STUART COMMUNITY REDEVELOPMENT AGENCY
BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM APPLICATION

APPLICANT INFORMATION		
Owner Name: QER Holdings, LLC		
Owner Address: 49 SE Kindred Street		
Phone: 772-285-7026	Email:	Tax ID#
Authorized Agent/Contractor: Anthony Olivieri		
Agent Address: 901 SE Johnson Ave 772-205-8306		

PROPERTY INFORMATION	
Name of Business: Elle Salon	
Type of Business: Cosmetology Salon	
Years in Operation:	
Number of Employees:	
Description of Improvements: Storefront Impact Glass / Awning	
Address of Proposed Project: 49 SE Kindred Street	
Describe how this project benefits the Community Redevelopment Area:	
Located in the New Arts & Entertainment District	
And Entry to Bridge on Bruner Pond	
Total Project Cost $ 20,675.00	

- Submit a completed application package to City Hall, Development Department office, which includes:
  - Completed application
  - Complete budget spreadsheet *(attached to application)*
  - Proof of ownership of the property
  - Copies of two cost estimates by licensed contractor/agent registered with the City of Stuart or Martin County
  - Photographs of areas to be improved

  W-9 form *(as applicable)*
- The applicant is responsible for all building and other permits and fees which are associated with the proposed project.
- An application to the Business Improvement Reimbursement Program will not be processed until a completed application packet is submitted to the Stuart Community Redevelopment Agency located in City Hall, Development Department Office at 121 SE Flagler Avenue, Stuart.
- Completed applications are due **Tuesday, April 30, 2019 by 5PM**. Applications with all documents attached will be accepted at Development Department Office located at City Hall, 121 SW Flagler Avenue. If you have any questions, please call 772-288-5375
- Submitting an application is not a guarantee of funding

- Is this a first time applicant

6. Staff will present a recommendation for funding to the Community Redevelopment Board (CRB). Staff will prepare an agenda item by the May 7, 2019 Community Redevelopment Board meeting. The meeting starts at 4pm located in the City Hall Commission Chambers located at 121 SW Flagler Avenue.

7. The applicant or a representative must be present at the May 7, 2019 CRB meeting in order to be considered for the grant program.

8. The Community Redevelopment Board will hear the agenda item and make a recommendation for approval or denial of funding.

9. Construction of any component of the grant application cannot begin until the board approves the project. With CRB approval, applicant will need to sign contract and will have 120 days for project completion. Any work completed prior to this approval will not be eligible for reimbursement.

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

REIMBURSEMENT PROCESS:

Upon project completion, the applicant contacts the Development Department office (772) 288-5375 with the project completion date. Disbursement of grant funds shall only occur when the following documents are submitted and all other required conditions are met:

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

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

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

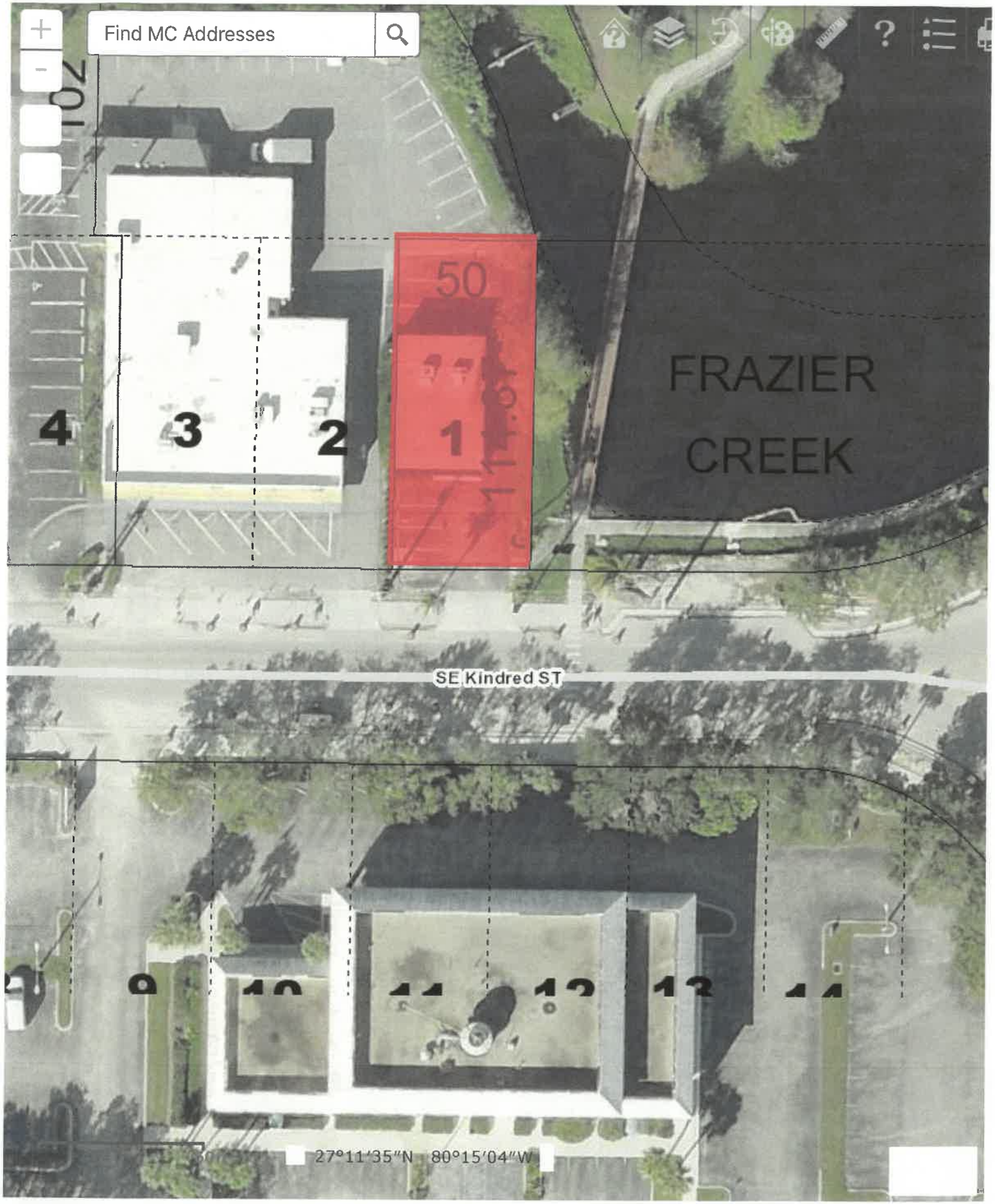
If you have any questions regarding this application, please contact the Development Department Office at (772) 288-5375.

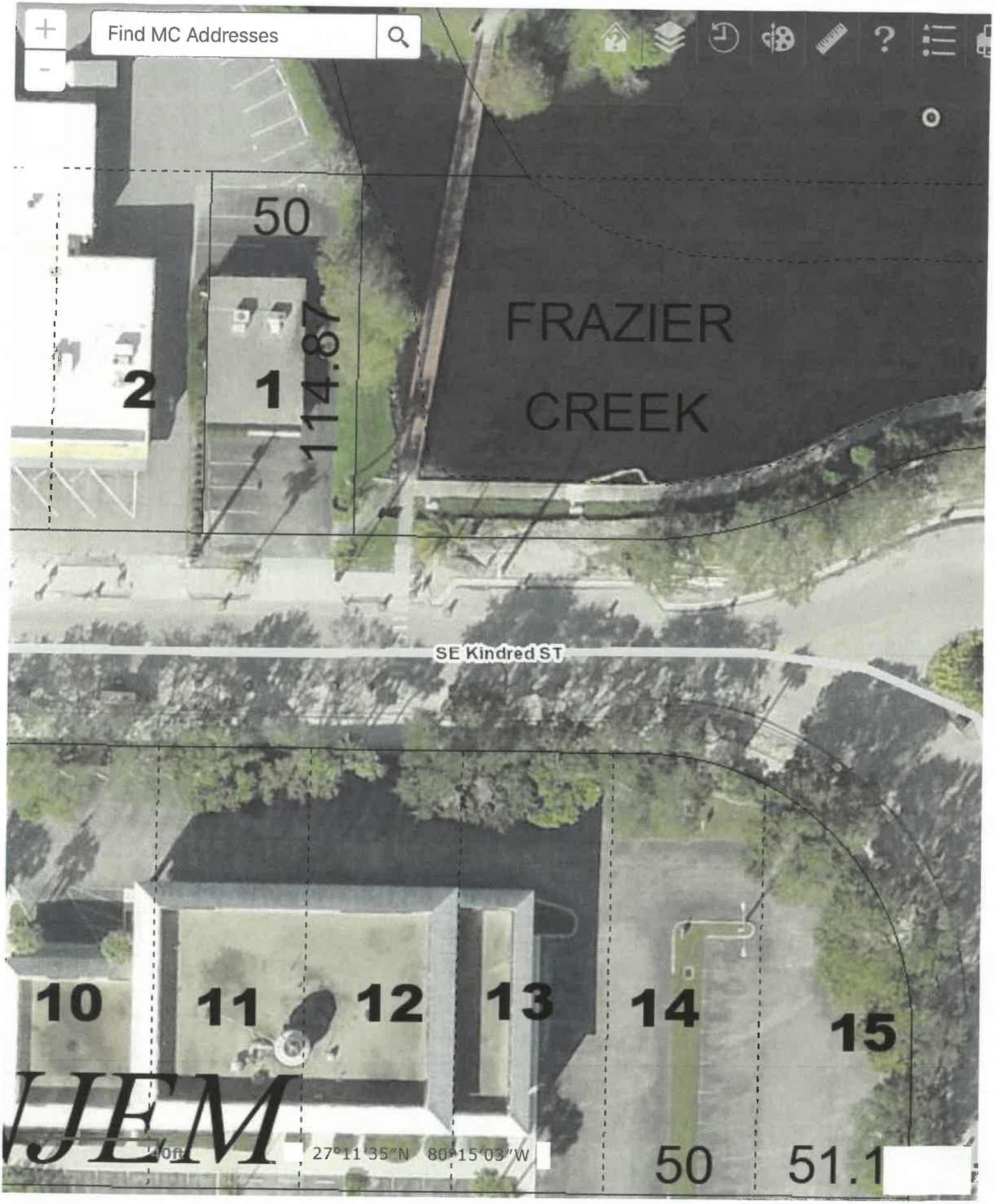
STUART COMMUNITY REDEVELOPMENT AGENCY
PROPERTY IMPROVEMENT GRANT PROGRAM

PROJECT COST ESTIMATE/REIMBURSEMENT FORM

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

Project Cost Estimate				Reimbursement Summary		
Item	Category of Improvement (windows, roofing, painting, etc.)	Contractor	Cost Estimate	Contractor	Date of Completion	Actual Cost (Include proof of payment)
1	STOREFRONT	MONTERREY	$ 17,500			$
2	C & C CANVAS/AWNING	CC CANVAS	$ 3,175			$
3			$			$
4			$			$
5			$			$
6			$			$
7			$			$
		Total Cost Estimate	$ 20,675.00		*Total Actual Cost*	$


Find MC Addresses
50
FRAZIER
CREEK
4
3
2
1
SE Kindred ST
27°11'35"N 80°15'04"W


Find MC Addresses
50
FRAZIER
CREEK
2
1
114.87
SE Kindred ST
10
11
12
13
14
15
50
51.1
27°11'35"N 80°15'03"W

Martin County, Florida - Laurel Kelly, C.F.A

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Improvements

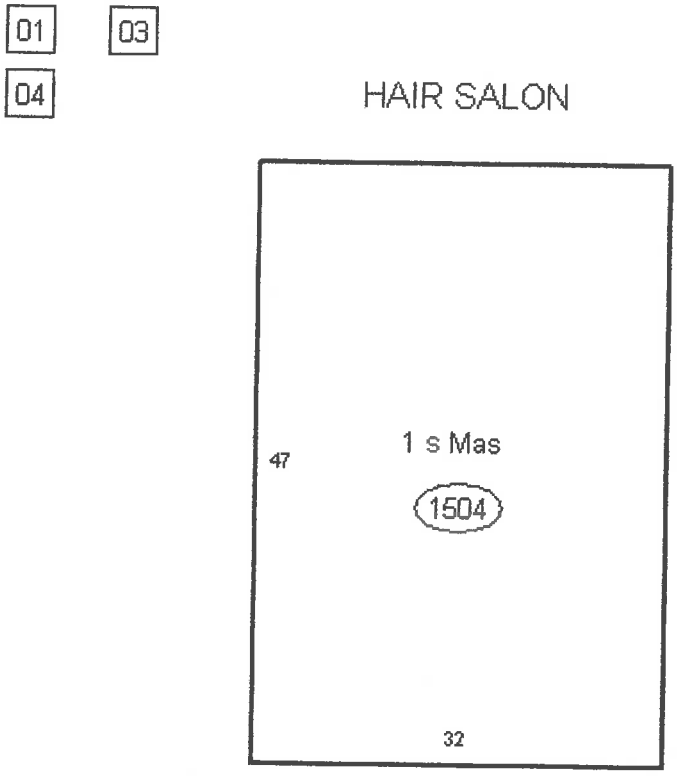
Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
04-38-41-018-000-00010-4	21768	49 SE KINDRED ST, STUART	$188,000	4/20/2019

Building Details

Build No. C01 Floor No. 1

Section	001	**Use Code**	BARBER	**Framing Type**		**Heating/AC Val. Adj.**	0.00
Pricing key	384	**Sq. Ft.**	1,504	**Wall Type**		**Sprinkler Val. Adj.**	0.00
Individually Owned	N	**Sq. Ft. Rate**	0.00	**Wall Height**	10	**Avg. Depth**	0
Unit Size	0	**Average Unit Size**	0	**Configuration Code**		**Number of Units**	0

Click Here for Building Sketch Codes



Martin County, Florida - Laurel Kelly, C.F.A

generated on 4/24/2019 4:19:00 PM EDT

Summary

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

Owner Information

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

Location/Description

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

Parcel Type

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

Assessment Information

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

Prepared By and Return To:

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

060-GL-15

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

General Warranty Deed

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

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

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

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

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

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

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

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

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

Unofficial Copy

Signed, sealed and delivered in our presence:

2 WITNESSES They must sign & print their names.

Witness Printed Name Deborah D. Haas

Witness:

Witness Printed Name John S. Leighton III

State of Florida
County of Martin

Laura Leighton, LLC, a Florida limited liability company

By: Laura Leighton
Laura Leighton, A/K/A Laura K. Leighton, Manager/Member
Address: 49 SE Kindred Street, Stuart, Florida 34994

SIGN HERE

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

Notary Public
Print Name:

My Commission Expires:

NOTARY HERE

DEBORAH D. HAAS
Notary Public - State of Florida
My Comm. Expires Jun 14, 2017
Commission # FF 006250
Bonded Through National Notary Assn.

Unofficial Copy

(772) 288-5608

THIS IS NOT A BILL

Account # 21768
Owners QER HOLDINGS LLC

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

2018 REAL PROPERTY

Parcel # 04-38-41-018-000-00010-4
Situs 49 SE KINDRED ST
Legal Description
SEVENJEM ADD'N, LOT 1

21768

TAXING AUTHORITY TAX INFORMATION

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

PROPERTY APPRAISER VALUE INFORMATION

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

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

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

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

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available online at:
https://www.pa.martin.fl.us
Petitions must be filed on or before:
September 10, 2018

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

TAXING AUTHORITY HEARING INFORMATION

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

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

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

EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

YOUR COLUMN 1 - "PRIOR YEAR TAXABLE VALUE"
This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

COLUMNS 2 & 3 - " YOUR FINAL TAX RATE AND TAXES IN PRIOR YEAR"
These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

COLUMN 4 - "CURRENT YEAR TAXABLE VALUE"
This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead exemption. Current year taxable values are as of January 1, 2018.

COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE"
These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE"
These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION

MARKET (JUST) VALUE - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.
ASSESSED VALUE - The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value will be different for school versus non-school taxing authorities and for the purpose of calculating tax levies.
ASSESSMENT REDUCTIONS - Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural classification is not an assessment reduction, it is an assessment determined per Florida Statute 193.461.
EXEMPTIONS - Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e., operating millage vs. debt service millage).
TAXABLE VALUE - Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions.

C & C CANVAS & AWNING CO.

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

Date: 4-26-19

Proposal

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

Materials Furnished

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

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

Hardware:

Comments

Price includes frame, fabric and installation.
Price does not include graphics
Sunbrella graphics must be painted, more costly than vinyl.

Price

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

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

Terms

40 % Upon acceptance of contract.
60 % Upon completion of contract.
5% Storage fee per month on any job installed beyond the scheduled installation date.

Respectfully Submitted

Clayton Travers
President

Acceptance of proposal

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

_____

AWNCORE, LLC

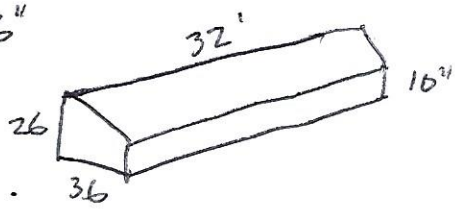
1840 SE FEDERAL HWY
STUART, FL 34994
772-287-3338

PROPOSAL

PROPOSAL SUBMITTED TO:		PHONE: 772-205-8306	DATE: 5-3-19
NAME: 901 Hub Inc.		JOB NAME: Elle Salon	
STREET: 901 SE Johnson Ave		STREET: Kindred St.	
CITY: Stuart		CITY: Stuart	STATE: FL
STATE: FL			

We hereby submit specifications and estimates for:

Storefront Awning Approx 31' x 36" x 26"



All welded, heavy duty aluminum framework

Patio 500, 16 oz. laminated vinyl

Color: TBD

$3180.00 (Plus permit/engineer seal)

We hereby propose to furnish labor and materials – complete in accordance with the above specifications, for the sum of: Thirty one eighty 00/100 dollars ($ 3180.00) with payment to be made as follows:

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

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

Authorized Signature Karl

ACCEPTANCE OF PROPOSAL

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

ACCEPTED:

Signature _____

Date _____ Signature _____

Proposal

MONTEREY GLASS SPECIALISTS, INC.
851 SE Monterey Road 772-283-1999
Stuart, FL 34994

PROPOSAL NO.
SHEET NO.
DATE 4.1.19

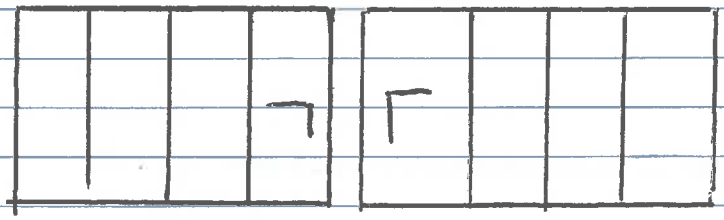
PROPOSAL SUBMITTED TO:

NAME Elvira Rodriguez
ADDRESS
PHONE NO. 285-7026

WORK TO BE PERFORMED AT:

ADDRESS 4385 SE Nimboo Ln
Stuart, FL 34
DATE OF PLANS
ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of
Remove Existing Storefront new impact. Install impact System white frame Grey tinted impact Glass
Includes 3 Storefront doors 3'0"x6'8" Butt hinges
does not include Permits and Painting. $17,500.00



Front



Back door

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of
Dollars ($ $17500.00) with payments to be made as follows.

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

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

ACCEPTANCE OF PROPOSAL

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

Signature
Date
Signature

The Glass Professionals, Inc.
3570 SE Dixie Hwy.
Stuart, FL 34997 US
772-286-0459
glassprofessionals@gmail.com
www.theglassprofessionals.net

Estimate

ADDRESS
Anthony Olivieri
901 SE Johnson Ave.
Stuart, Florida 34994

SHIP TO
51 Kindred Street
Stuart, Florida

ESTIMATE #	DATE
2292	05/03/2019

SALES REP	PHONE NUMBER
Dave	Anthony 772-205-8306

DESCRIPTION	AMOUNT
Option A: Remove existing store front and replace with new white storefront frames and 9/16 grey impact glass Overall opening 180 x 86 with (2) doors and (4) fixed	10,750.00
.	
Option B: Remove existing store front and replace with new white storefront frames and grey Insulated impact glass Overall opening 180 x 86 with (2) doors and (4) fixed	13,975.00
.	
.	
EXCLUSIONS: Permitting, Florida Sales Tax,Engineering,Shop Drawings,or any other Items not listed on this Quotation.	
Once deposit is received please allow 6-8 weeks for your custom fabricated order to be received;	
Estimate is good for 30 days from above date	TOTAL

Accepted By

Accepted Date

*All final prices reflect a 2% discount for cash/check. Discount does not apply to other forms of payment. All credit/debit card payments are subject to a 2% convenience/processing fee**