General Appraiser – RZ798

MAI Designation - 8851

SRPA Designation

Member – Appraisal Institute

Broker / Realtor – State of Florida - 135591

Member – Martin County Realtors of the Treasure Coast

Education

University of Central Florida

- Bachelor of Science Business Administration (BSBA) with a major in Real Estate Finance
- Real Estate Law
- Appraisal Principles
- Appraisal Procedures

Continuing Education

- Appraisal Laws & Rules – Appraisal Institute – 3 Hours – 12/1/2022
- USPAP Update – Appraisal Institute – 7 Hours – 12/2022
- Appraising Condos, Co-Ops & PUDs – Appraisal Institute – 7 Hours – 1/2023
- The 50 -Percent FEMA Rule Appraisal – Appraisal Institute – 3 Hours – 1/2023
- Responding to a Reconsideration of Value – McKissock – 3 Hours – 1/2023
- That's a Violation – McKissock – 4 Hours – 12/2022 Types of Valuation/Consultation Services Performed

Types of Valuation/Consultation Services Performed

Appraisals, Appraisal Reviews, Condemnation, Court Testimony, Estate Valuations, Feasibility Studies, Highest and Best Use Studies, Market Studies, Leasehold & Leased Fee Valuations, Tax Assessment Appeals/Impact Studies, Reproduction/ Replacement Cost Estimates

Types of Property Appraised

Residences, Condominiums, Shopping Centers, Industrial Properties, Marinas, Vacant Lots, Acreage, Residential Projects, Mobile Home Parks, Motels, Office Buildings, Warehouses, Restaurants, Churches, Night Clubs, Special Purpose Properties, Apartment Projects, Environmentally Sensitive Properties/Wetlands

Additional Credentials

Member SREA Chapter 200 Experience Review Committee

Chairman SREA Chapter 200 Employee Opportunities Committee

Qualified Expert Witness: Palm Beach County, Martin County, St. Lucie

County, Okeechobee County Circuit Court, and Federal Bankruptcy Court

Special Master to Oversee Tax Appeals for Palm Beach County

Member Board of Directors Appraisal Institute Chapter 200

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

SCHROTH, NIKOLAUS MARTIN

2055 S KANNER HWY
STUART FL 34994

LICENSE NUMBER: RZ3704

EXPIRATION DATE: NOVEMBER 30, 2024

Always verify licenses online at MyFloridaLicense.com

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

JOHNSON, THOMAS J

2055 SOUTH KANNER HIGHWAY
STUART FL 34994

LICENSE NUMBER: RZ798

EXPIRATION DATE: NOVEMBER 30, 2024

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE REGISTERED TRAINEE APPRAISER HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

NIGHTINGALE, NICHOLAS HUNTER

950 S KANNER HIGHWAY
BLDG A UNIT 24
STUART FL 34994

LICENSE NUMBER: RI25459

EXPIRATION DATE: NOVEMBER 30, 2024

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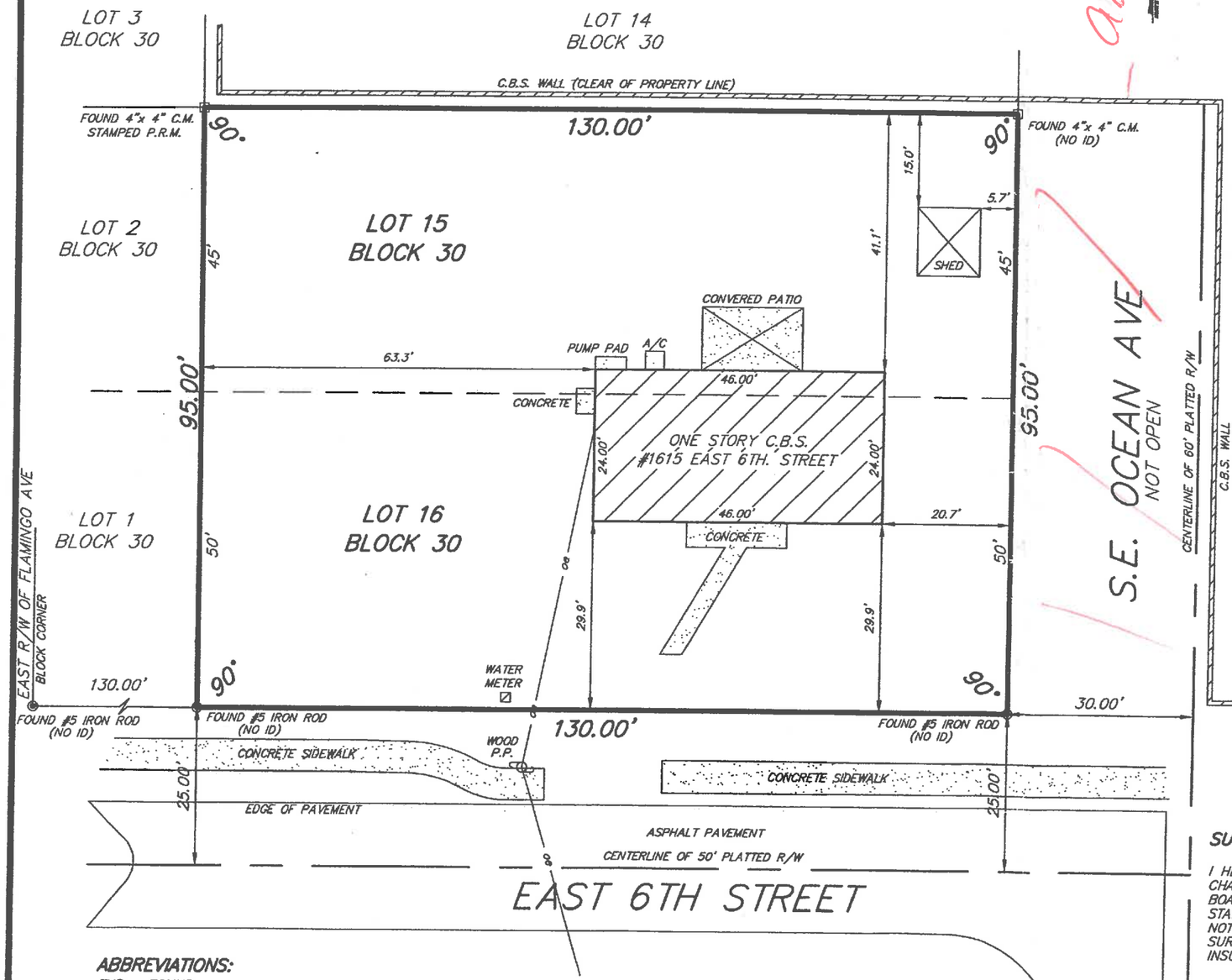
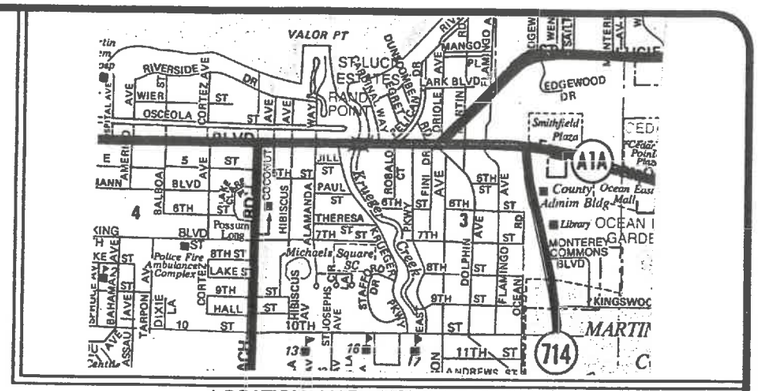
Tim Wojnar
1615 SE 6th Street
772-260-9820





LOCATION MAP: NOT TO SCALE

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOTS 15 AND 16, BLOCK 30, BROADWAY SECTION OF ST. LUCIE ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM ASBUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINS OR FENCES ON OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
4. SITE AREA 12,350 SQUARE FEET OR 0.28 ACRES MORE OR LESS.
5. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY FALLS IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.120165 0005 D, DATED JUNE 22, 1998.
7. LEGAL DESCRIPTION FURNISHED BY CLIENT
8. ALL ANGLES AND DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.

1 Resolution - Agenda Item - meet w/ Com. vote yes will consider abandon property - no fee
Mitigation Verify utilities
2. Appraisal Benefits (privledge fee)
- Survey (ordinance)

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA STATUTES, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS LAND SURVEYOR DOES NOT CARRY PROFESSIONAL LIABILTY INSURANCE.

CRAIG D. WATSON
PROFESSIONAL SURVEYOR & MAPPER
NO. 5647 STATE OF FLORIDA

ABBREVIATIONS:

FND.= FOUND
C.M. CONCRETE MONUMENT
P.P. POWER POLE
C.B.S.= CONCRETE BLOCK STRUCTURE
A/C= AIR CONDITIONER
R/W RIGHT OF WAY
P.R.M.= PERMINUTE REFERENCE MONUMENT

REVISION	BY

PREPARED FOR: TIM WOJNAR

CRAIG D. WATSON, PROFESSIONAL SURVEYOR & MAPPER
418 ALAMANDA WAY, STUART, FLORIDA 34996
PHONE # (772) 219-1798 CELL # (772) 260-0249 FAX # (772) 287-8064
LAND SURVEYING - CADD SERVICES

DRAWN	C.D.W.
CHECKED	C.D.W.
DATE (FIELD)	9-21-2004
SCALE	1"= 20'
JOB NUMBER	04-197
SHEET	1 OF 1

BROADWAY SECTION OF ST LUCIE ESTATES SUBDIVISION

This is a true Copy of the Original Plat of Record of "BROADWAY SECTION OF ST LUCIE ESTATES" Plat Book 1, Page 4, MARTIN COUNTY, FLORIDA.

Fred A. Stafford
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE No. 443

BEING THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3-TWP. 38-SOUTH, RANGE 41 EAST.

STATE OF FLORIDA } SS
COUNTY OF MARTIN
This Instrument was filed for Record at 3 P.M. this 29th day of Oct. 1925 and duly recorded on the 29th day of Oct. 1925 in Book 1 of Plats on Page 4. Record Verified.
J.R. Pomeroy
CLERK CIRCUIT COURT
BY:
DEPUTY CLERK

N

SCALE 1" = 100'

Stuart, Florida
Recommended to the City Commission of Stuart, Florida, for their approval.
The Stuart Planning Board
W.H. Hupenwell
Chairman
Attest:-
E.J. Fearley
Secretary

STATE OF FLORIDA } S.S.
COUNTY OF MARTIN

Before me personally appeared Wm. H. ROAT and R. S. ROAT to me well known to be the persons who executed the foregoing instrument and who acknowledged to and before me that the company executed the same for the uses and purposes herein expressed.

Helen M. Willis
Notary Public State of Florida
My Commission expires June 7 1929

STATE OF FLORIDA } SS
COUNTY OF MARTIN

KNOW ALL MEN BY THESE PRESENTS that the Roat Concern, Inc., a corporation created and existing under the laws of the State of Florida have surveyed and platted the tract of land the plat of which is shown hereon and which is dedicated above and, the measurements and angles are correct to the best of our knowledge and belief.

IN WITNESS WHEREOF the said corporation has caused these presents to be executed by its President under its corporate seal this 28 day of October A.D. 1925

THE ROAT CONCERN, Inc.
By Wm H Roat
President
Attest R. S. Roat
Secretary

STATE OF FLORIDA } SS
COUNTY OF MARTIN

Before me personally appeared CARROLL DUNSCOMBE and W.J. SHUMAN to me well known to be the persons who executed the foregoing instrument and who acknowledges to and before me that they executed same for the uses and purposes herein expressed.

IN WITNESS WHEREOF I hereunto set my hand and affix my official seal this 28 day of October A.D. 1925 STUART, FLORIDA

Helen M Willis
Notary Public State of Florida
My commission expires June 7 1929

STATE OF FLORIDA } SS
COUNTY OF MARTIN

KNOW ALL MEN BY THESE PRESENTS that the undersigned the St Lucia Estates Inc. a corporation created and existing under the laws of the State of Florida and the owners of the simple of the tract of land herein shown, being the West half of S.E. ¼ in Section 3 Township 38 South containing 80 acres more or less, and have caused the same to be surveyed and platted and do hereby dedicate to the perpetual use of the Public the streets and avenues hereon shown.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF
R. S. Roat
A. L. Johnson
L. S. Turbitt
E. L. Goss

ST. LUCIA ESTATES Inc.
Carroll Dunscombe
President
Attest W. J. Shuman
Secretary

Approved by the City Commission of Stuart, Fla.
Attest Florence R. Spears
City Clerk
J. E. Taylor
Mayor Commissioner

Stuart Florida November 7th 1925
Checked with the present streets and the City's requirements and recommended to the City Commission for their approval
R. J. Emery
City Engineer

Approved By
Wm H Roat Oct 28/25
County Surveyor

Copy Copy

Chapter 36 STREETS, SIDEWALKS AND OTHER PUBLIC PLACES

ARTICLE I. IN GENERAL

Sec. 36-1. Obstructing.

No person shall place any wares, merchandise or other personal property upon the sidewalks or streets within the city which obstructs or in any way impairs the free use of the public in and to the sidewalks or streets.

(Code 1981, § 14-1; Code 1995, § 70-1)

Sec. 36-2. Privilege fee for abandoning public property.

(a) There is hereby established a privilege fee, payable by any person petitioning the city for the abandonment and vacation of the interests of the city in and to any real property or street, alleyway, road, highway or other place used for travel, or any portion thereof; such fee to be deposited into the city property management fund to be used exclusively for the acquisition, operation and maintenance of other public properties of the city.

(b) The privilege fee shall be determined and fixed by computing 100 percent of the value added to the adjoining real property of the petitioner by the resulting addition of the interest abandoned by the city; the value added to be determined by the appraisal of a qualified, registered real estate appraiser who practices in the county; such appraisal shall be ordered by the city but shall be paid for by the petitioner in addition to any privilege fee payable. The resulting 100 percent computation shall be established for the fee herein provided for, but in no event shall the privilege fee payable be less than the amount as currently established or as hereafter adopted by resolution of the city commission from time to time in appendix A to this Code.

(c) This privilege fee shall not apply to petitions made by the original gratuitous donor of the city's interest to be abandoned nor when F.S. § 255.22, or a reverter clause in the instrument of conveyance to the city shall take effect.

(d) The privilege fee hereby imposed may, upon proper application, be waived by the city commission in its discretion upon a showing that the abandonment will benefit the public and city residents at large and not the adjoining landowners exclusively.

(Code 1981, § 14-7; Code 1995, § 70-7; Ord. No. 1971, § 1, 2-23-2004)

Sec. 36-3. Vacation or change of name of streets, alleys, etc.

(a) *Ordinance, resolution required.* The vacation or change of name of any street, alley, road or public way shall be accomplished by ordinance. The city commission, in vacating any street or part of a street or changing the name of any street, may include in one ordinance the change of name or vacation or narrowing of more than one street, avenue or alley, but before vacating any street or part thereof, or narrowing any street, the city commission shall first pass a resolution declaring its intention to do so.

(b) *Notice requirement and expenses.* The person applying for a vacation, alteration or change of name of a street, road, avenue or alley shall bear the expense and responsibility of providing due public notice of the time, place and purpose of the hearing to be held on the application to all persons whose property abuts

upon the portion of the street, road, avenue or alley to be directly affected by the vacation, alteration or change of name.

(c) *Service of notice by mail.* Notice of road, street or alley abandonment, vacation, alteration and name change shall be furnished to all persons whose property abuts upon that portion of such public way affected by a proposed abandonment, vacation, alteration or name change by certified mail, return receipt requested, to be mailed no later than ten days prior to the date the public hearing which shall be the second reading of an ordinance vacating, altering or changing the name of such public way. The notice so mailed shall be a true and correct copy of the resolution adopted by the city commission clearly setting forth the location of the affected public way and the time, date, and place of the public hearing (second reading of the ordinance) on the abandonment, vacation, alteration, or name change.

(d) *Publication of resolution.* The resolution shall also be published in the legal advertisement classified section in a newspaper of general circulation in the city no earlier than seven calendar days prior to the public hearing.

(e) *Signage.*

(1) The beginning area of the abandonment, location, alteration or change of name as well as its point of termination shall both be posted with signs facing perpendicular to the right-of-way, in plain view of traffic, each being no smaller than 24 inches by 36 inches, which shall be captioned by the following language in bold print:

NOTICE

THIS ROAD IS SUBJECT TO (ABANDONMENT) (ALTERATION) (NAME CHANGE)
BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA. PLEASE
READ THE NOTICE ON THIS SIGN FOR FURTHER INFORMATION.

(2) The signs shall have affixed in weatherproof transparent coverings a copy of the required resolution. The signs shall be clearly visible from the nearest right-of-way other than that sought to be abandoned, altered or otherwise changed.

(3) The sign shall be so displayed for 15 continuous days prior to the scheduled hearing.

(f) *Closure.* The act of the city commission in closing or abandoning any road, alleyway, or street, or in renouncing or disclaiming any rights in any land delineated on any recorded map as a road, alleyway or street, shall abrogate the easement theretofore owned, held, claimed or used by or on behalf of the public and the title of fee owners shall be freed and released therefrom. If the fee of the road, alleyway or street space had been vested in the city, the same will be thereby surrendered and will vest in the abutting fee owners to the extent and in the same manner as in case of termination of an easement for road purposes.

(Code 1981, § 14-8; Code 1995, § 70-8)

Charter reference(s)—Vacation of streets, art. IX.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 9/11/2023 **Prepared by:** Paul Nicoletti

Title of Item:
AMENDING CHAPTER 26, LAW ENFORCEMENT. ARTICLE II AND CHAPTER 28, OFFENSES, ARTICLE 1, OF CODE OF ORDINANCES, ADDING A NEW SECTION (RC):

ORDINANCE No. 2523-2023; AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING THE STUART CITY CODE AT SECTION 26-30 SCHEDULE OF FINES; AND BY AMENDING SECTION 28-30 RESERVED, ADDING A NEW SECTION PROHIBITING DESTRUCTION OF PUBLIC PROPERTY AND SETTING A FINE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
Certain adjustments to fines for violation of ordinances need to be updated. Additionally, a section prohibiting the destruction of public property and fines needs to be established.

Funding Source:
N/A

Recommended Action:
Motion to approve Ordinance 2523-2023.

ATTACHMENTS:
1. Ordinance 2523-2023 Amend Chap 26 and Chapter 28 City Code
2. Ordinance 2523-2023 Attachment 1 Schedule of fines and costs

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2523-2023

AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING THE STUART CITY CODE AT SECTION 26-30 SCHEDULE OF FINES; AND BY AMENDING SECTION 28-30 RESERVED, ADDING A NEW SECTION PROHIBITING DESTRUCTION OF PUBLIC PROPERTY AND SETTING A FINE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*****

WHEREAS, the City Commission wishes to make certain adjustments to fines for violation of ordinance; and

WHEREAS, the City Commission also wishes to establish an ordinance prohibiting the destruction of public property and set a fine therefore; and

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

SECTION 1: Chapter 26, Law Enforcement, Article II. Code Compliance, is hereby amended at Section 26-30, Schedule of Fines and Costs to read in its entirety as provided in **Attachment 1**.

SECTION 2: Chapter 28, Offenses, Article I. In General, is hereby amended at Section 28-3, Reserved, to add a new Section 28-3, Destruction of Public Property, and include a fine therefor in Section 26-30, to read in its entirety as follows:

Sec. 28-3. Destruction of public property; prohibited.

No person shall willfully or recklessly damage or destroy any real or personal property or rights of way owned or controlled by a government agency, including but not limited to the City of Stuart, Martin County, the School Board of Martin County, Indian River State College, or by any other state of Florida or federal government agency, A fine for violation of this section shall be as established in Section 26-30 Schedule of fines and costs. In addition to any fine levied for violation of this section, the violator shall be financially responsible for the restitution of any such damaged or destroyed property or rights of way.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: If any word, clause, sentence, paragraph, section or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

SECTION 5: The provisions of this Ordinance shall be codified.

SECTION 6: This Ordinance shall take effect immediately upon adoption.

Passed on first reading the _____ day of _____, 2023.

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

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, MAYOR				
BECKY BRUNER, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED on second and final reading this _____ day of _____, 2023.

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PAUL J. NICOLETTI
INTERIM CITY ATTORNEY

Sec. 26-30. Schedule of fines and costs.

The city commission hereby establishes the following schedule of fines and costs for various violations of the city codes and ordinances. [See Inset Table "A".] In lieu of using the schedule of costs contained in the Appendix to this code, the city may present reasonable actual costs to the magistrate for approval. In such instance, the respondent may *voir dire* the city regarding the costs, and present argument regarding the same.

TABLE "A"

Code Section	Violation	Class
4-7	Consumption of alcohol on city property or rights-of-way without a permit	I
8-1	Sec. 9.96A, MC Code—Animal at large, barking or fouling	II
8-27	Hunting or killing animals	Mandatory
10-1	105.1.1 FBC—Building permit required	II
10-36	Any violation of Chapter 10, Land Development Code, or Florida Building Code, not otherwise stated	$250 per violation
10-83	Unsafe building	II
10-84	Unsafe building—Occupancy	III or class 2 misdemeanor
10-60	Unmaintained building—Occupancy	II or class 2 misdemeanor
10-61	Maintenance of bldgs. Required; harboring rats	II
10-63	Minimum living standards	Mandatory
10-200	Contractor license required	1st offense $500; 2nd offense $1,000; 3rd or more offenses $2,000
12-42	Outdoor sales—Permit required	II
12-46	Unpermitted events or activities	$250
18-64	Alarm system—Permit required	I
18-73	Excessive false alarms — 3rd and 4th violations	$50.00
18-73	Excessive false alarms — 5th and 6th violations	$100.00
18-73	Excessive false alarms — 7th and 8th violations	$200.00
18-73	Excessive false alarms — 9th or more ($400.00 each)	Mandatory
20-20	General sanitation of property	II

20-21	Tall grass, weeds and underbrush (8 inches or more)	II
20-22	Trash and solid waste; mosquito breeding; nuisance	II
20-50	Abandoned, junked, inoperable vehicle and watercraft	II
20-78	Graffiti	II
20-151	Noise prohibited—Motor vehicles	I
20-151	Noise prohibited (1st, 2nd and 3rd violation)	III
20-151	Noise prohibited (4th violation or more)	Mandatory
20-157	Pet Waste — 1st Violation	$25.00
20-157	Pet Waste — 2nd Violation	$50.00
20-157	Pet Waste — 3rd & Subsequent Violations	$100.00
20-170	Fertilizer — 1st Violation	$50.00
20-170	Fertilizer — 2nd Violation	$100.00
20-170	Fertilizer — 3rd Violation	$200.00
20-170	Fertilizer — 4th & Subsequent Violations	$500.00
22-68	Open burning without a permit	II
26-28	Costs of Magistrate action (minimum)—Notice of Violation	$300.00
26-28	Costs of Magistrate action (minimum)—Citation	$100.00
28-2	Discharge of fireworks without a permit	I
28-3	Damage or Destruction of public property	1st offense $250; 2nd or more offense $500
28-4	Discharge of air rifle, BB or pellet gun	I
30-3	Prohibited conduct in park	I
30-4	Prohibited conduct on city piers and riverwalk	I
34-2	Dumpster diving (removal of solid waste from receptacle)	I
34-2	Other prohibited solid waste activities	II
34-9	Burial of debris or solid waste	Mandatory
34-41	Improper placement of garbage for collection	I

36-4	Sidewalk clearance (4 feet) required	I
36-5	Swale area maintenance; required	I
36-31	Site address numbers; required	I
38-58, et seq.	Failure to pay local business tax	III
40-37	Prohibited parking/standing/stopping	$25.00
40-37	Blocking a driveway	$25.00
40-37	Parking on a sidewalk	$25.00
40-37	Parking in a loading zone	$25.00
40-37	Parking left side to curb	$25.00
40-37	Parking by a yellow-marked curb	$25.00
40-37	3 hour parking — first 3 violations in a 12-month period	$25.00
40-37	3 hour parking — 4th & 5th violations in a 12-month period	$50.00
40-37	3 hour parking — 6th or more violations in a 12-month period	$200.00
40-37	Parking in an intersection or obstructing traffic	$50.00
40-37	Parking within 15 feet of a fire hydrant	$25.00
40-37	Parking in a fire lane	$25.00
40-37	Parking in "Emergency vehicle only" space	$50.00
40-37	Failure to display disabled (handicapped) parking permit	$25.00
40-37	Heavy truck (more than 14,000 lbs. gvwr) parking in a residential zone	$50.00
40-37	Failure to park in a designated parking space	$25.00
40-37	Parking in a "tow-away zone"	$100.00
40-45	Illegal parking in handicapped space or access aisle	$250.00
40-48	Truck parking in residential area	$25.00
40-151	Illegal operation of golf carts—1st and 2nd violation	$25.00
40-151	Illegal operation of golf carts—3rd violation (up to $250.00)	Mandatory

	4th violation (up to $500.00 and revocation of permit)	
10-69(b)	Illegal parking or storage in a residential area	I
40-167	Ready-mix concrete spill on street	III
42-38	Tampering and/or theft of water	Mandatory Class 1 misdemeanor (up to $1,000.00 and 1 year)
42-128	Illegal irrigation or watering (1st violation)	$25.00
42-128	Illegal irrigation or watering (2nd and subsequent violations)	$50.00
42-305	Unlawful connection to sewer	Mandatory
44-23	Trespass by vessel (1st violation)	$25.00
44-23	Trespass by vessel (2nd violation or more)	II
44-37	Vessel — Speeding or harmful wake (in creeks & canals)	I
Penalties for Certain Violations:		
Class I	1st violation ($50.00); 2nd violation ($100.00); 3rd or more violations ($200.00); plus costs	
Class II	1st violation ($100.00); 2nd violation ($200.00); 3rd or more violation ($400.00); plus costs	
Class III	1st violation ($150.00); 2nd violation ($300.00); 3rd violation ($500.00); plus costs	
Mandatory	A mandatory appearance is required by the Respondent and subjects the violator to a fine of up to $250.00 for a 1st violation, and a fine of up to $500.00 for a repeat violation, as provided in this code; plus costs	

(Code 1995, § 2-199; Ord. No. 2051, § 1, 11-28-2005; Ord. No. 2099-07, § 1, 2-12-2007; Ord. No. 2154-08, § 1(2-199), 3-24-2008; Ord. No. 2250-2012, § 3, 11-5-2012; Ord. No. 2318, § 1, 9-14-2015 ; Ord. No. 2496-2022 , § 2(Exh. A), 7-11-2022)