Inst. # 2715258
Bk: 3015 Pg: 1883 Pages: 1 of 14
Recorded on:9/13/2018 10:27 AM Doc: GOV
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: $120.50

Document being re-recorded to add missing pages.

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 01-2018 CRA

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHAIR PERSON TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND AVONLEA IMPROVEMENT COMPANY, LLC, PROVIDING FOR THE ALOCATION OF TAX INCREMENT FUNDS GENERATED FROM THE INCREASE IN PROPERTY VALUE TO THE PARCELS WITHIN THE NEW AVONLEA PUD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City of Stuart has adopted a Community Redevelopment Plan which includes a program designed to offer incentives to property owners for substantially increasing the property values; and

WHEREAS, city staff has determined that Avonlea Improvement Company has demonstrated that the offsite improvements together with development of the New Avonlea PUD will substantially increase the property values of those parcels within the New Avonlea PUD; and

WHEREAS, the proposed agreement between the Stuart CRA and Avonlea to share the increased tax revenues for a five year period will fulfill the intent of the CRA plan and provide incentive to the developer to complete the offsite improvements as early as possible; and

WHEREAS, the Community Redevelopment Agency of the City of Stuart will receive a substantial benefit from this agreement.

Inst. # 2741749
Bk: 3044 Pg: 1543 Pages: 1 of 22
Recorded on:3/4/2019 9:38 AM Doc: GOV
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: $188.50

5

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

SECTION 1: The Stuart Community Redevelopment Agency authorizes the Board Chairperson to execute an agreement between the Stuart Community Redevelopment Agency and Avonlea sharing the increased tax revenue increment for a five-year period as set forth in the agreement.

SECTION 2: This resolution shall take effect upon adoption.

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

	YES	NO	ABSENT
KELLI GLASS LEIGHTON, CHAIR	Y		
BECKY BRUNER, VICE CHAIR	Y		
TROY A. MCDONALD, BOARD MEMBER	Y		
EULA R. CLARKE, BOARD MEMBER	Y		
NICK BLOUNT, BOARD MEMBER	Y		
PETE WALSON, EX-OFFICIO BOARD MEMBER	Y		
JOHN GONZALES, EX-OFFICIO BOARD MEMBER	Y		

ADOPTED this 27th day of August, 2018.

ATTEST:

MARY R. KINDEL
CITY CLERK

KELLI GLASS LEIGHTON
MAYOR/ CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL MORTELL
CITY ATTORNEY

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

CRA REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PILOT PROGRAM GRANT AGREEMENT FOR THE NEW AVONLEA PROJECT

This Real Estate Development Accelerator (REDA) Pilot Program Grant Agreement (the "Grant Agreement") is made and entered into this 27th day of August, 2018, (the "Effective Date") by and between the **City of Stuart, Florida Community Redevelopment Agency (CRA)**, an entity created pursuant to Part III of Chapter 163, Florida Statutes, and **Avonlea Improvement Company, LLC**, a Florida limited liability company (**Company).**

WHEREAS, the **Company** is an entity designed to facilitate the completion of the offsite improvement for the New Avonlea PUD. The tax increments which will be the subject to this agreement shall be made up of those lots of the New Avonlea PUD (the "Property") as set forth in Exhibit "C" attached hereto; and

WHEREAS, the **Company** desires to redevelop and revitalize the Property and incorporate it into a mixed-use development known as the New Avonlea Planned Unit Development (hereinafter "New Avonlea"), and as consideration for this agreement shall make the offsite improvements as further defined in section 4 below; and

WHEREAS, the **Company** has requested that the CRA provide certain economic development incentives related to the development; and

WHEREAS, **Company** will help to achieve the goals of the CRA's Community Redevelopment Area Plan to provide a mixed-use activity center; and

WHEREAS, the CRA is committed to the continual redevelopment and revitalization of areas which have not achieved their full development potential. Because of the nature of The New Avonlea PUD and its potential to positively impact the City, the CRA is proposing to provide a Tax Increment Incentive Payment to the **Company**; and

WHEREAS, the Florida Legislature has encouraged the use of public-private partnerships to rehabilitate and redevelop property within a Community Redevelopment Area; and

WHEREAS, the offsite improvements for the New Avonlea will occur in two phases. This agreement is intended to provide incentives related to Phase 1 and Phase 2 of the off-site improvements.

WHEREAS, the CRA plan provides incentives in the form of Tax Increment Incentive Payments (as defined below); and

WHEREAS, the purpose of the CRA's involvement in this redevelopment project is to encourage and accelerate the timing of the redevelopment and completion of specific components of the Avonlea Planned Urban Development, thus generating additional tax

increment revenue, which will result in enhanced economic benefit to the community and provide stability and potential for future development of adjacent properties.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants herein contained, and such other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated into and made a part of this Agreement as if fully set forth herein.

Section 2. Definitions. The following terms shall have the following meanings:

"*Lender*" means the bank or banks, or other financial institution or institutions, or other persons or entities primarily responsible for providing financing to the Developer, or Owners of property within the New Avonlea PUD.

"*Property*" means the total parcels making up the New Avonlea PUD. Currently there are sixteen parcels contiguous to each other together with the offsite right of way. The only parcels which will qualify for tax increment distribution are attached hereto as Exhibits "B" and "C" respectively.

"*Tax Increment Incentive Payment*" means the portion of the Tax Increment Revenues directly attributable to The New Avonlea PUD to be provided by the CRA pursuant to this Grant Agreement.

"*Tax Increment Revenue*" means the "increment revenues" (as defined in Section 163.340(22), Part III of Chapter 163, Florida Statutes) deposited into the Trust Fund that are directly attributable to Avonlea's calculated in accordance with the formula set forth in section 163.387(1), Florida Statutes. For purposes of Section 3(B) below, the base year value of New Avonlea shall be One Million Three Hundred Eighty-two Thousand Eight Hundred Ten Dollars ($1,382,810.00). See Exhibit "C" attached hereto.

"*Tax Parcel*" means each unit of subdivided real property given a separate and distinct tax identification number by the Martin County Property Appraiser. The ten parcels are attached hereto as Exhibit "C".

"*Taxable Assessed Value*" means, for any Tax Parcel, the assessed value for property-tax purposes as determined by the Martin County Property Appraiser or, if applicable, the Value Adjustment Board or the Nineteenth Judicial Circuit.

"*Trust Fund*" means the Redevelopment Trust Fund for the Community Redevelopment Area established pursuant to §163.387, Florida Statutes, into which are deposited the "increment revenues" (as defined in Section 163.340(22), Part III of Chapter 163, Florida Statutes) appropriated and paid each Fiscal Year by each taxing authority in connection with the Community Redevelopment Area.

"*Offsite Improvement Plan*" shall mean the Offsite Improvement Plan of the New Avonlea PUD as may be amended by agreement of the Company and the City of Stuart.

Section 3. Tax Incentive Payment.

A. ***Recapture Period.*** Provided that the real estate taxes levied on the Property are paid and the **Company** complies at all times with the performance benchmarks referenced herein, the Tax Increment Incentive Payment will be provided to **Company** on an annual basis over a 5 year period (the "Recapture Period"). The five annual payments shall be made on May 1st of each year to coincide with the final due dates for payment of real estate taxes. In the event that the New Avonlea PUD for the subject parcel is not in default and the performance benchmarks have been reached, the City shall pay the incentive payment on May 1, 2020; May 1, 2021; May 1, 2022; May 1, 2023 and May 1, 2024.

B. **Calculation of Tax Increment Incentive Payment**. The amount of the Tax Incentive Payment shall be 50% of the Tax Increment Revenue (TIF) resulting from increases in the taxable assessed value of the parcels listed in Exhibit "B", for each year of the five year period. The TIF is 95% of the difference between the base year ad valorem tax and the current year ad valorem tax. If the taxable assessed value of the Property (as determined by the Martin County Property Appraiser, taking into consideration any allowable adjustments by the Value Adjustment Board) in any year during the Recapture Period exceeds the Base Year Value, the Tax Increment Incentive Payment shall equal 50% of the Tax Increment Revenue. The incentive shall be 50% of the increased TIF for each calendar year during the five year period as set forth herein. The amount of the payment shall be determined annually based upon the actual TIF generated for each calendar year.

C. The CRA's obligation to provide the Tax Increment Incentive Payment to the **Company** shall terminate upon either (a) failure to comply with a condition of this agreement by the Company or (b) the expiration of the five year reimbursement period for Phase 1 and Phase 2. The CRA will mail notice to the **Company** by each April 1 during the Recapture Period of the amount of the Tax Increment Revenue directly attributable to the parcels listed in Exhibit "B" and the applicable Tax Increment Incentive Payment which will be made on May 1 of the same year so long as the PUD is not in default.

D. During the recapture period, the parties may seek to amend this agreement and add additional properties to Exhibit "B". Neither party may unilaterally add parcels.

Section 4. Offsite Improvements

A. The Offsite improvements described in the PUD and attached as Exhibit "A" must be complete as a condition precedent to the Company qualifying for any tax increment revenue. If the improvement is not complete by April 1 of each recapture period then that year's payment shall be forfeited.

Phase One – The New Avonlea shall qualify for the five year incentive program for the parcels listed in Exhibit B.

Phase Two – The New Avonlea shall qualify for the five year incentive program for the parcels listed in Exhibit D.

Section 5. Covenants and Representations of Company. The **Company** hereby covenants, represents, and acknowledges the following covenants and representations that the Town and CRA have relied upon in agreeing to provide the incentives described herein:

A. **Company**. The **Company** is an entity whose members are fee simple owners of Parcels of the Plat of New Avonlea and whose members will be constructing the Offsite Improvements.

B. Approvals. The New Avonlea PUD has received a PUD approval necessary to develop Avonlea, including the Property.

C. Taxable Value of Property. The **Company** shall not intentionally take any action or omit to take any action that would cause the taxable value of New Avonlea to materially diminish (other than as provided by law to petition the Value Adjustment Board or to otherwise challenge the property appraiser's valuation).

Section 6. Annual Status Reports. Company shall submit to the CRA by no later than each January 15th, annual status reports evidencing and certifying compliance with the Performance Benchmarks and the Covenants and Representations contained in section 4, such annual status reports to be in a form reasonably acceptable to the City Manager and the CRA's Executive Director.

Section 7. Phase Two. The New Avonlea shall qualify for the same five year incentive program for the parcels as listed in Exhibit D so long as the offsite improvement plan for Phase Two as described in Exhibit "A" is 100 percent complete by May 1, 2022. The five year recapture shall be May 2023 – May 2027. In the event that the improvements are not complete then this agreement shall be void.

Provided that the real estate taxes levied on the Property are paid and the **Company** complies at all times with the performance benchmarks referenced herein, the Tax Increment Incentive Payment will be provided to **Company** on an annual basis over a 5 year period (the "Recapture Period"). The five annual payments shall be made on May

1st of each year to coincide with the final due dates for payment of real estate taxes. In the event that the New Avonlea PUD for the subject parcel is not in default and the performance benchmarks have been reached, the City shall pay the incentive payment on May 1, 2023; May 1, 2024; May 1, 2025; May 1, 2026 and May 1, 2027.

Section 8. Indemnification. This agreement in no way creates a joint venture between the parties. The sole purpose of this document is to provide a TIF incentive to the **Company**.

Section 9. Breach and Remedy.
A. **Company's** Breach. Subject to Force Majeure (as defined herein), the **Company** failure to comply at all times with its obligations contained herein, including, but not limited to, the Performance Benchmarks and the Covenants and Representations shall be a material breach of this Grant Agreement. Upon such breach, the CRA may suspend the payment of any incentive provided for herein until such breach is cured to the reasonable satisfaction of the CRA. The CRA shall provide written notice of such breach to the **Company** ("Notice of Breach"), and the **Company** failure to cure such breach within 30 calendar days from the date of its receipt of the Notice of Breach shall result in the immediate termination of this Agreement and the incentives provided for herein, provided, however, that if the nature of the breach is such that it cannot reasonably be cured within such 30 day period, then the **Company** shall have up to an additional 90 days (as determined in the CRA's reasonable discretion) to cure such breach provided that it diligently undertakes and pursues such cure, and further provided that the **Company** provides the CRA with documentation evidencing that it is diligently undertaking and pursuing such cure to the CRA's reasonable satisfaction, but in any event, the **Company** shall not have more than 120 days from its receipt of the Notice of Breach to cure such breach.

The failure to cure such breach within the time period provided for above shall result in the immediate termination of this Grant Agreement. In the event of such termination, all incentive payments contemplated hereunder shall immediately cease and the obligation to provide such incentives shall be forever discharged. Additionally, CRA shall have the right to require the **Company** specific performance under the terms and conditions of this Grant Agreement.

B. CRA Breach. In the event that the CRA materially breaches any of its respective obligations contained herein, including, but not limited to the obligation to provide the incentives, and fails to cure such breach within 30 calendar days from the date of its receipt of written notice of such breach from the **Company**, then the **Company** shall have the right to require the CRA's specific performance under the terms and conditions of this Agreement. If the **Company** prevails in any legal proceeding requiring the CRA to pay an economic development incentive provided for herein, then the CRA, as appropriate, shall pay statutory interest on the amount due.

Section 10. Bankruptcy or Re-organization. In the event (a) an order or decree is entered appointing a receiver of the **Company** or its assets, which is not appealed (or if

appealed is determined adverse to the **Company**) or (b) a petition is filed by the Company for relief under federal bankruptcy laws or any other similar law or statute of the United States, which action is not dismissed, vacated or discharged within sixty days after the filing thereof, then the CRA shall have the right to terminate immediately this Grant Agreement.

Section 11. No Liability or Monetary Remedy. The **Company** hereby acknowledges and agrees that it is sophisticated and prudent in business transactions and proceeds at its own risk under advice of its own counsel and advisors and without reliance on the CRA, and that the CRA bears no liability for direct, indirect or consequential damages. The only remedy available to the **Company** for any breach by the CRA is to require the CRA's specific performance under the terms and conditions of this Grant Agreement.

Section 12. Severability. Any provision of this Grant Agreement held by a court of competent jurisdiction to be invalid, illegal or unenforceable shall be severable and shall not be construed to render the remainder to be invalid, illegal or unenforceable.

Section 13. Effective Date and Term. This Grant Agreement shall become effective on the Effective Date first written above, and end, subject to the termination and severability provisions set forth herein, upon satisfaction in full of all of the obligations of the parties.

Section 14. Relationship. This Grant Agreement does not evidence the creation of, nor shall it be construed as creating, a partnership or joint venture among the CRA, and the **Company**. The **Company** cannot create any obligation or responsibility on behalf of the CRA or bind the CRA in any manner. Each party is acting for its own account, and it has made its own independent decisions to enter into this Grant Agreement and as to whether the same is appropriate or proper for it based upon its own judgment and upon advice from such advisers as it has deemed necessary. Each party acknowledges that none of the other parties hereto is acting as a fiduciary for or an adviser to it in respect of this Grant Agreement or any responsibility or obligation contemplated herein. The **Company** further represents and acknowledges that no one was paid a fee, commission, gift or other consideration by the **Company** as an inducement to entering into this Grant Agreement.

Section 15. Personal Liability. No provision of this Grant Agreement is intended, nor shall any be construed, as a covenant of any official (either elected or appointed), director, employee or agent of the CRA in an individual capacity and neither shall any such individuals be subject to personal liability by reason of any covenant or obligation of the CRA hereunder.

Section 16. Applicable Law and Venue. This Grant Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Any action, in equity or law, with respect to this Grant Agreement must be brought and heard in Martin County, Florida.

Section 17. Amendement. This Grant Agreement may not be amended, unless evidenced in writing and executed by all parties hereto.

Section 18. Notices. Any notices required to be given hereunder shall be effective upon receipt and sent by either facsimile, hand-delivery, U.S. mail, first class, postage prepaid, or by certified or registered mail (return receipt requested) to the following addresses:

To the CRA
131 SW Flagler Avenue
Stuart, Florida 34994
Email: pgandhi@ci.stuart.fl.us

To **Company**:

Nikolaus Schroth
3200 St. Lucie Blvd.,
Fort Pierce, FL 34946
NikSchroth@NAISouthCoast.com

Frank Wacha
P.O. Box 1610
Jensen Beach, FL 34958
FrankWacha@gmail.com

Section 19. Captions. The captions and headings of sections or paragraphs used in this Grant Agreement are for convenient reference only and shall not limit, define or otherwise affect the substance or construction of provisions of this Grant Agreement.

Section 20. Entire Agreement; Conflicts. This Grant Agreement constitutes the entire agreement between the parties hereto with respect to the subject matter hereof. Any representations or statements heretofore made with respect to such subject matter, whether verbal or written are merged herein. This agreement is intended to resolve all disputes between the parties which have arisen regarding the City's inability to provide water and sewer to the site.

Section 21. Attorney's Fees. Should either party have to pursue any legal remedies to enforce the terms of this Gran Agreement, the prevailing party shall be entitled to recover its costs and legal fees incurred before trial, during trial and in connection with any and all appellate proceedings.

IN WITNESS WHEREOF, the CRA and **Company** have executed this Grant Agreement as of the Effective Date.

COMMUNITY REDEVELOPMENT AGENCY
By: _____
Kelly Glass Leighton, Mayor

Attest:
_____
Clerk

Approved as to form and legal sufficiency
this 28 day of August, 2018.
_____
Michael Mortell, City Attorney,
City of Stuart, Florida

STATE OF FLORIDA
COUNTY OF MARTIN
The foregoing instrument was acknowledged before me this 30th day of August, 2018, by Kelly Glass Leighton, who is personally known to me.

_____
Notary Public, State of Florida
Printed Name: Ryanne N. Cavo

RYANNE N. CAVO
Commission # FF 218610
Expires June 22, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

Company – AVONLEA IMPROVEMENT COMPANY, LLC
a Florida limited liability company
By: _____
Name: Nikolaus Schrotta Frank Wacha
Title: Manager Manager

Witnesses:
(1) Sign Name: _____
Print Name: James Allman

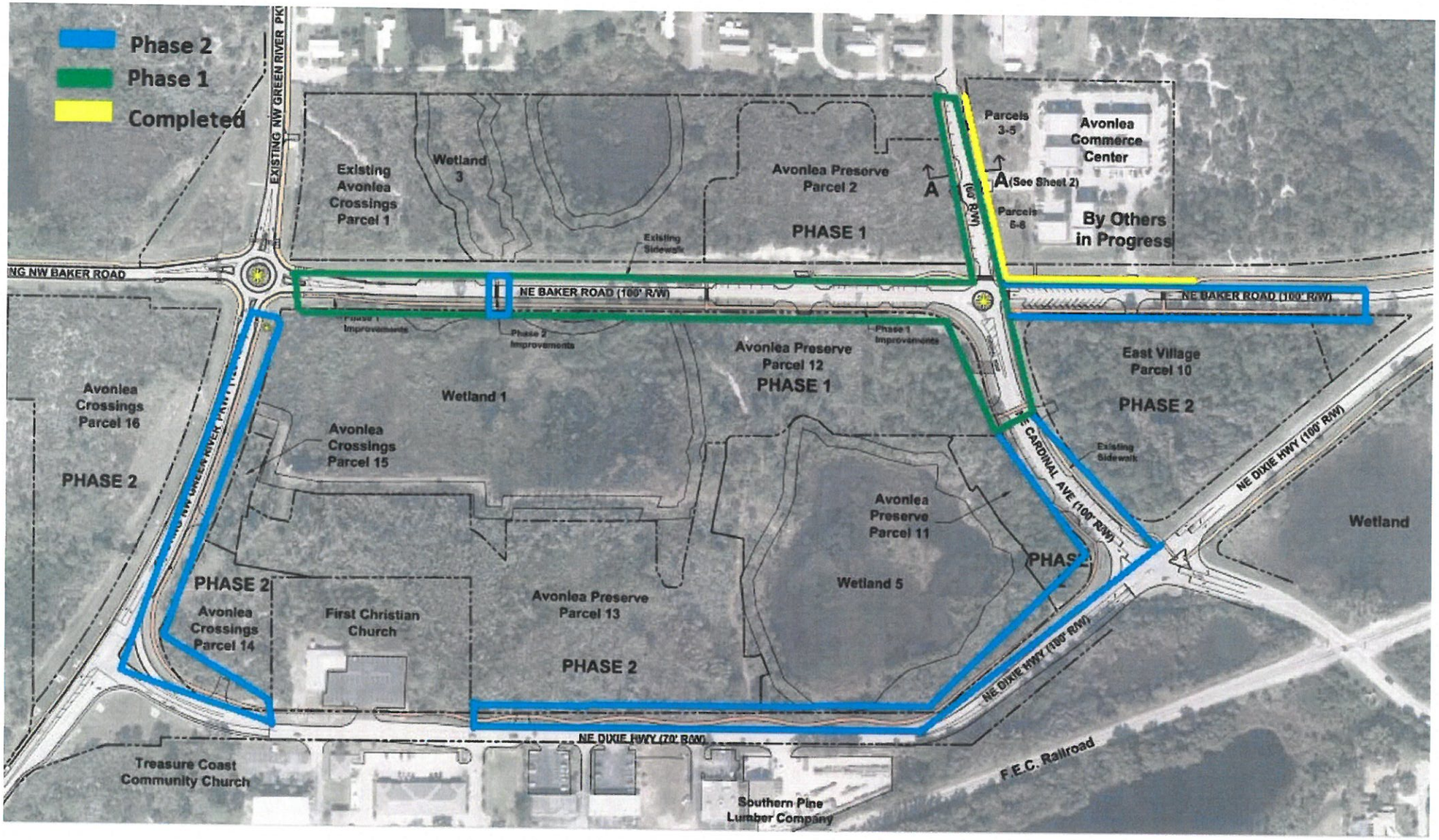
(2) Sign Name: _____
Print Name: Danielle N Herkel

STATE OF FLORIDA
COUNTY OF Martin
The foregoing instrument was acknowledged before me this 1st day of August, 2018, by Nikolaus Schrotta Frank Wacha as the Manager of Avonlea Improvement Company, a Florida limited liability company, and who has acknowledged that he/she has executed the same on behalf of _____ and that he/she was authorized to do so. He/She is personally known to me or has produced _____ as identification.

_____
Notary Public, State of Florida
Printed Name: _____

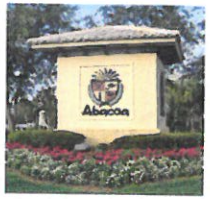
Notary Public State of Florida
Crystal Marie Ward
My Commission GG 227406
Expires 06/11/2022

EXHIBIT A
OFF-SITE IMPROVEMENTS PLAN


Phase 2
Phase 1
Completed
EXISTING NW GREEN RIVER PKWY
Existing Avonlea Crossings Parcel 1
Wetland 3
Avonlea Preserve Parcel 2
PHASE 1
Existing Sidewalk
Parcels 3-5
Avonlea Commerce Center
A (See Sheet 2)
Parcels 5-6
By Others in Progress
NG NW BAKER ROAD
NE BAKER ROAD (100' R/W)
Phase 1 Improvements
Phase 2 Improvements
Avonlea Preserve Parcel 12
PHASE 1
East Village Parcel 10
PHASE 2
Avonlea Crossings Parcel 16
PHASE 2
Wetland 1
Avonlea Crossings Parcel 15
CARDINAL AVE (100' R/W)
NE DIXIE HWY (100' R/W)
Avonlea Preserve Parcel 11
Wetland 5
Wetland
PHASE 2
Avonlea Crossings Parcel 14
First Christian Church
Avonlea Preserve Parcel 13
PHASE 2
NE DIXIE HWY (70' R/W)
Treasure Coast Community Church
Southern Pine Lumber Company
F.E.C. Railroad



Examples of Gateway / Project Identity Features



Project Identity Monuments / Column Features




Large & Small Scale Water Features



Landscape Theme

Legend

- Existing Sidewalk / Multi-use Path
- Proposed Sidewalk / Multi-use Path
- Art Marker / Gateway Feature

Scale: 1" = 100'

0' 50' 100' 200' 300'

North

HJA DESIGN STUDIO
50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994
T 772.678.7200
F 772.678.7201
www.hjadesignstudio.com
LA 0000905

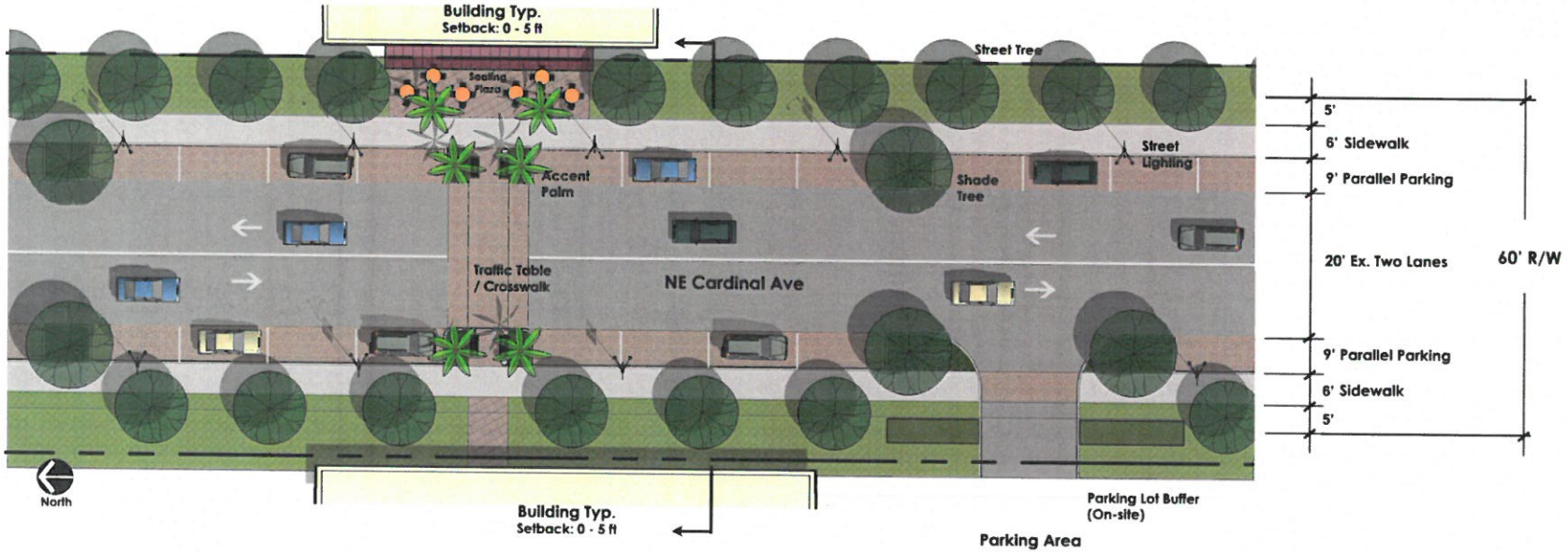
Avonlea Streetscape Design

City of Stuart Florida

Master Plan

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Job No. 1208
Drawn By EG
Checked By MH
Approved By MH
Submittal Dates 1-11-13
Revision Dates 1-11-13

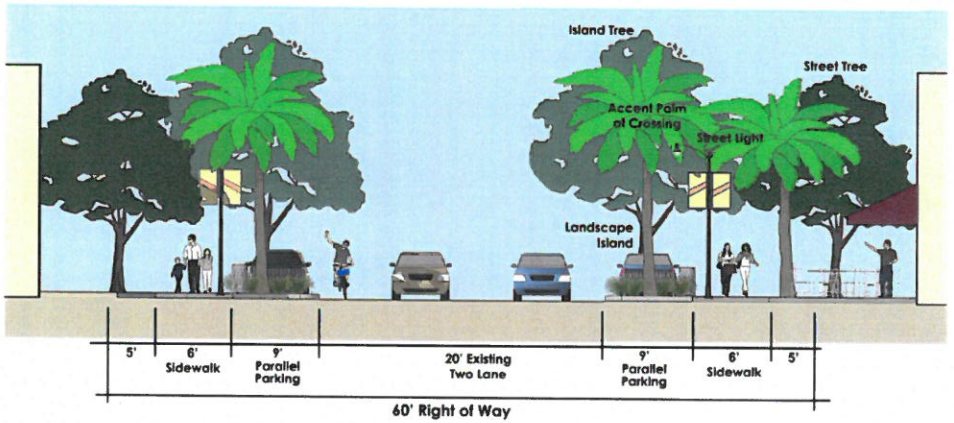


Pedestrian Crossing Typical

Showing Accent Palms, Benches, & Trash Can



NE Cardinal Ave. - Cross Section A - Looking North



North

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50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994
T 772.678.7200
F 772.678.7201
www.hjadesignstudio.com
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Avonlea Streetscape Design

Florida

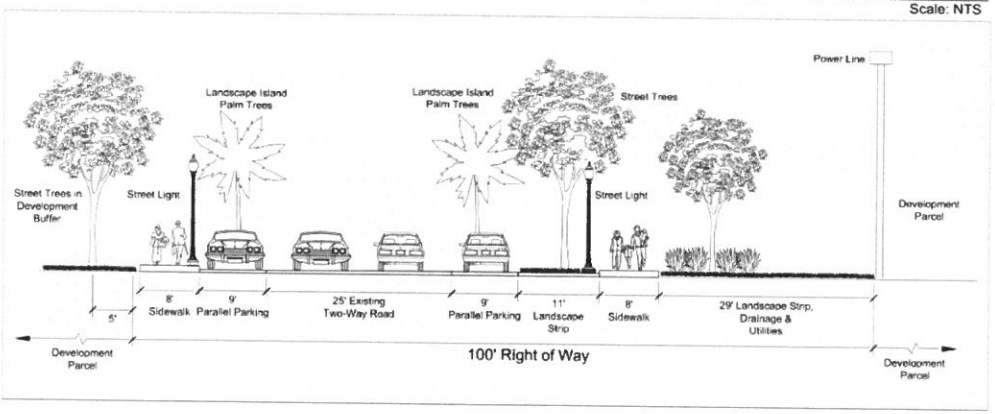
City of Stuart

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Job No. 17025
Drawn By EG
Checked By MH
Approved By MH
Submittal Dates
Revision Dates

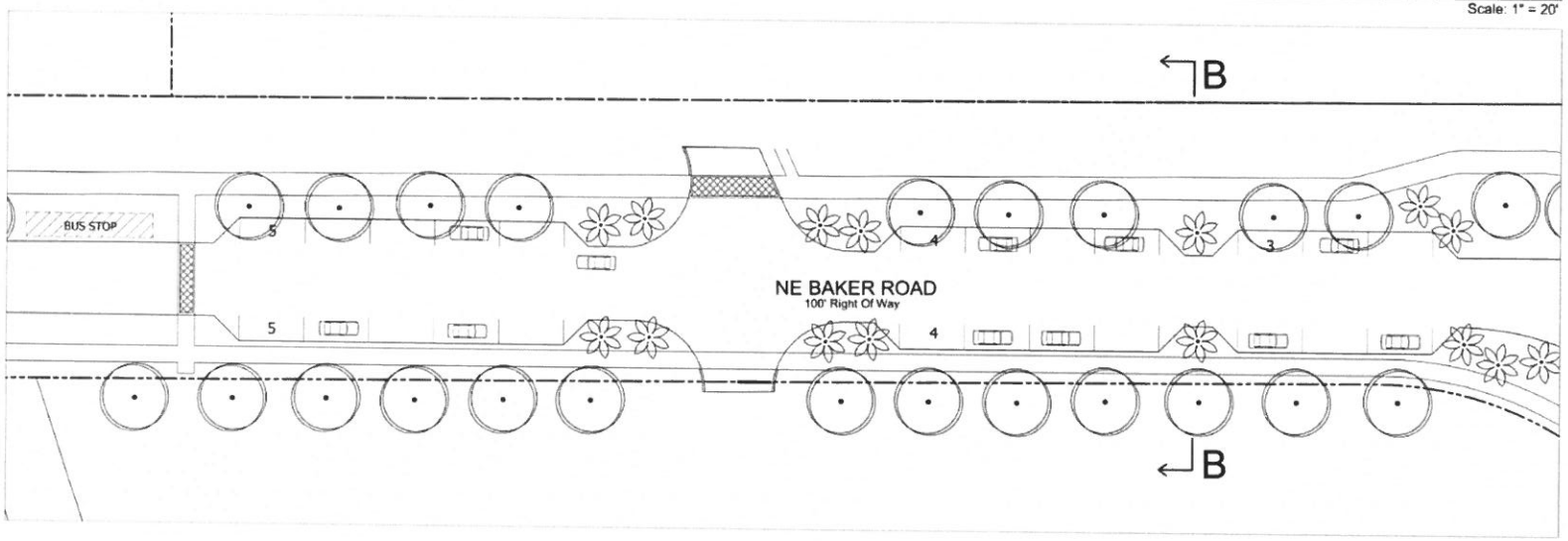
NE Baker Road - Two Way - Cross Section B - Looking West

Scale: NTS



NE Baker Road - Two Way Streetscape Along Development Typical

Scale: 1" = 20'



Scale: 1" = 20'

0' 10' 20' 40' 60'

North

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LANDSCAPE ARCHITECTURE
50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994
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F 772.678.7201
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Avonlea Streetscape Design

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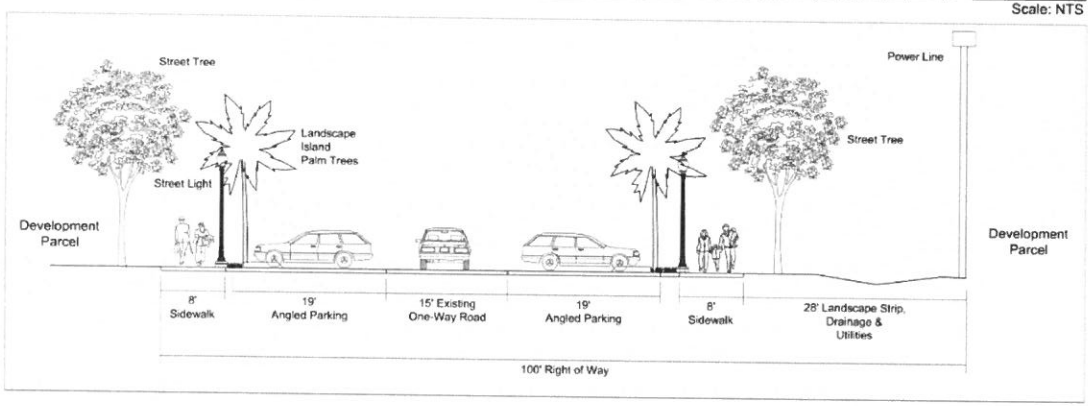
City of Stuart

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Job No. 17028
Drawn By HJ
Checked By MH
Approved By MH
Submittal Dates
Revision Dates

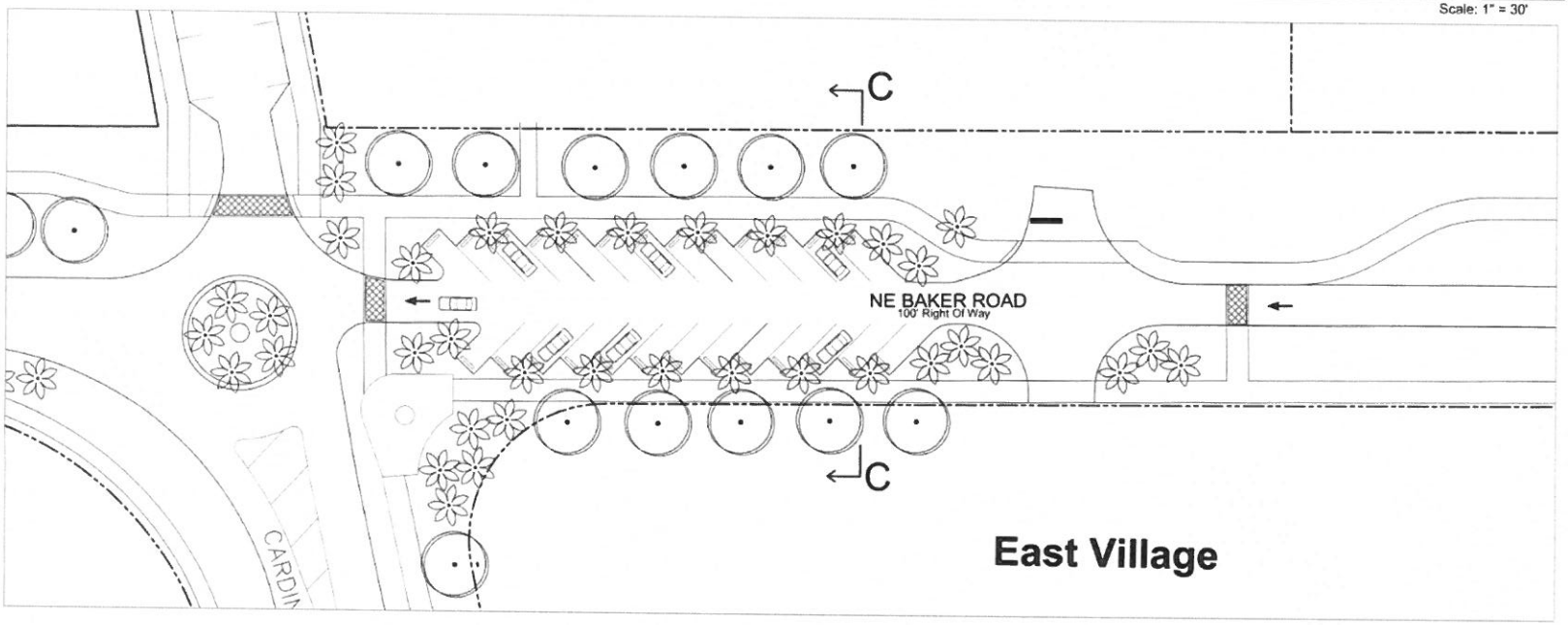
NE Baker Road - One Way - Cross Section C - Looking West

Scale: NTS



NE Baker Road - One-Way Streetscape Typical

Scale: 1" = 30'



Scale: 1" = 20'

0' 10' 20' 40' 60'

North

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50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994
T 772.678.7200
F 772.678.7201
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Avonlea Streetscape Design

Florida

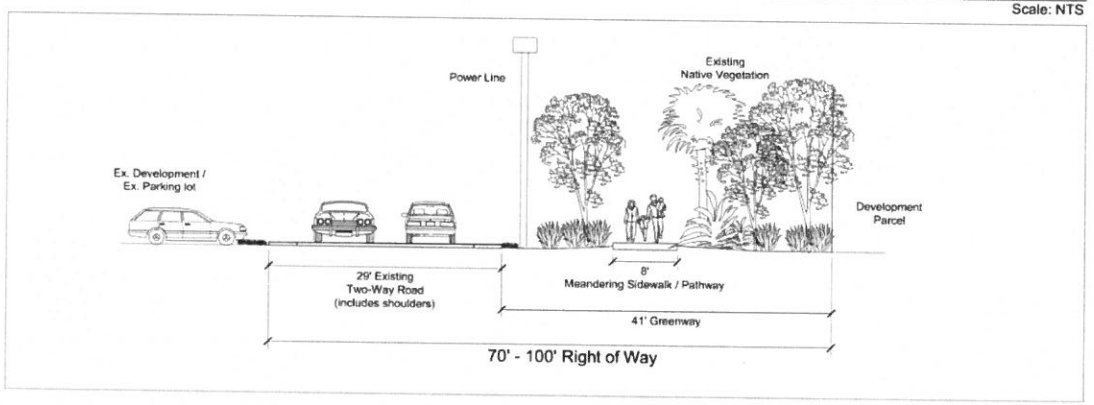
City of Stuart

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Job No. 1702
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Checked By
Approved By
Submittal Dates
Revision Dates

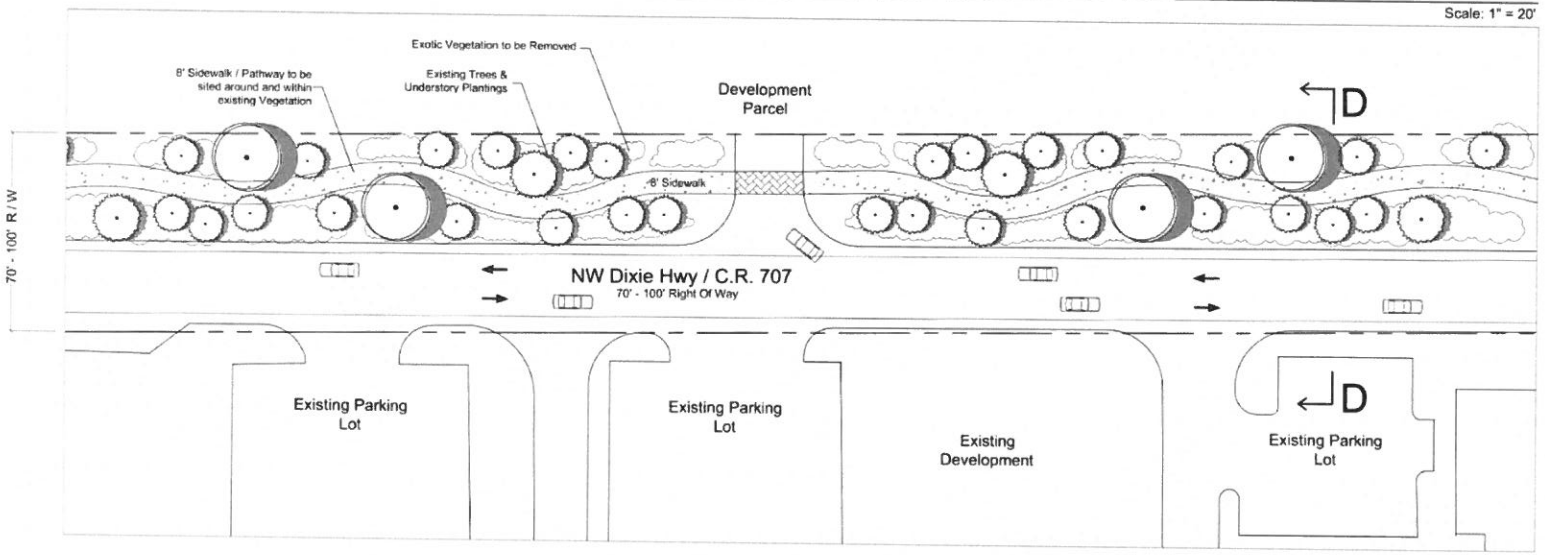
NW Dixie Hwy / C.R. 707 : 70' - 100' R/W - Cross Section D - Looking West

Scale: NTS



NW Dixie Hwy / C.R. 707

Scale: 1" = 20'



Scale: 1" = 20'

0' 10' 20' 40' 60'

North

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Stuart, Florida 34994

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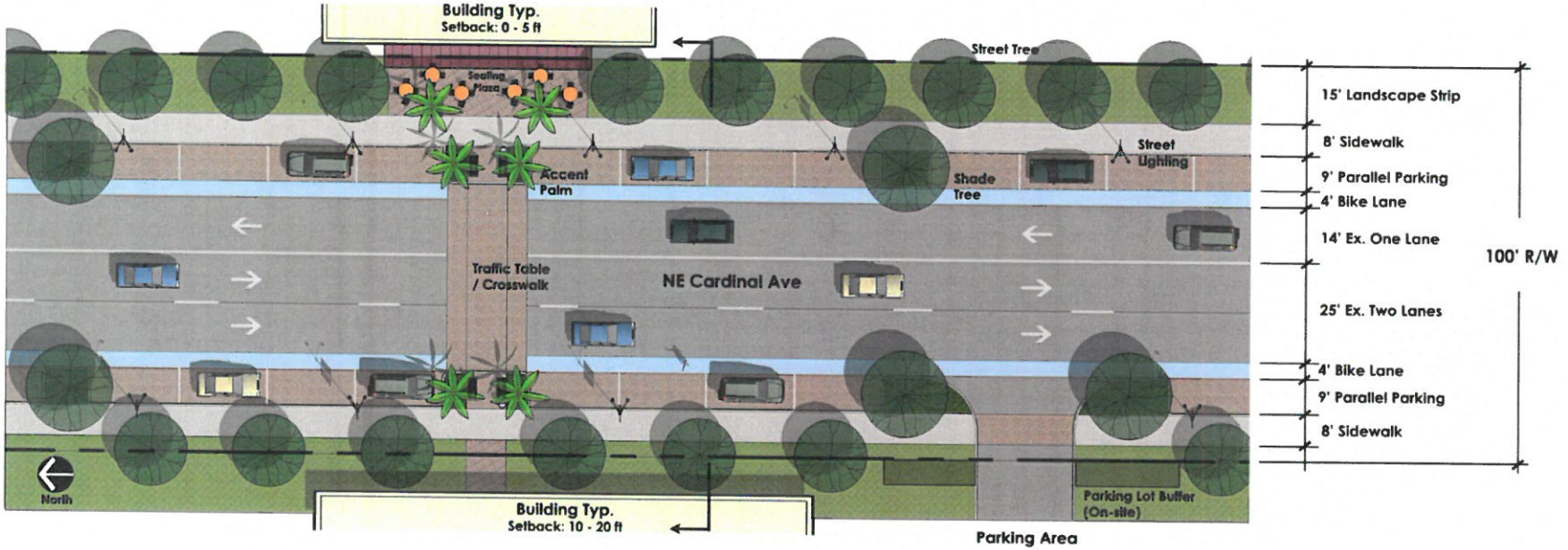
Avonlea Streetscape Design

Florida

City of Stuart

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Job No. 17025
Drawn By [illegible]
Checked By MH
Approved By MH
Submittal Dates
Revision Dates

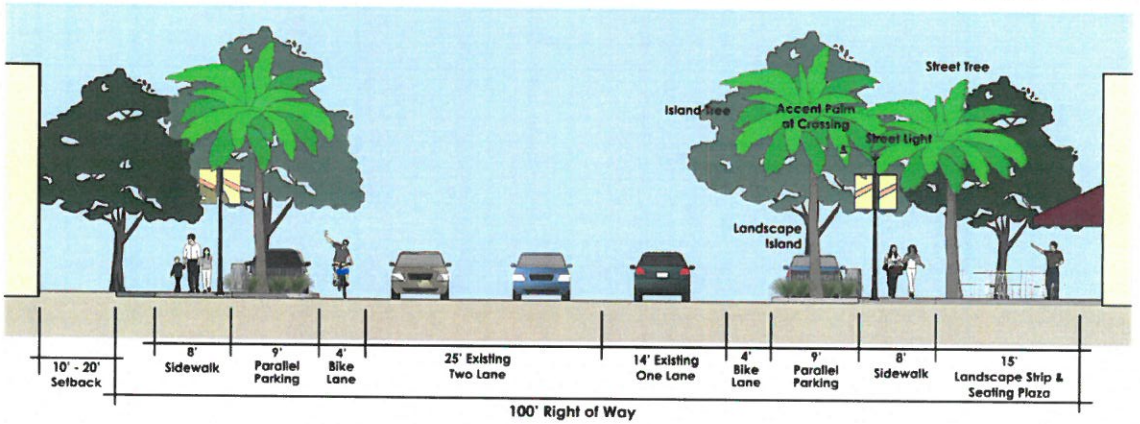


Pedestrian Crossing Typical

Showing Accent Palms, Benches, & Trash Can



NE Cardinal Ave. - Cross Section E - Looking North



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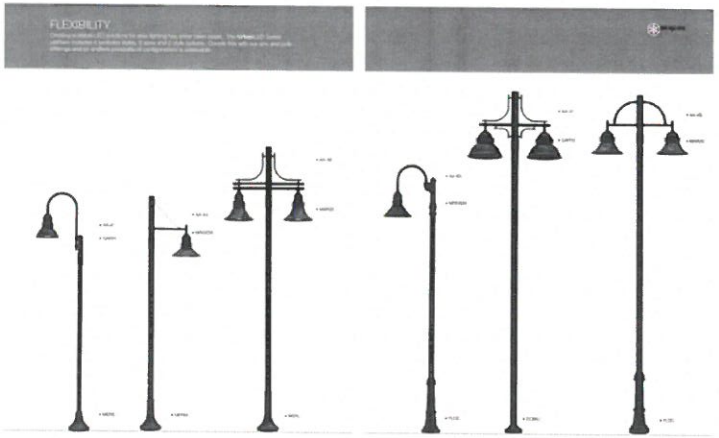
Florida

City of Stuart

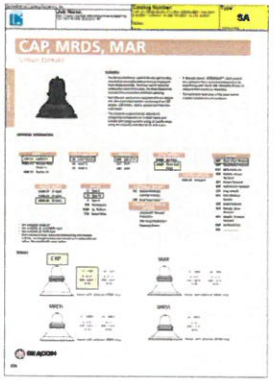
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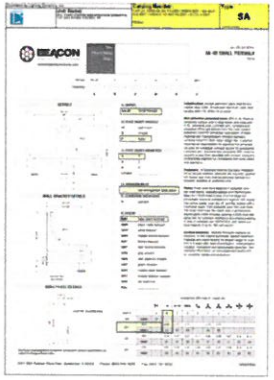
Job No. 17025
Drawn By MH
Checked By MH
Approved By MH
Submittal Dates
Revision Dates

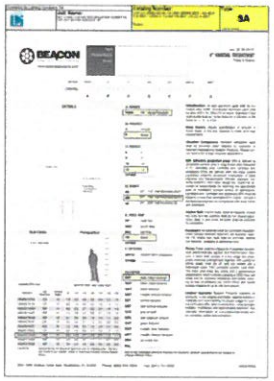
Sheet 6 of 7



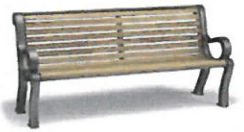
Beacon Lighting - Urban Series



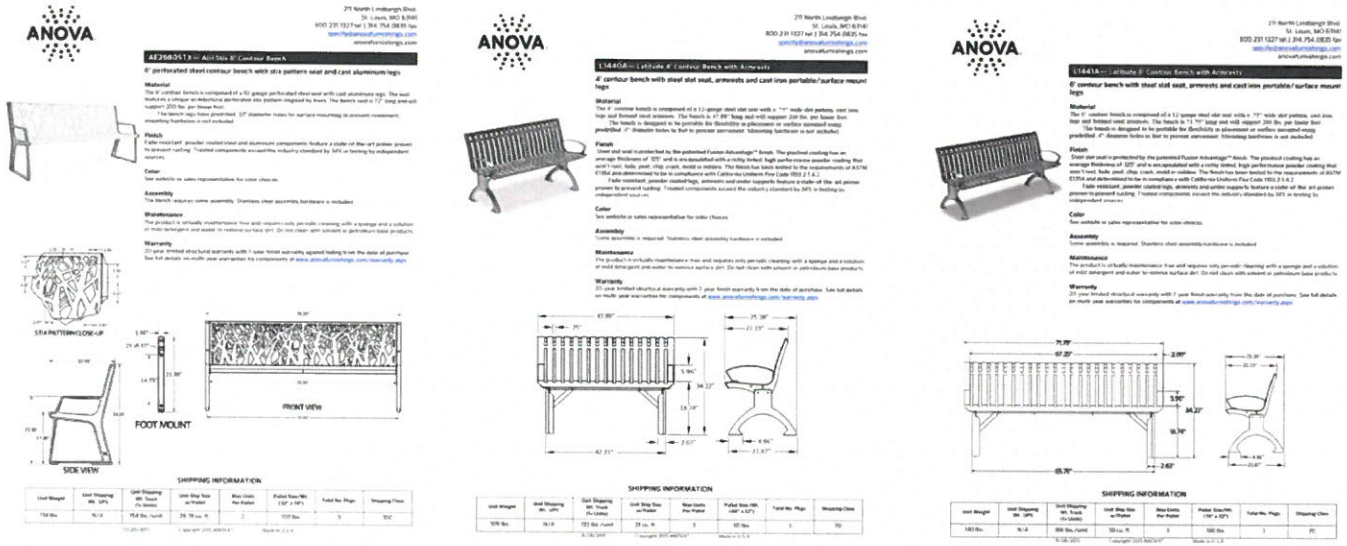








Urbanscape (Bench used at Memorial Park)
Product : BU1112C
Description: 6 Foot Bench with back and arms Faux-Wood
Portable Surface Mount
Wheat Bench
Textured_Black Framework



Anova - Bench Options

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Job No. 17025
Drawn By MJ
Checked By MH
Approved By MH
Submittal Dates
Revision Dates

EXHIBIT B

PCN#	Lot # & Legal		Base Value
28-37-41-013-000-00020-0	2	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	$126,840
28-37-41-013-000-00080-0	8	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	$39,530
28-37-41-013-000-00090-0	9	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	$14,370
28-37-41-013-000-00120-0	12	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	$132,300

EXHIBIT C

PCN#	Lot # & Legal		Base Value
28-37-41-013-000-00020-0	2	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	$126,840
28-37-41-013-000-00080-0	8	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	$39,530
28-37-41-013-000-00090-0	9	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	$14,370
28-37-41-013-000-00100-0	10	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	$170,520
28-37-41-013-000-00110-0	11	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	$39,480
28-37-41-013-000-00120-0	12	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	$132,300
28-37-41-013-000-00130-0	13	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	$266,700
28-37-41-013-000-00140-0	14	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	$66,780
28-37-41-013-000-00150-0	15	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	$18,900
28-37-41-013-000-00160-0	16	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	$507,390

EXHIBIT D

PCN#	Lot # & Legal		Base Value
28-37-41-013-000-00100-0	10	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	$170,520
28-37-41-013-000-00110-0	11	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	$39,480
28-37-41-013-000-00130-0	13	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	$266,700
28-37-41-013-000-00140-0	14	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	$66,780
28-37-41-013-000-00150-0	15	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	$18,900
28-37-41-013-000-00160-0	16	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	$507,390