City of Stuart

# AGENDA

## LOCAL PLANNING AGENCY
## DECEMBER 14, 2023
## AT 5:30 PM
## COMMISSION CHAMBERS
## 121 SW FLAGLER AVE.
## STUART, FLORIDA 34994

## LOCAL PLANNING AGENCY

**Chair - Kelly Laurine**
**Vice Chair - Margaret Bromfield**
**Board Member - Donald Cuozzo**
**Board Member - Sean Forbes**
**Board Member - Laura Giobbi**
**Board Member - William Mathers**
**Board Member - Ryan Strom**
**Ex Officio Board Member - Mark Sechrist**

## ADMINISTRATIVE

**Development Director - Jodi Nentwick-Kugler**
**Board Secretary - Susej T. Meleqi**

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.

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**1.** OATH OF OFFICE FOR ADVISORY BOARD MEMBER

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

**2.** APPROVAL OF 08/10/2023 LPA MINUTES

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

**COMMENTS BY BOARD MEMBERS (Non-Agenda Items)**

**ACTION ITEMS**

**3.** HCA FREESTANDING EMERGENCY ROOM - MAJOR AMENDMENT TO THE PLANNED UNIT DEVELOPMENT & SITE PLAN (RC):

ORDINANCE NO. XXXX-2024; GRANTING A THIRD MAJOR AMENDMENT TO ORDINANCE NO. 2297-2014, AKA THE 7.24-ACRE, 4-LOT WAWA GAS STATION & CONVENIENCE STORE MASTER COMMERCIAL PLANNED UNIT DEVELOPMENT ("CPUD"), THEREBY APPROVING A MASTER DEVELOPMENT PLAN FOR LOT 3 CONSISTING OF AN 11,570 SQUARE FOOT FREE STANDING EMERGENCY ROOM AND PROVIDING FOR NEW, RESTATED, AND AMENDED DEVELOPMENT CONDITIONS, INCLUDING A TIMETABLE FOR DEVELOPMENT; SAID PROPERTY BEING GENERALLY LOCATED AT THE SOUTH EAST CORNER OF SR 76 & S.E. MONTEREY ROAD, BEING MORE FULLY DESCRIBED BY EXHIBIT "A" ATTACHED; DECLARING THE PROPOSED DEVELOPMENT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; REPEALING ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; ACCEPTABLE BY THE APPLICANT; AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

**STAFF UPDATE**

**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.

# CITY OF STUART, FLORIDA
# AGENDA ITEM REQUEST
# Local Planning Agency

**Meeting Date:** 12/14/2023 **Prepared by:** Susej Meleqi

**Title of Item:**
OATH OF OFFICE FOR ADVISORY BOARD MEMBER

**Summary Explanation/Background Information on Agenda Request:**
Oath of office for Sean Forbes.

**Funding Source:**
N/A

**Recommended Action:**
Board Member to take the Oath.

**ATTACHMENTS:**
1. Board Member Oath_ LPA

# CITY OF STUART

## Oath of Office

I, _____, am qualified under the Constitution, Laws of Florida, and the Code of Ordinances for the City of Stuart, Florida to serve as a member of the LOCAL PLANNING AGENCY and that I will well and faithfully perform the duties of an advisory board member on which I am about to enter, so help me God.

_____
**Name**

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of physical presence ____ or online notarization ___, this 14th day of December 2023, _____, who is personally known to me or who has produced Florida driver license as identification.

_____
Deputy City Clerk

(Notary Seal)

# CITY OF STUART, FLORIDA
# AGENDA ITEM REQUEST
# Local Planning Agency

**Meeting Date:** 12/14/2023 **Prepared by:** Nina Mullin

**Title of Item:**
APPROVAL OF 08/10/2023 LPA MINUTES

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

**Funding Source:**
N/A

**Recommended Action:**
Approve Minutes

**ATTACHMENTS:**
1. 08102023 LPA Minutes

# MINUTES
# LOCAL PLANNING AGENCY OF THE CITY OF STUART
**AUGUST 10, 2023**
**AT 5:30 PM**
**COMMISSION CHAMBERS**
**121 SW FLAGLER AVE.**
**STUART, FLORIDA 34994**

## LOCAL PLANNING AGENCY

**Chair - Kelly Laurine**
**Vice Chair - Margaret Bromfield**
**Board Member - Donald Cuozzo**
**Board Member - Laura Giobbi**
**Board Member - William Mathers**
**Board Member - Ryan Strom**
**Board Member - VACANT**
**Ex Officio Board Member - Mark Sechrist**

## ADMINISTRATIVE

**Development Director, Jodi Nentwick-Kugler**
**Board Secretary, Susej T. Meleqi**

## CALL TO ORDER

5:30 PM

## ROLL CALL

PRESENT: Chair Laurine, Vice Chair Bromfield, Board Member Giobbi, Board Member Mathers, Board Member Strom
ABSENT: Board Member Cuozzo

## PLEDGE OF ALLEGIANCE

## APPROVAL OF AGENDA

**5:31 PM MOTION: Approve.**
**MOVED BY: Ryan Strom**
**SECONDED BY: Laura Giobbi**
**Motion approved unanimously.**

## APPROVAL OF MINUTES

**1.** APPROVAL OF 06/08/2023 LPA MINUTES

**5:32 PM MOTION: Approve.**
**MOVED BY: Laura Giobbi**
**SECONDED BY: Ryan Strom**
**Motion approved unanimously.**

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

None

**COMMENTS BY BOARD MEMBERS (Non-Agenda Items)**

None

**ACTION ITEMS**

**2.** LDC AMENDMENT IN RELATION TO US-1/FEDERAL HIGHWAY STREET TREE MASTER PLAN AND PROGRAM (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, introduced the item, LDC Amendment in Relation to US-1/Federal Highway Street Tree Master Plan and Program, seeking a motion to approve Ordinance 2520-2023 to move forward to the City Commission for approval.

Jessica Seymour, Treasure Coast Regional Planning Council, presented the Importance of Trees to Stuart, Street Tree Planting Program and the Visual Impact of Trees and Identified the importance, strengths and weaknesses.

The Chair, Vice Chair and Board Members continued with questions and comments.

Board Member Giobbi commented on the taking of the parking spaces, stated concern about not having all the property owners agree and losing the continuity. Would like to be sure that the selection of trees are able to withstand hurricanes.

Vice Chair Bromfield commented on visibility and how median planting can obstruct the visibility.

Board Member Mathers stated that property owners should be included so they are informed of what they can lose by allowing this and have it clearly stated. Would like to see that clarification is needed as to which party is responsible for maintenance.

Jodi Nentwick-Kugler, Development Director, stated that if we dedicate Right of Way (ROW), it is considered minor development and will be codified so property owners will not lose their zoning rights.

Board Member Strom stated that property owners should be included before approval by the City Commission.

Public Comment:

1. Sean Forbes - Seminole Street; Stated we should survey the property owners to see if we were to do this, they would approve.

**6:24 PM MOTION: Approve with the condition to notify property owners after first reading at the City Commission Meeting and allow public input prior to the adoption at the second reading.**
**MOVED BY: Laura Giobbi**
**SECONDED BY: William Mathers**
**Motion approved unanimously.**

**STAFF UPDATE**

**ADJOURNMENT**

6:25 PM

**Susej T. Meleqi, Deputy City Clerk** **Kelly Laurine, Chair**

**Minutes to be approved at the LPA Meeting this 14th day of December, 2023.**

# CITY OF STUART, FLORIDA
# AGENDA ITEM REQUEST
# Local Planning Agency

**Meeting Date:** 12/14/2023 **Prepared by:** Jodi Nentwick

**Title of Item:**
HCA FREESTANDING EMERGENCY ROOM - MAJOR AMENDMENT TO THE PLANNED UNIT DEVELOPMENT & SITE PLAN (RC):

ORDINANCE NO. XXXX-2024; GRANTING A THIRD MAJOR AMENDMENT TO ORDINANCE NO. 2297-2014, AKA THE 7.24-ACRE, 4-LOT WAWA GAS STATION & CONVENIENCE STORE MASTER COMMERCIAL PLANNED UNIT DEVELOPMENT ("CPUD"), THEREBY APPROVING A MASTER DEVELOPMENT PLAN FOR LOT 3 CONSISTING OF AN 11,570 SQUARE FOOT FREE STANDING EMERGENCY ROOM AND PROVIDING FOR NEW, RESTATED, AND AMENDED DEVELOPMENT CONDITIONS, INCLUDING A TIMETABLE FOR DEVELOPMENT; SAID PROPERTY BEING GENERALLY LOCATED AT THE SOUTH EAST CORNER OF SR 76 & S.E. MONTEREY ROAD, BEING MORE FULLY DESCRIBED BY EXHIBIT "A" ATTACHED; DECLARING THE PROPOSED DEVELOPMENT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; REPEALING ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; ACCEPTABLE BY THE APPLICANT; AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

**Summary Explanation/Background Information on Agenda Request:**
On October 17, 2022, the applicant submitted a Planned Unit Development Amendment petition and concurrent Site Plan for the development of Lot 3 within the WaWa CPUD. The amendment provides for constructing an 11,570 square foot freestanding emergency room (FSER) with one (1) ambulance loading zone and forty-three (43) parking spaces and new timetable. The WaWa CPUD is located on the southeast corner of S.E. Monterey Road and S. Kanner Highway.

The FSER building provides enhanced architectural features and complies with the City's architectural standards by providing an arcade, sculptured artwork, overhangs, display windows, decorative light fixtures, and planters with seating. The development provides inner connectivity by utilizing the existing frontage road and providing a parking lot cross access connection to Waters Edge Dermatology. A pedestrian connection point has also been provided to connect the development with the existing sidewalk along S. Kanner Highway. The development complies with the City's landscape standards by providing dozens of new shade trees and thousands of new shrubs for the property. The landscape buffers have been designed to enhance and complement the existing landscape palate established within the previously developed lots.

The existing site is unoccupied but is accessed via an inter-parcel access road that runs parallel to S. Kanner Highway. The access road has an existing Right-In/Right-Out (RIRO) access point to S Kanner Highway at the north side of the project site. The adjacent parcel to the south has an existing driveway that allows both left and right turns into the site. The proposed project would not add any new access points to S Kanner Highway.

**Funding Source:**
N/A

**Recommended Action:**
The staff has reviewed the petition for a Major Amendment to the Commercial Planned Unit Development

and concurrent site plan and recommends the City's Local Planning Agency (LPA) forward a recommendation for approval to the City Commission to allow for an 11,570 $ft^2$ one-story, freestanding emergency room with an ambulance and patient loading zone, which associated site improvements.

**ATTACHMENTS:**

1. LPA Draft Ordinance Number
2. LPA Staff Report - HCA
3. Development Application
4. Proposed Site Plan and Architectural Elevations Plans
5. Landscape and Tree Plans
6. Boundary Survey
7. Revised Approved Master Site Plan
8. Traffic Impact Statement
9. Replat
10. CPUD Recorded Ordinances
11. Project Maps Package

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

**ORDINANCE NUMBER 23XX**

**AN ORDINANCE OF THE CITY OF STUART, FLORIDA GRANTING A THIRD MAJOR AMENDMENT TO ORDINANCE NO. 2297-2014, AKA THE 7.24-ACRE, 4-LOT WAWA GAS STATION & CONVENIENCE STORE MASTER COMMERCIAL PLANNED UNIT DEVELOPMENT ("CPUD"), THEREBY APPROVING A MASTER DEVELOPMENT PLAN FOR LOT 3 CONSISTING OF AN 11,570 SQUARE FOOT FREE STANDING EMERGENCY ROOM AND PROVIDING FOR NEW, RESTATED, AND AMENDED DEVELOPMENT CONDITIONS, INCLUDING A TIMETABLE FOR DEVELOPMENT; SAID PROPERTY BEING GENERALLY LOCATED AT THE SOUTH EAST CORNER OF SR 76 & S.E. MONTEREY ROAD, BEING MORE FULLY DESCRIBED BY EXHIBIT "A" ATTACHED; DECLARING THE PROPOSED DEVELOPMENT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; REPEALING ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; ACCEPTABLE BY THE APPLICANT; AN EFFECTIVE DATE AND FOR OTHER PURPOSES.**

* * * * *

**WHEREAS**, on January 27, 2015, the City of Stuart City Commission adopted Ordinance 2297-2014, approving an addition of 1.26-acre parcel into the original 5.98 acres parcel and applying C-PUD Zoning to the Entire 7.24 acres site, dividing the 7.24-acre site into four lots, adopting a master site plan encompassing.

the newly established 7.24-acre site, including a full development plan for Lot No.1, consisting of a "Wawa" gas station and convenience store, and a partial development plan for Lots 2, 3, and 4, and recording a declaration to identify maintenance of the site, and all common areas; and

**WHEREAS,** on June 9, 2015, the City of Stuart City Commission adopted Ordinance Number 2306-2015, granting a Major Amendment to Ordinance No. 2297-2014 thereby approving full development plans for Lot 4 consisting of a 10,224 Square Foot Medical Office Building for Stuart 24 Associates LLC (Water's Edge Dermatology); and

**WHEREAS,** on November 2, 2016, the City of Stuart City Commission adopted Ordinance Number 2331-2016, granting a second Major Amendment to ordinance No. 2297-2014 thereby providing for the reconfiguration of Lots 2 & 3, specifically decreasing Lot 2 from 1.63 acres to 1.22 acres and increasing Lot 3 from 1.33 acres to 1.74 acres; and approving a master development plan for Lot 2 consisting of a 4,442 square foot Culver's Butter Burger & Frozen Custard Drive-Thru and Sit Down restaurant; and

**WHEREAS,** on November 7, 2016, a Replat was recorded regarding the Property, known as the "Shoppes at Monterey and Kanner Replat" which is recorded in Martin County Plat Book 17, Page 39, and consists of Sheets 1 and 2 of 2; and

**WHEREAS,** on October 17, 2022, an application was submitted to the city for a third Major Amendment to ordinance No. 2297-2014, proposing a master development plan for Lot 3 consisting of an 11,570 square foot Free Standing Emergency Room; and

**WHEREAS** the Local Planning Agency Board held a properly noticed hearing at a regularly scheduled meeting on _____, to consider the Applicant's request and recommended approval of the subject petition to the City Commission; and

**WHEREAS** the City Commission held a properly noticed hearing at a regularly scheduled City

Commission to consider the application by HCA Health Services of Florida, Inc. (the "Applicant" ) for the 1.74-acre parcel of land that is Lot 3 of the CPUD; and

**WHEREAS**, the City of Stuart has determined the need to provide a third Major Amendment to ordinance No. 2297-2014 to amend the CPUD to eliminate the need for a Property Owners Association ("POA"), and to eliminate a discrepancy between the CPUD, and the Declaration recorded with Ordinance no. 2297-2014; and

**WHEREAS**, the City Commission, has considered the Applicant's voluntary request for Master Development Plan, and the CPUD Amendment for the Lot 3 site plan, elimination of the requirement for a POA, and other conflicts identified between the CPUD, and the Declaration included in Ordinance No. 2297-2014; and

**WHEREAS**, the City Commission has also considered the recommendation of City staff as to the above matters; and

**WHEREAS**, the Applicant has committed to the City that its development will comply with all development codes, plans, standards, and conditions approved by the City Commission; and that it will bind its successors in title to any such commitments made upon approval of the Lot 3 site plan; and

**WHEREAS**, at the hearing the Applicant showed by substantial competent evidence that the application is consistent with the Stuart Comprehensive Plan, and the Land Development Code of the City, and with the procedural requirements of law; and

**WHEREAS** the CPUD property is legally described in **"Exhibit A"** of this ordinance (the "CPUD Property"). A location map depicting the CPUD property is attached hereto as **Exhibit "B"** and made a part hereof by reference; and

**WHEREAS** the Lot 3 property is legally described in **"Exhibit C"** of this ordinance; and

**WHEREAS** a map depicting the Lot 3 property is attached hereto as **Exhibit "D"** and made a part hereof by reference; and

**WHEREAS** the proposed final version of the Development Conditions and Revised CPUD (as set forth in **Exhibit "E"** attached hereto), reflecting the removal of all POA-referencing language, and other changes to create consistency, is attached hereto as **Exhibit "E"**.

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

**SECTION 1:** The foregoing recitals are true and adopted as findings of fact and conclusions of law.

**SECTION 2:** The following new documents are on file as public records of the City, at the office of the City Clerk in City Hall, and attached hereto as **Exhibit "E,"** hereinafter the "Development Documents," shall pertain to Lot 3, deemed a part of the development conditions, and shall supplement any earlier approvals:

a. **[Development Documents to be approved for HCA FSER shall be listed Here]**
b. **[Ditto]**
c. **[Ditto]**
d. **Etc.**

**SECTION 3:** This ordinance becomes effective upon adoption and acceptance by all of the owners of the CPUD Property.

**SECTION 4:** Except as otherwise provided herein, no development permits, site permits, or building permits shall be issued by the City except in compliance with the City's Land Development Code.

**SECTION 5:** All ordinances or parts of ordinances in conflict with this ordinance or any part thereof are hereby repealed to the extent of such conflict.

**SECTION 6:** If any provision of this ordinance or the application thereof to any person or circumstance

is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

**SECTION 7:** Following the adoption and acceptance of this ordinance by all of the owners of the CPUD Property, and in addition to any other action for failure of the Applicant to comply with the Development Documents for Lot 3, the City Development Director may obtain a hearing before the City Commission and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged noncompliance. At the hearing before the City Commission, the Applicant may appear and may contest the allegation of noncompliance or explain the reason or reasons for the noncompliance. Upon a finding of material noncompliance with the Development Documents and therefore, the Ordinance(s) adopting the same, the City Commission may impose or do any or all of the following solely with respect to Lot 3:

a. Initiate the process to amend or repeal this or any other ordinance pertaining to the development.
b. Direct the City Development Director to initiate the process to rezone the CPUD Property or any portion of the CPUD Property.
c. Impose an administrative penalty of up to $1,000.00 for each violation, and up to $5,000.00 for each repeat violation that occurs, along with all reasonable costs, including attorney's fees incurred by the City.

Any breach of any provision or condition of this CPUD ordinance by the owners of Lots 1, 2, 3, and 4 within their respective lot in the CPUD Property, shall be considered a zoning violation subject to any remedies provided herein, or as otherwise provided by law, and each lot owner within the CPUD Property shall be responsible for its respective lot's compliance severally. In the event a violation found continues from day to day, each day the violation is found to continue shall be deemed a separate violation.

**SECTION 8:** This ordinance shall be effective upon the following to occur: adoption by the City Commission, and proper execution and acceptance by all of the owners within the CPUD Property.

**SECTION 9:** The complete execution and recording of this Ordinance by the City Clerk shall occur no later than 60 days from the date of this approval, failing which this ordinance shall be void.

**SECTION 10:** Upon complete execution of this Ordinance, the City Clerk is directed to record this Ordinance in the Public Records of Martin County, Florida.

Passed on first reading the _____ day of _____, 2023.

Commissioner_____offered the foregoing Ordinance and moved for its adoption.

The motion was seconded by Commissioner_____and upon being put to a roll call vote, the vote was as follows:

Commissioner_____offered the foregoing Resolution and moved for its adoption.

The motion was seconded by Commissioner_____and upon being put to a roll call vote, the vote was as follows:

TROY MCDONALD, MAYOR BECKY BRUNER,
VICE MAYOR EULA R. CLARKE,
COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

| YES | NO | ABSENT | ABSTAIN |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

ADOPTED on second and final reading this_____day of_____2023.

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
TROY MCDONALD
CITY MAYOR

APPROVED AS TO FORM AND
CORRECTNESS:

_____
LEE BAGGETT
CITY ATTORNEY

CITY'S ACKNOWLEDGMENT

The above Ordinance was acknowledged before me by means of ☐ physical presence or ☐ online notarization this_____day of_____, 2023 Troy McDonald, Mayor, and Mary R. Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation, who ☐ are personally known to me or ☐ have produced _____as identification.

(Notary Seal)

_____
Signature of Notary Public
Printed Name: _____
My Commission Expires:_____

## EXHIBIT A – LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 4, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE RUN SOUTH 89°38'01" EAST, ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 16, A DISTANCE OF 369.07 FEET; THENCE RUN SOUTH 00°21'59" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 46.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST MONTEREY ROAD (STATE ROAD NO. 714-A VARIABLE WIDTH RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89060-2512) AND THE POINT OF BEGINNING; THENCE RUN SOUTH 08°48'11" EAST, ALONG THE WEST LINE OF THE LEISURE VILLAGE MOBILE HOME COMMUNITY AS DESCRIBED IN OFFICIAL RECORDS BOOK 419, PAGE 2576, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 1012.07 FEET; THENCE RUN NORTH 89°37'05" WEST, ALONG THE NORTH LINE OF THE AFORESAID LEISURE VILLAGE MOBILE HOME COMMUNITY, A DISTANCE OF 303.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KANNER HIGHWAY (STATE ROAD NO. 76-A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89060-2512), SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 9772.18 FEET, A CENTRAL ANGLE OF 05°46'50", A CHORD BEARING AND DISTANCE OF NORTH 08°45'58" WEST, 985.49 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76 THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 985.91 FEET TO A POINT OF COMPOUND CURVATURE OF A 23.50 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; 2) THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 96°14'31" AN ARC DISTANCE OF 39.47 FEET TO A POINT OF TANGENCY AND A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST MONTEREY ROAD; THENCE RUN SOUTH 89°38'01" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 275.72 FEET TO THE POINT OF BEGINNING.

SAID CONTAINING 311,325 SQUARE FEET (7.147 ACRES) MORE OR LESS.

## EXHIBIT B – CPUD LOCATION MAP

## EXHIBIT C – LOT 3 LEGAL DESCRIPTION

LOT 3 OF SHOPPES AT MONTEREY AND KANNER REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 39, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLOIRIDA.

## EXHIBIT D – LOT 3 LOCATION MAP

## EXHIBIT E – DEVELOPMENT CONDITIONS, AND REVISED CPUD

**The following conditions fall into three (3) categories:**

1. **(New Condition)** New language added to the CPUD.
2. **(Restated Condition)** Conditions in the original CPUD, or subsequent amendments, which continue to apply to the CPUD without a change in language.
3. **(Amended Condition)** Variation from language contained in the original CPUD, or any amendments to the CPUD.

**Approved Plans and Documents**

**(New Condition)** The HCA Free Standing Emergency Room ("FSER") project and use thereof shall comply with the following plans and documents:

a. **[Development Documents to be approved for HCA FSER shall be listed Here]**
b. **[Ditto]**
c. **[Ditto]**
d. **Etc.**

**General Conditions**

1. **(Restated Condition)** Any modifications to the Master CPUD Site Plan less than 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking spaces, drainage areas, and location of landscaping may be approved by the City's Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via a public hearing.

2. **(Amended Condition)** Development of the Subject Property as a CPUD shall not exceed an impervious area of not more than sixty-five percent (65%) for ~~Lots 3, and~~ Lot 4. The Wawa gas station and convenience store on Lot 1 shall not exceed an impervious area of not more than sixty-seven percent (67%). The Culver's ButterBurger and frozen custard

building on Lot 2 shall not exceed an impervious area of not more than (70%). The Free-Standing Emergency Room on Lot 3 shall not exceed an impervious area of not more than (70%).

3. **(Restated Condition)** The maximum building height within the CPUD shall be 45 feet. Height shall be measured from the lowest permissible finished first floor elevation to the surface of a flat roof and to the eave of a pitched roof. The peak of a pitched roof may not exceed 15 feet above the maximum building height. A parapet wall shall not be counted in the calculation of building height.

**Landscaping**

4. **(Restated Condition)** All landscape areas shall be provided with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.

5. **(Restated Condition)** The City's landscape inspector shall have the opportunity to inspect all trees and/or landscape material with the landscape architect prior to installation. The developer shall bear the pass-thru free for landscape consulting fees not to exceed $1,500.00.

6. **(Restated Condition)** A Landscape maintenance plan, executed in accordance with the Land Development regulations, shall be submitted to the Development Department and approved prior to the issuance of a certificate of occupancy.

**Required Open Space and Native Preserve Area**

7. **(Restated Condition)** Open Space. Not less than 25% of the CPUD shall be open space as defined in the City Land development Regulations. Required open space may include native vegetation areas and landscape buffers between the CPUD and adjacent property; however, other required landscaping shall not count towards the open space requirement.

8. **(Amended Condition)** Excluding wetlands defined by the South Florida Water Management District, not less than 20% of the total development site shall remain as undeveloped and recreated native vegetation area. The required native vegetative area may include open space areas and the landscape buffer between the site and adjacent property; however, other required landscaping shall not count towards the native vegetation requirement. For lot 1, the location of the native vegetation shall comply with the project's landscape plans, Shts. L-1 & L-2 by Aloha Pacifica, LLC, Landscape Architect, dated 11.13.14. and lot 4 shall comply with Shts. 1&2 of 2 by HJA Design Studio, Landscape Architecture, dated 01.16.15. Lot 2 shall comply with Sht. 4 by Richard L. Poore, Landscape Architect, dated June 2016. Lot 3 shall comply with Sht. ___ by _____, Landscape Architect, dated _____.

9. **(Amended Condition)** The project's storm water facilities, specifically the Native Planting schemes at the detention/retention areas, will be designed using Low Impact Development

"(LID) Techniques as described in the University of Florida IFSA Extension publication LID practices: Integration Wetlands and Enhancing Storm water Basins." Lot 4 detention/retention areas shall be designed using the LID techniques and IFSA practices per the landscape plans by Richard L. Poore, Landscape Architect, dated June 2016. Lot 2 detention/retention areas shall be designed using the LID techniques and IFSA practices per the attached landscape plans by Richard L. Poore, Landscape Architect, dated June 2016; Lot 3 shall comply with Sht. ___ by _____, Landscape Architect, dated _____.

10. **(Amended Condition)** A Preserve area maintenance plan, executed in accordance with the Land development regulations, shall be included on the landscape drawings by Aloha Pacifica, LLC, Landscape Architects, for lot 4 by HJA Design Studio, LLC dated 01.15.15 and for lot 2 by Richard L. Poore, Landscape Architect, dated June 2016. Lot 3 shall comply with Sht. ___ by _____, Landscape Architect, dated _____.

**Tree Mitigation**

11. **(Amended Condition)** Prior to any development activities for each lot, payment into the City's tree replacement fund based on the City's Tree Replacement Formula shall be made as follows:

| **Lot #1** | **Lot #2** | **Lot #3** | ~~**Lot #4**~~ |
|---|---|---|---|
| Slash Pine = $9,112.50 | Slash Pine = $9,112.50 | Slash Pine = $9,112.50 | ~~Slash Pine = $9,112.50~~ |
| Highrise Oak = $8,075 | Highrise Oak = $8,075 | Highrise Oak = $8,075 | ~~Highrise Oak = $8,075~~ |
| Total = $17,187.50 | Total = $17,187.50 | Total = $17,187.50 | ~~Total = $ 17,187.50~~ |

Lot 4 will not be required to make any payment to the City's Tree Replacement Fund based on the number of softwood and hardwood trees (and palms) proposed in the landscape plans by HJA Studio, LLC dated 01.15.15 which exceed the required number of replacement trees and caliper inches detailed in the Tree Replacement Formula.

**Prior to Issuance of Site Permits**

12. **(Restated Condition)** Site permits will not be issued until a complete building permit application for the first building to be constructed has been submitted.

13. **(Restated Condition)** Applicant shall provide a digital boundary survey and civil plan prior to the issuance of a site permit.

14. **(Restated Condition)** Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.

15. **(Restated Condition)** All regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the issuance of a site permit.

16. **(Restated Condition)** All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.

**Development and Construction**

17. **(Restated Condition)** "Hat racking" of trees is prohibited on the property.

18. **(Restated Condition)** All on-site utilities must be buried except for the existing FPL transmission line.

19. **(Restated Condition)** The developer is responsible for designing and constructing new or upsizing existing utilities to accommodate the proposed water usage and proposed fire flows.

20. **(Amended Condition)** The developer of ~~Culver's of Stuart 16 Kanner, LLC, must pay the applicable water and sewer availability fee in accordance with chapter 42 of the city's code.~~ of the Free-Standing Emergency Room, HCA Health Services of Florida, Inc., must pay the applicable water and sewer availability fee, for development of Lot 3, in accordance with chapter 42 of the city's code.

21. **(Restated Condition)** Construction activity shall be limited from 7:00 am to 6:00 pm Monday – Saturday.

22. **(Restated Condition)** Building generators, if utilized, shall be located behind the building that they serve, and screened with decorative materials or landscaped with hedge material. Sound attenuation shall be provided to assure that noise levels do not exceed 65 dB at the property line. Non-emergency testing of generators shall be limited to the hours of 12:00 pm to 3:00 pm on weekdays.

23. **(Restated Condition)** All mechanical equipment associated with the development shall be roof top (screened on all four sides) or located behind the building and decoratively screened or landscaped with hedge material except that air conditioning units shall be located no closer than 30' feet from the back of the main anchor buildings and screened from view. Roof top satellite dishes shall be limited to 3 feet in diameter and screened from view.

24. **(Restated Condition)** Any backflow prevention devices and above ground utilities shall be delineated on the landscape plans during final site plan review and shall be out of view or screened from the public right-of-way.

25. **(Restated Condition)** Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.

26. **(Restated Condition)** Lighting poles in the parking areas shall not exceed 25' in height for lots 2, 3, & 4. Lighting shall include shields to direct the light away from the residential area to the east and south of the CPUD. Site lighting for Lot 4 shall comply with Photometric Plan and Details prepared by LCA Architecture, Inc., dated 01.15.2015. Site lighting for Lot 2 shall comply with Site Photometric Plan, Sheet EP1 prepared by Michael Boychala P.E.,

dated 06.17.16 and most recently revised on 8.25.16. Site lighting for Lot 3 shall comply with _____

27. **(Restated Condition)** All utility improvements constructed by the developer within Florida's Department of Transportation's right-of-way, shall be constructed in a manner and form acceptable to the FDOT. The developer shall grant any such utility easements necessary for this site as may be required by the FDOT.

28. **(Restated Condition)** Building addresses and/or numbers shall be in plain view and shown on each building plan submitted at the time of building permit application in accordance with the City Code and shall be consistent with the sign plan.

29. **(Restated Condition)** Any sidewalk damaged during construction shall be repaired or replaced prior to the issuance of a Certificate of Occupancy for the first building of the affected phase.

30. **(Restated Condition)** Temporary or freestanding storage units are prohibited on the property once construction is complete.

31. **(Restated Condition)** The project's storm water facilities, specifically the Native Planting schemes at the detention/retention areas, will be designed using Low Impact Development "(LID) Techniques as described in the University of Florida IFSA Extension publication LID Practices: Integration Wetlands and Enhancing Storm water Basins." The proposed dry retention of lot 4 shall have native grasses along the edges of the retention area to become part of the stormwater filtration process. Bahia grass shall be allowed to remain at the bottom of the retention area as a drought tolerant ground cover. The proposed dry retention for lot 2 shall have native grasses along the edges of the retention area to become part of the stormwater filtration process. Bahia grass shall be allowed to remain at the bottom of the retention area as a drought tolerant ground cover. The proposed dry retention for lot 3 shall _____

32. **(Amended Condition)** In the event of any conflict in the provisions of Exhibit ~~'C'~~ 'E' Development Conditions and the Revised CPUD, and attached exhibits, this Exhibit ~~'C'~~ 'E' shall prevail. Notwithstanding any other conditions, each lot owner within the CPUD Property shall responsible for compliance of its respective lot within the CPUD Property with Ordinance 2297-2014, as amended.

33. **(Restated Condition)** Prior to certificate of occupancy, the applicant shall provide an engineer's written confirmation attesting that the on-site storm water system as well as the entire CPUD's storm water system is in place and functioning in compliance with all approved plans and specifications.

**Future Development of Lots 3 & 4**

34. **(Amended Condition)** The developer may grade into ~~20%~~ 100% of the re-created native vegetation area in order to meet stormwater needs for remaining lot 3. The developer of lot 4 may grade into 100% of the recreated native vegetation area in order to meet storm water needs for lot 4 based on the topography of the parcel and absence of existing native vegetation as well as the proposed site-specific native plant palette indicated in the submitted landscape plans by HJA Design Studio, LLC dated 01.15.15. The developer of lot 2 may

grade into the recreated native vegetation area in order to meet storm water needs based on the topography of the parcel and absence of existing native vegetation as well as the proposed site-specific native plant palette indicated in the submitted landscape plans by Richard L. Poore, Landscape Architect, dated June 2016.

35. **(Restated Condition)** Parking areas shall be interconnected throughout the CPUD.

36. **(Restated Condition)** All buildings and structures shall have a walkway connection with the off-site sidewalk system.

37. **(Restated Condition)** The CPUD shall be limited to existing curb-cuts for ingress and egress to and from the CPUD.

38. **(Amended Condition)** No trailers, prefabricated, or modular structures shall be permitted except on a temporary basis ~~to assist in development and with rentals and sales of realty~~ within the CPUD, unless approved and deemed accepted by the State of Florida. ~~Such t~~Trailers shall be removed within thirty days of a direction to do so issue by the City Development Director. Failure to remove such a trailer accordingly shall be deemed a violation of the City Code.

39. **(Restated Condition)** Subject to the provisions of the LDR, the developer shall comply with all requirements of the City Comprehensive Plan and of the LDR including but not limited to, planned unit development regulations applicable to the Property at time of permitting.

**Development Timetable**

40. **(Amended Condition)** Timetable for development shall be as follows:

| **TIMETABLE OF DEVELOPMENT Lot 1** | |
|---|---|
| Site and building permit application deemed sufficient for permit review under city codes and standards. | **Jan 30, 2015** |
| Final Certificate of Occupancy for all site and building improvements | **June 30, 2016** |

| **TIMETABLE OF DEVELOPMENT Lot 4 Water's Edge Dermatology Major Amendment to the CPUD** | |
|---|---|
| Site and building permit application deemed sufficient for permit review under city codes and standards. | **Jan 30, 2018** |
| Final Certificate of Occupancy for all site and building improvements | **June 30, 2019** |

| **TIMETABLE OF DEVELOPMENT Lot 2 Culver's ButterBurger & Frozen Custard of Stuart Major Amendment to the CPUD** | |
|---|---|
| Site and building permit application deemed | **Dec. 30, 2016** |

| | |
|---|---|
| sufficient for permit review under city codes and standards. | |
| Final Certificate of Occupancy for all site and building improvements | **Dec. 30, 2017** |

| **TIMETABLE OF DEVELOPMENT Lot 3 Applicant's Free-Standing Emergency Room Major Amendment to the CPUD** | |
|---|---|
| Site and building permit application deemed sufficient for permit review under city codes and standards. | **(Dates will be added By City of Stuart)** |
| Final Certificate of Occupancy for all site and building improvements | **(Dates will be added By City of Stuart)** |

**Allowable Uses**

41. **(Restated Condition)** The following uses shall be permitted considering Sec. 601.13. Off-street parking schedule of the City's Land Development Code – as the standard for required off-street parking.
    a. Gas station and convenience store
    b. Professional office, including medical
    c. Retail
    d. Restaurant
    e. Restaurant with fast food drive-thru (see condition 50 below)

**Prohibited**

42. **(Amended Condition)** No temporary or modular buildings are permitted on the property except for permitted temporary construction/leasing trailers, unless approved and deemed accepted by the State of Florida.

43. **(Restated Condition)** Delivery trucks are prohibited from idling engines overnight on the property. Truck deliveries to the rear of the main anchor buildings will be prohibited between the hours of 11:00 P.M. and 7:00 A.M., otherwise deliveries shall occur at the front of the store.

44. **(Restated Condition)** Billboards are prohibited on the property.

45. **(Restated Condition)** Banners and any other sign or advertising device not in accordance with the City's Land Development Regulations are prohibited, except as may be permitted by this CPUD.

46. **(Restated Condition)** No vehicles shall be displayed or stored within the public right-of-way at any time.

47. **(Restated Condition)** To avoid noise disruption to the surrounding properties, the facility shall not utilize an outdoor public announcement (P.A.) system unless:
    a. The Development Director approves the P.A. system
    b. The applicant demonstrates that the proposed P.A. system uses only low volume technology that is shielded from neighboring properties.
    c. A feature known as Automatic Volume Control or "AVC" is used to reduce the outbound sound pressure level based on ambient noise.

**Signage**

48. **(Amended Condition)** The Wawa monument signs for both Kanner Hwy and Monterey Road Locations shall be limited to 12'-6" in height. A unified sign plan, including gas pump signage consistent with the approved Racetrac development on South Kanner Highway, shall be reviewed and approved at the time of civil plan approval demonstrating compliance with the LDR for signs, as to number, location, size, height, lighting, and materials with a unified theme throughout the development. Monument signs shall be limited to 10' in height with design criteria conforming to the City's Land Development Code shall be located within the landscape buffer, and avoid utility easements along Kanner Hwy for lots 3, and 4. The monument sign for lot 4 shall adhere to the proposed monument sign elevations prepared by LCA Architecture, Inc. dated 01.15.15.The monument sign for lot 2 shall adhere to the Sec. 6.11.12.C Monument Signs of the City's Land Development Code.

**Platting**

49. **(Restated Condition)** Plat approval per Section 11.01.06.1 shall occur prior to any future development permit being issued. Plat approval based on reconfigured lots 2 & 3 shall occur prior to any development permit being issued for Culver's of Stuart on lot 2.

50. **(Amended Condition)** The CPUD property may be platted and conveyed to separate owners without further amendment to this Ordinance. ~~Prior to application for any development, the applicant shall form a POA (property owners association) or other similar entity acceptable to the City Attorney, which shall be singularly responsible for the perpetual maintenance of the common site features:~~
    ~~a. An 8 foot wall, with 5 feet of preserve on the east and south side of the wall,~~
    ~~b. The entire 40 foot wide preserve area on the east and south perimeter of the site,~~
    ~~c. Landscape strips straddling lot lines of lots 2, 3, and 4.~~
    ~~d. Entrance aprons from S.E. Kanner Hwy and~~
    ~~e. The north-south connecting drive aisle extending through lots 2, 3, and 4.~~

**Maintenance & Liability for Common Areas of the CPUD**

51. **(New Condition)** After the initial installation by 2014 Monterey Stuart Associates, LLC under the CPUD Ordinance, all lot owners are jointly and severally liable to the City of Stuart, Florida for the maintenance and repair of:

    a. An 8-foot wall, with 5 feet of preserve on the east and south side of the wall,
    b. The entire 40-foot-wide preserve area on the east and south perimeter of the site,
    c. Landscape strips straddling lot lines of lots 2, 3, and 4~~.~~,
    d. Entrance aprons from S.E. Kanner Hwy and
    e. The north-south connecting drive aisle extending through lots 2, 3, and 4.

    ~~Driveway, Perimeter Wall, Native Vegetative Preserve and required landscaping on the Lots.~~

**To:** Local Planning Agency *(LPA)*

**From:** Jodi Nentwick-Kugler, Development Director

**Meeting Date:** December 14, 2023

**Subject:** HCA Florida St. Lucie Hospital - *Major CPUD Amendment & Final Site Plan Approval (Project No.: Z22100003)*

**GENERAL INFORMATION:**

**Property Owner/Applicant:** Nicholas L. Paul, Vice President
HCA Health Services of Florida, Inc.
One Perk Plaza
Nashville, TN 37203

**Agent of Record:** Robert S. Raynes, Esq.
Gunster Law Firm
800 S.E. Monterey Commons Boulevard
Stuart, FL 34996

**Location:** 2551 S. Kanner Highway, Stuart FL 34994

**Parcel I.D.:** 16-38-41-016-000-00030-0

**Existing Zoning:** Commercial

**Existing Land Use:** Commercial Planned Unit Development *(CPUD)*

**Parcel Size:** 1.74-acres

**Existing Use:** Vacant

**Proposed Use:** Free Standing Emergency Room

**Overlay District:** N/A

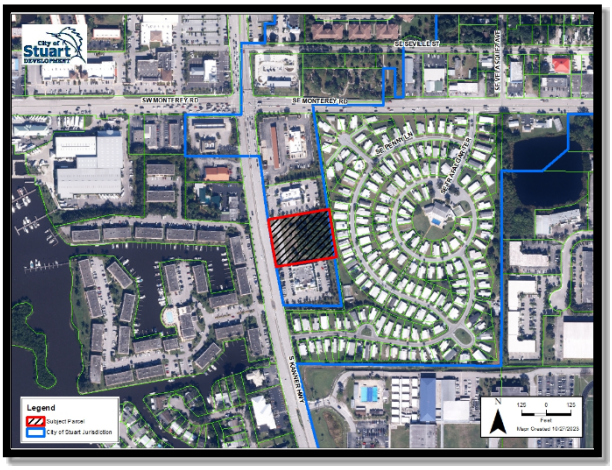
## *A. Project Description*

On October 17, 2022, the applicant submitted a Planned Unit Development Amendment petition and concurrent Site Plan for the development of Lot 3 within the WaWa CPUD. The amendment provides for constructing a 11,570 square foot free-standing emergency room (FSER) with one (1) ambulance loading zone and forty-three (43) parking spaces and new timetable. The WaWa CPUD is located on the southeast corner of S.E. Monterey Road and S. Kanner Highway.

According to the applicant's justification statement dated October 12, 2022, the FSER will provide efficient, high-quality health care to the residents of Stuart. The FSER provides physicians on staff and present 24 hours, 7 days a week vs. a typical urgent care facility that provides a P.A. or nurse practitioner. The FSER is equipped

with the imaging and laboratory resources needed to diagnose and deliver care for severe and life-threating situations. The FSER does not provide over-night, inpatient treatment; however, the FSER is hospital owned and operated. Patients can be transported to if they require inpatient admission and/or higher level of care.

***Aerial Map***




## *B. Project Background*

According to Ordinance No. 2297-2014, 2014 Monterey Stuart Associates, LLC ("Monterey") and Grand Bank and Trust of Florida ("Grand Bank") entered into a CPUD agreement with the City of Stuart (the "City") for that certain development now known as "The Shoppes at Monterey and Kanner" which (i) incorporated an adjoining 1.17 acre B-1 "Business" zoned parcel into the original 5.97-acre parcel; (ii) divided the 7.14-acre site into 4 lots; (iii) adopted a master site plan encompassing the entire 7.14 acre site; and (iv) approved full development plans for a WAWA Gas Station and Convenience Store on Lot 1.

Stuart 24 Associates, LLC ("Associates") along with Monterey and Grand Bank petitioned the City to amend Ordinance No. 2297-2014 to provide for the development of Water's Edge Dermatology on Lot 4. City, Monterey, Grand Bank, and Associates entered an amendment to Ordinance No. 2297-2014 to allow the development of Water's Edge Dermatology; said the amendment was approved as Ordinance No. 2306-2015. Ordinance No. 2297-2014 and Ordinance No. 2306-2015 are collectively referred to as the WaWa CPUD.

Three (3) of the four (4) lots within the WaWa CPUD have been developed; with WaWa on Lot 1, Culvers Restaurant on Lot 2, and Waters Edge Dermatology on Lot 4. During the development of Lots 1, 2 & 4 the required cross-access connections and buffers were established for Lot 3. The development of Lot 3 will provide a Professional Medical Office use which is consistent with the intended uses established within the CPUD.

**<u>Project History:</u>**

August 24, 1998, the City Commission adopted the following ordinances:

- Ordinance Number 1566-97 for the Voluntary Annexation Parcel #F8; which consists of a 1.20-acre parcel of land located at the southeast corner of Monterey Road and S.R. 76 (Kanner Highway).
- Ordinance Number 1568-97 establishes the Zoning Classification of "B-1" General Business District for Annexation Parcel #F8.

June 22, 1998, the City Commission adopted the following ordinances:

- Ordinance Number 1569-97 was adopted for the Voluntary Annexation of Annexation Parcel #F9; which consists of a 5.98-acre parcel of land located on the east side of S.R. 76 (Kanner Highway) and south of Monterey Road.

- Ordinance Number 1571-97 adopted the following Annexation Parcel #F9; establishing the zoning classification of Commercial Planned Unit Development (C-PUD) agreement that included a list of conditions for the development.

November 24, 2014, the City Commission adopted Ordinance Number 2297-2014 amending a 5.98-acre Commercial Planning Development (C-PUD) agreement, originally approved under Ordinance Number 1571-1997, (1) and incorporating an adjoining 1.26-acre B-1 "Business" zoned parcel into the original 5.98-acre parcel and applying C-PUD zoning to the entire 7.24-acre site, (2) diving the 7.24-acre site into four lots; (3) adopting a master plan encompassing the newly established 7.24-acre site, including a full development plan for Lot No. 1, consisting of a "WAWA" gas station and convenience store and a partial development plan for Lots 2, 3, and 4; located at the southeast corner of SR 76 (Kanner Highway) and S.E. Monterey Road, providing for development conditions and a timeable for development, and repealing all ordinances.

January 26, 2015, the City Commission adopted Resolution Number 10-2015 approving a plat titled "Shoppes at Monterey and Kanner.

March 9, 2015, the City Commission adopted Ordinance Number 2306-2015 granting approval for a Major Amendment to the CPUD for the development of Lot 4 consisting of a 10,224 square-foot medical office building for Water's Edge Dermatology.

September 12, 2016, the City Commission adopted Ordinance Number 2331-2016 granting a second Major Amendment the CPUD, providing for the reconfiguration of Lots 2 & 3, more specifically decreasing Lot 2 from 1.63-acres to 1.22-acres and increasing Lot 3 from 1.33-acres to 1.74-acres; approving a master development plan for Lot 2 consisting of a 4,442 square foot Culver's Butterburger & Frozen Custard drive-thru and sit-down restaurant, providing for new, restated, and amended development conditions, including a timeable for development and a requirement for platting.

September 26, 2016, the City Commission adopted Resolution Number 102-2016 approving a plat for the reconfiguration of Lots 2 & 3 for "Shoppes at Monterey and Kanner Replat".

## PLANNED UNIT DEVELOPMENT AMENDMENT (PUD)
## LAND DEVELOPMENT CODE (LDC)
## SECTION 11.01.10

The submitted Planned Unit Development Major Amendment petition has been reviewed and outlined in the Land Development Code, *Section 11.01.10.B.1.* to a previously adopted planned unit development zoning ordinance, including conditions, agreements, covenants, maps, and illustrations shall be processed as if the proposed amendment is a new rezoning application in accordance to Section *11.01.09.G.1. and 2.*

At the public hearing, the Advisory Board shall hear from all interested parties regarding whether the rezoning application complies with the requirements of this Code and the Comprehensive Plan. The Advisory Board shall consider the application, written comments of each responding department, consultant, and agency as well as the compliance recommendation of the development department.

**In formulating its recommendation to the City Commission, the Advisory Board shall consider the following criteria:**

***a. The existing land use pattern;***

The proposed amendment is consistent with the existing land use pattern. The request seeks to amend the existing Commercial Planned Unit Master Development Plan Lot 3 to construct a 13,126 square foot, one-story free-standing emergency room with an ambulance and patient loading zone. The property is zoned Commercial Planned Unit Development (CPUD) with a Future Land Use Designation of Commercial.

***Existing Zoning Map***

***b. The possible creation of an isolated district unrelated to adjacent and nearby districts;***

The proposed zoning change would not create an isolated land use classification for nearby and adjacent districts. This was approved as a CPUD in 2014 and revised in 2016 which created a four-lot subdivision, and the allowable uses included a Professional office, including medical.

***c. The population density pattern of the area and possible increase overtaxing of the load on public facilities such as schools, utilities, and streets;***

The intended use of the subject property is not anticipated to increase the overtaxing of the load on public facilities, such as schools, utilities, and streets.

***d. The possible overloading of the city's sewage collection, treatment, and disposal facilities;***

The type and intensity of the proposed development are not anticipated to overload the City's sewage collection, treatment, and disposal facilities. The capacity for the infrastructure was anticipated and permitted as part of the overall site work for all four lots before any development.

***e. The possible overloading of the city's drainage system;***

The proposed development is not anticipated to overload the City's drainage system. The approved CPUD plan for the site will provide for nutrient removal for the vacant portion of the site, water quality, and attenuation within the dry retention pond.

***f. The existing district boundaries in relation to existing conditions on the subject property;***

The existing boundaries in relation to the existing conditions are consistent with the recorded replat of the property in 2016.

***g. The existence of changed or changing conditions that make the passage of the proposed rezoning necessary or appropriate;***

The intersection of S.R. 76 and S.E. Monterey Road are aerial roads within the City of Stuart and Martin County's jurisdiction and are suitable for commercial, office, and retail types of development, specifically for this approved CPUD.

***h. The impact of the proposed rezoning upon living conditions in the adjacent neighborhood;***

The type and intensity of the major amendment to the existing CPUD would not create an adverse impact on the adjacent neighborhoods. The existing site is buffed from the nearby neighborhood to the south and west with a continuous wall along the property for all four lots, and landscaping and recreation preserve.

***i. The impact of the proposed rezoning upon the flow of light and air to adjacent areas;***

The impact of the proposed rezoning would not create an adverse impact upon the flow of light and air to adjacent areas due to the conditions to be adhered to within the approved CPUD.

***j. The impact of the proposed rezoning upon property values in the adjacent area;***

A Major Amendment to the CPUD would likely increase the property value in the adjacent area by allowing commercial use which typically increases property taxes for developed land.

***k. The impact of the proposed rezoning upon improvements or development of adjacent property in accordance with the existing regulations; and***

The major amendment to the CPUD would not impact adjacent properties to improve or develop under the existing regulations.

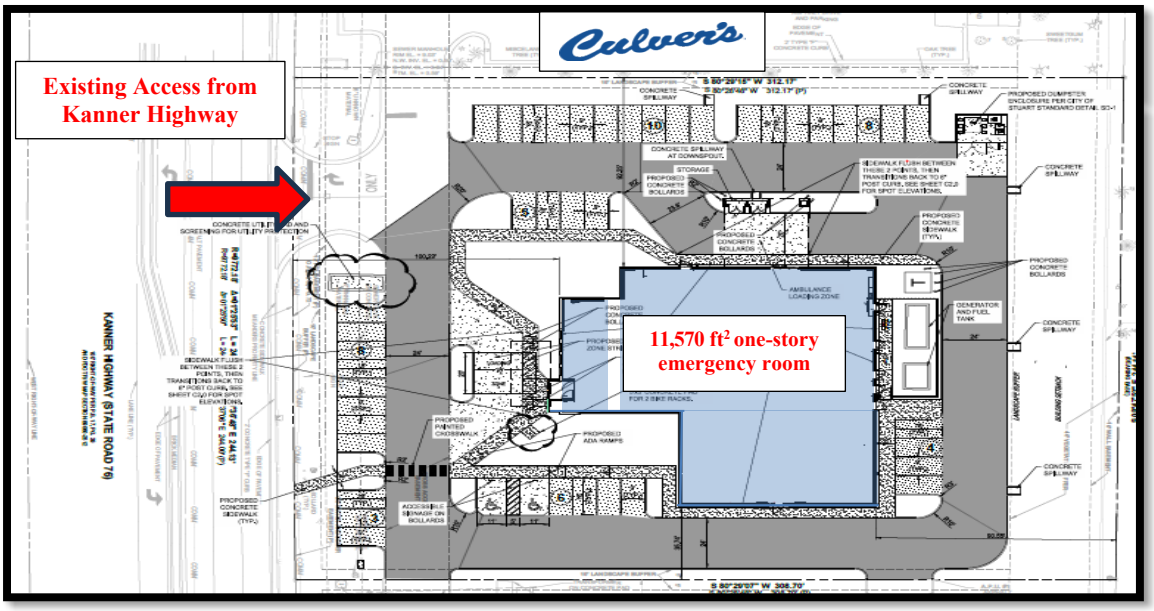
The proposed project consists of an 11,570 square foot Free Standing Emergency Room (FSER), with one (1) ambulance loading zone and forty-three (43) parking spaces. The FSER building provides enhanced architectural features and complies with the City's architectural standards by providing an arcade, sculptured artwork, overhangs, display windows, decorative light fixtures, and planters with seating. The development provides interconnectivity by utilizing the existing frontage road and providing a parking lot cross access connection to Waters Edge Dermatology. A pedestrian connection point has also been provided to connect the development with the existing sidewalk along S. Kanner Highway. The development complies with the City's landscape standards by providing dozens of new shade trees and thousands of new shrubs to the property. The landscape buffers have been designed to enhance and complement the existing landscape palate established within the previously developed lots.

The existing site is unoccupied but is accessed via an inter-parcel access road that runs parallel to S. Kanner Highway. The access road has an existing Right-In/Right-Out (RIRO) access point to S Kanner Highway at the north side of the project site. The adjacent parcel to the south has an existing driveway that allows both left and right turns into the site. The proposed project would not add any new access points onto S Kanner Highway.

The development provides interconnectivity by utilizing the existing frontage road and providing a parking lot cross-access connection to Waters Edge Dermatology (Lot 4). A pedestrian connection point has also been provided to connect the development with the existing sidewalk to S. Kanner Highway.

The proposed site plan layout with the location of the building outlined in blue as depicted in Exhibit "A".

***Exhibit "A" Proposed Site Plan Layout***




***l. The existence of other adequate sites in the city of the proposed use in districts permitting such use.***

The goal of the proposed amendment is to allow for uses that are in demand.

## *C. Public Notification – Local Planning Agency*

On November 20, 2023, the applicant provided notification letters to 334 owners of property located within 300 feet of the proposed petition. One (1) public notification sign detailing the Local Planning Agency *(LPA)* and City Commission Public Hearing was posted on the premises.

## *D. Development Reviews*

***The following review comments must be addressed during the site permit review.***

***City of Stuart Building Department:***

The Building Department has reviewed and conceptually approved the Major Amendment to the Commercial Planned Unit Development.

- All plans shall comply with the Florida Building Code *(FBC)* and Florida Fire Protection Code *(FFPC)* in effect at the time permit application*(s)* are submitted.
- Plans shall also be submitted as one PDF file.
- Separate permits shall be required for the site, building, dumpster enclosures, fire line, fire sprinkler, fire alarm, kitchen hood, and suppression systems.
- The applicant shall schedule a pre-construction meeting prior to the issuance of building permits.

***City of Stuart Fire Rescue:***

The City of Stuart Fire Rescue has reviewed and conceptually approved the Major Amendment to the Commercial Planned Unit Development application. The following comment(s) must be addressed before the issuance of a site permit:

- Fire Autoturn is not approved as submitted, the truck depicts not clearing curbs and parking spot lines should not cross into them. The construction set will require the applicant to submit a revised fire truck autoturn.
- FDC to fire hydrant distance cannot exceed 100 feet.

***City of Stuart Public Works - Utilities:***

The Public Works Department has reviewed the Major Urban Code Conditional Use and Major Development Plan applications and is awaiting the resubmittal of a revised utility plan. Before any issuance of a site permit, all outstanding utility comments must be reviewed and approved by the Public Works Department.

***City of Stuart Police Department:***

Before the issuance of a site permit, the City of Stuart Police Department must review and approve a signed and sealed photometric plan.

***CAPTEC Engineering:***

The applicant is responsible for obtaining all State, Federal, and local permits that may be required as part of this project such as a South Florida Water Management District.

The City of Stuart Public Works, Utilities, and Fire Departments should review the Plan for water, sewer, dumpster, fire hydrant, fire lane, utility separation requirements, and accessibility.

CAPTEC performed this review for the City of Stuart to confirm compliance with the applicable City of Stuart Codes and Regulations. Neither the Reviewer nor the City of Stuart is the Design Engineer of Record and, therefore, neither entity accepts responsibility for the accuracy or contents of the design documents and/or other data submitted by the applicant.

***Environmental Review:***

The City of Stuart Development Department has reviewed the application for environmental impacts and has found the application*(s)* to comply with the Land Development Code, Comprehensive Plan, and Code ordinances. The property is currently vacant and contains minimal existing vegetation. The City will require proof of an updated completed gopher tortoise survey by a licensed agent. Per Florida Wildlife Commission (FWC) regulations, a gopher tortoise survey is only good for 90 days, and any clearing must have a valid survey before commencement. The City will not authorize or issue any permits without a current gopher tortoise survey, and a tree survey showing all native trees 4" or bigger on site.

***Traffic Review:***

According to the Traffic Impact Statement prepared by Kelly Farabee, P.E. dated October 21, 2022, the proposed project is expected to generate fewer than 20 trips in a given peak hour of traffic. The project traffic is less than the City's threshold for requiring a traffic study per LDC Section 4.05.02., therefore, no further analysis is required.

## *G. Staff Recommendation*

The staff has reviewed the petition for a Major Amendment to the Commercial Planned Unit Development and concurrent site plan and recommends the City's Local Planning Agency (LPA) forward a recommendation for approval to the City Commission to allow for an 11,570 $ft^2$ one-story, free-standing emergency room with an ambulance and patient loading zone, which associated site improvements.

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

Received by: _____
Reviewed by: _____

# Planned Unit Development (PUD) Amendment Application

Project ID#_____
*(Staff Entry)*

| | |
|---|---|
| Pre-App Conference Date: 07-21-2022 | Application Date: |

## SITE INFORMATION

| | |
|---|---|
| Project Name: HCA Florida St. Lucie Hospital - Stuart FSER (Free Standing Emergency Room) | Parcel ID#: 16-38-41-016-000-00030-0 |
| Site Address: 2551 South Kanner Highway | |
| Subdivision: Shoppes at Monterey and Kanner Replat | Lot(s): 3 |
| Site Acreage: 1.74 | Flood Zone/Base Flood Elevation: X - N/A' NAVD |
| Existing Zoning District / CRA Subdistrict (if applicable): C-PUD | |
| Proposed Zoning District / CRA Subdistrict (if applicable): N/A | |
| Current Comprehensive Plan Future Land Use Designation: Commercial | |
| Proposed Comprehensive Plan Future Land Use Designation: N/A | |
| Existing Land Use: Commercial | Proposed Land Use: N/A |
| Proposed Square Footage (if applicable): 10,890 | Proposed Density (if applicable): N/A |

## PETITIONER INFORMATION

| | |
|---|---|
| Property Owner: HCA Health Services of Florida, Inc. | Phone Number / Email Address: 615.344.5962 / nick.paul@hcahealthcare.com |
| Property Owner's Mailing Address: One Park Plaza, Nashville, TN 37203 | |
| Applicant (if not Owner): Robert S. Raynes, Esq. (Gunster Law Firm) | Phone Number / Email Address: 772-288-1980 / rraynes@gunster.com |
| Applicant's Mailing Address: 800 S.E. Monterey Commons Blvd., Stuart, FL 34996 | |
| Agent/Contact Person: Robert S. Raynes, Esq. (Gunster Law Firm) | Phone Number / Email Address: 772-288-1980 / rraynes@gunster.com |
| Agent's Mailing Address: 800 S.E. Monterey Commons Blvd., Stuart, FL 34996 | |
| Architect: GA Studio | Engineer: Fulmer Lucas Engineering (FLE) |
| Planner: Josh Long, AICP (Gunster Law Firm) | Landscape Architect: Gamble Design Collaborative |

# Statement of Ownership and Designation of Authorized Agent

*(Please Print or Type)*

Before me, the undersigned authority, personally appeared Nicholas L. Paul, Vice President of HCA Health Services of Florida, Inc.

Who, being by me first duly sworn, on oath deposed and says:

1. That **HCA Health Services of Florida, Inc.** is the fee simple title owner of the property described in the attached Legal Description.
2. That he/~~she~~ is requesting approval of a CPUD Amendment in the City of Stuart, FL.
3. That he/~~she~~ has appointed Robert S. Raynes, Esq. to act as an authorized agent on his/~~her~~ behalf to accomplish the above project.

Name of Owner: HCA Health Services of Florida. Inc.

Nicholas L. Paul

Signature of Owner:

By: Name/Title

Vice President of HCA Health Services of Florida, Inc.

One Park Plaza

Street Address

City, State, Zip Code

Nashville, TN 37203

N/A

P.O. Box

City, State, Zip Code

615.344.5962

Telephone Number

Fax Number

nick.paul@hcahealthcare.com

Email Address:

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Sworn and subscribed before me by means of ☑ physical presence or ☐ online notarization, this

13 day of September, 2022 By Nicholas L. Paul, Vice President of HCA Health Services of Florida, Inc.

Personally Known OR Produced Identification

Type of Identification Produced:

Anne-Marie Gebel Notary Public

ANNE MARIE GEBEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires:

1/7/25

# 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: Nicholas L Paul | City/State/Zip Code: Nashville, TN 37203 |
| Title: Vice President | Telephone Number: 615.344.5962 |
| Company: HCA Health Services of Florida, Inc. | Facsimile Number: N/A |
| Company Address: 1100 Dr. Martin Luther King Jr. Blvd., Suite 500 | Email Address (optional): nick.paul@hcahealthcare.com |

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

1. Signed this 13 day of September, 2022.

**By:** Nicholas L. Paul

Signature of Property Owner - **Nicholas L. Paul, Vice President of HCA Health Services of Florida, Inc.**

# Application Requirements

Fees:

- ◉ Major PUD Amendment - $3,195.00; or
- ○ Minor PUD Amendment: $2,130.00; or
- ○ PUD Agreement Amendment (text change only): $1,065.00

*(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)*

A Major Planned Unit Development Amendment is one which shall include any one of the following;

- A change of two (2) percent or more in the area of any land use designations shown on the site plan;
- Any change in the list of proposed uses;
- An increase in residential density of five (5) percent or more;
- An increase in nonresidential Building square footage of ten (10) percent or more;
- A change in the boundary of the PUD district;
- A change in the site plan or approval regarding any area(s) set aside and designated for future development;
- Any other change determined by the City Development Director to have a potentially significant impact on City services or the surrounding neighborhood;
- An amendment of greater than twelve (12) months to an originally approved timetable of development. Such an amendment may only be approved upon good cause shown to the City Commission. Any contributions conditioned as part of the original PUD agreement shall be revisited upon application for timetable extension. A timetable extension greater than twelve (12) months will require a full concurrency review.

*(A Minor Planned Unit Development Amendment is any amendment that is not a Major Amendment.)*

**Submittal Requirements:** A completed application form, the payment of fees, a site plan, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and any other information as may be required by the City Development Director in order to do a thorough review of the request. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan if a site plan has not previously been approved. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) *(The data requirements for a site plan and a concept plan are available at the Development Department)*

**Approving Authority:** The Development Director is required to prepare a staff report and recommendation concerning this application. For a Major PUD amendment, the Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. For both types of applications, the City Commission is required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.

**Justification:** Written justification supporting the application and demonstrating how the application remains:
(a) consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses; and
(b) complies with the relevant development standards of the City of Stuart Land Development Code.

**(over)**

## AUTHORIZATION FORM FOR AMENDMENT TO CPUD

I, Angela Fisher, not in my individual capacity, but solely in my capacity as Secretary and Treasurer of DLD Management Corp., a Florida corporation, as General Partner of DLD Family LLLP, a Florida limited liability limited partnership, as sole Member of DLD Properties III, LLC, a Florida limited liability company (the "Owner"), as record title owner of Lot #1 within the CPUD created by City of Stuart Ordinance 2297-2014, as amended (collectively, the "CPUD"), have no objection and hereby authorize HCA Health Services of Florida Inc. ("HCA") to pursue an additional amendment to the CPUD in substantially the form attached hereto and made a part hereof as **Exhibit "A"** (the "CPUD Amendment") for the purpose of:

1) incorporating the following language, or substantially similar language into the CPUD, and eliminating the need for a Property Owners Association,

   *After the initial installation by 2014 Monterey Stuart Associates, LLC under the CPUD Ordinance, all lot owners are jointly and severally liable to the City of Stuart, Florida for the maintenance and repair of:*

   *a. An 8-foot wall, with 5 feet of preserve on the east and south side of the wall,*
   *b. The entire 40-foot-wide preserve area on the east and south perimeter of the site,*
   *c. Landscape strips straddling lot lines of lots 2, 3, and 4,*
   *d. Entrance aprons from S.E. Kanner Hwy and*
   *e. The north-south connecting drive aisle extending through lots 2, 3, and 4.*

   And;

2) gaining approval of a development of a Free-Standing Emergency Room on Lot 3 from the City of Stuart (HCA FSER Stuart - Major CPUD # z22100003).

This statement of no objection and authorization shall terminate upon the approval of the CPUD Amendment in substantially the form attached hereto and made a part hereof as **Exhibit "A"**.

**[INTENTIONALLY LEFT THE REST OF THIS PAGE BLANK]**

IN WITNESS WHEREOF, the Owner has hereunto set its hand and seal this ___ day of October, 2023.

**WITNESSES**:

Anthony Lucas

Print: Anthony Lucas

Lulu Negron

Print: Lulu Negron

**OWNER**:

DLD Properties III, LLC,
a Florida limited liability company

By: DLD Family LLLP,
a Florida limited liability limited partnership,
its sole Member

By: DLD Management Corp.,
a Florida corporation,
its general partner

By: Angela Fisher
Name: Angela Fisher
Title: Secretary and Treasurer

**ACKNOWLEDGMENT**

STATE OF FLORIDA )

COUNTY OF Palm Beach )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of October, 2023, by Angela Fisher, not in her individual capacity, but solely in her capacity as Secretary and Treasurer of DLD Management Corp., a Florida corporation, as General Partner of DLD Family LLLP, a Florida limited liability limited partnership, as sole Member of DLD Properties III, LLC, a Florida limited liability company, on behalf of the limited liability company. She [X] is personally known to me or presented [ ] _____ as identification.

Notary Stamp/Seal:

ANTHONY LUCAS
Notary Public - State of Florida
Commission # HH 403450
My Comm. Expires May 29, 2027
Bonded through National Notary Assn.

Notary Signature: Anthony Lucas
Notary Print: Anthony Lucas
Notary Public, State of Florida
Commission No.: HH 403450
My Commission Expires: May 29 2027

Exhibit "A"

CPUD Amendment

**SEE ATTACHED**

EXHIBIT "A"

**HCA Amendment to Existing Commercial Planned Unit Development (CPUD)- Ordinance 23XX**

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

**ORDINANCE NUMBER 23XX**

**AN ORDINANCE OF THE CITY OF STUART, FLORIDA GRANTING A THIRD MAJOR AMENDMENT TO ORDINANCE NO. 2297-2014, AKA THE 7.24-ACRE, 4-LOT WAWA GAS STATION & CONVENIENCE STORE MASTER COMMERCIAL PLANNED UNIT DEVELOPMENT ("CPUD"), THEREBY APPROVING A MASTER DEVELOPMENT PLAN FOR LOT 3 CONSISTING OF AN 11,570 SQUARE FOOT FREE STANDING EMERGENCY ROOM AND PROVIDING FOR NEW, RESTATED, AND AMENDED DEVELOPMENT CONDITIONS, INCLUDING A TIMETABLE FOR DEVELOPMENT; SAID PROPERTY BEING GENERALLY LOCATED AT THE SOUTH EAST CORNER OF SR 76 & S.E. MONTEREY ROAD, BEING MORE FULLY DESCRIBED BY EXHIBIT "A" ATTACHED; DECLARING THE PROPOSED DEVELOPMENT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; REPEALING ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; ACCEPTABLE BY THE APPLICANT; AN EFFECTIVE DATE AND FOR OTHER PURPOSES.**

* * * * *

**WHEREAS**, on January 27, 2015, the City of Stuart City Commission adopted Ordinance 2297-2014, approving an addition of 1.26-acre parcel into the original 5.98 acres parcel and applying C-PUD Zoning to the Entire 7.24 acres site, dividing the 7.24-acre site into four lots, adopting a master site plan encompassing

the newly established 7.24-acre site, including a full development plan for Lot No.1, consisting of a "Wawa" gas station and convenience store, and a partial development plan for Lots 2, 3, and 4, and recording a declaration to identify maintenance of the site, and all common areas; and

**WHEREAS,** on June 9, 2015, the City of Stuart City Commission adopted Ordinance Number 2306-2015, granting a Major Amendment to Ordinance No. 2297-2014 thereby approving full development plans for Lot 4 consisting of a 10,224 Square Foot Medical Office Building for Stuart 24 Associates LLC (Water's Edge Dermatology); and

**WHEREAS,** on November 2, 2016, the City of Stuart City Commission adopted Ordinance Number 2331-2016, granting a second Major Amendment to ordinance No. 2297-2014 thereby providing for the reconfiguration of Lots 2 & 3, specifically decreasing Lot 2 from 1.63 acres to 1.22 acres and increasing Lot 3 from 1.33 acres to 1.74 acres; and approving a master development plan for Lot 2 consisting of a 4,442 square foot Culver's Butter Burger & Frozen Custard Drive-Thru and Sit Down restaurant; and

**WHEREAS,** on November 7, 2016, a Replat was recorded regarding the Property, known as the "Shoppes at Monterey and Kanner Replat" which is recorded in Martin County Plat Book 17, Page 39, and consists of Sheets 1 and 2 of 2; and

**WHEREAS,** on October 17, 2022, an application was submitted to the city for a third Major Amendment to ordinance No. 2297-2014, proposing a master development plan for Lot 3 consisting of an 11,570 square foot Free Standing Emergency Room; and

**WHEREAS** the Local Planning Agency Board held a properly noticed hearing at a regularly scheduled meeting on _____, to consider the Applicant's request and recommended approval of the subject petition to the City Commission; and

**WHEREAS** the City Commission held a properly noticed hearing at a regularly scheduled City

Commission to consider the application by HCA Health Services of Florida, Inc. (the "Applicant" ) for the 1.74-acre parcel of land that is Lot 3 of the CPUD; and

**WHEREAS**, the City of Stuart has determined the need to provide a third Major Amendment to ordinance No. 2297-2014 to amend the CPUD to eliminate the need for a Property Owners Association ("POA"), and to eliminate a discrepancy between the CPUD, and the Declaration recorded with Ordinance no. 2297-2014; and

**WHEREAS**, the City Commission, has considered the Applicant's voluntary request for Master Development Plan, and the CPUD Amendment for the Lot 3 site plan, elimination of the requirement for a POA, and other conflicts identified between the CPUD, and the Declaration included in Ordinance No. 2297-2014; and

**WHEREAS**, the City Commission has also considered the recommendation of City staff as to the above matters; and

**WHEREAS**, the Applicant has committed to the City that its development will comply with all development codes, plans, standards and conditions approved by the City Commission; and that it will bind its successors in title to any such commitments made upon approval of the Lot 3 site plan; and

**WHEREAS**, at the hearing the Applicant showed by substantial competent evidence that the application is consistent with the Stuart Comprehensive Plan, and the Land Development Code of the City, and with the procedural requirements of law; and

**WHEREAS** the CPUD property is legally described in **"Exhibit A"** of this ordinance (the "CPUD Property"). A location map depicting the CPUD property is attached hereto as **Exhibit "B"** and made a part hereof by reference; and

**WHEREAS** the Lot 3 property is legally described in **"Exhibit C"** of this ordinance; and

**HCA Amendment to Existing Commercial Planned Unit Development (CPUD)- Ordinance 23XX**

**WHEREAS** a map depicting the Lot 3 property is attached hereto as **Exhibit "D"** and made a part hereof by reference; and

**WHEREAS** the proposed final version of the Development Conditions and Revised CPUD (as set forth in **Exhibit "E"** attached hereto), reflecting the removal of all POA-referencing language, and other changes to create consistency, is attached hereto as **Exhibit "E"**.

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

**SECTION 1:** The foregoing recitals are true and adopted as findings of fact and conclusions of law.

**SECTION 2:** The following new documents are on file as public records of the City, at the office of the City Clerk in City Hall, and attached hereto as **Exhibit "E,"** hereinafter the "Development Documents," shall pertain to Lot 3, deemed a part of the development conditions, and shall supplement any earlier approvals:

a. **[Development Documents to be approved for HCA FSER shall be listed Here]**
b. **[Ditto]**
c. **[Ditto]**
d. **Etc.**

**SECTION 3:** This ordinance becomes effective upon adoption and acceptance by all of the owners of the CPUD Property.

**SECTION 4:** Except as otherwise provided herein, no development permits, site permits, or building permits shall be issued by the City except in compliance with the City's Land Development Code.

**SECTION 5:** All ordinances or parts of ordinances in conflict with this ordinance or any part thereof are hereby repealed to the extent of such conflict.

**SECTION 6:** If any provision of this ordinance or the application thereof to any person or circumstance

is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

**SECTION 7:** Following the adoption and acceptance of this ordinance by all of the owners of the CPUD Property, and in addition to any other action for failure of the Applicant to comply with the Development Documents for Lot 3, the City Development Director may obtain a hearing before the City Commission and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged noncompliance. At the hearing before the City Commission, the Applicant may appear and may contest the allegation of noncompliance or explain the reason or reasons for the noncompliance. Upon a finding of material noncompliance with the Development Documents and therefore, the Ordinance(s) adopting the same, the City Commission may impose or do any or all of the following solely with respect to Lot 3:

a. Initiate the process to amend or repeal this or any other ordinance pertaining to the development.
b. Direct the City Development Director to initiate the process to rezone the CPUD Property or any portion of the CPUD Property.
c. Impose an administrative penalty of up to $1,000.00 for each violation, and up to $5,000.00 for each repeat violation that occurs, along with all reasonable costs, including attorney's fees incurred by the City.

Any breach of any provision or condition of this CPUD ordinance by the owners of Lots 1, 2, 3, and 4 within their respective lot in the CPUD Property, shall be considered a zoning violation subject to any remedies provided herein, or as otherwise provided by law, and each lot owner within the CPUD Property shall be responsible for its respective lot's compliance severally. In the event a violation found continues from day to day, each day the violation is found to continue shall be deemed a separate violation.

**SECTION 8:** This ordinance shall be effective upon the following to occur: adoption by the City Commission, and proper execution and acceptance by all of the owners within the CPUD Property.

**SECTION 9:** The complete execution and recording of this Ordinance by the City Clerk shall occur no later than 60 days from the date of this approval, failing which this ordinance shall be void.

**SECTION 10:** Upon complete execution of this Ordinance, the City Clerk is directed to record this Ordinance in the Public Records of Martin County, Florida.

Passed on first reading the _____ day of _____, 2023.

Commissioner_____offered the foregoing Ordinance and moved for its adoption.

The motion was seconded by Commissioner_____and upon being put to a roll call vote, the vote was as follows:

Commissioner_____offered the foregoing Resolution and moved for its adoption.

The motion was seconded by Commissioner_____and upon being put to a roll call vote, the vote was as follows:

TROY MCDONALD, MAYOR BECKY BRUNER,
VICE MAYOR EULA R. CLARKE,
COMMISSIONER
CHRISTOPHER COLLINS, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

| YES | NO | ABSENT | ABSTAIN |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

ADOPTED on second and final reading this_____day of_____2023.

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
TROY MCDONALD
CITY MAYOR

APPROVED AS TO FORM AND
CORRECTNESS:

_____
PAUL NICOLETTI, ESQ.
INTERIM CITY ATTORNEY

CITY'S ACKNOWLEDGMENT

The above Ordinance was acknowledged before me by means of ☐ physical presence or ☐ online notarization this_____day of_____, 2023 Troy McDonald, Mayor, and Mary Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation, who ☐ are personally known to me or ☐ have produced _____as identification.

(Notary Seal)

_____
Signature of Notary Public
Printed Name: _____
My Commission Expires:_____

## EXHIBIT A – CPUD LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 4, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE RUN SOUTH 89°38'01" EAST, ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 16, A DISTANCE OF 369.07 FEET; THENCE RUN SOUTH 00°21'59" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 46.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST MONTEREY ROAD (STATE ROAD NO. 714-A VARIABLE WIDTH RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89060-2512) AND THE POINT OF BEGINNING; THENCE RUN SOUTH 08°48'11" EAST, ALONG THE WEST LINE OF THE LEISURE VILLAGE MOBILE HOME COMMUNITY AS DESCRIBED IN OFFICIAL RECORDS BOOK 419, PAGE 2576, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 1012.07 FEET; THENCE RUN NORTH 89°37'05" WEST, ALONG THE NORTH LINE OF THE AFORESAID LEISURE VILLAGE MOBILE HOME COMMUNITY, A DISTANCE OF 303.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KANNER HIGHWAY (STATE ROAD NO. 76-A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89060-2512), SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 9772.18 FEET, A CENTRAL ANGLE OF 05°46'50", A CHORD BEARING AND DISTANCE OF NORTH 08°45'58" WEST, 985.49 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76 THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 985.91 FEET TO A POINT OF COMPOUND CURVATURE OF A 23.50 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; 2) THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 96°14'31" AN ARC DISTANCE OF 39.47 FEET TO A POINT OF TANGENCY AND A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST MONTEREY ROAD; THENCE RUN SOUTH 89°38'01" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 275.72 FEET TO THE POINT OF BEGINNING.

SAID CONTAINING 311,325 SQUARE FEET (7.147 ACRES) MORE OR LESS.

EXHIBIT "A"

## EXHIBIT B – CPUD LOCATION MAP

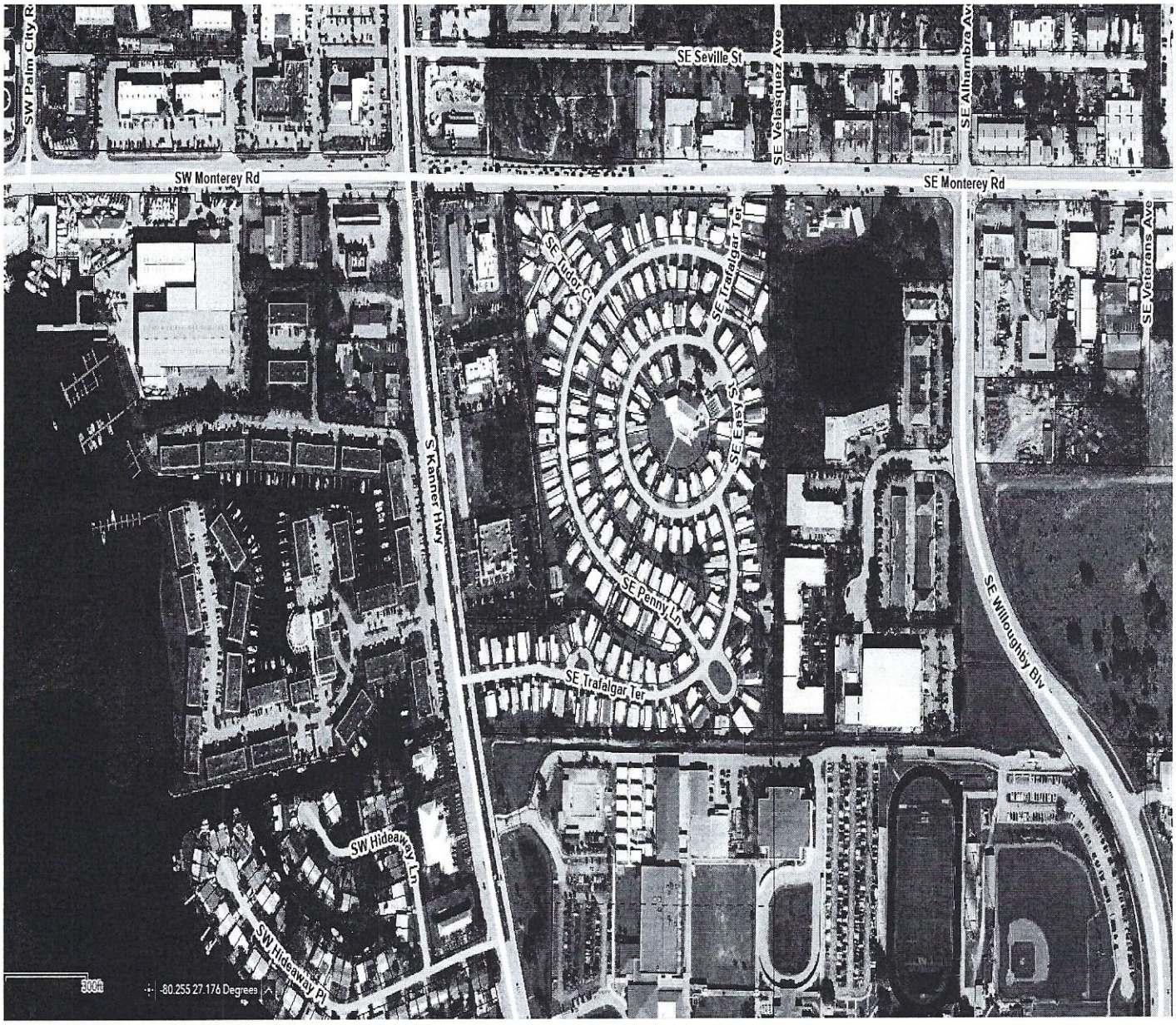


EXHIBIT "A"

## EXHIBIT C – LOT 3 LEGAL DESCRIPTION

LOT 3 OF SHOPPES AT MONTEREY AND KANNER REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 39, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLOIRIDA.

EXHIBIT "A"

**EXHIBIT D – LOT 3 LOCATION MAP**

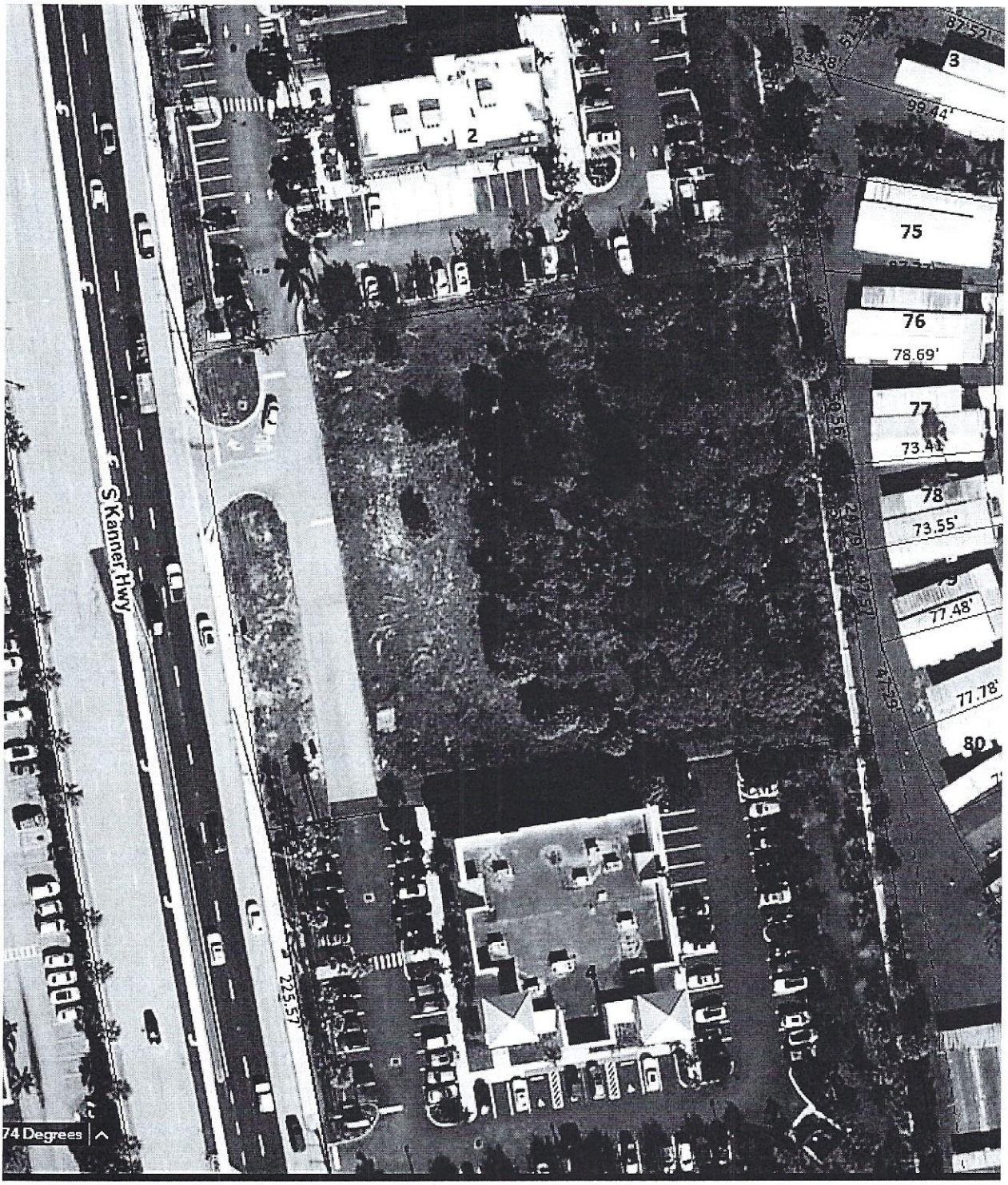


EXHIBIT "A"

## EXHIBIT E – DEVELOPMENT CONDITIONS, AND REVISED CPUD

**The following conditions fall into three (3) categories:**

1. **(New Condition)** New language added to the CPUD.
2. **(Restated Condition)** Conditions in the original CPUD, or subsequent amendments, which continue to apply to the CPUD without a change in language.
3. **(Amended Condition)** Variation from language contained in the original CPUD, or any amendments to the CPUD.

### Approved Plans and Documents

**(New Condition)** The HCA Free Standing Emergency Room ("FSER") project and use thereof shall comply with the following plans and documents:

a. **[Development Documents to be approved for HCA FSER shall be listed Here]**
b. **[Ditto]**
c. **[Ditto]**
d. **Etc.**

### General Conditions

1. **(Restated Condition)** Any modifications to the Master CPUD Site Plan less than 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking spaces, drainage areas, and location of landscaping may be approved by the City's Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via a public hearing.

2. **(Amended Condition)** Development of the Subject Property as a CPUD shall not exceed an impervious area of not more than sixty-five percent (65%) for ~~Lots 3, and~~ Lot 4. The Wawa gas station and convenience store on Lot 1 shall not exceed an impervious area of not more than sixty-seven percent (67%). The Culver's ButterBurger and frozen custard building on Lot 2 shall not exceed an impervious area of not more than (70%). The Free-Standing Emergency Room on Lot 3 shall not exceed an impervious area of not more than (70%).

3. **(Restated Condition)** The maximum building height within the CPUD shall be 45 feet. Height shall be measured from the lowest permissible finished first floor elevation to the surface of a flat roof and to the eave of a pitched roof. The peak of a pitched roof may not exceed 15 feet above the maximum building height. A parapet wall shall not be counted in

the calculation of building height.

**Landscaping**

4. **(Restated Condition)** All landscape areas shall be provided with an irrigation system of sufficient
capacity to maintain the landscaping in a healthy growing condition.

5. **(Restated Condition)** The City's landscape inspector shall have the opportunity to inspect all trees and/or landscape material with the landscape architect prior to installation. The developer shall bear the pass-thru free for landscape consulting fees not to exceed $1,500.00.

6. **(Restated Condition)** A Landscape maintenance plan, executed in accordance with the Land Development regulations, shall be submitted to the Development Department and approved prior to the issuance of a certificate of occupancy.

**Required Open Space and Native Preserve Area**

7. **(Restated Condition)** Open Space. Not less than 25% of the CPUD shall be open space as defined in the City Land development Regulations. Required open space may include native vegetation areas and landscape buffers between the CPUD and adjacent property; however, other required landscaping shall not count towards the open space requirement.

8. **(Amended Condition)** Excluding wetlands defined by the South Florida Water Management District, not less than 20% of the total development site shall remain as undeveloped and recreated native vegetation area. The required native vegetative area may include open space areas and the landscape buffer between the site and adjacent property; however, other required landscaping shall not count towards the native vegetation requirement. For lot 1, the location of the native vegetation shall comply with the project's landscape plans, Shts. L-1 & L-2 by Aloha Pacifica, LLC, Landscape Architect, dated 11.13.14. and lot 4 shall comply with Shts. 1&2 of 2 by HJA Design Studio, Landscape Architecture, dated 01.16.15. Lot 2 shall comply with Sht. 4 by Richard L. Poore, Landscape Architect, dated June 2016. Lot 3 shall comply with Sht. ____ by _____, Landscape Architect, dated _____.

9. **(Amended Condition)** The project's storm water facilities, specifically the Native Planting schemes at the detention/retention areas, will be designed using Low Impact Development "(LID) Techniques as described in the University of Florida IFSA Extension publication LID practices: Integration Wetlands and Enhancing Storm water Basins." Lot 4 detention/retention areas shall be designed using the LID techniques and IFSA practices per the landscape plans by Richard L. Poore, Landscape Architect, dated June 2016. Lot 2 detention/retention areas shall be designed using the LID techniques and IFSA practices per the attached landscape plans by Richard L. Poore, Landscape Architect, dated June 2016;

Lot 3 shall comply with Sht. ____ by _____, Landscape Architect, dated _____.

10. **(Amended Condition)** A Preserve area maintenance plan, executed in accordance with the Land development regulations, shall be included on the landscape drawings by Aloha Pacifica, LLC, Landscape Architects, for lot 4 by HJA Design Studio, LLC dated 01.15.15 and for lot 2 by Richard L. Poore, Landscape Architect, dated June 2016. Lot 3 shall comply with Sht. ____ by _____, Landscape Architect, dated _____.

**Tree Mitigation**

11. **(Amended Condition)** Prior to any development activities for each lot, payment into the City's tree replacement fund based on the City's Tree Replacement Formula shall be made as follows:

| **Lot #1** | **Lot #2** | **Lot #3** | ~~**Lot #4**~~ |
|---|---|---|---|
| Slash Pine = $9,112.50 | Slash Pine = $9,112.50 | Slash Pine = $9,112.50 | ~~Slash Pine = $9,112.50~~ |
| Highrise Oak = $8,075 | Highrise Oak = $8,075 | Highrise Oak = $8,075 | ~~Highrise Oak = $8,075~~ |
| Total = $17,187.50 | Total = $17,187.50 | Total = $17,187.50 | ~~Total = $ 17,187.50~~ |

Lot 4 will not be required to make any payment to the City's Tree Replacement Fund based on the number of softwood and hardwood trees (and palms) proposed in the landscape plans by HJA Studio, LLC dated 01.15.15 which exceed the required number of replacement trees and caliper inches detailed in the Tree Replacement Formula.

**Prior to Issuance of Site Permits**

12. **(Restated Condition)** Site permits will not be issued until a complete building permit application for the first building to be constructed has been submitted.

13. **(Restated Condition)** Applicant shall provide a digital boundary survey and civil plan prior to the issuance of a site permit.

14. **(Restated Condition)** Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.

15. **(Restated Condition)** All regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the issuance of a site permit.

16. **(Restated Condition)** All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.

EXHIBIT "A"

**Development and Construction**

17. **(Restated Condition)** "Hat racking" of trees is prohibited on the property.

18. **(Restated Condition)** All on-site utilities must be buried except for the existing FPL transmission line.

19. **(Restated Condition)** The developer is responsible for designing and constructing new or upsizing existing utilities to accommodate the proposed water usage and proposed fire flows.

20. **(Amended Condition)** The developer of ~~Culver's of Stuart 16 Kanner, LLC, must pay the applicable water and sewer availability fee in accordance with chapter 42 of the city's code.~~ of the Free-Standing Emergency Room, HCA Health Services of Florida, Inc., must pay the applicable water and sewer availability fee, for development of Lot 3, in accordance with chapter 42 of the city's code.

21. **(Restated Condition)** Construction activity shall be limited from 7:00 am to 6:00 pm Monday – Saturday.

22. **(Restated Condition)** Building generators, if utilized, shall be located behind the building that they serve, and screened with decorative materials or landscaped with hedge material. Sound attenuation shall be provided to assure that noise levels do not exceed 65 dB at the property line. Non-emergency testing of generators shall be limited to the hours of 12:00 pm to 3:00 pm on weekdays.

23. **(Restated Condition)** All mechanical equipment associated with the development shall be roof top (screened on all four sides) or located behind the building and decoratively screened or landscaped with hedge material except that air conditioning units shall be located no closer than 30' feet from the back of the main anchor buildings and screened from view. Roof top satellite dishes shall be limited to 3 feet in diameter and screened from view.

24. **(Restated Condition)** Any backflow prevention devices and above ground utilities shall be delineated on the landscape plans during final site plan review and shall be out of view or screened from the public right-of-way.

25. **(Restated Condition)** Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.

26. **(Restated Condition)** Lighting poles in the parking areas shall not exceed 25' in height for lots 2, 3, & 4. Lighting shall include shields to direct the light away from the residential area to the east and south of the CPUD. Site lighting for Lot 4 shall comply with Photometric Plan and Details prepared by LCA Architecture, Inc., dated 01.15.2015. Site lighting for Lot 2 shall comply with Site Photometric Plan, Sheet EP1 prepared by Michael Boychala P.E., dated 06.17.16 and most recently revised on 8.25.16. Site lighting for Lot 3 shall comply with _____

27. **(Restated Condition)** All utility improvements constructed by the developer within Florida's Department of Transportation's right-of-way, shall be constructed in a manner and form acceptable to the FDOT. The developer shall grant any such utility easements necessary for this site as may be required by the FDOT.

28. **(Restated Condition)** Building addresses and/or numbers shall be in plain view and shown on each building plan submitted at the time of building permit application in accordance with the City Code and shall be consistent with the sign plan.

29. **(Restated Condition)** Any sidewalk damaged during construction shall be repaired or replaced prior to the issuance of a Certificate of Occupancy for the first building of the affected phase.

30. **(Restated Condition)** Temporary or freestanding storage units are prohibited on the property once construction is complete.

31. **(Restated Condition)** The project's storm water facilities, specifically the Native Planting schemes at the detention/retention areas, will be designed using Low Impact Development "(LID) Techniques as described in the University of Florida IFSA Extension publication LID Practices: Integration Wetlands and Enhancing Storm water Basins." The proposed dry retention of lot 4 shall have native grasses along the edges of the retention area to become part of the stormwater filtration process. Bahia grass shall be allowed to remain at the bottom of the retention area as a drought tolerant ground cover. The proposed dry retention for lot 2 shall have native grasses along the edges of the retention area to become part of the stormwater filtration process. Bahia grass shall be allowed to remain at the bottom of the retention area as a drought tolerant ground cover. The proposed dry retention for lot 3 shall

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32. **(Amended Condition)** In the event of any conflict in the provisions of Exhibit ~~'C'~~ 'E' Development Conditions and the Revised CPUD, and attached exhibits, this Exhibit ~~'C'~~ 'E' shall prevail. Notwithstanding any other conditions, each lot owner within the CPUD Property shall responsible for compliance of its respective lot within the CPUD Property with Ordinance 2297-2014, as amended.

33. **(Restated Condition)** Prior to certificate of occupancy, the applicant shall provide an engineer's written confirmation attesting that the on-site storm water system as well as the entire CPUD's storm water system is in place and functioning in compliance with all approved plans and specifications.

**Future Development of Lots 3 & 4**

34. **(Amended Condition)** The developer may grade into ~~20%~~ 100% of the re-created native vegetation area in order to meet stormwater needs for remaining lot 3. The developer of lot 4 may grade into 100% of the recreated native vegetation area in order to meet storm water needs for lot 4 based on the topography of the parcel and absence of existing native vegetation as well as the proposed site-specific native plant palette indicated in the submitted landscape plans by HJA Design Studio, LLC dated 01.15.15. The developer of lot 2 may grade into the recreated native vegetation area in order to meet storm water needs based on

the topography of the parcel and absence of existing native vegetation as well as the proposed site-specific native plant palette indicated in the submitted landscape plans by Richard L. Poore, Landscape Architect, dated June 2016.

35. **(Restated Condition)** Parking areas shall be interconnected throughout the CPUD.

36. **(Restated Condition)** All buildings and structures shall have a walkway connection with the off-site sidewalk system.

37. **(Restated Condition)** The CPUD shall be limited to existing curb-cuts for ingress and egress to and from the CPUD.

38. **(Amended Condition)** No trailers, pre-fabricated, or modular structures shall be permitted except on a temporary basis ~~to assist in development and with rentals and sales of realty~~ within the CPUD, unless approved and deemed accepted by the State of Florida. ~~Such t~~Trailers shall be removed within thirty days of a direction to do so issue by the City Development Director. Failure to remove such a trailer accordingly shall be deemed a violation of the City Code.

39. **(Restated Condition)** Subject to the provisions of the LDR, the developer shall comply with all requirements of the City Comprehensive Plan and of the LDR including but not limited to, planned unit development regulations applicable to the Property at time of permitting.

**Development Timetable**

40. **(Amended Condition)** Timetable for development shall be as follows:

| **TIMETABLE OF DEVELOPMENT Lot 1** | |
|---|---|
| Site and building permit application deemed sufficient for permit review under city codes and standards. | **Jan 30, 2015** |
| Final Certificate of Occupancy for all site and building improvements | **June 30, 2016** |

| **TIMETABLE OF DEVELOPMENT Lot 4 Water's Edge Dermatology Major Amendment to the CPUD** | |
|---|---|
| Site and building permit application deemed sufficient for permit review under city codes and standards. | **Jan 30, 2018** |
| Final Certificate of Occupancy for all site and building improvements | **June 30, 2019** |

| **TIMETABLE OF DEVELOPMENT Lot 2 Culver's ButterBurger & Frozen Custard of Stuart Major Amendment to the CPUD** | |
|---|---|
| Site and building permit application deemed sufficient for permit review under city codes and | **Dec. 30, 2016** |

| | |
|---|---|
| standards. | |
| Final Certificate of Occupancy for all site and building improvements | **Dec. 30, 2017** |

| **TIMETABLE OF DEVELOPMENT Lot 3 Applicant's Free-Standing Emergency Room Major Amendment to the CPUD** | |
|---|---|
| Site and building permit application deemed sufficient for permit review under city codes and standards. | **(Dates will be added By City of Stuart)** |
| Final Certificate of Occupancy for all site and building improvements | **(Dates will be added By City of Stuart)** |

**Allowable Uses**

41. **(Restated Condition)** The following uses shall be permitted considering Sec. 601.13. Off-street parking schedule of the City's Land Development Code – as the standard for required off-street parking.
    a. Gas station and convenience store
    b. Professional office, including medical
    c. Retail
    d. Restaurant
    e. Restaurant with fast food drive-thru (see condition 50 below)

**Prohibited**

42. **(Amended Condition)** No temporary or modular buildings are permitted on the property except for permitted temporary construction/leasing trailers, unless approved and deemed accepted by the State of Florida.

43. **(Restated Condition)** Delivery trucks are prohibited from idling engines overnight on the property. Truck deliveries to rear of the main anchor buildings will be prohibited between the hours of 11:00 P.M. and 7:00 A.M., otherwise deliveries shall occur at the front of the store.

44. **(Restated Condition)** Billboards are prohibited on the property.

45. **(Restated Condition)** Banners and any other sign or advertising device not in accordance with the City's Land Development Regulations are prohibited, except as may be permitted by this CPUD.

46. **(Restated Condition)** No vehicles shall be displayed or stored within the public right-of-way at any time.

47. **(Restated Condition)** To avoid noise disruption to the surrounding properties, the facility shall not utilize an outdoor public announcement (P.A.) system unless:
    a. The Development Director approves the P.A. system
    b. The applicant demonstrates that the proposed P.A. system uses only low volume technology that is shielded from neighboring properties.
    c. A feature known as Automatic Volume Control or "AVC" is used to reduce the

GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

# AUTHORIZATION FORM FOR AMENDMENT TO CPUD

I, Theodore A. Schiff , as authorized representative of T&R Associates, LLC, the manager for Stuart 24 Associates, LLC, a Florida limited liability company, record title owner of Lot # 4 within the CPUD created by City of Stuart Ordinance 2297-2014 (the "CPUD"), have no objection and hereby authorizes HCA Health Services of Florida Inc. ("HCA") to pursue a Third Major amendment to the CPUD which is limited to:

1) incorporating the following language, or substantially similar language into the C-PUD, eliminating the need for a Property Owners Association,

   *After the initial installation by 2014 Monterey Stuart Associates, LLC under the CPUD Ordinance, all lot owners are jointly and severally liable to the City of Stuart, Florida for the maintenance and repair of:*

   *a. An 8-foot wall, with 5 feet of preserve on the east and south side of the wall,*
   *b. The entire 40-foot-wide preserve area on the east and south perimeter of the site,*
   *c. Landscape strips straddling lot lines of lots 2, 3, and 4,*
   *d. Entrance aprons from S.E. Kanner Hwy and*
   *e. The north-south connecting drive aisle extending through lots 2, 3, and 4;*

2) gaining approval of a development of a Free-Standing Emergency Room on Lot 3 from the City of Stuart (HCA FSER Stuart - Major CPUD # z22100003);

3) within Amended Condition 2 of Exhibit "E", the amended CPUD shall include an impervious area of sixty-five percent (65%) for lot 4; and

4) within Section 7 the amended CPUD and Amended Condition 32 of Exhibit E, the amended CPUD shall provide that each lot owner within the CPUD property shall be responsible for its respective lot's compliance, severally.

This statement of no objection and authorization is contingent upon the Owners or Authorized Representatives of lots 1 and 2 signing similar statements of authorization. This statement of no objection and authorization as to lot 4 shall terminate upon the approval of the Third Major amendment to the CPUD.

**[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]**

GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

IN WITNESS WHEREOF, the Owner has hereunto set his hand and seal this 27 day of October, 2023.

*Signed, sealed and delivered in our presence:*

**OWNER**:

Stuart 24 Associates, LLC
a Florida limited liability company
By Its Manager, T&R Associates, LLC
a Wyoming Limited liability company
By Its Manager, RIS Associates, LLC, a Wyoming limited liability company

_____ By: _____
Thedore A. Schiff President and Authorized Signer

Salvador Novoa (print name)

_____

Vilma Novoa (print name)

**ACKNOWLEDGMENT**

**STATE OF FLORIDA )**
**COUNTY OF** Palm Beach **)**

The foregoing instrument was acknowledged before me by Theodore A. Schiff by means of [X] physical presence, or [] online notarization, who is [X] personally known to me or [] who has produced _____, on October 27, 2023.

**WITNESS** my hand and notarial seal.

**(SEAL)**

VIVIAN CHAVEZ
Notary Public - State of Florida
Commission # HH 416658
My Comm. Expires Oct 5, 2027
Bonded through National Notary Assn.

_____
Notary Public
Vivian Chavez
Print Name of Notary
My Commission Expires: 10/5/2027



ACTIVE:19428969.2

GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

# AUTHORIZATION FORM FOR AMENDMENT TO CPUD

I, Theodore A. Schiff , as authorized representative of T&R Associates, LLC, the manager for Stuart 24 Associates, LLC, a Florida limited liability company, record title owner of Lot # 4 within the CPUD created by City of Stuart Ordinance 2297-2014 (the "CPUD"), have no objection and hereby authorizes HCA Health Services of Florida Inc. ("HCA") to pursue a Third Major amendment to the CPUD which is limited to:

1) incorporating the following language, or substantially similar language into the C-PUD, eliminating the need for a Property Owners Association,

   *After the initial installation by 2014 Monterey Stuart Associates, LLC under the CPUD Ordinance, all lot owners are jointly and severally liable to the City of Stuart, Florida for the maintenance and repair of:*

   *a. An 8-foot wall, with 5 feet of preserve on the east and south side of the wall,*
   *b. The entire 40-foot-wide preserve area on the east and south perimeter of the site,*
   *c. Landscape strips straddling lot lines of lots 2, 3, and 4,*
   *d. Entrance aprons from S.E. Kanner Hwy and*
   *e. The north-south connecting drive aisle extending through lots 2, 3, and 4;*

2) gaining approval of a development of a Free-Standing Emergency Room on Lot 3 from the City of Stuart (HCA FSER Stuart - Major CPUD # z22100003);

3) within Amended Condition 2 of Exhibit "E", the amended CPUD shall include an impervious area of sixty-five percent (65%) for lot 4; and

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This statement of no objection and authorization is contingent upon the Owners or Authorized Representatives of lots 1 and 2 signing similar statements of authorization. This statement of no objection and authorization as to lot 4 shall terminate upon the approval of the Third Major amendment to the CPUD.

**[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]**

GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

IN WITNESS WHEREOF, the Owner has hereunto set his hand and seal this 27 day of October, 2023.

*Signed, sealed and delivered in our presence:*

**OWNER**:

Stuart 24 Associates, LLC
a Florida limited liability company
By Its Manager, T&R Associates, LLC
a Wyoming Limited liability company
By Its Manager, RIS Associates, LLC, a Wyoming limited liability company

_____ By: _____
Thedore A. Schiff President and Authorized Signer

Salvador Novoa (print name)

_____

Vilma Novoa (print name)

**ACKNOWLEDGMENT**

**STATE OF FLORIDA )**
**COUNTY OF** Palm Beach **)**

The foregoing instrument was acknowledged before me by Theodore A. Schiff by means of [X] physical presence, or [] online notarization, who is [X] personally known to me or [] who has produced _____, on October 27, 2023.

**WITNESS** my hand and notarial seal.

**(SEAL)**

VIVIAN CHAVEZ
Notary Public - State of Florida
Commission # HH 416658
My Comm. Expires Oct 5, 2027
Bonded through National Notary Assn.

_____
Notary Public
Vivian Chavez
Print Name of Notary
My Commission Expires: 10/5/2027



ACTIVE:19428969.2

Recorded in Martin County, FL 9/27/2022 9:25 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $18.50
CFN#2982391 BK 3337 PG 2787 PAGE 1 of 2

THIS DOCUMENT PREPARED BY

Andrew P. Gulotta, Esq.
HCA Healthcare, Inc.
1100 Dr. Martin L. King, Jr. Blvd., Suite 500
Nashville, TN 37203

AFTER RECORDING RETURN TO:

First American Title Insurance Company – NCS
Attn.: Rita Bost
2095 Exeter Road, Suite 80-345
Germantown, TN 38138

Parcel Identification Number:
16-38-41-016-000-00030-0

CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED is made effective as of Sept 16th, 2022, by **16 KANNER, LLC**, a Florida limited liability company ("***Grantor***"), whose mailing address is 15651 SW Palm Way, Indiantown, FL 34956, to **HCA HEALTH SERVICES OF FLORIDA, INC.**, a Florida corporation ("***Grantee***"), whose mailing address c/o HCA Healthcare, Inc., One Park Plaza, Nashville, TN 37203.

Grantor, for and in consideration of $10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, and sold, and does hereby grant, bargain, and sell unto Grantee that real property situated in Martin County, Florida, being more particularly described as follows:

> LOT 3 OF SHOPPES AT MONTEREY AND KANNER REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 39, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

To have and to hold such real property, together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants that Grantor has good right, full power, and lawful authority to grant, bargain, sell, and convey the same, and Grantor fully warrants title to said real property and will defend the same against the lawful claims of all persons whomsoever, subject to real estate taxes for 2022 and subsequent years which are not yet due or payable.

*Note to Recorder: This Corrective Warranty Deed is being recorded to revise an erroneous book and page reference in the legal description in General Warranty Deed recorded January 13, 2022 in Book 3285, Page 2946, Martin County Records, upon which documentary stamp taxes were paid, so no additional documentary stamps are due with the recording of this Corrective Warranty Deed.*

[*Remainder of Page Intentionally Left Blank; Signature Page to Follow*]

SIGNATURE PAGE TO CORRECTIVE WARRANTY DEED

Grantor has executed these presents in manner and form sufficient to bind Grantor as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature of Witness

Eric Fray

Printed Name of Witness

Signature of Witness

Breeanna Duncan

Printed Name of Witness

**GRANTOR:**

**16 KANNER, LLC,**
a Florida limited liability company

By: _____
Kevin Collette, Authorized Member

STATE OF FLORIDA )
)
COUNTY OF ~~MARTIN~~ )
Palm Beach

The foregoing instrument was acknowledged before me by means of [X] physical presence or [___] online notarization, this 16 day of ~~August~~ September, 2022 by Kevin Collette, the Authorized Member of 16 Kanner, LLC, a Florida limited liability company, who [___] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public: _____
Printed Name: Ronnie Potter
My Commission Expires: 03/31/26

RONNIE POTTER
Notary Public - State of Florida
Commission # HH 247445
My Comm. Expires Mar 31, 2026

INCUMBENCY CERTIFICATE
HCA HEALTH SERVICES OF FLORIDA, INC.

The undersigned, being the Vice President and Secretary of **HCA HEALTH SERVICES OF FLORIDA, INC.**, a Florida corporation (the "Company"), does hereby certify that the following named persons have been duly elected and are a current officer of the Company holding the office set forth opposite his name below with authority to sign on behalf of said Company:

| Name | Office |
|---|---|
| Nicholas L. Paul | Vice President |
| Jay Finnegan | Vice President |

19th IN WITNESS WHEREOF, the undersigned has hereunto set his hand as of this day of September, 2022.

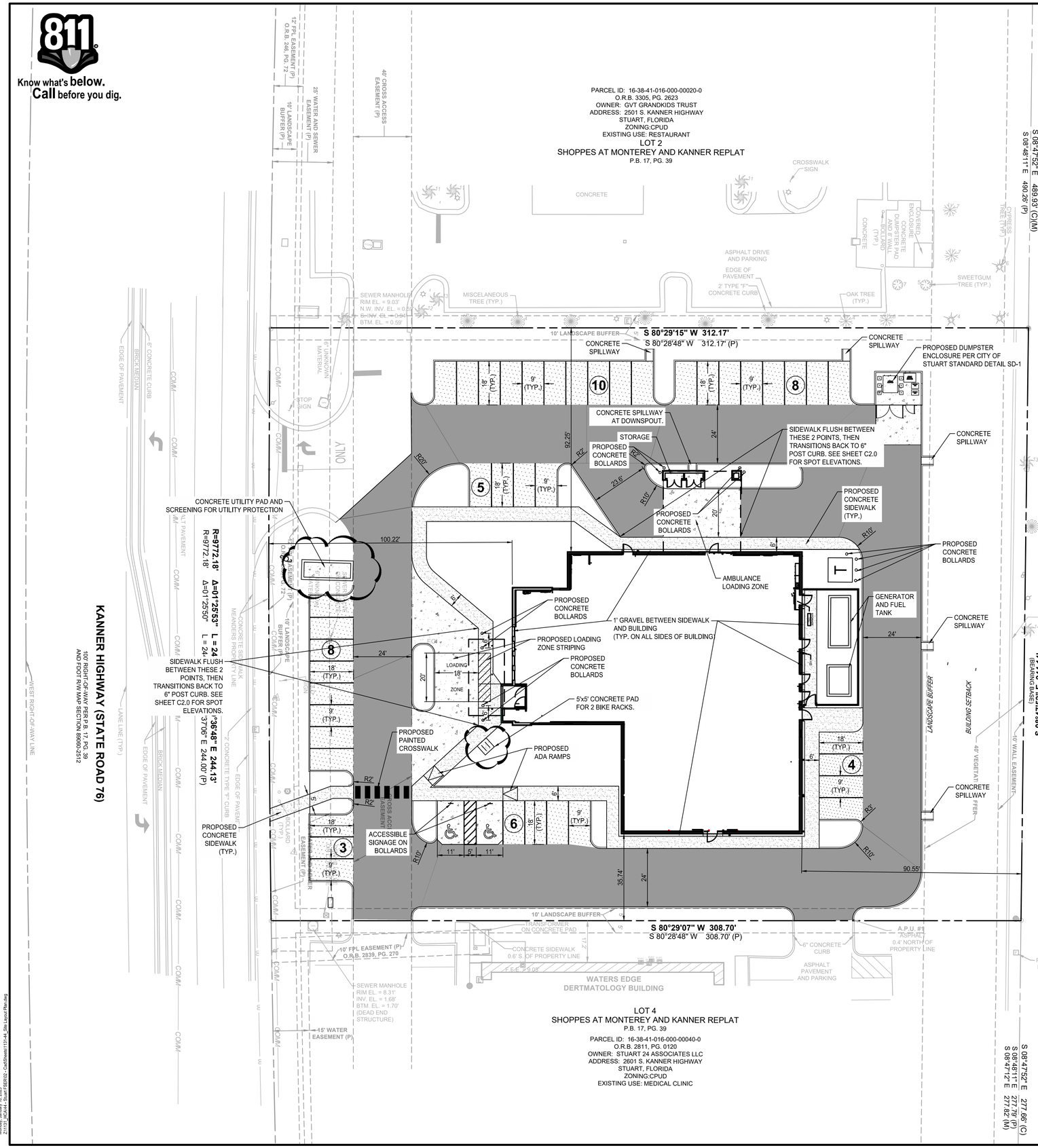
By: _____
John M. Franck II
Vice President and Assistant Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The foregoing instrument was acknowledgment before me on this 19th day of September, 2022, by John M. Franck II], with whom I am personally acquainted, and who, upon oath, acknowledged he is the Vice President and Assistant Secretary of HCA Health Services of Florida, Inc., a Florida corporation.

Denine J. Pritchett
Notary Public
My Commission Expires: 11-8-22

DENINE J PRITCHETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022




## SITE INFORMATION

| | |
|---|---|
| ADDRESS | 2551 S KANNER HWY<br>STUART, FLORIDA 34994 |
| ZONING | CPUD (COMMERCIAL PLANNED UNIT DEVELOPMENT) |
| EXISTING USE | VACANT LOT |
| PLANNED USE | FREE STANDING EMERGENCY ROOM. |
| FUTURE LAND USE | COMMERCIAL |
| PROPOSED IMPERVIOUS AREA | 45,950 SF (1.05 ACRES) |
| PROPOSED PERVIOUS AREA | 24,855 SF (0.69 ACRES) |
| PROJECT PARCEL AREA | 1.74 ACRES |
| TOTAL PROJECT AREA | 1.55 DISTURBED ACRES |
| HANDICAPPED ACCESS TO BUILDING | PARALLEL STYLE CURB RAMPS AT <1:48 CROSS SLOPE, <1:20 RUNNING SLOPE. SEE GRADING PLAN, SHEET C2.0. |

## BUILDING INFORMATION

| | |
|---|---|
| BUILDING | 11,570 G.S.F. |
| CANOPY | 1,556 S.F. |
| TOTAL | 13,126 G.S.F. |

## PARKING CALCULATION

| | |
|---|---|
| MINIMUM REQUIRED<br>MEDICAL OFFICE: 1/300 SF | ~39 STALLS |
| TOTAL REQUIRED | ~39 STALLS |
| TOTAL PROVIDED | 43 STALLS |
| ADA PROVIDED | 2 STALLS |
| LOADING SPACES PROVIDED | 1 AMBULANCE LOADING AND 1 PASSENGER LOADING |

## NOTES:

1. CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAYBE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADII ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.
9. CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
10. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD OR UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK , THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN.
11. IN EASEMENTS AND RIGHTS-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
12. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
13. SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL AT A PROPERLY PERMITTED LOCATION.
14. FILL MATERIAL REQUIRED SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.
15. TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
16. IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
17. CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
18. BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
19. PROVIDE 24" TAPER ON ENDS OF ALL CURBS THAT TERMINATE.

## PAVING LEGEND

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- SIDEWALK SECTION
- HEAVY DUTY CONCRETE

0 10 20 40 60

SCALE: 1" = 20'

SURVEY INFO
PROVIDED BY: BOWMAN CONSULTANT GROUP, LTD. INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

HUGH ROSS LUCAS LICENSED No 83981 STATE OF FLORIDA PROFESSIONAL ENGINEER

SITE PLAN FOR:
HCA FLORIDA ST. LUCIE HOSPITAL - STUART FSER
2551 S KANNER HWY
STUART, FLORIDA 34994

| DR. | DATE | DESCRIPTION |
|---|---|---|
| HRL | 09/28/2022 | CONSTRUCTION DOCUMENTS |

SITE LAYOUT PLAN

C1.0

1131-44_STUART FSER

Know what's below. Call before you dig.

PARCEL ID: 16-38-41-016-000-00020-0
O.R.B. 3305, PG. 2623
OWNER: GVT GRANDKIDS TRUST
ADDRESS: 2501 S. KANNER HIGHWAY
STUART, FLORIDA
ZONING:CPUD
EXISTING USE: RESTAURANT
LOT 2
SHOPPES AT MONTEREY AND KANNER REPLAT
P.B. 17, PG. 39

S 08°47'52" E 489.93' (C)(M)
S 08°48'11" E 490.26' (P)

S 80°29'15" W 312.17'
S 80°28'48" W 312.17' (P)

S 80°29'07" W 308.70'
S 80°28'48" W 308.70' (P)

S 08°47'52" E 277.66' (C)
S 08°48'11" E 277.79' (P)
S 08°47'12" E 277.82' (M)

KANNER HIGHWAY (STATE ROAD 76)
100' RIGHT-OF-WAY PER P.B. 17, PG. 39
AND FDOT R/W MAP SECTION 89060-2512

R=9772.18' Δ=01°25'53" L= 244.14' CH= S 09°36'48" E 244.13'
R=9772.18' Δ=01°23'50" L= 244.01' CH= S 09°37'06" E 244.00' (P)

AERIAL FIRE TRUCK
CITY OF STUART SANITATION TRUCK
EXISTING FIRE HYDRANT LOCATION
FDC LOCATION
138.94'

LANDSCAPE BUFFER
BUILDING SETBACK

LEISURE VILLAG
MOBILE HOME COMM
O.R.B. 419, PG. 257

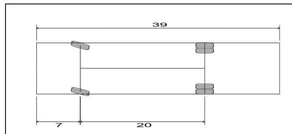
PARCEL ID: 16-38-41-010-000-00001-0
DEED NOT APPLICABLE
OWNER: LEISURE VILLAGE INC OF STUART
ADDRESS: 240 SE EASY STREET,
STUART, FLORIDA
S 08°48'11" E 244.01' (P)
S 08°47'52" E 24.41' (BEARING BASE)

LOT 4
SHOPPES AT MONTEREY AND KANNER REPLAT
P.B. 17, PG. 39
PARCEL ID: 16-38-41-016-000-00040-0
O.R.B. 2811, PG. 0120
OWNER: STUART 24 ASSOCIATES LLC
ADDRESS: 2601 S. KANNER HIGHWAY
STUART, FLORIDA
ZONING:CPUD
EXISTING USE: MEDICAL CLINIC

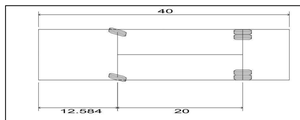
WATERS EDGE
DERTMATOLOGY BUILDING

## LEGEND

- VEHICLE PATH
- TIRES
- VEHICLE BODY




| | |
|---|---|
| Aerial Fire Truck | |
| Overall Length | 39.000ft |
| Overall Width | 8.167ft |
| Overall Body Height | 7.500ft |
| Min Body Ground Clearance | 0.750ft |
| Track Width | 8.167ft |
| Lock-to-lock time | 5.00s |
| Max Wheel Angle | 45.00° |




| | |
|---|---|
| City of Stuart Sanitation Truck | |
| Overall Length | 40.000ft |
| Overall Width | 8.042ft |
| Overall Body Height | 12.272ft |
| Min Body Ground Clearance | 0.961ft |
| Track Width | 8.000ft |
| Lock-to-lock time | 6.00s |
| Curb to Curb Turning Radius | 27.400ft |

0 10 20 40 60
SCALE: 1" = 20'

SURVEY INFO
PROVIDED BY: BOWMAN CONSULTANT GROUP, LTD. INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)


FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
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INFO@FULMERLUCAS.COM - (615) 345-3770

HUGH ROSS LUCAS
LICENSED
No 83981
STATE OF FLORIDA
PROFESSIONAL ENGINEER


SITE PLAN FOR:
HCA FLORIDA ST. LUCIE HOSPITAL - STUART FSER
2551 S KANNER HWY
STUART, FLORIDA 34994

| DR. | DATE | DESCRIPTION |
|---|---|---|
| HRL | 09/28/2022 | CONSTRUCTION DOCUMENTS |

AUTO-TURN EXHIBIT

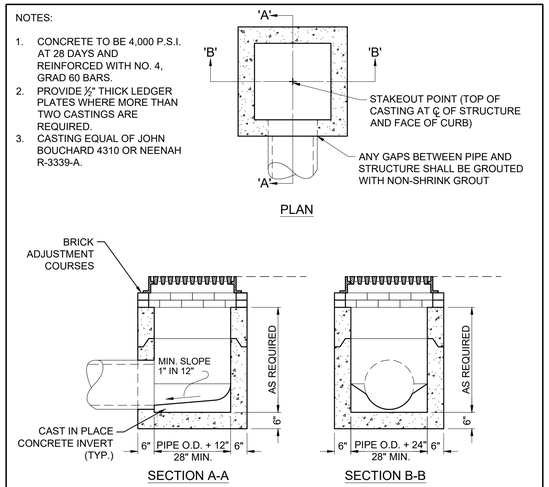
C1.2

1131-44_STUART FSER

Thursday, November 3, 2022
Plotted By: Michael Lucas (FULMERLUCAS\HRL02) - CadStands\1131-44_Fire Code Compliance Plan.dwg

NOTES:

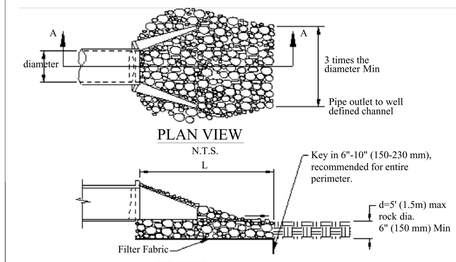
1. CONCRETE TO BE 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH NO. 4, GRAD 60 BARS.
2. PROVIDE ½" THICK LEDGER PLATES WHERE MORE THAN TWO CASTINGS ARE REQUIRED.
3. CASTING EQUAL OF JOHN BOUCHARD 4310 OR NEENAH R-3339-A.




PRECAST CATCH BASIN

N.T.S.

**ACTIVITY:** Outlet Protection | PESC – 07



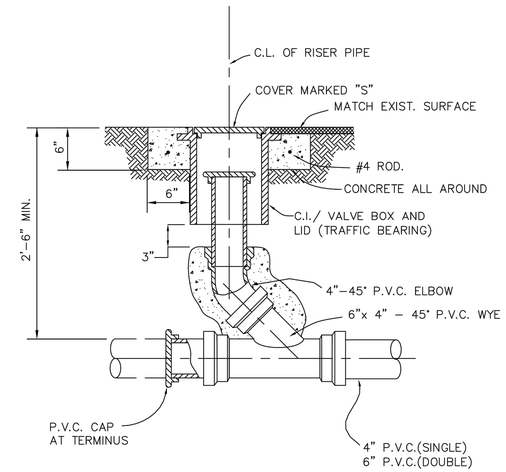

Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

| Pipe Diameter in (mm) | Discharge $ft^3/s$ ($m^3/s$) | Apron Length, L ft (m) | Rip-Rap $D_{50}$ Diameter Min in (mm) |
|---|---|---|---|
| 12 (300) | 4.9 (0.14) | 10 (3) | 4 (100) |
| | 9.89 (0.28) | 13 (4) | 6 (150) |
| 18 (450) | 9.89 (0.28) | 10 (3) | 6 (150) |
| | 20.13 (0.57) | 16 (5) | 8 (200) |
| | 30.01 (0.85) | 23 (7) | 12 (300) |
| | 39.90 (1.13) | 26 (8) | 16 (400) |
| 24 (600) | 30.01 (0.85) | 16 (5) | 8 (200) |
| | 39.90 (1.13) | 26 (8) | 8 (200) |
| | 50.14 (1.42) | 26 (8) | 12 (300) |
| | 60.03 (1.70) | 30 (9) | 16 (400) |
| For larger or higher flows, consult a registered civil engineer | | | |

Source: Adapted from USDA-SCS

Figure PESC-07-1
Outlet Protection Sizing

Volume 4:
BMP For Development Activity –
Permanent E&S Control Management Practices PESC-07-3 February 2000




Stuart

STANDARD UTILITY DETAILS
City of Stuart
Utilities & Engineering Department
121 S.W. Flagler Avenue, Stuart, Florida 34994

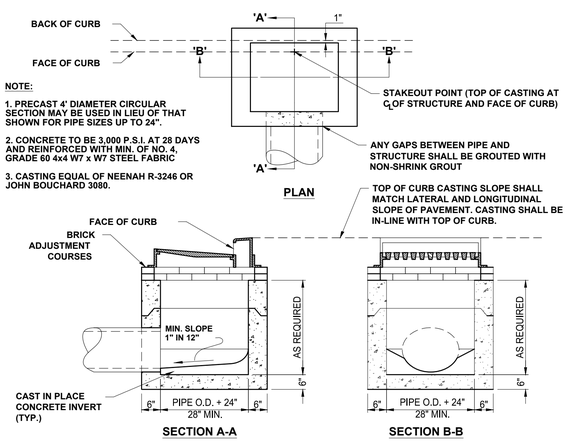
**TERMINAL/SERVICE LATERAL CLEANOUT**

DATE: OCTOBER 2021
FILE NAME: 2021 COS Std Details.dwg
SHEET NUMBER 44

BACK OF CURB
FACE OF CURB

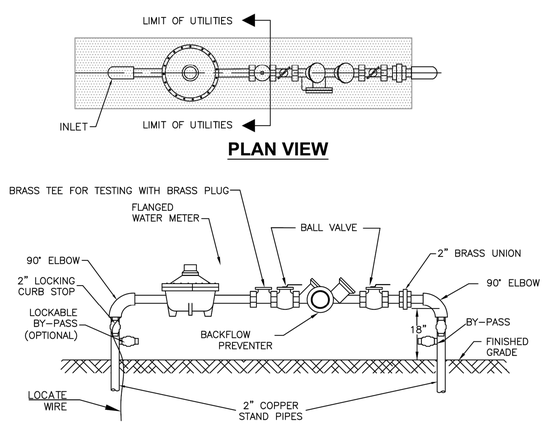
NOTE:

1. PRECAST 4' DIAMETER CIRCULAR SECTION MAY BE USED IN LIEU OF THAT SHOWN FOR PIPE SIZES UP TO 24".
2. CONCRETE TO BE 3,000 P.S.I. AT 28 DAYS AND REINFORCED WITH MIN. OF NO. 4, GRADE 60 4x4 W7 x W7 STEEL FABRIC
3. CASTING EQUAL OF NEENAH R-3246 OR JOHN BOUCHARD 3080.




SINGLE PRECAST CURB INLET

N.T.S.




**1",1.5" & 2" POTABLE / RECLAIMED WATER METER & BACKFLOW PREVENTION ASSEMBLY SERVICE (COMMERCIAL)**

NOTES:

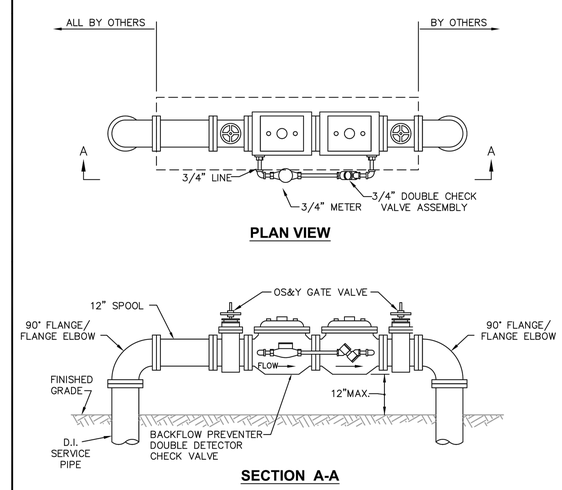
1. LANDSCAPING REQUIRED PER CITY OF STUART ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS. MUST BE SCREENED, NO GROW IN PERIOD.
2. ASSEMBLY TO BE 18" FROM FINISH GRADE TO CENTERLINE OF THE 90° BEND.
3. RECLAIMED WATER METER ASSEMBLY MUST BE PAINTED PANTONE PURPLE 522.
4. NO SOLDER JOINTS.
5. NO TAPS OR CONNECTIONS ALLOWED BETWEEN METER AND BACKFLOW PREVENTION DEVICE
6. METERS 1.5" OR LARGER ARE TO BE PROVIDED BY THE DEVELOPER PER CITY'S APPROVED PRODUCTS LIST.

Stuart

STANDARD UTILITY DETAILS
City of Stuart
Utilities & Engineering Department
121 S.W. Flagler Avenue, Stuart, Florida 34994

**BACKFLOW PREVENTION ASSEMBLY**

DATE: OCTOBER 2021
FILE NAME: 2021 COS Std Details.dwg
SHEET NUMBER 31




**DOUBLE CHECK VALVE w/ DETECTOR CHECK ASSEMBLY / FIRE SERVICE**

NOTE:

LANDSCAPING IS REQUIRED PER CITY OR COUNTY ORDINANCE. PLANTINGS MUST SCREEN AT PLANT HEIGHT,NO GROW IN PERIOD.

Stuart

STANDARD UTILITY DETAILS
City of Stuart
Utilities & Engineering Department
121 S.W. Flagler Avenue, Stuart, Florida 34994

**BACKFLOW PREVENTION ASSEMBLY**

DATE: OCTOBER 2021
FILE NAME: 2021 COS Std Details.dwg
SHEET NUMBER 34


FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770


HUGH ROSS LUCAS LICENSE No 83981 STATE OF FLORIDA PROFESSIONAL ENGINEER

SITE PLAN FOR:
HCA FLORIDA ST. LUCIE HOSPITAL - STUART FSER
2551 S KANNER HWY
STUART, FLORIDA 34994

| DR. | DATE | DESCRIPTION |
|---|---|---|
| HRL | 09/28/2022 | CONSTRUCTION DOCUMENTS |

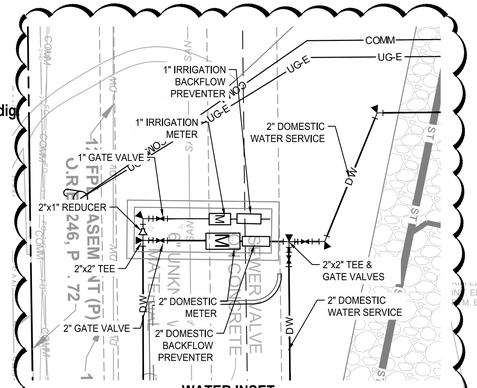
SITE DETAILS

C4.3

1131-44_STUART FSER

Monday, January 16, 2023
Autodesk Docs://1131-44_STUART FSER/02 - Cad/Sheets/1131-44_Site Details.dwg

Know what's **below.**
**Call** before you dig



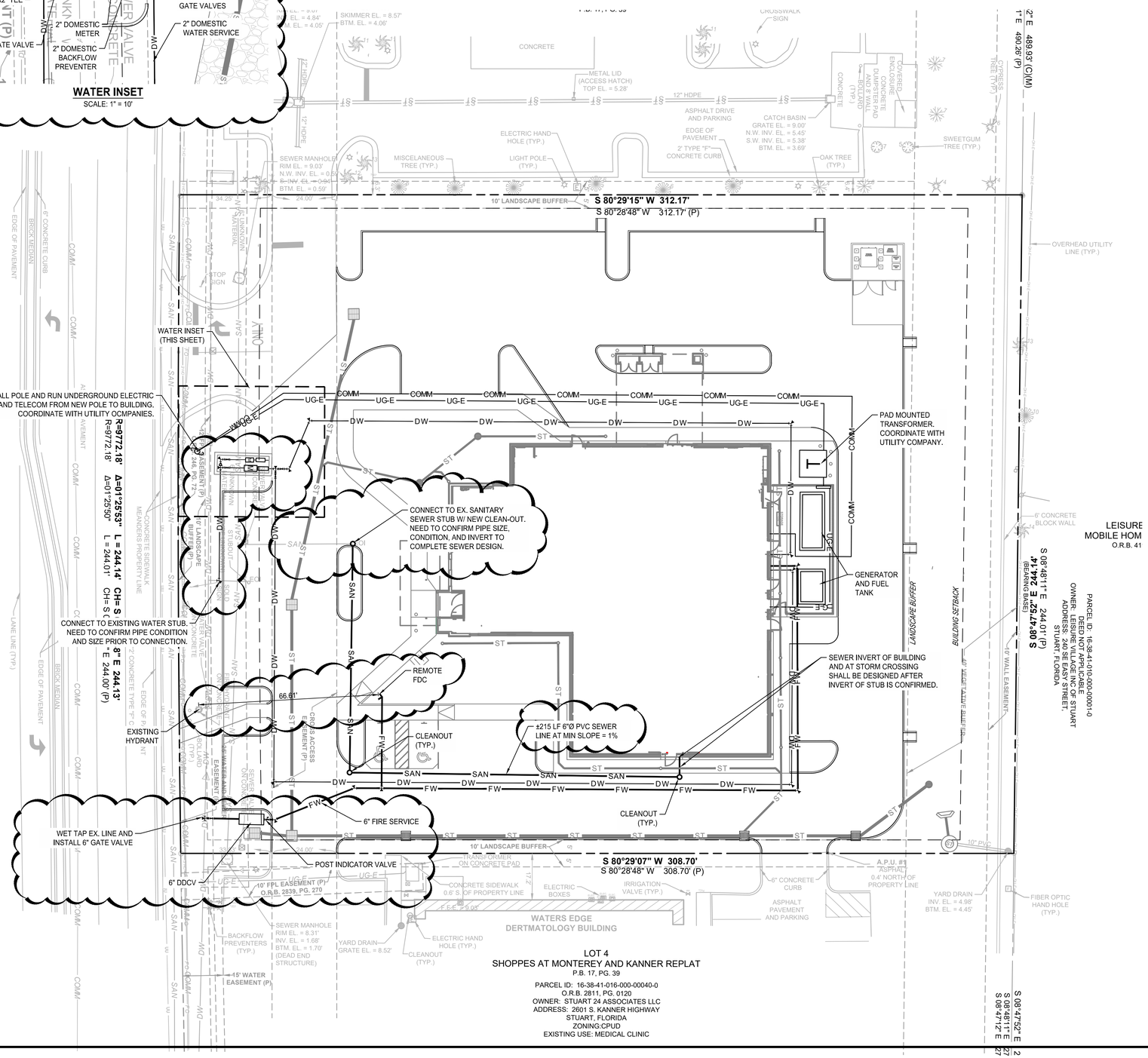

**WATER INSET**
SCALE: 1" = 10'

## LEGEND

| | | | |
|---|---|---|---|
| DW | DOMESTIC WATER SERVICE | (S) | SANITARY SEWER MANHOLE |
| G | GAS SERVICE | (ST) | STORM SEWER MANHOLE |
| SAN | SANITARY SEWER SERVICE | | CURB INLET |
| OH-E | OVERHEAD ELECTRIC SERVICE | | CATCH BASIN |
| OH-T | OVERHEAD TELEPHONE SERVICE | | NYLOPLAST DRAIN BASIN |
| UD | PERVIOUS PAVEMENT UNDERDRAIN | XXX.XX | TOP OF CURB SPOT ELEVATION |
| RD | ROOF DRAIN TRUNK LINE | XXX.XX | BOTTOM OF CURB SPOT ELEVATION |
| | STORM PIPE (SEE PLANS FOR MATERIAL). | | ELECTRIC/COMMUNICATION POLE |
| 562 | EXISTING CONTOUR | | RETAINING WALL |
| 562 | PROPOSED CONTOUR | TW:XXX.XX BW:XXX.XX | TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL |
| | DRIVEWAY CENTERLINE | | |
| | PROPERTY LINE | | |

## UTILITY NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. WHERE SEWER LINES PASS OVER OR WITHIN 2.5' OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
3. ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
4. PROPOSED SEWER LINES INSTALLED WITHIN NATURAL EARTH MAY BE SDR 35 PVC. PROPOSED SEWER LINES INSTALLED WITHIN FILL MUST BE DUCTILE IRON PIPE.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS REQUIRED TO CONSTRUCT UTILITIES.
6. THE CONTRACTOR SHALL VERIFY THE EXISTING INVERT ELEVATIONS OF SANITARY SEWERS PRIOR TO CONSTRUCTION.
7. ALL WATER METERS WILL BE PURCHASED FROM METRO WATER DEPARTMENT.
8. A MINIMUM OF 3' OF GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER MAINS.
9. SEE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS, AND GAS CONNECTIONS. THE UTILITY CONTRACTOR IS TO INSTALL PROPOSED UTILITIES TO WITHIN 5' OF THE BUILDING LINE. A LICENSED SPRINKLER CONTRACTOR MUST INSTALL SPRINKLER SYSTEM PIPING FROM POINT OF SERVICE, IF APPLICABLE.
10. ALL UTILITY INSTALLATION IS TO BE DONE IN ACCORDANCE WITH THE LOCAL STANDARDS OR OTHER APPLICABLE CODES.
11. GC SHALL REVIEW UTILITY COMPANY SPECIFICATIONS PRIOR TO INITIATING WORK.
12. CURRENT SERVICE TO EXISTING STRUCTURES SHALL NOT BE INTERRUPTED WITHOUT ADVANCED WRITTEN PERMISSION FROM THE OWNER.




0 10 20 40 60
SCALE: 1" = 20'

SURVEY INFO
PROVIDED BY: BOWMAN CONSULTANT GROUP, LTD. INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)


FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
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HUGH ROSS LUCAS LICENSED No 83981 STATE OF FLORIDA PROFESSIONAL ENGINEER

SITE PLAN FOR:
HCA FLORIDA ST. LUCIE HOSPITAL - STUART FSER
2551 S KANNER HWY
STUART, FLORIDA 34994

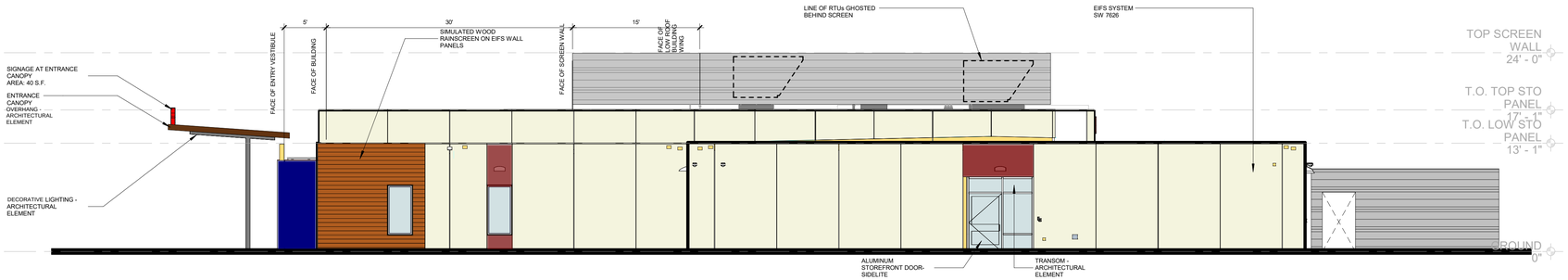
| DR. | DATE | DESCRIPTION |
|---|---|---|
| HRL | 09/28/2022 | CONSTRUCTION DOCUMENTS |

SITE UTILITY PLAN

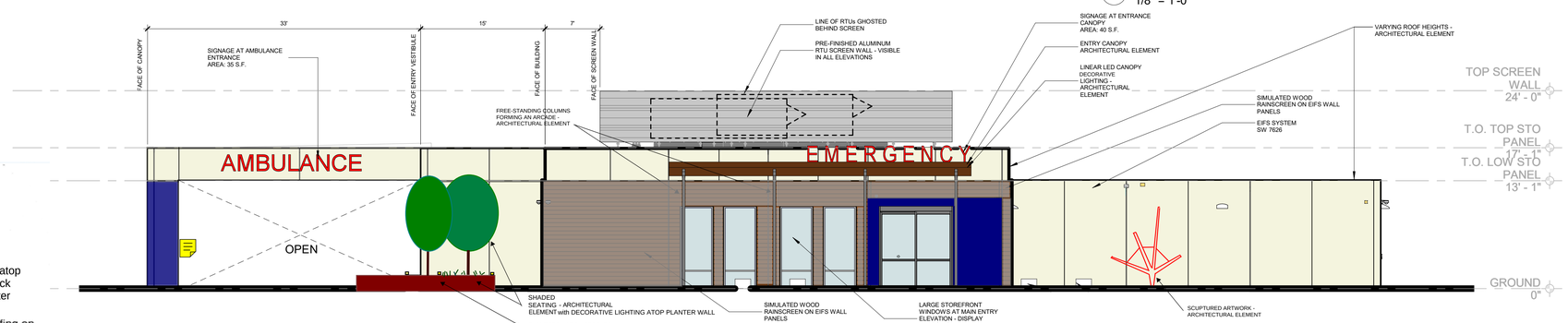
C3.0

1131-44_STUART FSER

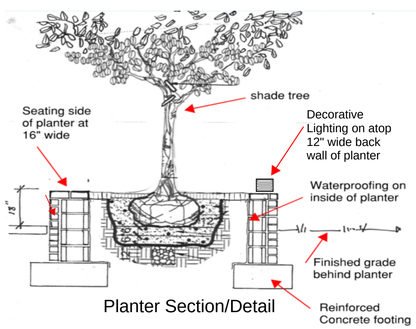
Monday, January 16, 2023
Jennifer Jones
Z:\1131-44_STUART FSER\02 - CAD\Sheets\1131-44_Site Utility Plan.dwg



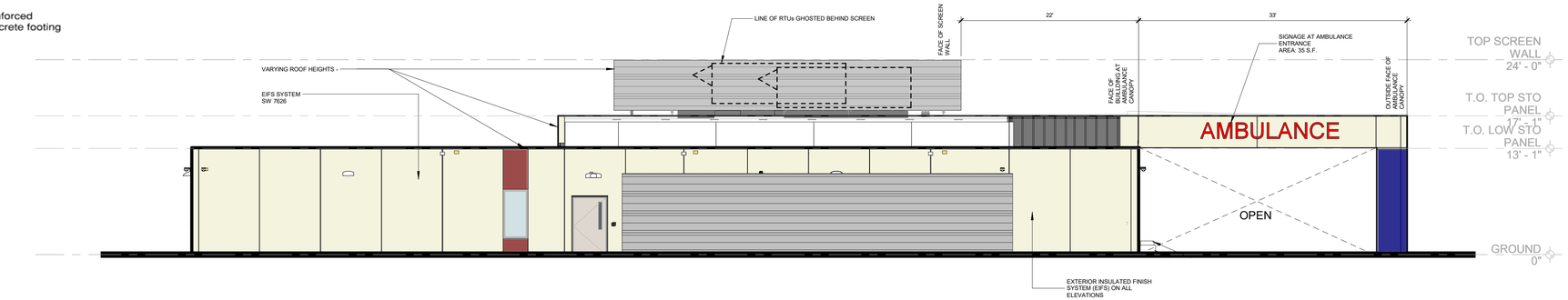

1 ELEVATION - SOUTH
1/8" = 1'-0"




2 ELEVATION - WEST
1/8" = 1'-0"




Planter Section/Detail



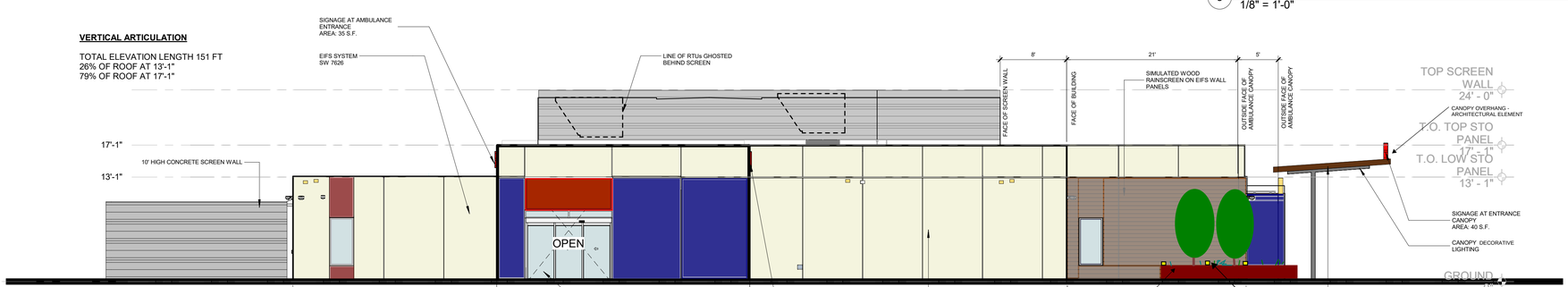

3 ELEVATION - EAST
1/8" = 1'-0"

**ARCHITECTURAL ELEMENTS**

OVERHANGS
DISPLAY WINDOWS
DECORATIVE LIGHTING FIXTURES
PLANTERS WITH SEATING
ARCADE (front canopy)
SCULPTURED ARTWORK

**VERTICAL ARTICULATION**

TOTAL ELEVATION LENGTH 151 FT
26% OF ROOF AT 13'-1"
79% OF ROOF AT 17'-1"




**HORIZONTAL ARTICULATION**

TOTAL ELEVATION LENGTH 151 FT
21% OF TOTAL ELEVATION LENGTH IS FRONT FACADE
44% OF TOTAL ELEVATION LENGTH SET BACK 34 FT
15% OF TOTAL ELEVATION LENGTH SET BACK 39 FT

4 ELEVATION - NORTH
1/8" = 1'-0"

**STO COLORS**

A ZURICK WHITE TYPICAL PANEL COLOR NOT DESIGNATED B OR C
B PANTONE 289 C (NAVY BLUE)
C PANTONE 7579 C (BURNT ORANGE)

**METAL PANEL COLORS**

D PANTONE 424 C (SLATE)

HCA Florida St. Lucie Hospital - Stuart FSER

GIATTINA AYCOCK ARCHITECTURE STUDIO INC.
2625 5th Avenue North, Building C
Bessemer, AL 35020
P: 205.933.9060
GAstudio.com

STAMP:

REVISION SCHEDULE:

| NUM. | DESCRIPTION | DATE |
|---|---|---|

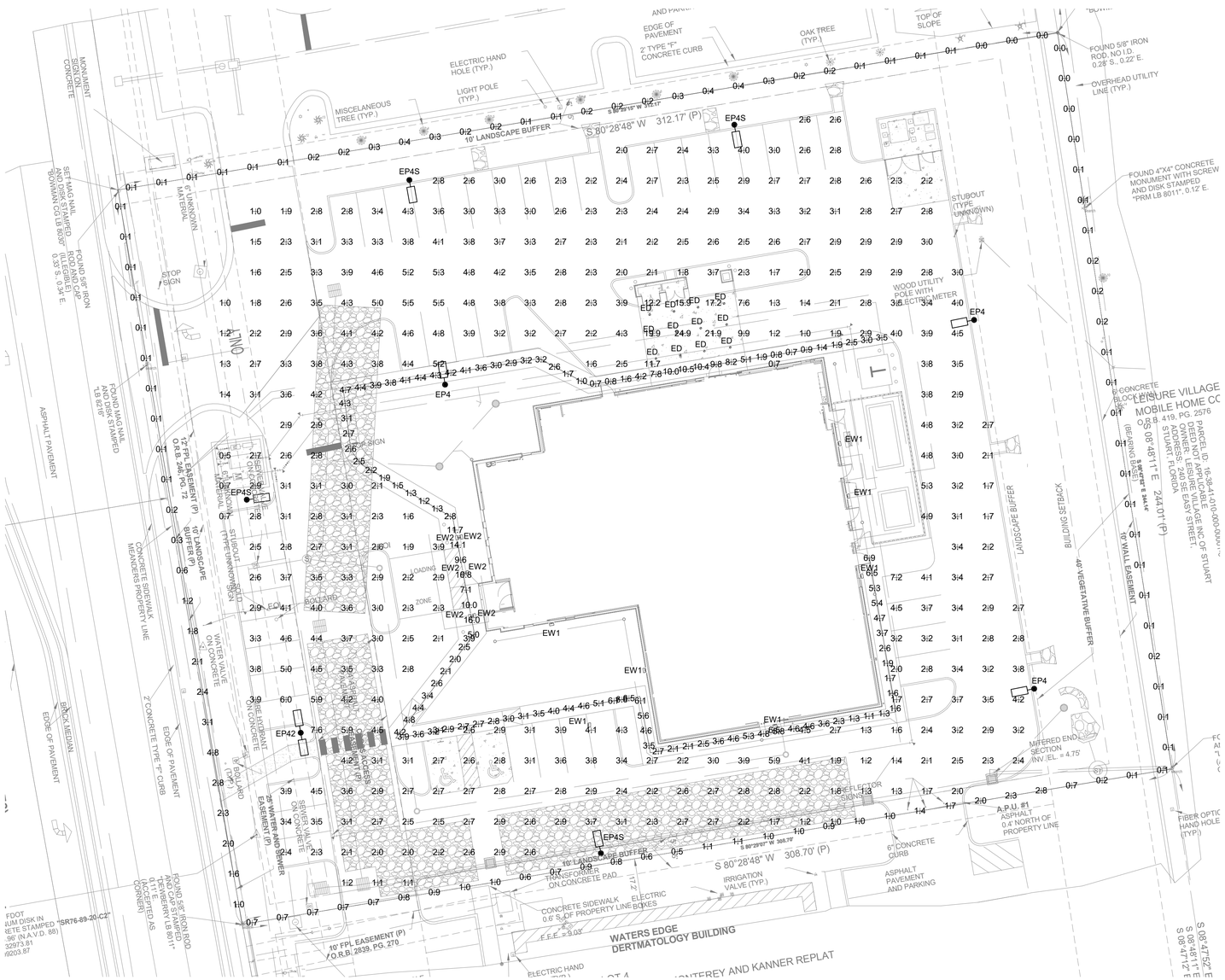
NOTES & LEGEND

CURRENT DRAWING SET:
DESIGN DEVELOPMENT

ISSUE DATE: 9/26/2022
1/23/2023 revised

SHEET:
BUILDING ELEVATIONS

A201




1 ELECTRICAL PHOTOMETRIC SITE PLAN
1" = 20'-0"

0' 20' 40'
SCALE: 1" = 20'

PROPERTY LINE
110 points
HORIZONTAL FOOTCANDLES

| | |
|---|---|
| Average | 0.6 |
| Maximum | 4.8 |
| Minimum | 0.0 |
| Avg:Min | N/A |
| Max:Min | N/A |
| Coef Var | 1.37 |

PARKING LOT
361 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

| | |
|---|---|
| Average | 3.3 |
| Maximum | 24.9 |
| Minimum | 0.5 |
| Avg:Min | 6.66 |
| Max:Min | 49.80 |
| Coef Var | 0.72 |
| UnifGrad | 10.00 |

EMERGENCY EGRESS
112 points
HORIZONTAL FOOTCANDLES

| | |
|---|---|
| Average | 4.2 |
| Maximum | 16.8 |
| Minimum | 0.7 |
| Avg:Min | 5.93 |
| Max:Min | 24.00 |
| Coef Var | 0.72 |

EW2 WAC LIGHTING WS-W2505
EVERFINE test report no. WAC LIGHTING
lamp(s): LED
candela file 'WS-W2505_IESF.IES'
2 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.850, watts per luminaire = 31
mounting height= 7 ft
number locations= 6, number luminaires= 6
kw all locations= 0.2

EW1 COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON) GWC-AF-01-LED-E1-T4FT
INNOVATION CENTER P2 test report no. P200207
lamp(s): LED
candela file 'GWC-AF-01-LED-E1-T4FT.ies'
16 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.850, watts per luminaire = 59
mounting height= 11 ft
number locations= 6, number luminaires= 6
kw all locations= 0.4

ED COOPER LIGHTING SOLUTIONS - HALO COMMERCIAL (FORMERLY EATON) HC620D010-HM612840-61MDH
INNOVATION CENTER(G1) test report no. P286251
lamp(s): (1) HIGH LUMEN LED 80CRI / 4000K CCT
candela file 'HC620D010-HM612840-61MDH.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.850, watts per luminaire = 20
mounting height= 14 ft
number locations= 12, number luminaires= 12
kw all locations= 0.2

EP4 COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON) GLEON-SA3C-740-U-T4W
INNOVATION CENTER test report no. P319047
lamp(s): LED
candela file 'GLEON-SA3C-740-U-T4W.ies'
48 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.850, watts per luminaire = 166
Outreach (from mounting axis to photometric center)= 36 in
mounting height= 22.5 ft
number locations= 3, number luminaires= 3
kw all locations= 0.5

EP42 COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON) GLEON-SA3C-740-U-T4W
INNOVATION CENTER test report no. P319047
lamp(s): LED
2 luminaires per location, candela file 'GLEON-SA3C-740-U-T4W.ies'
48 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.850, watts per luminaire = 166
Outreach (from mounting axis to photometric center)= 36 in
mounting height= 22.5 ft
number locations= 1, number luminaires= 2
kw all locations= 0.3

EP4S COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON) GLEON-SA3C-740-U-T4W-HSS
INNOVATION CENTER test report no. P322887
lamp(s): LED
candela file 'GLEON-SA3C-740-U-T4W-HSS.ies'
48 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.850, watts per luminaire = 166
Outreach (from mounting axis to photometric center)= 36 in
mounting height= 22.5 ft
number locations= 4, number luminaires= 4
kw all locations= 0.7

# HCA Florida St. Lucie Hospital Stuart FSER

CLIENT ADDRESS:
2551 S. KANNER HIGHWAY
STUART, FLORIDA 34994

GA PROJECT No: 22FD07

GIATTINA AYCOCK ARCHITECTURE STUDIO INC.
2625 5th Avenue North, Building C
Bessemer, AL 35020
P: 205.933.9060
GAstudio.com

STAMP:

REVISION SCHEDULE:

| NUM. | DESCRIPTION | DATE |
|---|---|---|

NOTES & LEGEND

CURRENT DRAWING SET:
PERMIT SET

ISSUE DATE: 11/11/2022

SHEET:
ELECTRICAL PHOTOMETRIC SITE PLAN
E101

| Project | | Catalog # | | Type | |
|---|---|---|---|---|---|
| Prepared by | | Notes | | Date | |

## McGraw-Edison

### GLEON Galleon

Area / Site Luminaire

**Product Features**

LumenSafe Technology · Light ARchitect™

**Product Certifications**

**Interactive Menu**

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

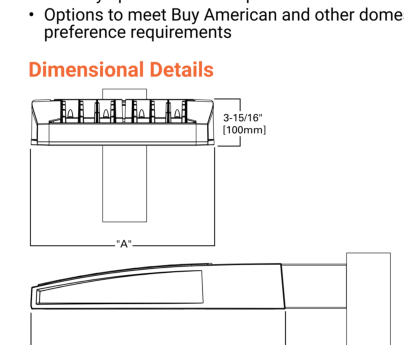
**Quick Facts**

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

**Connected Systems**

- WaveLinx
- Enlighted

**Dimensional Details**




| Number of Light Squares | "A" Width | "B" Standard Arm Length | "B" Extended Arm Length [1] | "B" Quick Mount Arm Length | "B" Quick Mount Extended Arm Length |
|---|---|---|---|---|---|
| 1-4 | 15-1/2" | 7" | 10" | 10-5/8" | 16-9/16" |
| 5-6 | 21-5/8" | 7" | 10" | 10-5/8" | 16-9/16" |
| 7-8 | 27-5/8" | 7" | 13" | 10-5/8" | -- |
| 9-10 | 33-3/4" | 7" | 16" | -- | -- |

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

COOPER Lighting Solutions

PS500020EN page 1
June 14, 2022 5:49 PM

## McGraw-Edison

| Catalog # | | Type |
|---|---|---|
| Project | | |
| Comments | | Date |
| Prepared by | | |

**DESCRIPTION**

The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

**SPECIFICATION FEATURES**

**Construction**
Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount uplight housing with additional protections to maintain IP rating.

**Optics**
Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

**Electrical**
LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Cooper Lighting Solutions proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

**Mounting**
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

**Finish**
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

**Warranty**
Five-year warranty.

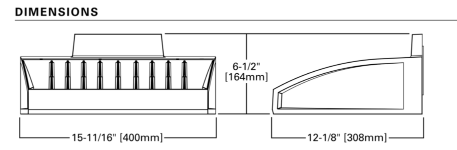
**GWC GALLEON WALL**

1-2 Light Squares
Solid State LED

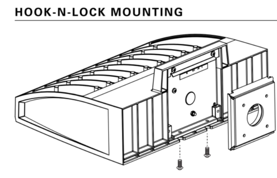
WALL MOUNT LUMINAIRE

**WaveLinx**

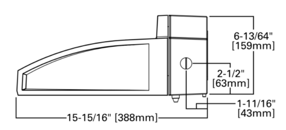
**DIMENSIONS**




**HOOK-N-LOCK MOUNTING**



**BATTERY BACKUP AND THRU-BRANCH BACK BOX**




**CERTIFICATION DATA**
UL/cUL Listed
LM79 / LM80 Compliant
IP66 Housing
ISO 9001
DesignLights Consortium® Qualified*

**ENERGY DATA**
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

**SHIPPING DATA**
Approximate Net Weight:
27 lbs. (12.2 kgs.)

COOPER Lighting Solutions

*www.designlights.org

TD514017EN
September 15, 2020 6:23 PM

## WAC LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

**Rubix**

Single & Double Wall Mount 3000K

| Model & Size | Color Temp & CRI | Watt | Lumens | Finish |
|---|---|---|---|---|
| ❍ WS-W2504 Single<br>❍ WS-W2505 Double | ❍ 3000K 90<br>❍ 3000K 90 | 16W<br>30W | 750<br>1400 | ❍ AL Brushed Aluminum<br>❍ BK Black<br>❍ BZ Bronze<br>❍ GH Graphite<br>❍ WT White |

Example: WS-W2504-AL

**DESCRIPTION**

Available in single and twin light configurations, this die-cast aluminum LED wall luminaire is Wet Location listed for a broad range of exterior lighting applications. Designed with asquare profile, this version of Rubix mounts upwards or downwards.

**FEATURES**

- 2504 Single, 2505 Double
- Driver concealed within the fixture
- 5 year warranty

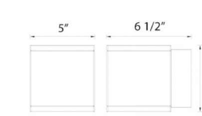
**SPECIFICATIONS**

| | |
|---|---|
| Construction: | Die-cast Aluminum |
| Power: | 30W, 16W |
| Input: | 120-277 VAC, 50/60Hz |
| Dimming: | ELV: 100-15%, 0-10V: 100-10% |
| Light Source: | Integrated LED |
| Rated Life: | 70000 Hours |
| Mounting: | Mounts directly to junction box, Can be mounted on wall in all orientations |
| Finish: | Electrostatically Powder Coated: White, Graphite, Bronze, Black, Brushed Aluminum |
| Operating Temp: | -40°F to 122°F (-40°C to 50°C) |
| Standards: | ETL, cETL, Wet Location Listed, IP65, Title 24 JA8-2019 Compliant |

**FINISHES:**

White · Graphite · Bronze · Black · Brushed Aluminum

**LINE DRAWING:**




WS-W2504, WS-W2505

waclighting.com | Phone (800) 526.2588 | Fax (800) 526.2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050

*WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. September 2022*

1

### LUMINAIRE SCHEDULE

| TYPE MARK | MANUFACTURER | MODEL | VOLT | LAMP | WATT | COLOR TEMP | DESCRIPTION | COMMENTS / OPTIONS |
|---|---|---|---|---|---|---|---|---|
| ED | COOPER LIGHTING | HC610D010-HM61284061MDH | 120 | LED 1000 LM | 20 W | 4000 K | HALO COMMERCIAL 6" ROUND, NEW CONSTRUCTION FRAME, WITH 6" MEDIUM DISTRIBUTION, HAZE TRIM | |
| EP4 | COOPER LIGHTING | GLEON-SA3C-740-U-T4W-BZ-FF | 120 | LED 23,522 LM | 123 W | 4000 K | LED AREA LIGHT SINGLE HEAD FORWARD THROW DISTRIBUTION ON 20' STRAIGHT STEEL SQUARE POLE. BRONZE FINISH. | SEE POLE MOUNT DETAIL |
| EP4S | COOPER LIGHTING | GLEON-SA3C-740-U-T4W-BZ-HSS-FF | 120 | LED 23,522 LM | 123 W | 4000 K | LED AREA LIGHT SINGLE HEAD FORWARD THROW DISTRIBUTION WITH HOUSE SIDE SHIELD ON 20' STRAIGHT STEEL SQUARE POLE. BRONZE FINISH. | SEE POLE MOUNT DETAIL. PROVIDE HOUSE SIDE SHIELD. |
| EP42 | COOPER LIGHTING | (2)GLEON-SA3C-740-U-T4W-BZ-FF | 120 | LED (2)23,522 LM | 246 W | 4000 K | LED AREA LIGHT SINGLE HEAD FORWARD THROW DISTRIBUTION ON 20' STRAIGHT STEEL SQUARE POLE. BRONZE FINISH. | SEE POLE MOUNT DETAIL |
| EW1 | COOPER LIGHTING | GWC-AF-01-LED-E1-T4FT-BZ-F | 120 | LED 6542 LM | 59 W | 4000 K | LED WALL MOUNT, FORWARD THROW DISTRIBUTION, BRONZE FINISH | |
| EW2 | WAC LIGHTING | WS-W2505 | 120 | LED 1400 LM | 30 W | 3000 K | LED WALL SCONCE, BRONZE FINISH. | |

| Project | | Catalog # | | Type | |
|---|---|---|---|---|---|
| Prepared by | | Notes | | Date | |

## HALO Commercial

### HC6 | HM6 | 61 | 61PS

6-inch LED downlight and wall wash

**Typical Applications**

Office • Healthcare • Hospitality • Institutional • Mixed-Use/Retail

**Interactive Menu**

- Order Information page 2
- Product Specifications page 4
- Photometric Data page 5
- Energy & Performance Data page 8
- Connected Systems page 9
- Product Warranty

**Product Certification**

**Product Features**

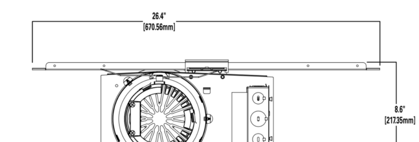
WaveLinx

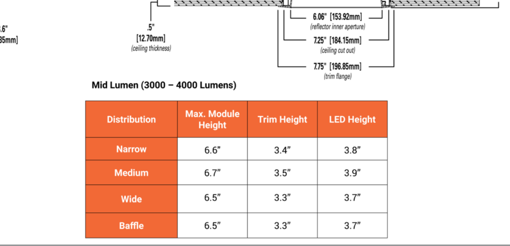
**Top Product Features**

- New construction/remodel series; 500 to 6,000 lumens
- Narrow, Medium and Wide distributions; Wall wash with rotatable linear spread lens
- 2700K, 3000K, 3500K, 4000K, 5000K CCT; 80 or 90 CRI
- Universal voltage 120V-277V; Standard 0-10V driver dims to 1%
- Mounting frame converts to remodel that installs from below the ceiling

**Dimensional and Mounting Details**

additional product diagrams




Mid Lumen (3000 – 4000 Lumens)

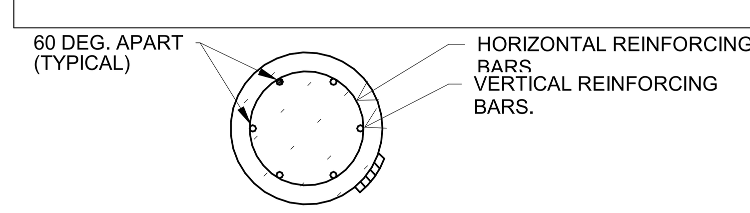
| Distribution | Max. Module Height | Trim Height | LED Height |
|---|---|---|---|
| Narrow | 6.6" | 3.4" | 3.8" |
| Medium | 6.7" | 3.5" | 3.9" |
| Wide | 6.5" | 3.3" | 3.7" |
| Baffle | 6.5" | 3.3" | 3.7" |

COOPER Lighting Solutions

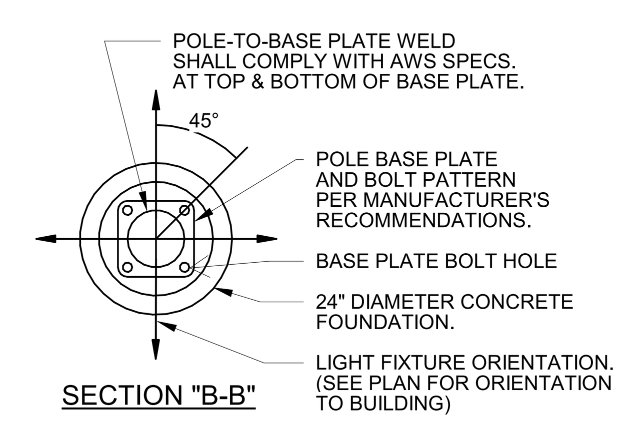
PS517016EN page 1
May 26, 2022 11:46 AM

POLE BASE NOTES:

1. 3500 PSI MINIMUM 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 RE-BARS.
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGAR IN UNDISTURBED OR PROPERLY COMPACTED FILL.
4. MINIMUM ALLOWABLE SOIL BEARING PRESSURE 3000 PSF. NOTIFY ENGINEER IF BEARING PRESSURE IS LESS.
5. AIR ENTRAINMENT: 4 TO 6%.

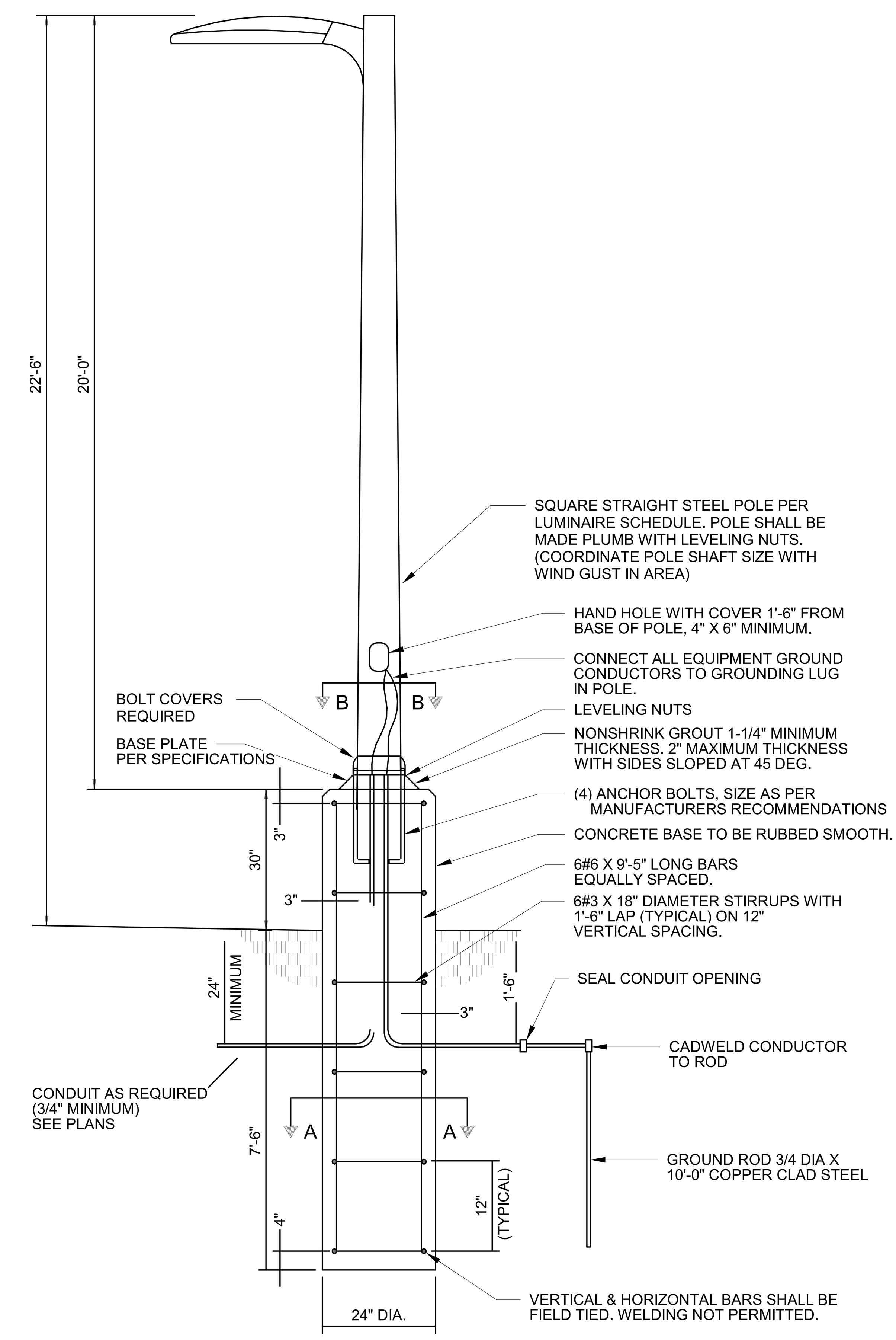



SECTION "A-A"




SECTION "B-B"

2 / E102 DETAIL - SECTION THRU POLE BASE
NOT TO SCALE




1 / E102 POLE BASE FOR LIGHTING STANDARD
NOT TO SCALE

# HCA Florida St. Lucie Hospital Stuart FSER

CLIENT ADDRESS:
2551 S. KANNER HIGHWAY
STUART, FLORIDA 34994

GA PROJECT No: 22FD07


**GIATTINA AYCOCK ARCHITECTURE STUDIO INC.**
2625 5th Avenue North, Building C
Bessemer, AL 35020
P: 205.933.9060
GAstudio.com


STAMP:

REVISION SCHEDULE:

| NUM. | DESCRIPTION | DATE |
|---|---|---|

NOTES & LEGEND

CURRENT DRAWING SET:
PERMIT SET

ISSUE DATE: 11/11/2022

SHEET:
ELECTRICAL EXTERIOR CUTSHEET & DETAILS

# E102

| Project | | Catalog # | | Type | EP2, EP4, EP42 |
|---|---|---|---|---|---|
| Prepared by | | Notes | | Date | |

## McGraw-Edison

**GLEON Galleon**

Area / Site Luminaire

**Product Features**

LensCare Technology · Light Attributes™

**Interactive Menu**

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

**Product Certifications**

ISO 9001 · DLC · DLC Premium · 3G VIB · IP66 · Certified · IDA · BAA · 5YEAR

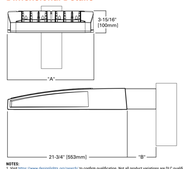
**Quick Facts**

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

**Connected Systems**

- WaveLinx
- Enlighted

**Dimensional Details**




| Number of Light Squares | "A" Width | "B" Standard Arm Length | "B" Extended Arm Length 1 | "B" Quick Mount Arm Length | "B" Quick Mount Extended Arm Length |
|---|---|---|---|---|---|
| 1-4 | 15-1/2" | 7" | 10" | 10-5/8" | 16-9/16" |
| 5-6 | 21-5/8" | 7" | 10" | 10-5/8" | 16-9/16" |
| 7-8 | 27-5/8" | 7" | 13" | 10-5/8" | -- |
| 9-10 | 33-3/4" | 7" | 16" | -- | -- |

NOTES:
1 For arm selection requirements and additional line art, see Mounting Details section.

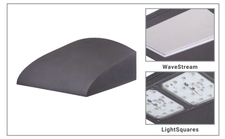
NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

COOPER Lighting Solutions

PS500020EN page 1
June 14, 2022 5:49 PM

Type LW1

| Project | | Catalog # | | Type | |
|---|---|---|---|---|---|
| Prepared by | | Notes | | Date | |




## Invue

**ClearCurve Wall**

Wall Mount Luminaire

**Interactive Menu**

- Ordering Information page 2
- Product Specifications page 3
- Energy and Performance Data page 3
- Control Options page 15

**Product Certifications**

ISO 9001 · IP66 · DLC Listed · DLC Premium · Certified · 5YEAR · BAA

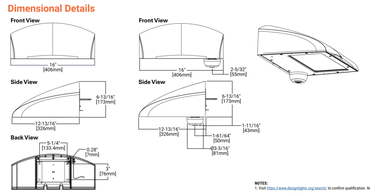
**Quick Facts**

- Available with Visual Comfort or Discrete optics configurations
- Lumen packages range from 1,600 up to 12,000 lumens (18W - 110W)
- Efficacy up to 149 lumens per watt

**Connected Systems**

- WaveLinx

**Dimensional Details**



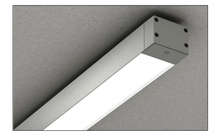

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.

COOPER Lighting Solutions

PSS16151EN page 1
May 23, 2022 8:46 AM

wet BEAM4 LED | SURFACE MOUNT

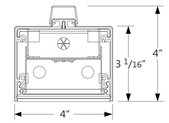
Type LWS8



Project _____

Type _____

Notes _____




**PERFORMANCE PER LINEAR FOOT AT 3500K**

| NOMINAL LUMEN OUTPUT | INPUT WATTS* | EFFICACY |
|---|---|---|
| 1000 lm/ft | 11.5 W/ft | 87 lm/W |

Please consult factory for custom lumen output and wattage.

UL LISTED · IP65 · IC cULus Listed Type I.C. · 5 YEARS LIMITED WARRANTY

**Ordering Guide**

| WBSLED | | | | | $ | |
|---|---|---|---|---|---|---|
| PRODUCT ID | | NOM.LUMENS/FT | CRI | COLOR TEMP. | SHIELDING | LENGTH (FT) |
| WBSLED | Surface LED | 400 400 lm/ft - Min.<br>1000 1000 lm/ft - Max. | 80 80 CRI<br>90 90 CRI | 27 2700 K<br>30 3000 K<br>35 3500 K<br>40 4000 K | S satin lens | 2 2'<br>3 3'<br>4 4'<br>5 5'<br>8 8'<br>S# system run |
| | | Outputs between listed min and max are available. Consult factory for outputs outside of the listed range. | | | | |

| FINISH | VOLTAGE | DRIVER | CIRCUITS | MOUNTING/SUSPENSION |
|---|---|---|---|---|
| AP aluminum paint<br>W white<br>BLK black<br>C custom | 120 120 V<br>277 277 V<br>347 347 V<br>UNV universal<br>DC low voltage* | DP dimming (0-10V) 1%<br>LT(F) Lutron *<br>BI bi-level dimming<br>O(F) other **<br>POE(F) POE drivers* | 1 1 circuit<br>2 2 circuits<br>+E(F) emergency circuit *<br>+NL(F) night light circuit *<br>+GTD(F) generator transfer device * | SC surface solid ceiling |
| | * Only available with POE drivers. | *Operating up to -20°C. Specify system.<br>** Please consult factory; see page 2 | * Specify quantity | |

| BATTERY (OPTIONAL) | OTHER (OPTIONAL) | IC CONTROLS (OPTIONAL) | CUSTOM (OPTIONAL) |
|---|---|---|---|
| B# battery pack (integral) | +EF end feed*<br>+N natatorium finish | OS(F) occupancy sensor<br>EN(F) Enlighted integral<br>WC(F) wireless control dimming | C custom |
| Not available with 347V<br>Please consult factory | * See page 2 for more details. | See integrated control guide for further details<br>Please consult factory. | Please specify |

Product design and development is an ongoing process at Axis Lighting. We reserve the right to change specifications. Contact Axis for the latest product information.

1 / 3
November 2, 2022

FILE NAME:WBS.LED-B3.SPEC

© 2016 Axis Lighting Inc.
1.800.263.2947
[T]. 514.948.6272

axis axislighting.com

Dazuma LED Outdoor Solar Decorative Lighting atPlanter Seating Wall.

| Project | | Catalog # | | Type | LD6E |
|---|---|---|---|---|---|
| Prepared by | | Notes | | Date | |

## HALO Commercial

**HC6 | HM6 | 61 | 61PS**

6-inch LED downlight and wall wash

**Typical Applications**

Office • Healthcare • Hospitality • Institutional • Mixed-Use/Retail

**Interactive Menu**

- Order Information page 2
- Product Specifications page 4
- Photometric Data page 5
- Energy & Performance Data page 8
- Connected Systems page 9
- Product Warranty

**Product Certification**

ENERGY STAR · T24 CALIFORNIA · FC · RoHS · Certified

**Product Features**

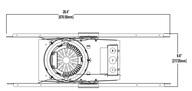
Wireless

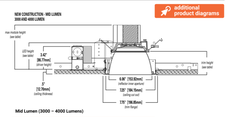
**Top Product Features**

- New construction/remodel series; 500 to 6,000 lumens
- Narrow, Medium and Wide distributions; Wall wash with rotatable linear spread lens
- 2700K, 3000K, 3500K, 4000K, 5000K CCT; 80 or 90 CRI
- Universal voltage 120V-277V; Standard 0-10V driver dims to 1%
- Mounting frame converts to remodel that installs from below the ceiling

**Dimensional and Mounting Details**

additional product diagrams




| Distribution | Max. Module Height | Trim Height | LED Height |
|---|---|---|---|
| Narrow | 6.6" | 3.4" | 3.8" |
| Medium | 6.7" | 3.5" | 3.9" |
| Wide | 6.9" | 3.3" | 3.7" |
| Baffle | 6.9" | 3.3" | 3.7" |

COOPER Lighting Solutions

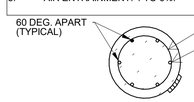
PS5170166N page 1
May 26, 2022 11:46 AM

**LUMINAIRE SCHEDULE**

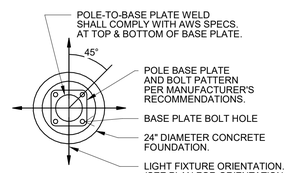
| TYPE MARK | MANUFACTURER | MODEL | VOLT | LAMP | WATT | COLOR TEMP | DESCRIPTION | COMMENTS / OPTIONS | CONCRETE BASE |
|---|---|---|---|---|---|---|---|---|---|
| EP2 | COOPER LIGHTING | GLEON-SA3C-740-U-T2-AP-FF | 208 | LED 23,522 LM | 123 W | 4000 K | LED AREA LIGHT SINGLE HEAD TYPE II DISTRIBUTION ON 18', 5" ROUND STRAIGHT ALUMINUM POLE. LIGHT GRAY FINISH. | SEE POLE MOUNT DETAIL | |
| EP4 | COOPER LIGHTING | GLEON-SA3C-740-U-T4W-AP-FF | 208 | LED 23,522 LM | 123 W | 4000 K | LED AREA LIGHT SINGLE HEAD FORWARD THROW DISTRIBUTION ON 18' - 5" ROUND STRAIGHT ALUMINUM POLE. LIGHT GRAY FINISH. | SEE POLE MOUNT DETAIL | |
| EP42 | COOPER LIGHTING | (2)GLEON-SA3C-740-U-T4W-AP-FF | 208 | LED (2)23,522 LM | 246 W | 4000 K | LED AREA LIGHT SINGLE HEAD FORWARD THROW DISTRIBUTION ON 18' - 5" ROUND STRAIGHT ALUMINUM POLE. LIGHT GRAY FINISH. | SEE POLE MOUNT DETAIL | |
| LD6E | HALO | HC620D010/HM612840/61MDHWF | 120 | LED 2000 LM | 20 W | 4000 K | LED 6" ROUND DOWNLIGHT | | |
| LW1 | COOPER LIGHTING | CCW-LED-SA2B-740-U-T4W-AP-BPC | 120 | LED 6000LM | 59 W | 4000 K | EXTERIOR WALL MOUNTED LED LUMINAIRE, TYPE 4 FORWARD THROW - LIGHT GRAY FINISH | | |
| LWS8 | AXIS LIGHTING | WBSLED-500-80-40-S-8-W-120-DP-1-SC-EF | 120 | LED 500 LM | 64 W | 4000 K | LED SURFACE MTD LINEAR WEATHERPROOF FIXTURE 8'L. | | |

POLE BASE NOTES:

1. 3500 PSI MINIMUM 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 RE-BARS.
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGAR IN UNDISTURBED OR PROPERLY COMPACTED FILL.
4. MINIMUM ALLOWABLE SOIL BEARING PRESSURE 3000 PSF. NOTIFY ENGINEER IF BEARING PRESSURE IS LESS.
5. AIR ENTRAINMENT: 4 TO 6%.

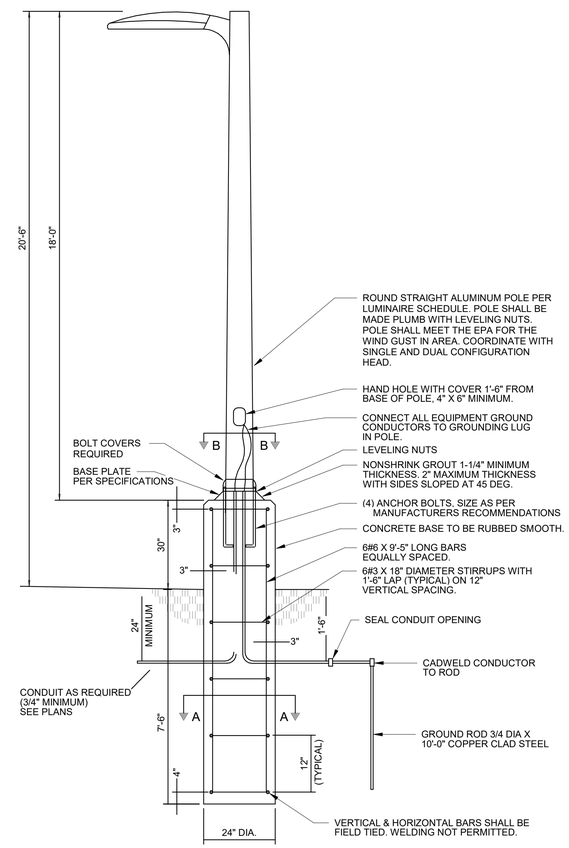



SECTION "A-A"




SECTION "B-B"

2 DETAIL - SECTION THRU POLE BASE
NOT TO SCALE




1 POLE BASE FOR LIGHTING STANDARD
NOT TO SCALE

**HCA FLORIDA ST. LUCIE HOSPITAL STUART FSER**

CLIENT ADDRESS:
US HIGHWAY 90
PACE, SANTA ROSA COUNTY, FLORIDA 32571
CLIENT NO. 23/100231-14075

GA PROJECT No: 22FD03


GIATTINA AYCOCK ARCHITECTURE STUDIO INC.
2625 5th Avenue North, Building C
Bessemer, AL 35020
P: 205.933.9060
GAstudio.com


STAMP:

REVISION SCHEDULE:

| NUM. | DESCRIPTION | DATE |
|---|---|---|

NOTES & LEGEND

CURRENT DRAWING SET:
CPUD response

ISSUE DATE: 1/23/2023

SHEET:
ELECTRICAL EXTERIOR CUTSHEET & DETAILS
E102

LANDSCAPE PLANTING GENERAL NOTES

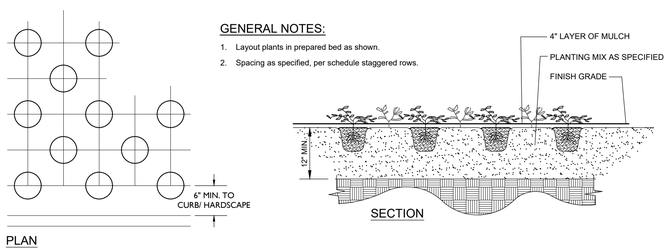
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF ALL MATERIALS. THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.
2. SUBSTITUTIONS OF TYPE, SIZE, OR SPACING OF PLANTS MAY NOT BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S LANDSCAPE ARCHITECT.
3. LOCATE ALL UTILITIES PRIOR TO INSTALLATION. ALL DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PER UTILITY PROVIDER'S STANDARDS.
4. THE PLANT LIST SPECIFICATIONS PROVIDED WITHIN THE PLANT LIST FOR HEIGHT AND SIZE ARE MINIMUMS.
5. ALL PLANT BEDS SHALL BE RAKED AND CLEARED OF LARGE ROCKS. ALL LARGE DIRT CLODS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.
6. PRE-EMERGENT HERBICIDE SHALL BE APPLIED AFTER INSTALLATION AND IMMEDIATELY PRIOR TO MULCHING.
7. ALL PLANT BEDS ARE TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF PINE STRAW MULCH.
8. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
9. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLODS AND ROCKS REMOVED, PRIOR TO SOD INSTALLATION.
10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.
11. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.
12. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSIONS OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1).
13. A MINIMUM 5' DIAMETER MULCH AREA SHALL BE PROVIDED AT THE BASE OF ALL TREES.
14. ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER.
15. ALL PLANT MATERIAL SHALL BE ALIVE AND IN GOOD GROWING CONDITION FOR EACH SPECIFIED KIND OF PLANT AT THE TIME OF ACCEPTANCE. THE RATING OF EACH PLANT ACCORDING TO FLORIDA GRADES AND STANDARDS SHALL BE EQUAL TO OR BETTER THAN THAT CALLED OUT ON PLANS AT TIME OF FINAL INSPECTION.

IRRIGATION GENERAL NOTES

1. IRRIGATION SYSTEM TO BE INSTALLED WITH AN AUTOMATIC TIMER AND MOISTURE SENSING CONTROLLER OTHER THAN RAIN SWITCH.
2. PROVIDE BACK FLOW PREVENTION PER CITY REQUIREMENTS.
3. CONTRACTOR RESPONSIBLE FOR LOCATING AND SUPPLYING POWER TO CONTROLLER.
4. USE OF LOW-VOLUME, DRIP/TARGET EMITTERS REQUIRED FOR TREES, SHRUBS AND GROUND COVERS. IRRIGATION SYSTEM TO BE MAINTAINED AND PROPERLY ADJUSTED TO AVOID SPRAY ONTO HARDSCAPE AND IMPERVIOUS AREAS.

SOD GENERAL NOTES

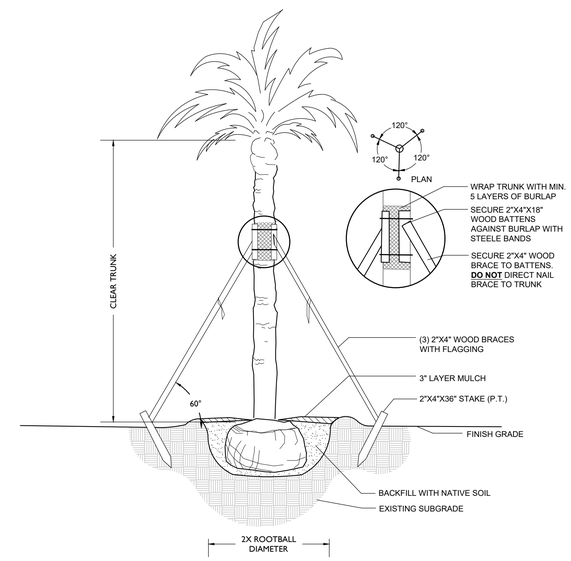
1. ALL DISTURBED AREAS SHALL EITHER BE PLANT BED OR COVERED WITH SOD.
2. IF REQUIRED - SOD TO BE FLORITAM ST. AUGUSTINE.
3. CONTRACTOR RESPONSIBLE FOR QUANTITY TAKE-OFF.



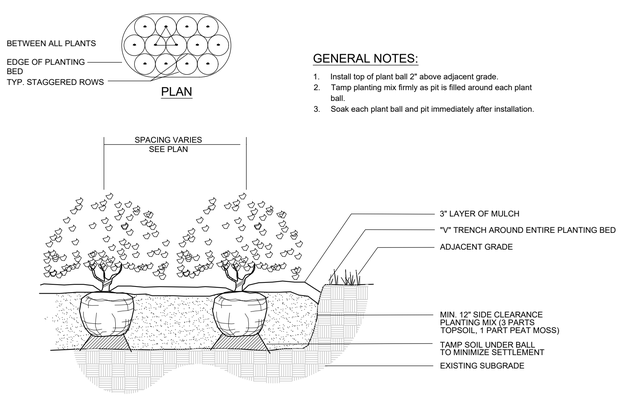

GENERAL NOTES:

1. Layout plants in prepared bed as shown.
2. Spacing as specified, per schedule staggered rows.

## GROUND COVER PLANTING



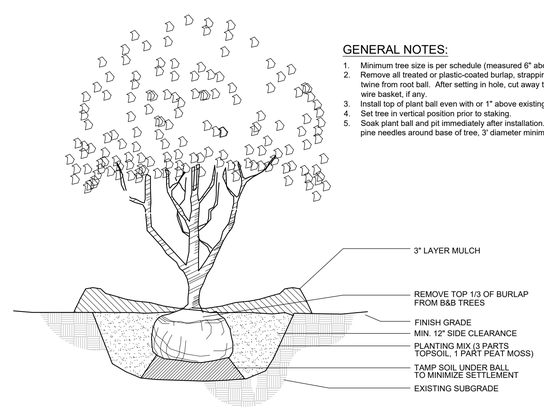

## PALM TREE PLANTING




GENERAL NOTES:

1. Install top of plant ball 2" above adjacent grade.
2. Tamp planting mix firmly as pit is filled around each plant ball.
3. Soak each plant ball and pit immediately after installation.

## SHRUB PLANTING

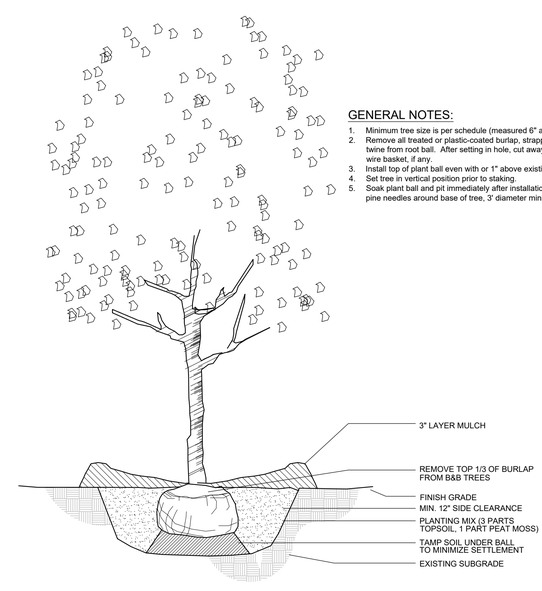



GENERAL NOTES:

1. Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 3"-4" of pine needles around base of tree, 3' diameter minimum.

## UNDERSTORY TREE

SECTION




GENERAL NOTES:

1. Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 3"-4" pine needles around base of tree, 3' diameter minimum.

## SINGLE TRUNK TREE


LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
KELI FRYMIRE, FL LA# 6667429
706-566-6480
OFFICE: 3020 Stansberry Lane, STE 201
Franklin, TN 37069
PHYSICAL: Freeport, FL 32439

keli@gdc-tn.com


GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SITE DEVELOPMENT PLAN FOR
STUART - FSER
2551 S. KANNER HWY
STUART, FLORIDA 34994

INITIAL REVIEW

Date: September 28, 2022

| Revision | Date |
|---|---|
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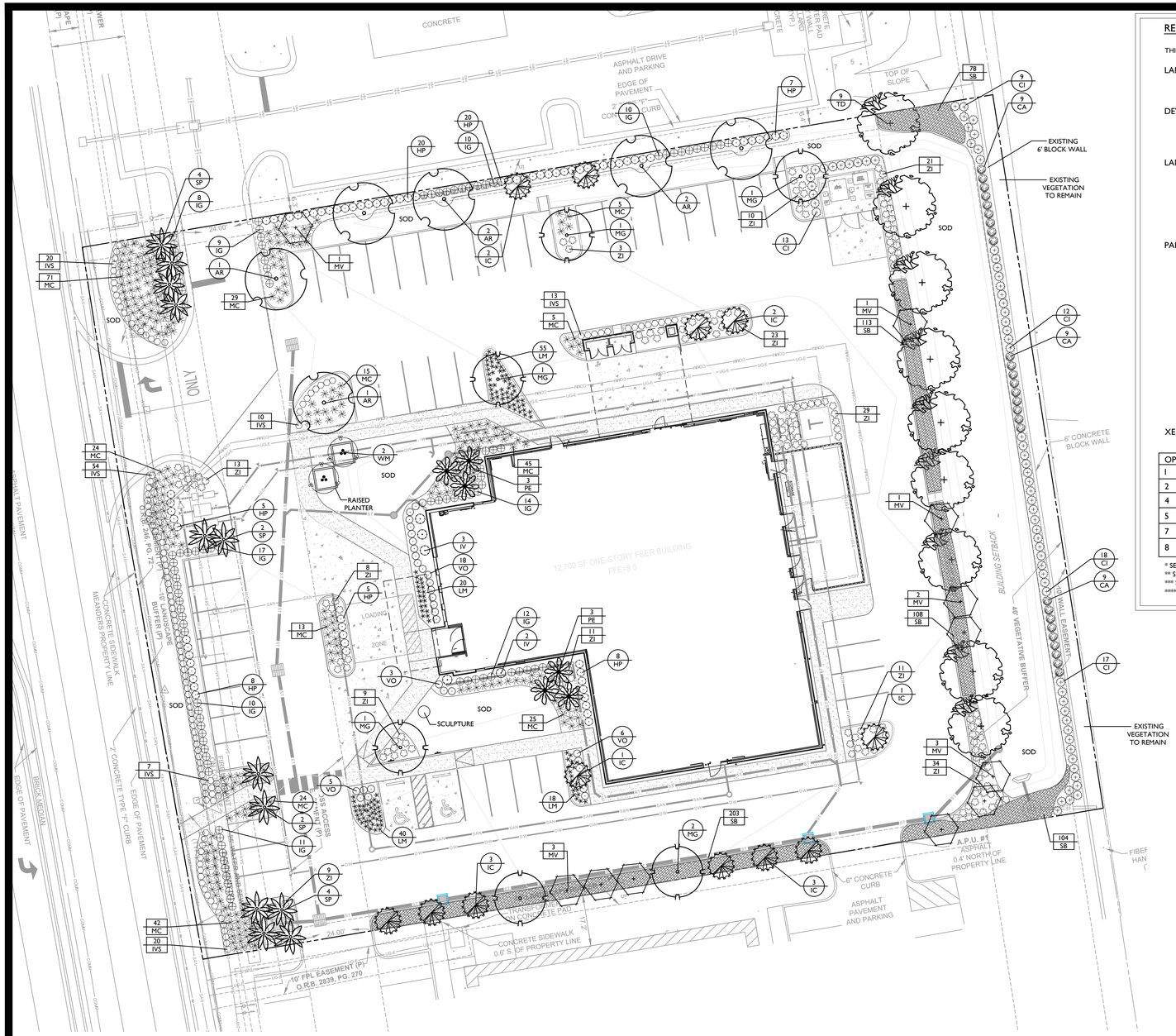
LANDSCAPE DETAILS & NOTES

SHEET
L3.0




## REQUIRED LANDSCAPE CALCULATIONS:

THIS LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF STUART LAND DEVELOPMENT CODE 6.04.00.

LANDSCAPED OPEN SPACE PERCENTAGE 6.04.03:
- REQUIRED 20%; 100 SF FOR EACH ADDITIONAL PARKING SPACE OVER MINIMUM. (500 SF TOTAL)
- PROVIDED: 33% (25,132 SF); 75,910 SF TOTAL SITE AREA (MIN REQ. 15,182 SF + 500 SF = 15,682 SF)

DEVELOPMENT LANDSCAPE 6.04.08:
- REQUIRED: ONE (1) TREE PER 2,500 SF OF SITE
- REQUIRED: 31 TREES; (32 TREES TOTAL INCLUDING ADDITIONAL TREE PER PARKING REQUIREMENTS)
- PROVIDED: 46 TREES; 18 PALM (12 OF THESE PALM SERVING AS REQUIRED SHADE TREES AT 2:1)

LANDSCAPE BUFFERS 6.04.06:
- REQUIRED: REAR (EASTERN PROPERTY LINE) BUFFER YARD AND BUFFER SCREEN ADJACENT TO SINGLE-FAMILY RESIDENTIAL
- PROVIDED: 40' BUFFER YARD; 6' SCREEN WALL (EXISTING);
- LANDSCAPE REQUIRED: 1 TREE PER 30 LF, 5' LANDSCAPE AREA BETWEEN WALL AND PROPERTY LINE (EXISTING TO REMAIN); BUFFER SCREEN HEDGE
- REQUIRED TREES: 245 LF = 9 TREES - NOTE: OVERHEAD UTILITY ALONG REAR PROPERTY LINE
- PROVIDED: 15 TREES PLANTED AT THE WESTERN EDGE OF THE BUFFER TO AVOID CONFLICT WITH OVERHEAD UTILITY LINES, HEDGE ROW ON INTERIOR SIDE OF WALL, EXISTING VEGETATION TO REMAIN ON EXTERIOR SIDE OF WALL

PARKING AREA PLANTING - 6.04.07:

LANDSCAPE STRIP ADJACENT TO STREET (WESTERN PROPERTY LINE): 10' WIDTH; 1 TREE PER 30 LF; CONTINUOUS HEDGE
- REQUIRED TREES: 245 LF = 9 TREES - NOTE: OVERHEAD UTILITY ALONG FRONTAGE AS WELL AS 25' WATER AND SEWER EASEMENT ALONG PROPERTY LINE. PALMS PLANTED AT 2:1 TO SATISFY TREE REQUIREMENT FOR 6 TREES; 3 REMAINING TREES LOCATED ON SITE INTERIOR DUE TO LACK OF REMAINING LANDSCAPE AREA ALONG FRONTAGE.

LANDSCAPE STRIP ADJACENT TO PRIVATE PROPERTY; ABUTTING PARKING (NORTH): 5' WIDTH; 1 TREE PER 30 LF; CONTINUOUS HEDGE
- REQUIRED TREES: 182' LF = 6 TREES
- PROVIDED TREES: 7 TREES

INTERIOR; 5' LANDSCAPE AREA FOR BUILDING FOUNDATION PLANTING ABUTTING PARKING; 1 TREE PER 30 LF ABUTTING PARKING (110 LF)
- REQUIRED TREES: 110 LF = 4 TREES
- REQUIRED: ONE (1) TREE PER 500 SF OF INTERIOR LANDSCAPED AREA
- REQUIRED TREES: 5,754 SF = 12 TREES
- PROVIDED TREES: 25 MEETING CODE MIN. SIZE REQUIREMENTS; 2 ADDITIONAL IN RAISED PLANTERS

INCREASED MIN. PARKING BY 5 SPACES (500 SF TOTAL ADDITIONAL LANDSCAPE AREA) REQUIRING ONE (1) ADDITIONAL TREE.

XERISCAPE LANDSCAPE 6.04.05
- REQUIRED: 50 POINTS FROM THE DESIGN OPTIONS CHART:

| OPTION | | POINTS |
|---|---|---|
| 1 | UTILIZATION OF MOISTURE SENSING CONTROLLER OTHER THAN RAIN SWITCH * | 5 |
| 2 | LOW, MODERATE AND HIGH WATER USAGE ZONES INDICATED ON THE LANDSCAPE PLAN ** | 5 |
| 4 | 51% OR MORE OF THE REQUIRED SHRUBS ARE DROUGHT TOLERANT SPECIES *** | 10 |
| 5 | 51% OR MORE OF THE REQUIRED TREES ARE DROUGHT TOLERANT SPECIES *** | 10 |
| 7 | SOD AREAS LESS THAN 50% OF LANDSCAPE AREA (8,744 SF SOD; 35% OF LANDSCAPE AREA) | 10 |
| 8 | MULCH PLANTING BEDS 3 INCHES DEEP IN ALL AREAS EXCEPT GROUNDCOVER **** | 10 |
| | | 50 TOTAL |

* SEE IRRIGATION PLAN (TO BE SUBMITTED WITH RESUBMITTAL)
** SEE LANDSCAPE PLAN NOTES
*** SEE LANDSCAPE SCHEDULE FOR IDENTIFICATION
**** SEE PLANTING DETAILS AND NOTES

QTY/SYM REQUIRED — QTY/SYM MITIGATION CREDIT

| QTY | SYM | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | SPECIES % | SPACING | NOTES | DROUGHT TOLERANT | NATIVE |
|---|---|---|---|---|---|---|---|---|---|---|
| CANOPY TREES | | | | | | | | | | |
| 6 | AR | ACER RUBRUM ' AUTUMN FLAME' | AUTUMN FLAME RED MAPLE | 4.5" DBH | | 9.3% | AS SHOWN | SINGLE-STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, FULL SYMMETRICAL CROWN, CLEAR TRUNK TO 5' | NO | YES |
| 12 | SP | SABAL PALMETTO | CABBAGE PALM | | 14' CT | 19% | AS SHOWN | | YES | YES |
| 9 | TD | TAXODIUM DISTICHUM | BALD CYPRESS | 4.5" DBH | | 14% | AS SHOWN | SINGLE-STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, FULL SYMMETRICAL CROWN, CLEAR TRUNK TO 5' | YES | YES |
| 12 | IC | ILEX CASSINE | DAHOON HOLLY | 4.5" DBH | | 19% | AS SHOWN | TREE FORM, CLEAR TRUNK TO 5' | YES | YES |
| 6 | MG | MAGNOLIA GRANDIFLORA 'DD BLANCHARD' | DD BLANCHARD SOUTHERN MAGNOLIA | 4.5" DBH | | 9.3% | AS SHOWN | TREE FORM, CLEAR TRUNK TO 5' | NO | YES |
| UNDERSTORY TREES | | | | | | | | | | |
| 11 | MV | MAGNOLIA VIRGINIANA 'JIM WILSON' | MOONGLOW SWEETBAY MAGNOLIA | 2.5" DBH | | 17% | AS SHOWN | MULTI-STEM, EVENLY BRANCHED, 3 TO 5 CANES | NO | YES |
| 2 | WM | MYRICA CERIFERA | WAX MYRTLE | | 6' MIN. | 3% | AS SHOWN | MULTI-STEM TREE FORM, EVENLY BRANCHED, 3 TO 5 CANES | YES | YES |
| 6 | PE | PTYCHOSPERMA ELEGANS | ALEXANDER PALM | | 12' CT | 9.3% | | | NO | NO |
| SHRUBS | | | | | | | | | | |
| 32 | VO | VIBURNUM OBOVATUM 'MRS SCHILLER'S DELIGHT' | MRS. SCHILLER'S DELIGHT VIBURNUM | | 24" MIN. | | 30" O.C. | | YES | YES |
| 101 | IG | ILEX GLABRA | INKBERRY | | 24" MIN. | | 30" O.C. | | YES | YES |
| 69 | CI | CHRYSOBALANUS ICACO 'RED TIP' | RED TIP COCOPLUM | | 24" MIN. | | 36" O.C. | MAINTAIN AT 48" HEIGHT MIN. | YES | YES |
| 27 | CA | CALLICARPA AMERICANA | AMERICAN BEAUTYBERRY | | 24" MIN | | 36" O.C. | | YES | YES |
| 5 | IV | ILEX VOMITORIA 'WILL FLEMING' | WILL FLEMING YAUPON HOLLY | | 3' MIN. | | AS SHOWN | | YES | YES |
| 73 | HP | HAMELIA PATENS | FIREBUSH | | 24" MIN. | | 30" O.C. | | YES | YES |
| GRASSES AND GROUNDCOVERS | | | | | | | | | YES | YES |
| 267 | MC | MUHLENBERGIA CAPILLARIS | PINK MUHLY GRASS | #3 CONT. | | | 36" O.C. | | | |
| 194 | ZI | ZAMIA INTEGRIFOLIA | COONTIE | #3 CONT. | | | 36" O.C. | | YES | YES |
| 607 | SB | SPARTINA BAKERI | SAND CORD GRASS | #3 CONT. | | | 36" O.C. | | YES | YES |
| 133 | LM | LIROPE MUSCARI | LIROPE | #1 CONT. | | | 18" O.C. | | YES | NO |
| 175 | IVS | ILEX VOMITORIA 'SCHILLINGS' | DWARF YAUPON HOLLY | #3 CONT. | | | 24" O.C. | | YES | YES |
| | SOD | FLORATAM ST. AUGUSTINE GRASS | | | | | | CONTRACTOR RESPONSIBLE FOR TAKE-OFF - ALL DISTURBED AREAS NOT PLANT BED TO SOD | NO | NO |

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS

NOTE: MINIMUM SIZES HAVE BEEN SPECIFIED TO MEET THE MINIMUM SIZE REQUIREMENTS OF THE CITY OF STUART. ALL CALIPER INCHES AND HEIGHTS ARE REQUIRED MINIMUMS, REGARDLESS OF CONTAINER SIZE. PLEASE NOTE THAT CALIPER IS TO BE MEASURED AT 4.5" ABOVE GRADE.

N

0 10 20 40 60

GRAPHIC SCALE 1"=20'-0"


GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE


SITE DEVELOPMENT PLAN FOR
# STUART - FSER
2551 S. KANNER HWY
STUART, FLORIDA 34994

INITIAL REVIEW

Date: September 28, 2022

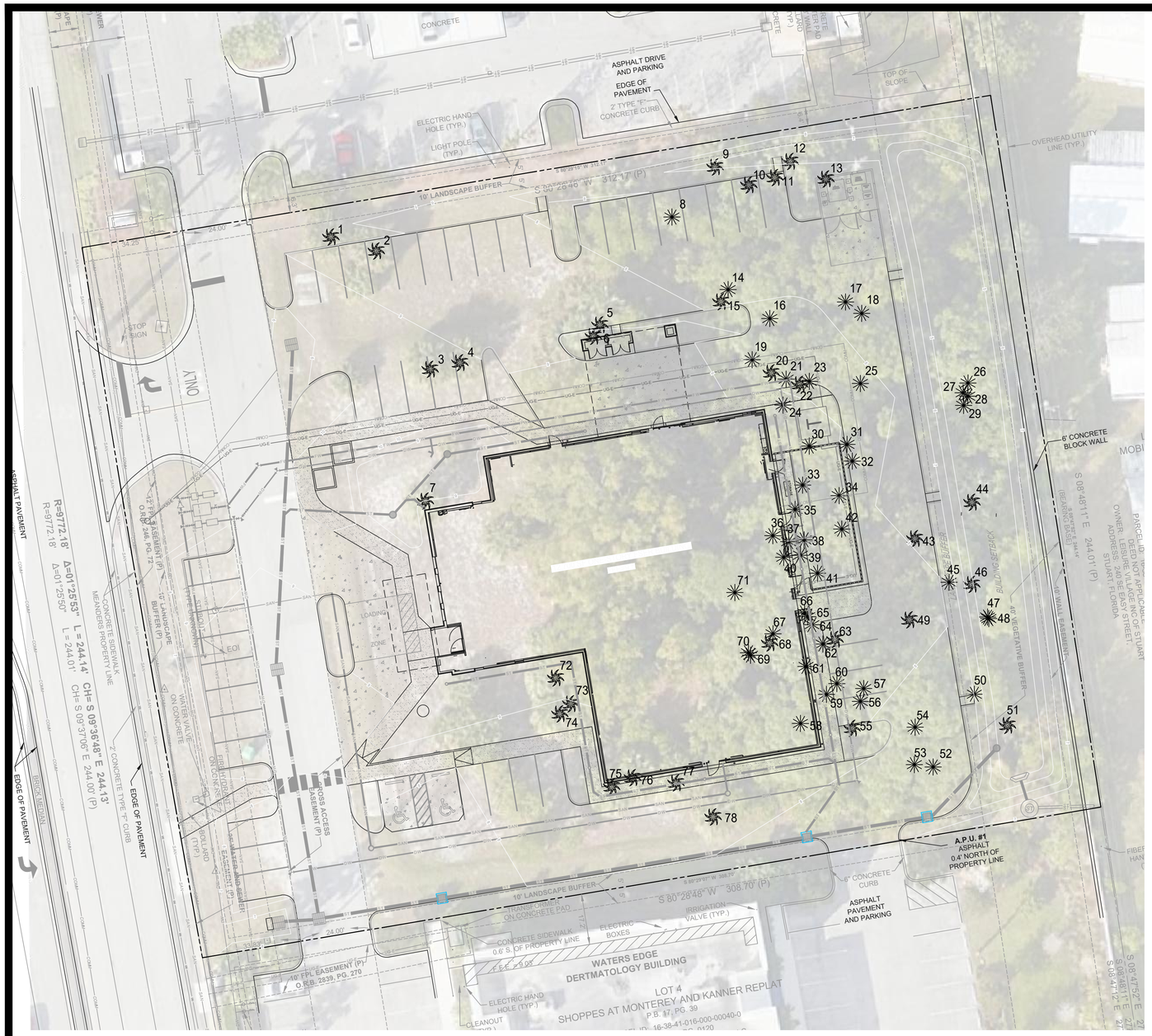
| Revision Date |
|---|
| △ |
| △ |
| △ |


LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
KELI FRYMIRE, FL LA# 6667429
706-566-6480
OFFICE: 3020 Stansberry Lane, STE 201
Franklin, TN 37069
PHYSICAL: Freeport, FL 32439

keli@gdc-tn.com


OVERALL LANDSCAPE PLAN

SHEET
L2.0




## TREE INVENTORY:

TREE INVENTORY AND ASSOCIATED REMOVAL AND MITIGATION CALCULATIONS ARE PROVIDED BASED ON THE CRITERIA OF STUART LAND DEVELOPMENT CODE 5.05.00.

SURVEY DID NOT INDICATE SPECIES OF PINE AND PALM. BASED ON PRELIMINARY INFORMATION, IT IS ASSUMED THAT ALL PINE ARE SLASH PINE AND WILL BE CALCULATED AS SUCH FOR REPLACEMENT MITIGATION. SPECIES WILL BE CONFIRMED PRIOR TO RESUBMITTAL.

| TREE NO. | SPECIES | DBH | NOTES | STATUS |
|---|---|---|---|---|
| 1 | PALM | 15 | | REMOVED |
| 2 | PALM | 14 | | REMOVED |
| 3 | PALM | 14 | | REMOVED |
| 4 | PALM | 14 | | REMOVED |
| 5 | PALM | 13 | | REMOVED |
| 6 | PALM | 11 | | REMOVED |
| 7 | PALM | 13 | | REMOVED |
| 8 | PINE | 10 | SPECIMEN | REMOVED |
| 9 | PALM | 12 | | REMOVED |
| 10 | PALM | 13 | | REMOVED |
| 11 | PALM | 12 | | REMOVED |
| 12 | PALM | 14 | | REMOVED |
| 13 | PALM | 11 | | REMOVED |
| 14 | PINE | 11 | SPECIMEN | REMOVED |
| 15 | PALM | 12 | | REMOVED |
| 16 | PINE | 13 | SPECIMEN | REMOVED |
| 17 | PINE | 16 | SPECIMEN | REMOVED |
| 18 | PINE | 13 | SPECIMEN | REMOVED |
| 19 | PINE | 8 | | REMOVED |
| 20 | PALM | 13 | | REMOVED |
| 21 | PINE | 9 | | REMOVED |
| 22 | PALM | 12 | | REMOVED |
| 23 | PINE | 9 | | REMOVED |
| 24 | PINE | 10 | SPECIMEN | REMOVED |
| 25 | PINE | 14 | SPECIMEN | REMOVED |
| 26 | PINE | 13 | SPECIMEN | REMOVED |
| 27 | PINE | 8 | | REMOVED |
| 28 | PINE | 9 | | REMOVED |
| 29 | PINE | 7 | | REMOVED |
| 30 | PINE | 9 | | REMOVED |
| 31 | PINE | 12 | SPECIMEN | REMOVED |
| 32 | PINE | 6 | | REMOVED |
| 33 | PINE | 13 | SPECIMEN | REMOVED |
| 34 | PINE | 8 | | REMOVED |
| 35 | PINE | 10 | SPECIMEN | REMOVED |
| 36 | PINE | 9 | | REMOVED |
| 37 | PINE | 10 | SPECIMEN | REMOVED |
| 38 | PINE | 8 | | REMOVED |
| 39 | PINE | 5 | | REMOVED |
| 40 | PINE | 9 | | REMOVED |
| 41 | PINE | 10 | SPECIMEN | REMOVED |
| 42 | PINE | 10 | SPECIMEN | REMOVED |
| 43 | PALM | 11 | | REMOVED |
| 44 | PALM | 14 | | REMOVED |
| 45 | PINE | 8 | | REMOVED |
| 46 | PALM | 10 | | REMOVED |
| 47 | PINE | 13 | SPECIMEN | REMOVED |
| 48 | PINE | 8 | | REMOVED |
| 49 | PALM | 9 | | REMOVED |
| 50 | PINE | 9 | | REMOVED |
| 51 | PALM | 12 | | REMOVED |
| 52 | PINE | 13 | SPECIMEN | REMOVED |
| 53 | PINE | 15 | SPECIMEN | REMOVED |
| 54 | PINE | 16 | SPECIMEN | REMOVED |
| 55 | PALM | 6 | | REMOVED |
| 56 | PINE | 10 | SPECIMEN | REMOVED |
| 57 | PINE | 8 | | REMOVED |
| 58 | PINE | 15 | SPECIMEN | REMOVED |
| 59 | PINE | 12 | SPECIMEN | REMOVED |
| 60 | PINE | 7 | | REMOVED |
| 61 | PINE | 12 | SPECIMEN | REMOVED |
| 62 | PINE | 8 | | REMOVED |
| 63 | PALM | 7 | | REMOVED |
| 64 | PINE | 12 | SPECIMEN | REMOVED |
| 65 | PINE | 12 | SPECIMEN | REMOVED |
| 66 | PINE | 4 | | REMOVED |
| 67 | PINE | 13 | SPECIMEN | REMOVED |
| 68 | PALM | 11 | | REMOVED |
| 69 | PINE | 10 | SPECIMEN | REMOVED |
| 70 | PINE | 9 | | REMOVED |
| 71 | PINE | 13 | SPECIMEN | REMOVED |
| 72 | PALM | 12 | | REMOVED |
| 73 | PALM | 12 | | REMOVED |
| 74 | PALM | 10 | | REMOVED |
| 75 | PALM | 13 | | REMOVED |
| 76 | PALM | 14 | | REMOVED |
| 77 | PALM | 12 | | REMOVED |
| 78 | PALM | 13 | | REMOVED |

## TREE MITIGATION AND CREDIT:

| QTY SPECIMEN SLASH PINE REMOVED | TOTAL DBH REMOVED | MITIGATION REQUIREMENT | TOTAL MITIGATION DBH |
|---|---|---|---|
| 27 TREES | 331 INCHES | 1.5 TIMES REMOVED INCHES | 497 INCHES |

| TOTAL MITIGATION DBH | # TREES @ 2.5 DBH | 50% MITIGATION ALLOWED | TOTAL MITIGATION DBH |
|---|---|---|---|
| 497 INCHES | 199 TREES | 100 TREES @ 175% PLANT FINDER WHOLESALE | 100 TREES @ $XX EACH |
| | | | $XX TOTAL PAID TO TREE FUND |

NOTE: PLANT FINDER WHOLESALE AMOUNT TO BE CONFIRMED WITH RESUBMITTAL.

BURDEN FOR SITE REPLACEMENT: 100 TREES @ 2.5 DBH
PROVIDED: CREDIT FOR REQUIRED TREES (45 TREE CREDIT)
REPLACEMENT TREES (17 TREE CREDIT)
NATIVE SHRUBS: 1,140 SHRUBS (38 TREE CREDIT)

5.05.02 G - CREDIT TOWARDS TREE REPLACEMENT REQUIREMENTS SHALL BE PROVIDED FOR LANDSCAPING REQUIRED BY SECTION 6.04.00 ONLY IF ALL REQUIRED TREES ARE PLANTED AT 4.5 DBH AND PALMS AT 14 FEET CLEAR TRUNK.

| QTY REQUIRED TREES PER 6.04.00 | TOTAL PROVIDED TREES @ 4.5 DBH | TOTAL PROVIDED PALMS @ 14' CT | CREDIT TOWARDS REPLACEMENT |
|---|---|---|---|
| 39 TREES | 33 TREES | 12 PALM | 45 TREES |

5.05.02 L - ADDITIONAL INCHES REQUIRED UNDER THE TREE REPLACEMENT CALCULATION MAY BE CREDITED THROUGH THE PLANTING OF NATIVE UNDERSTORY SHRUBS THAT ARE MADE IN ADDITION TO THE LANDSCAPING CODE REQUIREMENTS.

| QTY NATIVE SHRUB PROVIDED @ 3 GAL. | CREDIT PER TABLE 4 | CREDIT TOWARDS REPLACEMENT |
|---|---|---|
| 1,140 SHRUBS | 1" CREDIT PER 12 SHRUB | 95 INCHES OR 38 TREES |

REFER TO SHEET L2.0 FOR REPLACEMENT TREE/SHRUB IDENTIFICATION

N

0 10 20 40 60
GRAPHIC SCALE 1"=20'-0"

TREE SURVEY INFORMATION PROVIDED BY BOWMAN CONSULTING GROUP, LTD. INC.
AERIAL: GOOGLE MAP DATE 2022

LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
KELI FRYMIRE, FL LA# 6667429
706-566-6480
OFFICE: 3020 Stansberry Lane, STE 201
Franklin, TN 37069
PHYSICAL: Freeport, FL 32439

keli@gdc-tn.com

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SITE DEVELOPMENT PLAN FOR
# STUART - FSER
2551 S. KANNER HWY
STUART, FLORIDA 34994

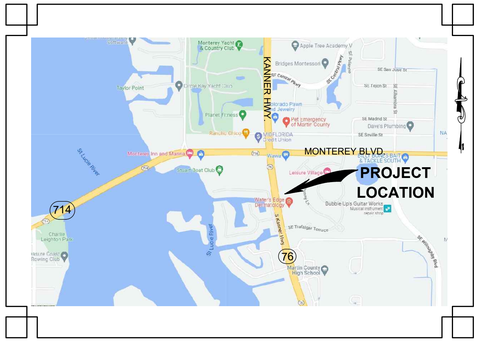
INITIAL REVIEW

Date: September 28, 2022

| Revision Date |
|---|
| △ |
| △ |
| △ |

TREE LOCATION MAP & REMOVAL CALCULATIONS
SHEET
L1.0

# BOUNDARY AND TOPOGRAPHIC SURVEY
## LYING IN SHOPPES AT MONTEREY AND KANNER REPLAT, RECORDED IN PLAT BOOK 17, PAGE 39 AND GOVERNMENT LOT 4, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST
## STUART, MARTIN COUNTY, FLORIDA




FL

## LEGAL DESCRIPTION PER O.R.B. 2946, PG. 1

LOT 3 OF SHOPPES AT MONTEREY AND KANNER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 30, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

## LEGAL DESCRIPTION PER SURVEYOR

LOT 3 OF SHOPPES AT MONTEREY AND KANNER REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 39, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING 75,910 SQUARE FEET OR 1.74 ACRES, MORE OR LESS.

## SUBSURFACE UTILITY ENGINEERING (S.U.E.)

***GENERAL NOTES:***

BOWMAN CONSULTING EXERCISED THE PROFESSIONAL STANDARD OF CARE IN THE PROPER SELECTION AND APPLICATION OF SURFACE GEOPHYSICAL TECHNIQUES FOR MAPPING THE SUBSURFACE UTILITIES WITHIN THE PROJECT LIMITS AS SHOWN ON THIS DRAWING.

BOWMAN CONSULTING DOES NOT GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL UTILITIES WITHIN THE PROJECT AREA. UTILITY INFORMATION IS BASED ON AVAILABLE FIELD AND RECORD INFORMATION. LOCATION, SIZE, OR DEPTH MAY NOT BE ACCURATE IN ALL AREAS AS THESE MAY HAVE BEEN MODIFIED AT SEGMENTS THAT HAVE NOT BEEN VERIFIED.

DESIGNATED UTILITIES MEET ASCE AND THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION DEFINITION FOR QUALITY LEVEL STANDARDS AS DEFINED BELOW.

***ASCE C-I 38-02 STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA:***

QUALITY LEVEL **A (QLA)** — PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT, WITH THE USE OF EXCAVATING EQUIPMENT, THAT IS NON-DESTRUCTIVE AT CERTAIN AREAS.

QUALITY LEVEL B **(QLB)** — INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. THESE FIELD LOCATED UTILITIES ARE SURVEYED.

QUALITY LEVEL C **(QLC)** — INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D.

QUALITY LEVEL D **(QLD)** — INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

## S.U.E. LEGEND

| | |
|---|---|
| EOI | = END OF ELECTRONIC INFORMATION |
| — — —BTV(B) — — — | UNDERGROUND CATV (QLB) |
| — — —BE(B) — — — | UNDERGROUND ELECTRIC (QLB) |
| — — —BFOC(B) — — — | UNDERGROUND FIBER OPTIC (QLB) |
| — — —FM(B)— — — | UNDERGROUND FORCE MAIN (QLB) |
| — — —BT(B) — — — | UNDERGROUND TELEPHONE (QLB) |
| UU | UNDERGROUND UNKNOWN UTILITY |
| — — —W(B) — — — | UNDERGROUND WATER (QLB) |

## LEGEND

| | |
|---|---|
| A.P.U. | = APPARENT PHYSICAL USE |
| BTM | = BOTTOM |
| (C) | = CALCULATED DATA |
| CH | = CHORD BEARING AND DISTANCE |
| EL. | = ELEVATION |
| FDOT | = FLORIDA DEPARTMENT OF TRANSPORTATION |
| F.F.E. | = FINISHED FLOOR ELEVATION |
| FPL | = FLORIDA POWER & LIGHT |
| G.P.S. | = GLOBAL POSITIONING SYSTEM |
| HDPE | = HIGH DENSITY POLYETHYLENE PIPE |
| INC. | = INCORPORATED |
| I.D. | = IDENTIFICATION |
| INV. | = INVERT |
| L | = ARC LENGTH |
| LB | = LICENSED BUSINESS |
| LS | = LICENSED SURVEYOR |
| LTD. | = LIMITED |
| (M) | = MEASURED |
| N.A.V.D. | = NORTH AMERICAN VERTICAL DATUM |
| O.R.B. | = OFFICIAL RECORDS BOOK |
| (P) | = PLAT DATA |
| P.B. | = PLAT BOOK |
| PG. | = PAGE |
| PRM | = PERMANENT REFERENCE MONUMENT |
| PVC | = POLYVINYL CHLORIDE PIPE |
| R | = RADIUS |
| R.T.K. | = REAL TIME KINEMATIC |
| R/W | = RIGHT-OF-WAY |
| S.U.E. | = SUBSURFACE UTILITY ENGINEERING |
| TYP. | = TYPICAL |
| x14.52 | = EXISTING ELEVATION |
| | = PUBLISHED CONTROL POINT |
| | = SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030" |
| | = SET MAG NAIL AND DISK STAMPED " BOWMAN CG LB 8030" |
| | = FOUND IRON ROD |
| | = FOUND CONCRETE MONUMENT |
| | = BACKFLOW PREVENTER |
| | = BOLLARD |
| | = CENTRAL ANGLE |
| | = CLEANOUT |
| | = CONCRETE UTILITY POLE |
| 10 | = CONTOUR ELEVATION |
| | = ELECTRIC BOX |
| | = ELECTRIC HAND HOLE |
| | = ELECTRIC METER |
| | = FIBER OPTIC HAND HOLE |
| | = FIRE DEPARTMENT CONNECTION |
| | = FIRE HYDRANT |
| | = IRRIGATION VALVE OR BOX |
| | = LIGHT POLE |
| OU | = OVERHEAD UTILITY LINE |
| | = RISER |
| SV | = SEWER VALVE |
| | = SIGN |
| SAN | = SANITARY SEWER MANHOLE |
| | = SITE CONTROL POINT |
| STM | = STORM MANHOLE |
| | = WATER VALVE |
| | = WOOD UTILITY POLE |
| | = YARD DRAIN |
| 4 | = CYPRESS TREE WITH DIAMETER |
| 4 | = OAK TREE WITH DIAMETER |
| 4 | = SWEETGUM TREE WITH DIAMETER |
| 4 | = MISCELLANEOUS TREE WITH DIAMETER |
| 4 | = PALM TREE WITH DIAMETER |
| 4 | = PINE TREE WITH DIAMETER |

## SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.

2. THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83 / 2011 ADJUSTMENT) AND WERE ESTABLISHED BY R.T.K.-G.P.S. USING A TRIMBLE R-12 RECEIVER ON THE VRS NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS ON THE FOLLOWING FDOT CONTROL POINTS:

   "BM2"
   FOUND FDOT BRASS DISK IN CONCRETE STAMPED "76/89/97/B25"
   EL. = 6.51'(N.A.V.D. 88)
   N = 1033035.26
   E = 899186.34

   "BLC2"
   FOUND FDOT ALUMINUM DISK IN CONCRETE STAMPED "SR76-89-20-C2"
   EL. = 5.96' (N.A.V.D. 88)
   N = 1032973.81
   E = 899203.87

   THE BASIS OF BEARING REFERS TO A BEARING OF SOUTH 08°47'52" EAST ALONG THE EAST LINE OF LOT 3, SHOPPES AT MONTEREY AND KANNER REPLAT, AS RECORDED IN PLAT BOOK 17, PAGE 39, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

3. THE ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE BASED UPON THE FOLLOWING BENCHMARKS:

   "BM2"
   FOUND FDOT BRASS DISK IN CONCRETE STAMPED "76/89/97/B25"
   EL. = 6.51'(N.A.V.D. 88)
   N = 1033035.26
   E = 899186.34

   "BLC2"
   FOUND FDOT ALUMINUM DISK IN CONCRETE STAMPED "SR76-89-20-C2"
   EL. = 5.96' (N.A.V.D. 88)
   N = 1032973.81
   E = 899203.87

4. THIS SURVEY WAS PERFORMED UTILIZING G.P.S.-R.T.K. AND TRADITIONAL SURVEY PROCEDURES WITH MULTIPLE MEASUREMENTS ON "BM2" AND "BLC2", AND HAS A HORIZONTAL AND VERTICAL POSITIONAL TOLERANCE OF LESS THAN 0.10 FEET.

5. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

6. THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONES "X" AND "SHADED X" PER FLOOD INSURANCE RATE MAP NUMBER 12085C0142H, DATED FEBRUARY 19, 2020.

7. APPARENT PHYSICAL USES:
   1) THE NORTHEAST CORNER OF ASPHALT PAVEMENT CROSSES THE SOUTH PROPERTY LINE AS SHOWN.

8. THE IMAGERY SHOWN HEREON, DATED 2018, WAS OBTAINED FROM THE LABINS.ORG DATABASE AND IS FOR INFORMATIONAL PURPOSES ONLY.

9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

10. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Richard Barnes

Digitally signed by Richard Barnes
Date: 2022.08.17 16:07:47 -04'00'

RICHARD E. BARNES, JR.
FLORIDA SURVEYOR AND MAPPER
REGISTRATION No. 5173

AUGUST 11, 2022
DATE OF LAST FIELDWORK

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

Bowman

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462


Bowman Consulting Group, Ltd., Inc.
301 S.E. Ocean Blvd., Suite 301
Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com

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**2551 KANNER HIGHWAY**
**BOUNDARY AND TOPOGRAPHIC SURVEY**
**MARTIN COUNTY FLORIDA**

PROJECT NO
031026–01–001

| PLAN STATUS | |
|---|---|
| XX/XX/XX | XXXXX |
| | |
| | |
| | |
| | |
| | |
| | |
| DATE | DESCRIPTION |

| FIELD BOOK | PAGE |
|---|---|
| 22–231 | 2, 25 |
| 22–237 | 38 |

FIELD CREW: AA,MB,JS,KJ

| D.A.L. | R.E.B. |
|---|---|
| DRAWN | CHKD |

SCALE H: N/A V: N/A

JOB No. 031026–01–001

DATE AUG. 11, 2022

FILE No. 031026 BNDY TOPO

SHEET 1 OF 2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING GROUP, LTD., INC. SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.

Cad file name: P:\031026 – Fulmer Lucus Engineering\031026-01-001 (SUR) – 2551 Kanner Highway ALTA\Survey\Topo Boundary\031026 BNDY TOPO.dwg 8/17/2022

**DETAIL "A"**
1" = 10'




**DETAIL "B"**
1" = 10'




THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED.
REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING GROUP, LTD., INC. SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.

Cad file name: P:\031026 – Fulmer Lucus Engineering\031026-01-001 (SUR) – 2551 Kanner Highway ALTA\Survey\Topo Boundary\031026 BNDY TOPO.dwg 8/17/2022

**Bowman**

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

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www.bowmanconsulting.com
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# KANNER HIGHWAY

## BOUNDARY AND TOPOGRAPHIC SURVEY

MARTIN COUNTY FLORIDA

PROJECT NO
031026-01-001

| PLAN STATUS | |
|---|---|
| DATE | DESCRIPTION |

| FIELD BOOK | PAGE |
|---|---|
| 22-231 | 2, 25 |
| 22-237 | 38 |

FIELD CREW: AA,MB,JS,KJ

| D.A.L. | R.E.B. |
|---|---|
| DRAWN | CHKD |

SCALE H: 1" = 20' V: N/A

JOB No. 031026-01-001

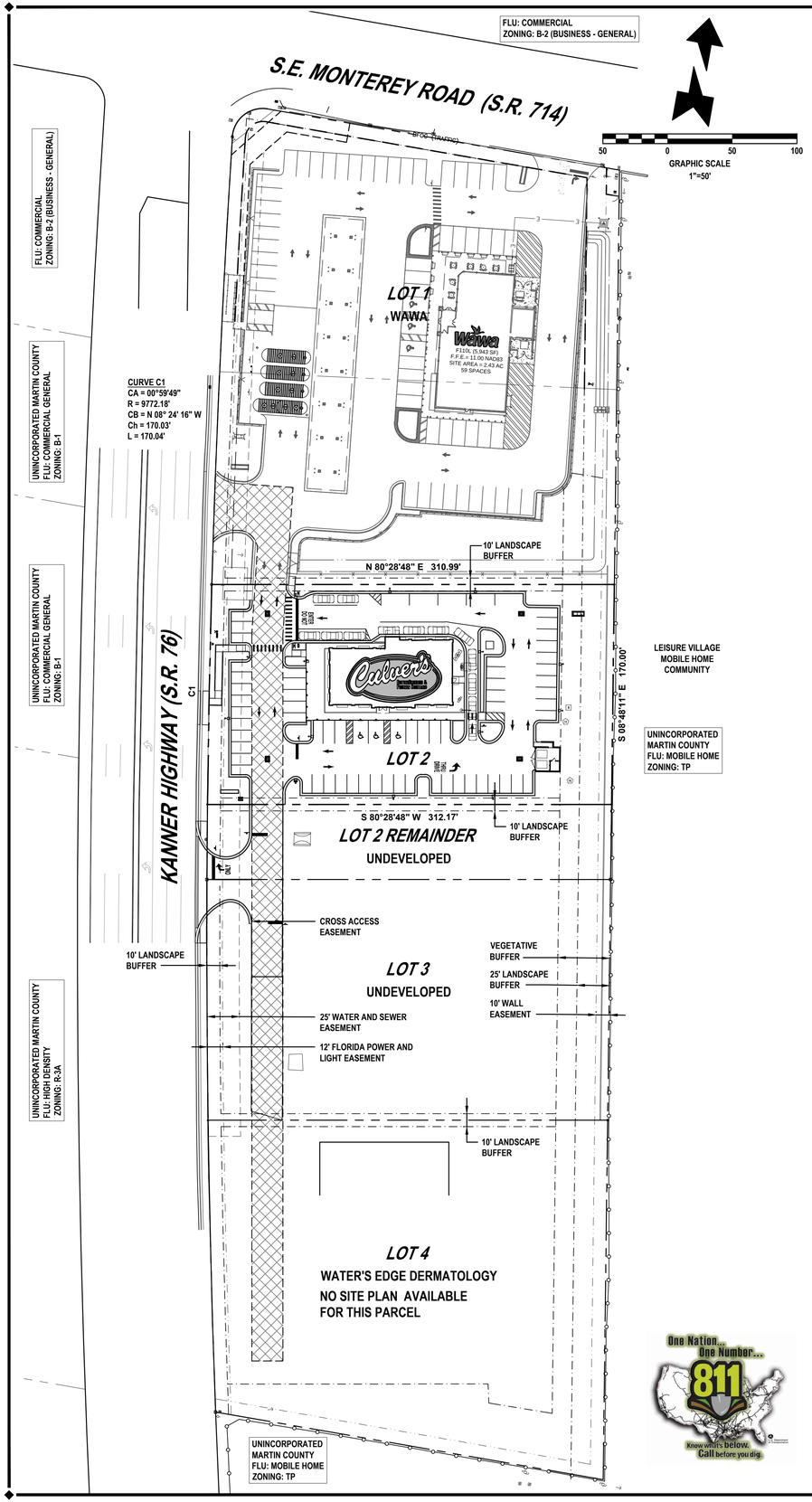
DATE AUG. 11, 2022

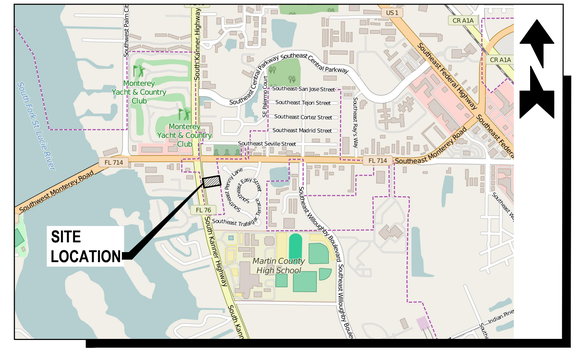
FILE No.
031026 BNDY TOPO

SHEET 2 OF 2

# SHOPPES AT MONTEREY AND KANNER PLAT BOOK 17, PAGE 30

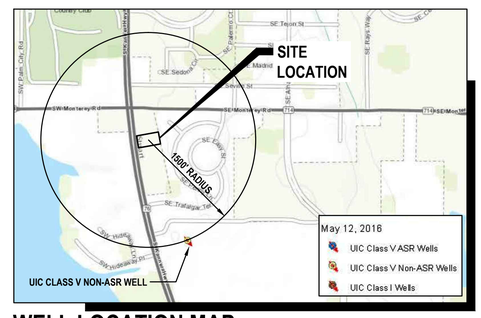
## SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA




## LOCATION MAP

SCALE: 1" = 1,230'




## WELL LOCATION MAP

SCALE: 1" = 1000'

## SITE LEGEND

CROSS ACCESS EASEMENT

## EXISTING CONCEPTUAL MASTER CPUD SITE DATA

| | LOT 1 | LOT 2 | LOT 3 | LOT 4 |
|---|---|---|---|---|
| LOT AREA | 2.43 ACRES | 1.63 ACRES | 1.33 ACRES | 1.76 ACRES |
| MAXIMUM IMPERVIOUS AREA | 1.58 ACRES (65%) | 1.06 ACRES (65%) | 0.86 ACRES (65%) | 1.14 ACRES (65%) |
| MINIMUM OPEN SPACE AREA | 0.61 ACRES (25%) | 0.41 ACRES (25%) | 0.33 ACRES (25%) | 0.44 ACRES (25%) |
| MAXIMUM BUILDING HEIGHT | 45'-0" | 45'-0" | 45'-0" | 45'-0" |
| PHASE | 1 | 3 OR 4 | 3 OR 4 | 2 |
| CONSTRUCTION DOCUMENT SUBMITTAL | JANUARY 2015 | JUNE 2016 | JUNE 2016 | JUNE 2015 |
| OBTAIN CERTIFICATE OF OCCUPANCY | DECEMBER 2015 | JUNE 2017 | JUNE 2017 | JUNE 2016 |

## PROPOSED CONCEPTUAL MASTER CPUD SITE DATA

| | LOT 1 | LOT 2 | LOT 3 | LOT 4 |
|---|---|---|---|---|
| LOT AREA | 2.43 ACRES | 1.22 ACRES | 1.74 ACRES | 1.76 ACRES |
| MAXIMUM IMPERVIOUS AREA | 1.58 ACRES (65%) | 0.79 ACRES (65%) | 1.13 ACRES (65%) | 1.14 ACRES (65%) |
| MINIMUM OPEN SPACE AREA | 0.61 ACRES (25%) | 0.31 ACRES (25%) | 0.44 ACRES (25%) | 0.44 ACRES (25%) |
| MAXIMUM BUILDING HEIGHT | 45'-0" | 45'-0" | 45'-0" | 45'-0" |

## DRAINAGE STATEMENT

THE SITE WILL PROVIDE FOR NUTRIENT REMOVAL FOR THE VACANT PORTION OF THE SITE, WATER QUALITY, AND ATTENUATION WITHIN THE DRY RETENTION POND. THE REMAINING LOTS WILL ALSO PROVIDE NUTRIENT REMOVAL, WATER QUALITY, AND ATTENUATION, WITHIN DRY DETENTION / RETENTION AREA.

## UTILITY STATEMENT

THE PROPOSED DEVELOPMENT WILL BE SERVICED BY A LIFT STATION THAT WILL BE DEDICATED TO THE CITY OF STUART. AN 8" WATER MAIN IS PROPOSED TO BE EXTENDED ALONG KANNER HIGHWAY TO SERVICE THE DEVELOPMENT.

One Nation... One Number... 811 Know what's below. Call before you dig.

## INDEX OF SHEETS


| DWG.NO. | DESCRIPTION |
|---|---|
| 1 | MASTER CPUD PLAN |
| 2 | BOUNDARY AND TOPOGRAPHIC SURVEY |
| 3 | SITE LAYOUT PLAN |
| 4 | LANDSCAPE PLAN |
| 5 | DUMPSTER ENCLOSURE DETAILS |
| A1a | BUILDING FLOOR PLAN |
| A3 | BUILDING ELEVATION |
| EP-1, 2, 3 | BUILDING ELEVATION |


## LEGAL DESCRIPTION

BEING A PORTION OF LOT 2, OF SHOPPES AT MONTEREY AND KANNER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 29 & 30, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF KANNER HIGHWAY (STATE ROAD 76) AND THE NORTHWESTERLY CORNER OF LOT 2, SHOPPES AT MONTEREY AND KANNER, AS RECORDED OF PLAT BOOK 17, PAGES 29 & 30, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT BEING ON A CURVE; RUN THENCE NORTH 80 DEGREES 28 MINUTES 48 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 2 AND BEING NON RADIAL TO CURVE, A DISTANCE OF 310.99 FEET TO THE NORTHEAST CORNER SAID LOT 2; THENCE SOUTH 08 DEGREES 48 MINUTES 11 SECOND EAST ALONG THE EAST LINE OF SAID LOT 2. A DISTANCE OF 170.00 FEET; THENCE DEPARTING SAID EASTERLY LINE SOUTH 80 DEGREES 28 MINUTES 48 SECONDS WEST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 312.17 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AFORESAID KANNER HIGHWAY, SAID POINT BEING ON A CURVE, CONCAVE EASTERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 00 DEGREES 59 MINUTES 49 SECONDS, A RADIUS OF 9,772.18 FEET, A CHORD BEARING N 08 DEGREES 24 MINUTES 16 SECONDS WEST, A CHORD DISTANCE OF 170.03 FEET; THENCE ALONG SAID CURVE AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID KANNER HIGHWAY AN ARC DISTANCE OF 170.04 FEET TO THE POINT OF BEGINNING.

## DEVELOPMENT NOTES

1. DESIRE OF DEVELOPER: THE DEVELOPER DESIRES TO DEVELOP THE SUBJECT PROPERTY AS A COMMERCIAL PLANNED UNIT DEVELOPMENT, HEREINAFTER "CPUD", AS DESCRIBED IN THE STUART LAND DEVELOPMENT REGULATIONS, HEREINAFTER THE "LDR", AND THAT THE SUBJECT PROPERTY BE ZONED CPUD DISTRICT.
2. INTENT OF DEVELOPER: AS REQUIRED BY THE LDR, IT IS THE INTENTION OF THE DEVELOPER THAT THIS AGREEMENT CONSTITUTES A "MASTER PUD AGREEMENT" AS THAT TERM IS USED IN THE LDR. THE DEVELOPER WILL SUBMIT TO THE CITY ANY AND ALL DOCUMENTS REQUESTED BY THE CITY DEVELOPMENT DIRECTOR THE CITY PLANNING BOARD AND THE CITY COMMISSION IN THE COURSE OF THE PUD REVIEW BY THE CITY. THE DEVELOPER WILL FOLLOW THE PUD ZONING PROCEDURES AS SET FORTH IN THE LDR.
3. USES: THE PROPOSED USES ARE GAS STATION AND CONVENIENCE STORE, RESTAURANT, FAST FOOD WITH DIRVE-THROUGH, PROFESSIONAL OFFICE AND MEDICAL OFFICE.
4. IMPERVIOUS AREA: DEVELOPMENT OF THE SUBJECT PROPERTY AS A CPUD SHALL INCLUDE AN IMPERVIOUS AREA OF NOT MORE THAN SIXTY-FIVE (65%) OF THE TOTAL DEVELOPMENT WITHIN THE CPUD.
5. BUILDING HEIGHT: THE MAXIMUM BUILDING HEIGHT WITHIN THE CPUD SHALL BE 45 FEET ABOVE EXISTING GRADE. HEIGHT SHALL BE MEASURED FROM THE MEAN HIGH ROOF LINE.
6. OPEN SPACE: NOT LESS THAN 25% OF THE CPUD SHALL BE OPEN SPACE AS DEFINED IN THE CITY LAND DEVELOPMENT REGULATIONS. REQUIRED OPEN SPACE MAY INCLUDE NATIVE VEGETATION AREAS AND LANDSCAPE BUFFERS BETWEEN THE CPUD AND ADJACENT PROPERTY. IN THE EVENT THAT LESS THAN 15% OF THE CPUD IS COMPRISED OF NATIVE VEGETATION, THE REQUIRED BALANCE WILL BE PROVIDED THROUGH OFFSITE MITIGATION OR PAYMENT INTO THE CITY TREE FUND.
7. NATIVE VEGETATION: EXCLUDING WETLANDS DEFINED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, NOT LESS THAN 15% OF THE TOTAL DEVELOPMENT SITE SHALL BE PLANTED AS NATIVE VEGETATION AREA. THE REQUIRED NATIVE VEGETATION AREA MAY INCLUDE OPEN SPACE AREAS AND THE LANDSCAPE BUFFER BETWEEN THE SITE AND ADJACENT PROPERTY. THE LOCATION OF THE NATIVE VEGETATION AREA SHALL BE DETERMINED USING A STUDY OF THE SITE WITH CONSIDERATION TO THE VALUE OF EXISTING VEGETATION.
8. TREE SURVEY: THE DEVELOPER SHALL PROVIDE A CERTIFIED TREE SURVEY PRIOR TO OR WITH SUBMITTAL OF THE FINAL SITE PLAN TO DETERMINE THE EXISTENCE ON THE SUBJECT PROPERTY OF ANY OF THE PROTECTED SPECIES LISTED IN THE LDR. THE SURVEY SHALL IDENTIFY THE TYPE AND SIZE OF PROTECTED AND SPECIMEN TREES.
9. LANDSCAPE REQUIREMENTS: THE LANDSCAPING WITHIN THE CPUD SHALL MEET THE REQUIREMENTS OF THE CITY LAND DEVELOPMENT REGULATIONS, HOWEVER, ADDITIONAL LANDSCAPING MAY BE REQUIRED BY THE CITY IN THE EVENT THE DEVELOPER PROPOSES TO VARY FROM THE MINIMUM REQUIREMENTS OF THE LAND DEVELOPMENT REGULATIONS FOR ANY PORTION OF THE CPUD.
10. PARKING: PARKING WITHIN THE CPUD SHALL COMPLY WITH THE LDR. PARKING AREAS SHALL BE INTERCONNECTED THROUGHOUT THE CPUD AND, WHERE FEASIBLE, WITH ADJACENT PROPERTIES.
11. PEDESTRIAN ACCESS ROUTES: ALL BUILDINGS AND STRUCTURES SHALL HAVE A WALKWAY CONNECTION WITH THE OFF-SITE SIDEWALK SYSTEM.
12. SIGNAGE: ALL SIGNS TO BE LOCATED WITHIN THE CPUD SHALL COMPLY WITH THE LDR.
13. INGRESS / EGRESS: THE CPUD SHALL BE DESIGNED TO LIMIT THE NUMBER OF CURB-CUTS REQUIRED FOR INGRESS AND EGRESS TO AND FROM THE CPUD.
14. BUILDING SPECIFICATIONS: NO TRAILERS, PRE-FABRICATED OR MODULAR STRUCTURES SHALL BE PERMITTED EXCEPT ON A TEMPORARY BASIS TO ASSIST IN DEVELOPMENT AND WITH SALES OF REALTY WITHIN THE CPUD. SUCH TRAILERS OR STRUCTURES SHALL BE REMOVED WITHIN THIRTY DAYS OF A DIRECTION TO DO SO ISSUED BY THE CITY DEVELOPMENT DIRECTOR. FAILURE TO REMOVE SUCH A TRAILER OR STRUCTURE ACCORDINGLY SHALL BE DEEMED A VIOLATION OF CITY CODE.
15. ARCHITECTURAL SPECIFICATIONS: THE ARCHITECTURAL THEME AND MATERIALS OF THE DEVELOPMENT WITHIN THE CPUD MAY BE SUBMITTED AND REVIEWED IN CONJUNCTION WITH THE FINAL SITE PLAN.
16. STATEMENT OF COMMITMENT TO COMPLY WITH THE CITY COMPREHENSIVE PLAN AND LDR: SUBJECT TO THE PROVISIONS OF THE LDR, THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE CITY COMPREHENSIVE PLAN AND OF THE LDR INCLUDING BUT NOT LIMITED, LANDSCAPING, PARKING, STORMWATER MANAGEMENT, RESOURCE PROTECTION, FIRE REGULATIONS, AND PLANNED UNIT DEVELOPMENT REGULATIONS APPLICABLE TO THE PROPERTY AT THE TIME OF PERMITTING.
17. BUILDING PERMITS: NO BUILDING PERMITS SHALL BE ISSUED BY THE CITY FOR ANY DEVELOPMENT WITHIN THE CPUD DISTRICT UNTIL A FINAL DEVELOPMENT PLAN HAS BEEN SUBMITTED AND APPROVED BY THE CITY IN ACCORDANCE WITH THE LDR.

## GENERAL SITE INFORMATION

1. FOR LEGAL DESCRIPTION, BOUNDARY INFORMATION AND BENCHMARK INFORMATION, SEE SITE SURVEY SHEET.
2. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE THE PROJECT GEOMETRY TO ENSURE PROPOSED DIMENSIONS FIT EXISTING CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARISE.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
4. CONTRACTOR SHALL MATCH PROPOSED CONCRETE AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, BUILDING, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
6. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF STUART AND ALL OTHER APPLICABLE AGENCY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
7. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

REVISIONS

| DATE | DESCRIPTION |
|---|---|
| 8/02/16 | CITY COMMENTS |
| 9/15/16 | CITY COMMENTS |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Civil Engineering
Land Development
Construction Engineering & Inspection


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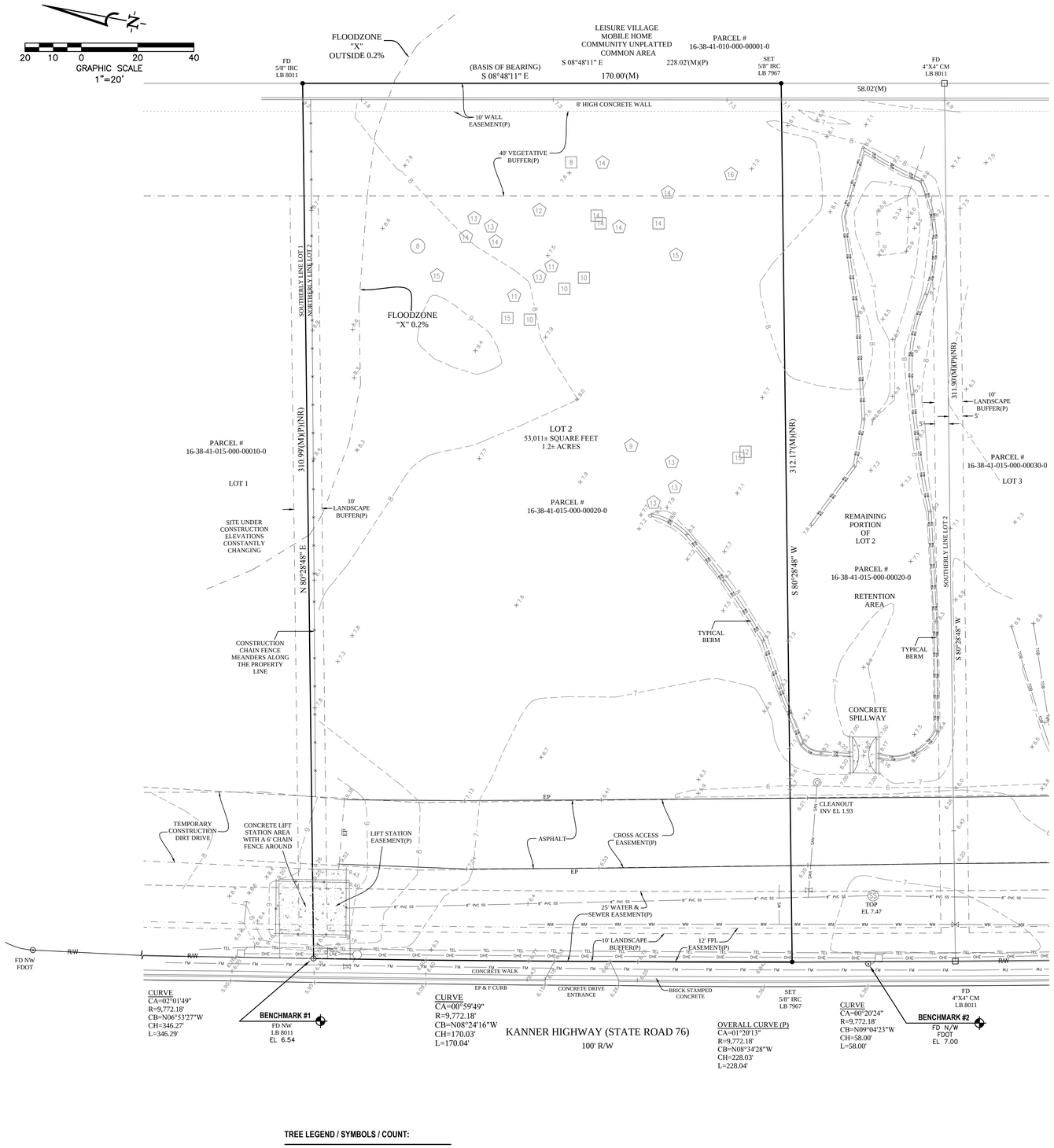
MASTER CPUD PLAN
CULVER'S
2501 S KANNER HIGHWAY
STUART, FLORIDA 34956

HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND SEALED

| | |
|---|---|
| PROJECT No: | 2016-37 |
| DATE: | JUNE 2016 |
| DESIGN BY: | HHN |
| DRAWN BY: | DAB |
| CHECKED BY: | HHN |
| SCALE: | |

DRAWING NUMBER

1




## LEGAL DESCRIPTION:

BEING A PORTION OF LOT 2, OF SHOPPES AT MONTEREY AND KANNER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 29 & 30, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF KANNER HIGHWAY (STATE ROAD 76) AND THE NORTHWESTERLY CORNER OF LOT 2, SHOPPES AT MONTEREY AND KANNER, AS RECORDED OF PLAT BOOK 17, PAGES 29 & 30, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT BEING ON A CURVE; RUN THENCE NORTH 80 DEGREES 28 MINUTES 48 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 2 AND BEING NON RADIAL TO CURVE, A DISTANCE OF 310.99 FEET TO THE NORTHEAST CORNER SAID LOT 2; THENCE SOUTH 08 DEGREES 48 MINUTES 11 SECOND EAST ALONG THE EAST LINE OF SAID LOT 2. A DISTANCE OF 170.00 FEET; THENCE DEPARTING SAID EASTERLY LINE SOUTH 80 DEGREES 28 MINUTES 48 SECONDS WEST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 312.17 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF APORESAID KANNER HIGHWAY, SAID POINT BEING ON A CURVE, CONCAVE EASTERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 00 DEGREES 59 MINUTES 49 SECONDS, A RADIUS OF 9,772.18 FEET, A CHORD BEARING N 08 DEGREES 24 MINUTES 16 SECONDS WEST, A CHORD DISTANCE OF 170.03 FEET; THENCE ALONG SAID CURVE AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID KANNER HIGHWAY AN ARC DISTANCE OF 170.04 FEET TO THE POINT OF BEGINNING.

## GENERAL NOTES AND SURVEY REPORT:

1. BEARING STRUCTURE ASSSUMED (S 08°48'11" E) ALONG THE EASTERLY LINE OF SHOPPES AT MONTEREY AND KANNER SUBDIVISION, AS RECORDED IN PLAT BOOK 17, PAGES 29 & 30, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. FOR ANGLE MEASUREMENT ONLY.

2. LEGAL DESCRIPTION PER OFFICIAL RECORD BOOK 2830, PAGES 2797 - 2799, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND NEW PER A1A GEO, INC.

3. RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS ( ), WHEN DIFFERS FROM MEASURED.

4. FLOOD PLAIN CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), CITY OF STUART, FLORIDA, COMMUNITY NO. 120165, MAP NO. 12085C0142 G, DATED: MARCH 16, 2015. THE PROPERTY IS IN FLOOD ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD. THE BASE 100 YEAR FLOOD ELEVATION IS NONE.

5. ACCURACY STATEMENT: THE ACCURACY OF THE BOUNDARY CONTROL OF THE SUBJECT PROPERTY IS. COMMERCIAL / HIGH RISK: THE CLOSURE IS : 1 : 10,000, THE MINIMUM RELATIVE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF A CLOSED GEOMETRIC FIGURE IS FOUND TO EXCEED THIS REQUIREMENT.

6. DATA SOURCES:
   ELEVATIONS REFER TO (NAVD 88) NORTH AMERICAN VERTICAL DATUM 1988. FEET AND DECIMAL PART THEREOF.
   BENCHMARK REFERENCE NAVD DATUM OF 1988. BENCHMARK, DESIGNATION IS A NATIONAL GEODETIC SURVEY DESIGNATION B 755, PID DG7567, ELEVATION 5.16 FEET.

   A.) BENCHMARK #1 FD NAIL & WASHER LB 8011 ELEVATION = 6.54 FEET
   B.) BENCHMARK #2 FD NAIL & WASHER FDOT ELEVATION = 7.00 FEET

7. HISTORY REFERENCE TO PREVIOUS SURVEY OR HELPER SURVEYS, LINEAGE OF DATA HORIZONTAL DATA REFERENCES, DATE OF ORIGINAL PLAT.
   A.) SHOPPES AT MONTEREY AND KANNER, AS RECORDED IN PLAT BOOK 17, PAGES 29 & 30, PUBLIC RECORDS MARTIN COUNTY, FLORIDA.

8. NO TITLE INFORMATION PROVIDED TO THIS SURVEYOR AT THE TIME OF SURVEY.

9. LIMITATIONS:
   A.) WHEN SOME INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY AND OR OWNERSHIP WHEN FURNISHED TO THIS SURVEYOR, EXCEPT, AS SHOWN. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. PER FLORIDA STATUES RULE 5J-17.052(2)(d)(4)

   B.) IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM, FROM WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM, DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNER'S CONTRACTORS OR OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYOR'S OPINION.

   C.) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY. PER FLORIDA STATUTES CHAPTER RULE 5J-17.051(3)(b(6)

   D.) THE ACCEPTANCE OF THIS SURVEY AS CERTIFIED FOR THE EXCLUSIVE USE OF NAMES SHOWN HEREON SHALL CONSTITUTE FULFILLMENT OF MY CONTRACTUAL OBLIGATION. "ORIGINAL" AS DEFINED HEREON REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THE FIELD SURVEY. CAD FILES ARE NOT THE SURVEY AND THERE MAY BE A SURCHARGE FOR THEM.

   E.) TAX PARCEL IDENTIFICATION NUMBERS, ADJACENT OWNERS NAMES AND ADDRESS WHEN SHOWN SHOWN IS EITHER SUPPLIED BY CLIENT AND/OR TAKEN FROM COUNTY APPRAISER'S INTERNET WEB PAGE AND MAY NOT BE THE MOST CURRENT.

   F.) SPECIAL PURPOSE SURVEYS WHEN IDENTIFIED AS TYPE OF SURVEY:
      1.) WHEN TREES AS SHOWN ON THE SURVEY IT IS FOR THE LOCATION OF THE TREES 6" INCHES DIAMETER AND ABOVE TREES TAKEN APPROXIMATELY 4 TO 4-1/2 FEET ABOVE GROUND LEVEL. TREE IDENTIFICATION OTHER THAN LOCATION AND SIZE, SEE AN ARBORIST.
      2.) JURESDICTIONAL WETLANDS WHEN SHOWN WERE LOCATED FROM FLAGS/MARKS BY BIOLOGIST/ENVIRONMENTALIST. AND THE DETERMINATION OF WETLANDS ARE OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.
      3.) ARCHAEOLOGICAL FEATURES WHEN SHOWN WERE LOCATED FROM OBJECTS IDENTIFIED BY OTHERS AND THE DETERMINATION OF WHAT CONSTITUTES A ARCHAEOLOGICAL FEATURES IS OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.
      4.) WILDLIFE CORRIDORS OR HABITATS WHEN SHOWN WERE LOCATED FROM OBJECTS IDENTIFIED BY OTHERS AND THE DETERMINATION OF WHAT CONSTITUTES A WILDLIFE CORRIDORS OR HABITATS IS OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.
      5.) GEO-TECHNICAL BORINGS SHOWN AS MARKED AND FIELD LOCATED.

   G.) TOPOGRAPHIC SURVEY:
      1.) CONTOURS ARE ON ONE FOOT INTERVALS, INTERPOLATED BETWEEN FOOT GRIDS, VISIBLE GRADE BREAKS, ALONG WITH RANDOM GROUND ELEVATIONS.
      2.) OFFSITE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON THE REQUEST BY THE CLIENT AND OR THE CLIENTS AGENT, BEING AN ARCHITECT OR ENGINEER.

## ABBREVIATIONS / LEGEND:

| | |
|---|---|
| A/C | AIR CONDITIONER |
| CA | CENTRAL ANGLE |
| CB | CHORD BEARING |
| CH | CHORD DISTANCE |
| (C) | CALCULATED |
| C/O | CARE OF |
| DEC. | DECORATIVE |
| (D) | DESCRIPTION OR DEED |
| DWG | DRAWING |
| EP | EDGE OF PAVEMENT |
| EL | ELEVATION |
| F.F. | FINISH FLOOR |
| FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY |
| F.I.R.M | FLOOD INSURANCE RATE MAP |
| FL | FLORIDA |
| ID | IDENTIFICATION |
| IP | IRON PIPE (AS NOTED) |
| IPC | IRON PIPE & CAP (AS NOTED) |
| LB | LICENSED BUSINESS |
| LC | LICENSED CORPORATION |
| LLC | LIMITED LIABILITY COMPANY |
| LS | LICENSED SURVEYOR |
| L | LENGTH |
| FPL | FLORIDA POWER & LIGHT |
| (M) | MEASURED |
| M.B. | MAP BOOK |
| NAVD | NORTH AMERICAN VERTICAL DATUM |
| N/A | NOT APPLICABLE AND/OR NOT AVAILABLE |
| NGVD | NATIONAL GEODETIC VERTICAL DATUM |
| No. | NUMBER |
| N/P | NOT POSTED ON PANEL |
| (NR) | NON RADIAL |
| (P) | PLAT |
| PG | PAGE |
| P.A. | PROFESSIONAL ASSOCIATION |
| PKD | PARKER KALON NAIL & DISK (AS NOTED) |
| P.O. | POST OFFICE |
| PRM | PERMANENT REFERENCE MONUMENT |
| PVC | POLY VINYL CHLORIDE |
| R | RADIUS |
| (R) | RECORD |
| RCP | REINFORCED CONCRETE PIPE |
| R/W | RIGHT-OF-WAY |
| SAN | SANITARY SEWER |
| WO# | WORK ORDER NUMBER |
| WM | WATER MAIN |
| ⊗ | X-CUT (AS NOTED) |
| ● | IRON ROD &/ OR CAP (AS NOTED) |
| □ | 4" X 4" CONCRETE MONUMENT (AS NOTED) |
| ○ | IRON PIPE &/ OR CAP (AS NOTED) |
| ⊙ | NAIL & DISK (AS NOTED) |
| ◆ | BENCHMARK |
| | SEWER VALVE |
| | SIGN |
| | WOOD POWER POLE |
| | CONCRETE POWER POLE |
| | UTILITY BOX |
| | GUY ANCHOR |
| | WATER VALVE |
| | FIRE HYDRANT |
| | CLEANOUT |
| | SANITARY SEWER MANHOLE |
| | WATER METER |
| 7.4 | EXISTING GROUND ELEVATION |
| 6.55 | EXISTING HARD ELEVATION |
| OHE | OVERHEAD ELECTRIC |
| TEL | UNDERGROUND TELEPHONE LINE |
| FM | FORCE MAIN LINE |
| WM | WATER LINE |
| 8" PVC SS | SIZE & TYPE SANITARY LINE |
| SAN | SEWER LINE |
| UGP | UNDERGROUND POWER LINE |
| WS | WATER SERVICE |
| | CONCRETE HATCH |
| | DECORRATIVE CONCRETE HATCH |

### TREE LEGEND / SYMBOLS / COUNT:

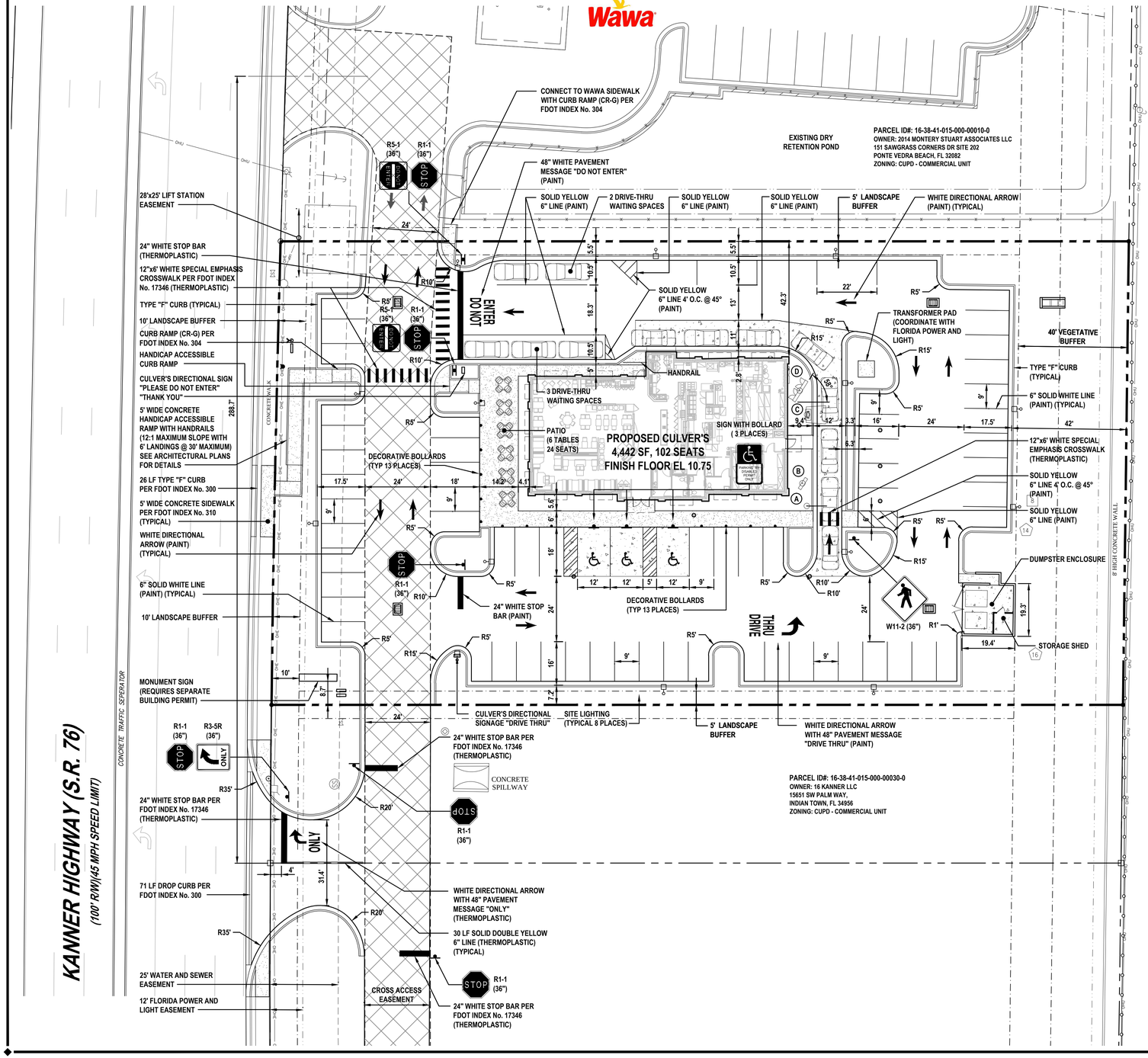
| | | |
|---|---|---|
| PALM TREE | 8 | 18 |
| OAK TREE | 12 | 1 |
| PINE TREE | 10 | 10 |
| | | 29 TOTAL |

| | | | |
|---|---|---|---|
| REVISIONS: | PROJECT No: 2015-125<br>FIELD WORK BY: DM<br>DATE: 03/28/16<br>OFFICE WORK BY: AM<br>DATE: 03/29/15<br>FIELD BOOK - PAGE: 8-??<br>SCALE: 1"=20' | PREPARED FOR THE EXCLUSIVE USE OF:<br>-- | THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE 1" = 20' OR SMALLER. ANY USE OF THIS FILE AT A SCALE LARGER THAN STATED SHALL BE AT THE USER'S OWN RISK.<br>THE FOREGOING PLAT IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J17-6, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.<br>04/05/2016<br>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ANTHONY SANZONE | TYPE OF SURVEY:<br>BOUNDARY, TOPOGRAPHIC & SPECIAL PURPOSE<br>MAP SUBJECT:<br>Culver's - Stuart<br>ADDRESS:<br>S Kanner Hwy<br>Stuart, FL | A1A GEO<br>LAND SURVEYING CONSTRUCTION LAYOUT<br>1366 N U.S. HWY 1, Ste 602 Ormond Beach Florida 32174<br>Voice: 386.672.3633 a1ageo.com<br>LB # 7967 LS # 6309 |

## DRIVE THRU KEY:

- (A) VEHICLE HEIGHT DETECTOR (9'-6" CLEARANCE)
- (B) PRE-SELL MENU BOARD
- (C) DRIVE THRU CANOPY AND SPEAKER
- (D) DRIVE THRU ORDER MENU BOARD

20 10 0 20 40
GRAPHIC SCALE
1"=20'




## SITE DATA

| | |
|---|---|
| TOTAL SITE AREA | 1.217 ACRES (53,011 SF) |
| FUTURE LAND USE | COMMERCAIL |
| EXISTING ZONING | CPUD |
| EXISTING USE | VACANT |
| PROPOSED USE | RESTAURANT |
| BUILDING COVERAGE | 4,442 SF |
| BUILDING STORIES | 1-STORY |
| FAR | 8.4% |
| PROPERTY CONTROL # | SHOPPES AT MONTEREY & KANNER - LOT 2 |

| OPEN SPACE | SQ. FT | ACRE | % |
|---|---|---|---|
| OPEN SPACE REQUIRED | 13,253 | 0.304 | 25.0 |
| OPEN SPACE PROVIDED | 11,375 | 0.261 | 21.4 |
| NATIVE VEGETATION BUFFER AREA | 6,801 | 0.156 | 12.8 |
| REMAINING PERIMETER LANDSCAPE BUFFERS | 4,574 | 0.105 | 8.6 |

| IMPERVIOUS AREAS | SQ. FT | ACRE | % |
|---|---|---|---|
| BUILDING COVERAGE | 4,442 | 0.102 | 8.4 |
| PAVEMENT / SIDEWALKS | 29,786 | 0.684 | 56.2 |
| TOTAL | 34,228 | 0.786 | 64.6 |

| PERVIOUS AREAS | SQ. FT | ACRE | % |
|---|---|---|---|
| NATIVE VEGETATION BUFFER AREA | 6,801 | 0.156 | 12.8 |
| REMAINING PERIMETER LANDSCAPE BUFFERS | 4,574 | 0.105 | 8.6 |
| INTERIOR LANDSCAPE AREAS | 7,408 | 0.170 | 15.4 |
| TOTAL | 18,783 | 0.431 | 35.4 |

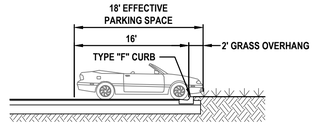
| PARKING REQUIREMENTS | REQUIRED | PROVIDED |
|---|---|---|
| RESTAURANT-GENERAL (1 SPACE PER 3 SEATS) 126 SEATS / 3 | 42 SPACES | 67 SPACES<br>64 STANDARD<br>+ 3 HANDICAP |

## LEGAL DESCRIPTION

BEING A PORTION OF LOT 2, OF SHOPPES AT MONTEREY AND KANNER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 29 & 30, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

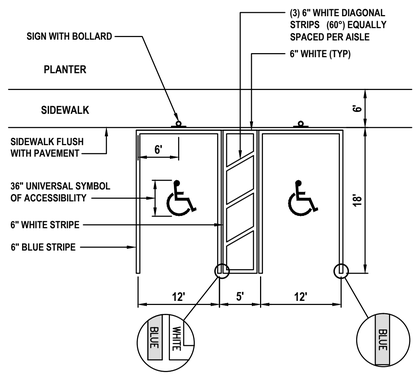
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF KANNER HIGHWAY (STATE ROAD 76) AND THE NORTHWESTERLY CORNER OF LOT 2, SHOPPES AT MONTEREY AND KANNER, AS RECORDED OF PLAT BOOK 17, PAGES 29 & 30, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT BEING ON A CURVE; RUN THENCE NORTH 80 DEGREES 28 MINUTES 48 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 2 AND BEING NON RADIAL TO CURVE, A DISTANCE OF 310.99 FEET TO THE NORTHEAST CORNER SAID LOT 2; THENCE SOUTH 08 DEGREES 48 MINUTES 11 SECOND EAST ALONG THE EAST LINE OF SAID LOT 2. A DISTANCE OF 170.00 FEET; THENCE DEPARTING SAID EASTERLY LINE SOUTH 80 DEGREES 28 MINUTES 48 SECONDS WEST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 312.17 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AFORESAID KANNER HIGHWAY, SAID POINT BEING ON A CURVE, CONCAVE EASTERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 00 DEGREES 59 MINUTES 49 SECONDS, A RADIUS OF 9,772.18 FEET, A CHORD BEARING N 08 DEGREES 24 MINUTES 16 SECONDS WEST, A CHORD DISTANCE OF 170.03 FEET; THENCE ALONG SAID CURVE AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID KANNER HIGHWAY AN ARC DISTANCE OF 170.04 FEET TO THE POINT OF BEGINNING.




## PARKING SPACE OVERHANG DETAIL

SCALE: 1" = 10'




## HANDICAP PARKING STRIPING

(UNIVERSAL SPACES PER FLORIDA ADA)

NOT TO SCALE

REVISIONS

| DATE | DESCRIPTION |
|---|---|
| 8/02/16 | CITY COMMENTS |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Civil Engineering
Land Development
Construction Engineering & Inspection



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SITE LAYOUT PLAN
CULVER'S
2501 S KANNER HIGHWAY
STUART, FLORIDA 34956

HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND SEALED

| | |
|---|---|
| PROJECT No: | 2016-37 |
| DATE: | JUNE 2016 |
| DESIGN BY: | HHN |
| DRAWN BY: | DAB |
| CHECKED BY: | HHN |
| SCALE: | |

DRAWING NUMBER
3

20 10 0 20 40

GRAPHIC SCALE

1"=20'

## XERIC LANDSCAPE CHART

| OPTION | | POINTS |
|---|---|---|
| 1 | UTILIZATION OF MOISTURE SENSING CONTROLLER OTHER THAN RAIN SWITCH. | 5 |
| 2 | PLAN SUBMITTED WITH LOW, MODERATE AND HIGH WATER USAGE ZONES INDICATED ON THE LANDSCAPE PLAN. | 5 |
| 3 | 51% OR MORE OF THE GRASS AREAS ARE MADE UP OF DROUGHT TOLERANT GRASS SPECIES FROM THE LIST. | 10 |
| 4 | 51% OR MORE OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST. | 10 |
| 5 | 51% OR MORE OF THE REQUIRED TREES ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST. | 10 |
| 6 | 25% MORE THAN THE REQUIRED SHADE TREES PLANTED IN THE VEHICULAR USE AREA. | 5 |
| 8 | UTILIZATION OF COMPACTED MULCHED PLANTING BEDS AT LEAST THREE INCHES DEEP IN ALL PLANTED AREAS EXCEPT GROUND COVER. | 10 |
| TOTAL | | 55 |

## WARNING !!

CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

## PLANT LIST

| CODE | NO. | SCIENTIFIC NAME | COMMON NAME | SIZE REQUIREMENTS | NATIVE SPECIES? |
|---|---|---|---|---|---|
| CANOPY TREES | | | | | |
| AR | 6 | ACER RUBRUM | RED MAPLE | 12' HGT., 6' SPR., 3" DBH | YES |
| IO | 8 | ILEX OPACA | AMERICAN HOLLY | 12' HGT., 6' SPR., 3" DBH | YES |
| MG | 2 | MAGNOLIA GRANDIFLORA | SOUTHERN MAGNOLIA | 12' HGT., 6' SPR., 3" DBH | YES |
| PO | 7 | PLATANUS OCCIDENTALIS | SYCAMORE | 12' HGT., 6' SPR., 3" DBH | YES |
| QV | 5 | QUERCUS VIRGINIANA | LIVE OAK | 12' HGT., 6' SPR., 3" DBH | YES |
| SM | 4 | SWIETENIA MAHAGONI | MAHOGANY | 12' HGT., 6' SPR., 3" DBH | YES |
| TD | 10 | TAXODIUM DISTICHUM | BALD CYPRESS | 12' HGT., 6' SPR., 3" DBH | YES |
| SUBTOTAL | 42 | | | | 42 YES / 0 NO |
| UNDERSTORY TREES | | | | | |
| CS | 1 | CASSIA SURATTENSIS | GLAUCOUS CASSIA | 12' HGT., 6' SPR., 2.5" DBH | YES |
| LS | 7 | LAGERSTROMIA SPECIOSA | QUEENS CREPE MYRTLE | 12' HGT., 6' SPR., 2.5" DBH | YES |
| TH | 9 | TABEBUIA HETEROPHYLLA | PINK TAB OR TRUMPET TREE | 12' HGT., 6' SPR., 2.5" DBH | YES |
| SUBTOTAL | 17 | | | | 17 YES / 0 NO |
| PALM TREES | | | | | |
| PR | 5 | PHOENIX ROEBELENII | PYGMY DATE PALM | 5' HGT., TRIPLE, FULL | NO |
| PE | 5 | PTYCHOSPERMA ELEGANS | ALEXANDER PALM | 8' CLEAR TRUNK | YES |
| RR | 6 | ROYSTONEA REGIA | ROYAL PALM | 12' CLEAR TRUNK | YES |
| RE | 2 | RHAPIS EXCELSA | LADY PALM | 7 GAL., 4' HGT., 5 - 7 STEMS | NO |
| WR | 6 | WASHINGTONIA ROBUSTA | MEXICAN WASHINGTON PALM | 12' - 16' CLEAR TRUNK | YES |
| SUBTOTAL | 24 | | | | 17 YES / 7 NO |
| SHRUBS | | | | | |
| CE | 101 | CONOCARPUS ERECTUS SERICEUS | SILVER BUTTONWOOD | 3 GAL.,24" HGT., FULL, 30" O.C. | YES |
| CI | 40 | CHRYSOBALANUS ICACO | COCOPLUM | 3 GAL., 24" HGT., FULL, 30" O.C. | YES |
| CU | 47 | COCCOLOBA UVIFERA | SEA GRAPE | 3 GAL., 24" HGT., 30" O.C. | YES |
| IVS | 30 | ILEX VOMITORIA NANA | DWARF YOUPON HOLLY | 3 GAL., 18" HGT., FULL, 36" O.C. | YES |
| IX | 43 | IXORA SSP. | RED TAIWAN DWARF IXORA | 3 GAL., 18" HGT., FULL, 36" O.C. | NO |
| ROSA | 109 | ROSA SSP. | RED KNOCKOUT ROSE | 3 GAL., 18" HGT., FULL, 30" O.C. | YES |
| VW | 188 | VIBURNUM OBOVATUM | WALTERS VIBURNUM | 3 GAL., 24" HGT., FULL, 30" O.C. | YES |
| VW1 | 17 | VIBURNUM OBOVATUM | WALTERS VIBURNUM | 10 GAL., 48" HGT., FULL, 48" O.C. | YES |
| SUBTOTAL | 575 | | | | 532 YES / 43 NO |
| GROUNDCOVER | | | | | |
| CR | 88 | CATHARANTHUS ROSEUS | PERIWINKLE | 1 GAL., 12" HGT., 24" O.C. | YES |
| HL | 29 | HYMENOCALLIS LATIFOLIA | SPIDER LILY | 1 GAL., 12" HGT., 24" O.C. | YES |
| SY | 187 | SYSIRINCHIUM | BLUE EYED GRASS | 1 GAL., 12" HGT., 24" O.C. | YES |
| UL | 112 | URECHITES LUTEA | WILD ALLAMANDA | 3 GAL., 20" HGT., 30" O.C. | YES |
| SUBTOTAL | 416 | | | | 416 YES / 0 NO |
| GRASSES | | | | | |
| MC | 158 | MUHLENBERGIA CAPILLARIS | PINK MUHLY GRASS | 3 GAL., 20" HGT., 30" O.C. | YES |
| SB | 123 | SPARTINA BAKERI | SAND CORDGRASS | 3 GAL., 20" HGT., 36" O.C. | YES |
| SUBTOTAL | 281 | | | | 281 YES |
| TOTAL | 1355 | | | | 1305 YES / 50 NO |

NOTE:

1. ALL TREES (NEW AND EXISTING) ARE TO HAVE A 3' DIAMETER MULCHED CIRCLE AROUND THE BASE UNLESS IT IS IN A PLANTING BED.

## BUFFER CALCULATIONS:

WEST BUFFER (KANNER HIGHWAY): 10 FT WIDE BUFFER

REQUIRED TREE: 1 TREE PER 30 LF = 170.04 / 30 = 6 TREES (12 UNDERSTORY TREES PROVIDED)
REQUIRED HEDGE: CONTINUOUS (CONTINUOUS HEDGE PROVIDED)

NORTH BUFFER (NORTH PROPERTY LINE): 5 FT WIDE BUFFER

REQUIRED TREE: 1 TREE PER 30 LF = 285.21 / 30 = 10 TREES (11 TREES PROVIDED)
REQUIRED HEDGE: CONTINUOUS (CONTINUOUS HEDGE PROVIDED)

SOUTH BUFFER (SOUTH PROPERTY LINE): 5 FT WIDE BUFFER

REQUIRED TREE: 1 TREE PER 30 LF = 288.17 / 30 = 10 TREES (11 TREES PROVIDED)
REQUIRED HEDGE: CONTINUOUS (CONTINUOUS HEDGE PROVIDED)

EAST BUFFER (EAST PROPERTY LINE): 40 FT WIDE BUFFER (PER PLAT)

REQUIRED TREE: 1 TREE PER 30 LF = 170.00 / 30 = 6 TREES (11 TREES PROVIDED, 3 EXISTING)
REQUIRED HEDGE: CONTINUOUS (CONTINUOUS HEDGE PROVIDED)

## TOTAL TREE REQUIREMENT:

1 TREE PER 2,500 SQUARE FEET OF PROPERTY
TOTAL TREES REQUIRED = 53,011 SF x 1 / 2,500 SF = 22 TREES

PROVIDE A SHADE TREE FOR EACH ADDITIONAL 500 SF OF PARKING IMPERVIOUS SURFACE

REQUIRED PARKING = 42 SPACES
PROVIDED PARKING = 67 SPACES

25 ADDITIONAL PARKING SPACES x 100 SF PER SPACE = 2,500 SF

TOTAL REQUIRED ADDITIONAL SHADE TREES = 2,500 SF x 1 TREE / 500 SF = 5 SHADE TREES

TOTAL REQUIRED TREES = 27 TREES

TOTAL TREES PROVIDED
PROPOSED SHADE TREES = 42 TREES
PROPOSED UNDERSTORY TREES = 17 TREES
PROPOSED PALM TREES (12' HEIGHT) = 12 TREES
EXISTING TREE TO REMAIN = 3 TREES

TOTAL TREES = 74 TREES

## TOTAL LANDSCAPE AREA REQUIREMENT:

20% OF TOTAL SITE AREA REQUIRED TO BE LANDSCAPED
TOTAL LANDSCAPE AREA REQUIRED = 53,011 x 0.20 = 10,602 SF (20.0%)
TOTAL LANDSCAPE AREA PROVIDED = 18,783 SF (35.4%)

## SHADE TREE REQUIREMENT:

50% OF PLANTED TREES REQUIRED TO BE SHADE TREES
SHADE TREES / TOTAL TREES x 100 = 42 / 71 x 100 = 59.2%

## GRASS AREAS

| | | |
|---|---|---|
| BAHIA SOD (NATIVE, DROUGHT TOLERANT) | 2,059 SF | ( 34.1%) |
| SAND CORDGRASS | 1,198 SF | ( 19.9%) |
| PINK MUHLY GRASS | 1,503 SF | ( 24.9%) |
| ST. AUGUSTINE SOD (NOT NATIVE) | 1,270 SF | ( 21.1%) |
| TOTAL GRASS | 6,030 SF | (100.0%) |

## LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA #1 OR BETTER AS DESCRIBED IN THE CURRENT "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR THEIR EQUAL AS DETERMINED BY THE LANDSCAPE ARCHITECT.
2. ANY PLANT MATERIALS OF WHATSOEVER TYPE AND KIND REQUIRED BY THESE REGULATIONS SHALL BE REPLACED WITHIN THIRTY (30) DAYS OF THEIR DEMISE AND/OR REMOVAL.
3. CWC REAL PROPERTIES, LLC. SHALL BE RESPONSIBLE TO PERFORM LANDSCAPE MAINTENANCE. MAINTENANCE TO INCLUDE: MOWING, EDGING AND TRIMMING OF GRASS AREAS; CONTROLLING WEEDS, INSECT PEST AND DISEASES IN GRASS AREAS; MAINTAINING FLOWERS, SHRUBS AND TREES; MAINTAINING IRRIGATION SYSTEMS.
4. ALL MULCH SHALL BE ALL NATURAL WOOD (NO CYPRESS).
5. SOD SPECIFIED AS ST. AUGUSTINE "FLORITAM" SHALL BE 95% WEED-FREE. SOD SPECIFIED AS BAHIA SHALL BE 85% WEED-FREE. ALL SOD SHALL BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED.
6. SEED, IF ANY, TO MEET SOUTHERN SEED CERTIFICATION ASSOCIATION.
7. ALL DIMENSIONS SHALL BE FIELD-CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
8. THE PLANT MATERIALS SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR; SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN WILL PREVAIL.
9. ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO THE SPECIFICATIONS, THEY WILL BE REJECTED AT NO ADDITIONAL COST TO THE OWNER.
10. ALL PLANTING BEDS SHALL BE TREATED WITH 'ROUND-UP' AND 'RONSTAR'. USE AS DIRECTED BY MANUFACTURERS.
11. NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE ALLOWED AT THE TIME OF BIDDING SO AS TO PROVIDE FOR FAIR COMPARISON.
12. EXISTING IRRIGATION SYSTEM SHALL BE REVAMPED TO PROVIDE 100% COVERAGE.
13. THE CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND CONDITIONS PRIOR TO HIS COMMENCEMENT OF THE ANY WORK.
14. ALL BUILDING MATERIALS AND LABOR SHALL CONFORM TO THE SOUTHERN BUILDING CODE AND ALSO TO ALL LOCAL CODES THAT HAVE JURISDICTION.
15. ALL PERMIT AND VARIANCE APPLICATIONS SHALL BE MADE BY THE CONTRACTOR.
16. PRIOR TO CONSTRUCTION OF PLANTING BEDS, ALL AREAS ARE TO HAVE SOIL TESTS CONDUCTED TO DETERMINE pH AND SOIL FERTILITY. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO AMEND THE SOIL TO MEET ADEQUATE FERTILITY AND pH FOR CORRESPONDING PLANT MATERIAL. ALL TEST RESULTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
17. EQUIPMENT SHALL BE OPERATED IN A MANNER AS NOT TO INJURE OR DESTROY ANY TREES SHOWN TO REMAIN. CONTRACTOR SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE DRIP LINE OF ANY TREE OR GROUPS OF TREES TO BE RETAINED OR THOSE PROPOSED. NOR SHALL THE CONTRACTOR ALLOW THE DISPOSAL OF WASTE MATERIAL, SUCH AS PAINT, OIL SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY TREE OR GROUP OF TREES. NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS, OR PERMITS MAY BE FASTENED TO A TREE.
18. ANY EXISTING TREES CREDITED TOWARDS REQUIRED BUFFERS OR LANDSCAPE REQUIREMENTS REMOVED FOR ANY REASON SHALL BE REPLACED WITH TREES MEETING CITY APPROVAL WITH REGARDS TO SPECIES AND SIZE.
19. ALL QUESTIONS CONCERNING THE PLAN AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT (386) 672-9515.
20. ALL SHADE TREES AND SINGLE TRUNK UNDERSTORY TREES SHALL BE STAKED USING ARBORGUY STAKING SYSTEM FOR SINGLE STEM TREE AND ALL MULTI-TRUNK UNDERSTORY TREES SHALL BE STAKED WITH ARBORGUY MULTI-TRUNK SYSTEM.
21. ANY CHANGE IN STAKING SYSTEM MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT BEFORE BEING INSTALLED.
22. ALL UNIMPROVED AREA NOT OTHERWISE PLANTED OR MULCHED SHALL BE SODDED WITH ST. AUGUSTINE FLORITAM UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
23. PLANT MATERIAL SHALL BE CLEARLY IDENTIFIED AS FLORIDA #1 OR BETTER ON EITHER LABELS OR INVOICES.
24. ALL PLANT MATERIAL SHALL BE GUARANTEED ONE YEAR AFTER ACCEPTANCE BY OWNER.
25. ALL TREES IN SOD TO BE IN A (4) FOOT MINIMUM-MULCHED RING AROUND.
26. TREES SHALL BE PLANTED SO THAT THE TRUNK FLARE IS EXPOSED AND TOPMOST ROOT IN THE ROOTBALL ORIGINATING FROM THE TRUNK IS AT SOIL SURFACE OR WITHIN THE TOP INCH OF SOIL ON THE ROOTBALL.
27. ALL PLANT SPECIFICATIONS MUST BE MET OR EXCEEDED.
28. PLANT TREE SO THAT ROOTBALL IS 1"-2" ABOVE FINISH GRADE.
29. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASS, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND A MINIMUM OF 3' OF CLEAN SAND WITH A pH 5.5-6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
30. FOR ALL NEW DEVELOPMENT, OR REDEVELOPMENT OF EXISTING PROPERTY, THE APPLICANT SHALL BE REQUIRED TO REMOVE ALL INVASIVE NONNATIVE PLANT SPECIES FROM THE PROPERTY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
31. ALL EXISTING TREES AND PALMS WILL BE PROPERLY PRUNED AND CLEANED OF DEADWOOD, BROKEN BRANCHES, DEAD FROND AND VINES AS NEEDED.

## TREE PRUNING NOTE:

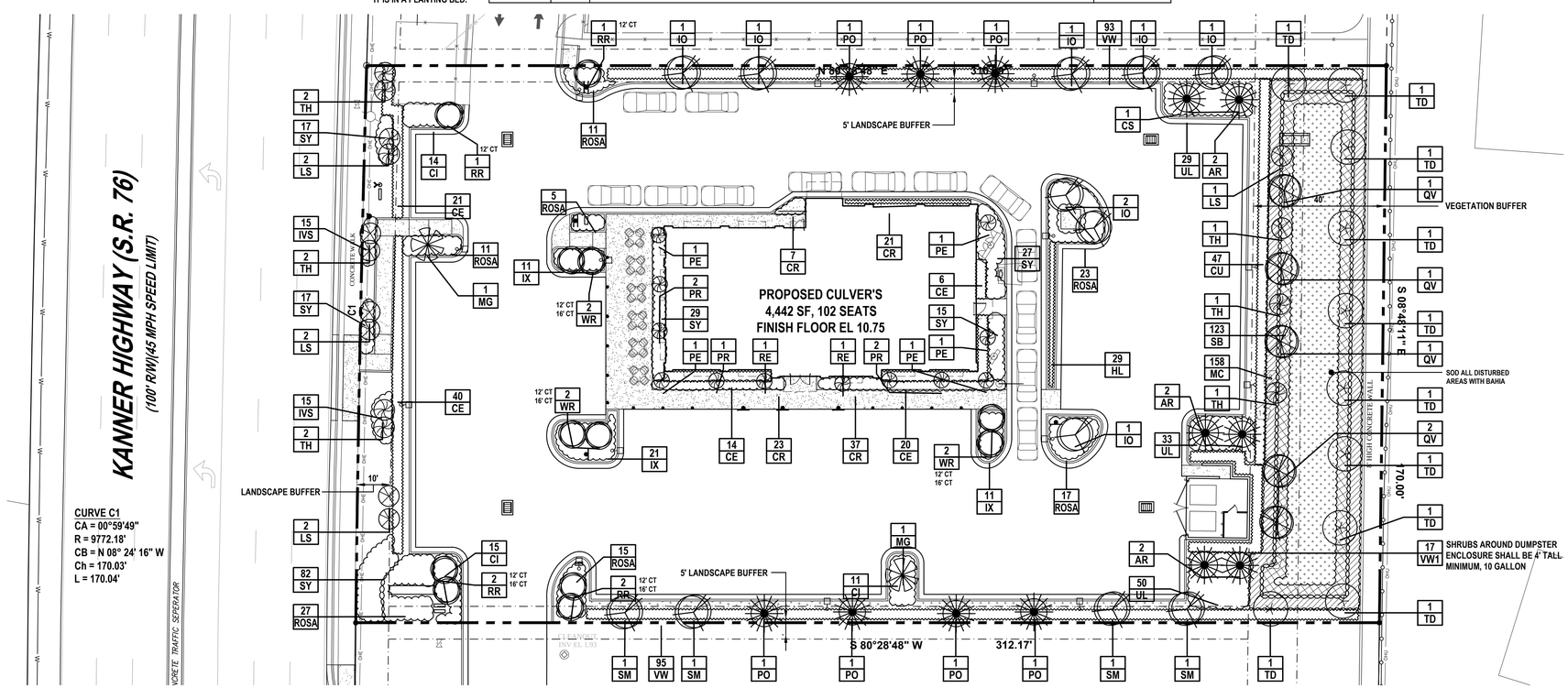
REMOVE ALL EXISTING UNDERBRUSH AND GROUND COVERS WITHIN LANDSCAPE BUFFERS. PRUNE ALL TREES TO REMAIN IN ACCORDANCE WITH ANSI A 300 PRUNING STANDARDS AS PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA).

## LANDSCAPE CERTIFICATION

1. A REGISTERED LANDSCAPE ARCHITECT OR OTHER PERSON AS AUTHORIZED BY CHAPTER 481, FLORIDA STATUTES, AS AMENDED, OR OTHER TYPE OF PROFESSIONAL AS APPROVED BY THE COUNTY ADMINISTRATOR OR DESIGNEE., SHALL CONDUCT A FINAL FIELD INSPECTION. A CERTIFICATE OF COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION SHALL BE PROVIDED TO THE COUNTY AND THE PROPERTY OWNER PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY (CO). IF THE PROPERTY OWNER INSTALLS THE LANDSCAPING AND IRRIGATION, THE OWNER SHALL ACT AS THE CERTIFYING AGENT.
2. INSTALLATION PRIOR TO CO. PRIOR TO ISSUANCE OF ANY CO, OR WHERE NO CO IS REQUIRED, PRIOR TO FINAL INSPECTION OR THE USE OF THE LOT, ALL REQUIRING LANDSCAPING SHALL BE INSTALLED AND IN PLACE AS SET OUT IN THE APPROVED LANDSCAPE PLANS. IN CASES WHERE TIMELY INSTALLATION OF LANDSCAPING IS NOT PRACTICABLE DUE TO THE SEASON OR SHORTAGE, AS DETERMINED BY THE COUNTY ADMINISTRATOR OR DESIGNEE, A BOND SATISFACTORY TO THE ENGINEERING SERVICES DEPARTMENT SHALL BE POSTED UNTIL THE PLANTING OCCURS.

## LEGEND

- ST. AUGUSTINE SOD
- BAHIA SOD
- PINK MUHLY GRASS
- SAND CORDGRASS
- 35 — QUANTITY OF PLANTS
- HN — PLANT CODE (SEE SCHEDULE)




## REVISIONS

| DATE | DESCRIPTION |
|---|---|
| 8/02/16 | CITY COMMENTS |
| 9/15/16 | CITY COMMENTS |


RICHARD L. POORE, LA
PLANNER & LANDSCAPE ARCHITECT
330 GATEWOOD COURT • ORMOND BEACH, FLORIDA 32174
CELL: (386)212-8491 • RLA# 0000533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# LANDSCAPE PLAN
# CULVER'S
2501 S KANNER HIGHWAY
STUART, FLORIDA 34956

REGISTERED LANDSCAPE ARCHITECT
RICHARD L. POORE
LA533
STATE OF FLORIDA

NOT VALID UNLESS SIGNED AND SEALED

| | |
|---|---|
| PROJECT No: | 2016-37 |
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| DRAWN BY: | DAB |
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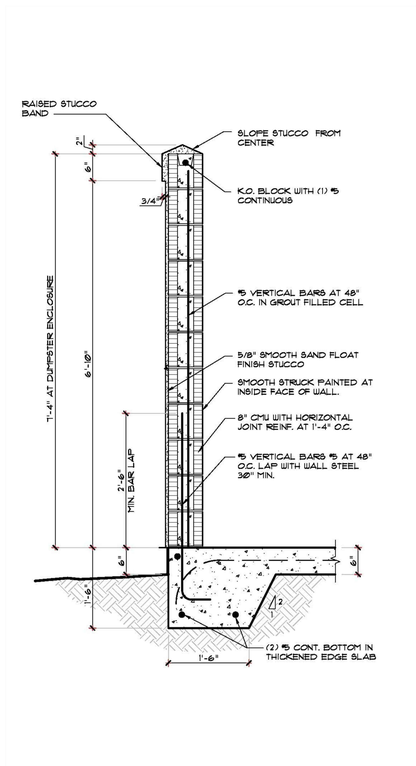
| SCALE: | |

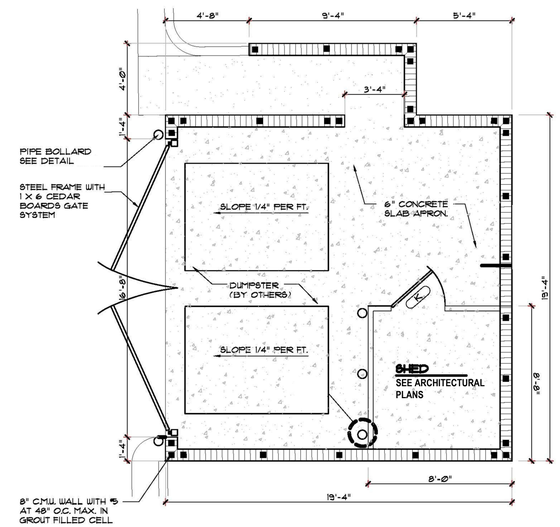
DRAWING NUMBER

4



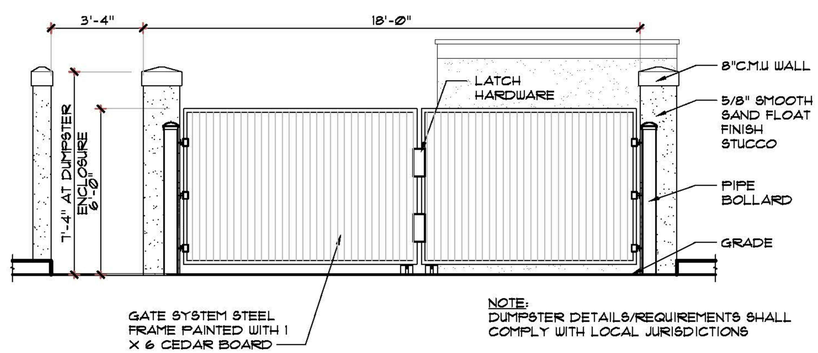

## WALL SECTION AT DUMPSTER ENCLOSURE

NOT TO SCALE




## DUMPSTER ENCLOSURE PLAN

NOT TO SCALE




## DUMPSTER ENCLOSURE ELEVATION

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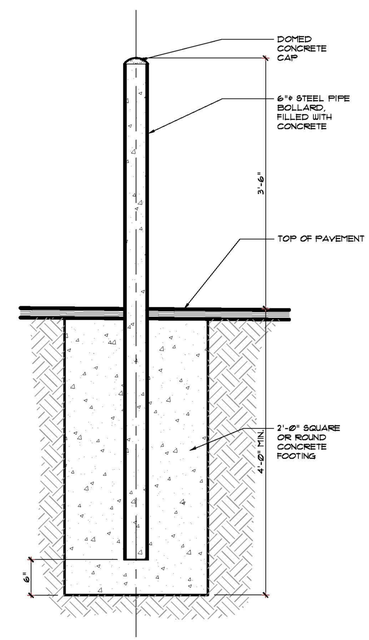


## DUMPSTER BOLLARD

NOT TO SCALE

REVISIONS

| DATE | DESCRIPTION |
|---|---|
| 8/02/16 | CITY COMMENTS |

NEWKIRK ENGINEERING
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Ormond Beach, Florida 32174
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Certificate of Authorization No. 30209
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Civil Engineering
Land Development
Construction Engineering & Inspection

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DUMPSTER ENCLOSURE DETAILS

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STUART, FLORIDA 34956

HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

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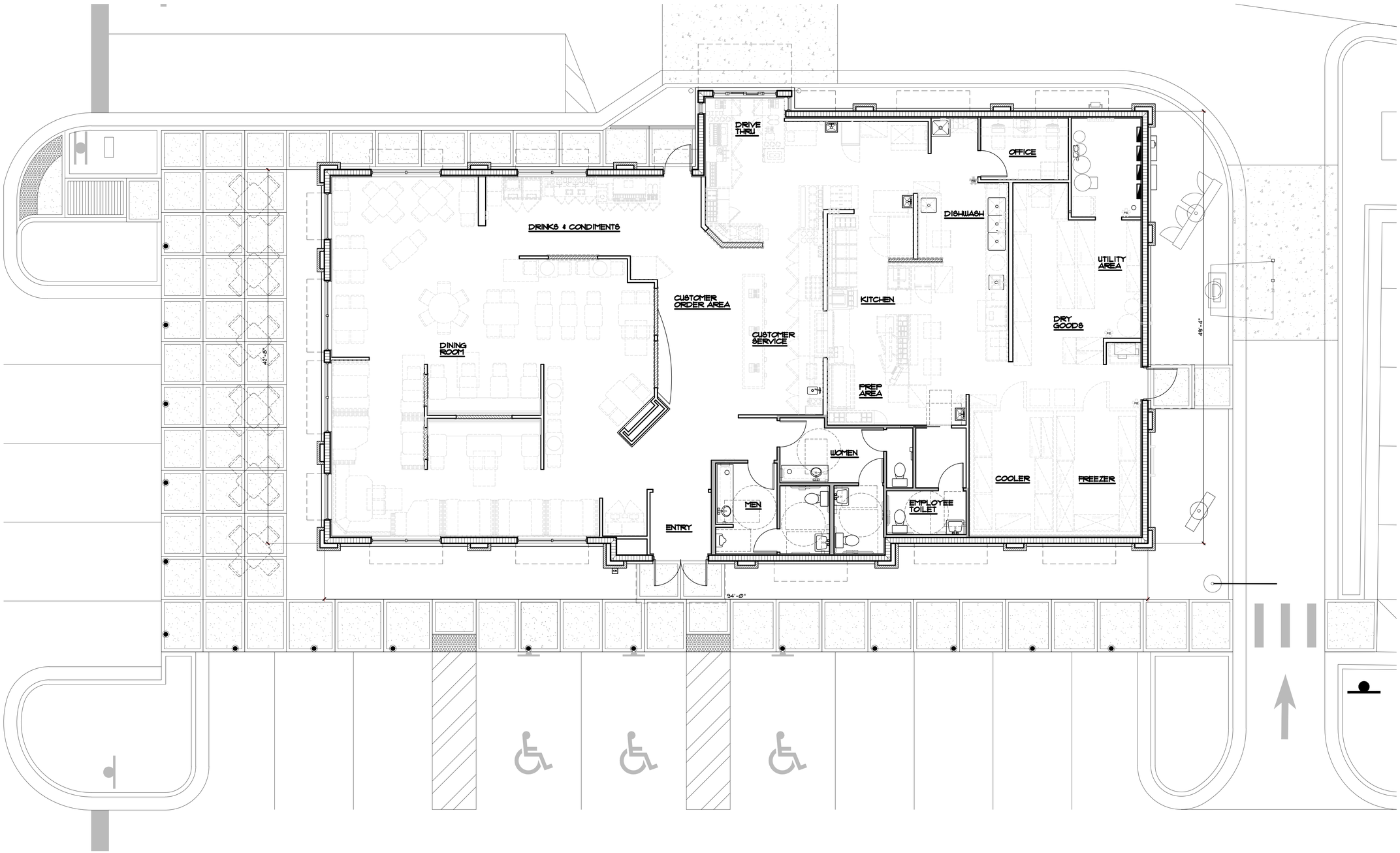


1 PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

| REVISIONS | BY |
|---|---|
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Joseph L. Oliveri, AIA
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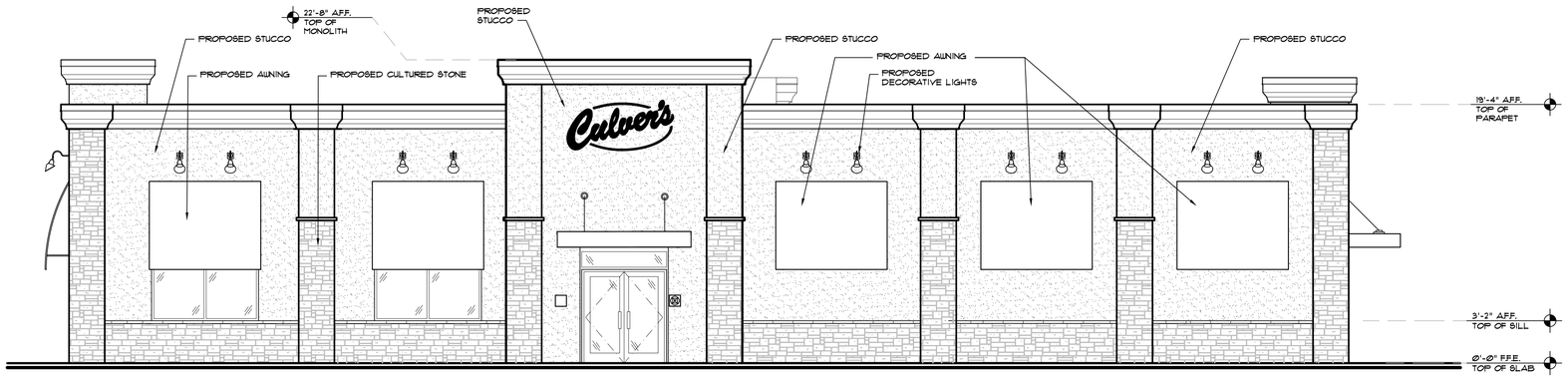
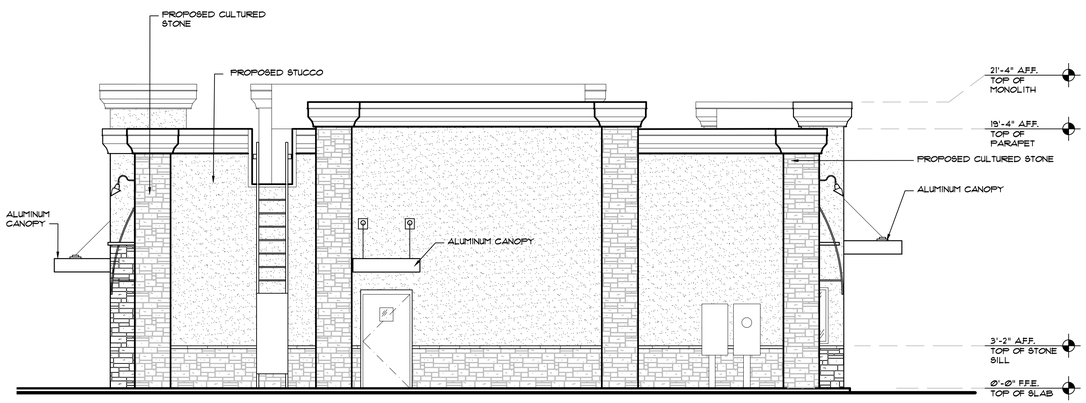
New Free Standing Culver's
Kanner Highway
Stuart, Florida

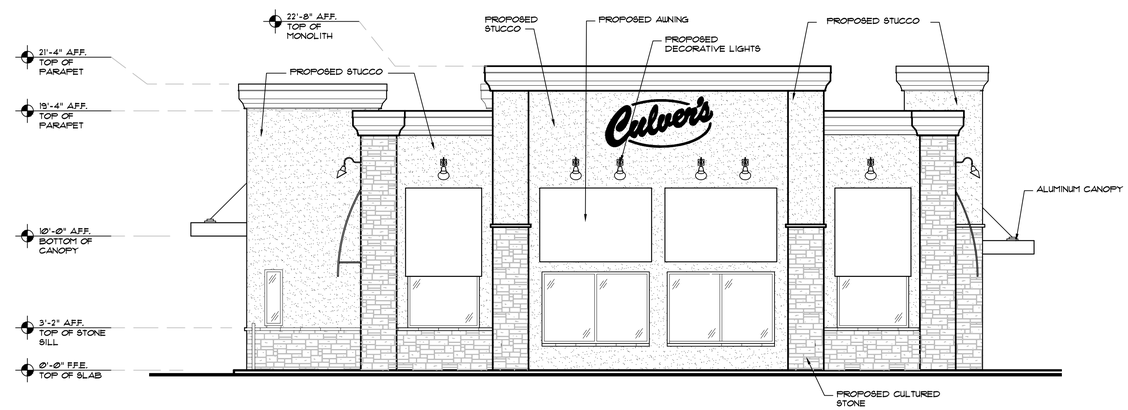
Date: 08. 01. 16
Scale: AS NOTED
Project Mgr: RNS
Drawn: LCH
Job: 16-39
Sheet
A1a




1 PROPOSED SOUTH EAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"




2 PROPOSED NORTH EAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"




3 PROPOSED SOUTH WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

4 PROPOSED NORTH WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

| REVISIONS | BY |
|---|---|
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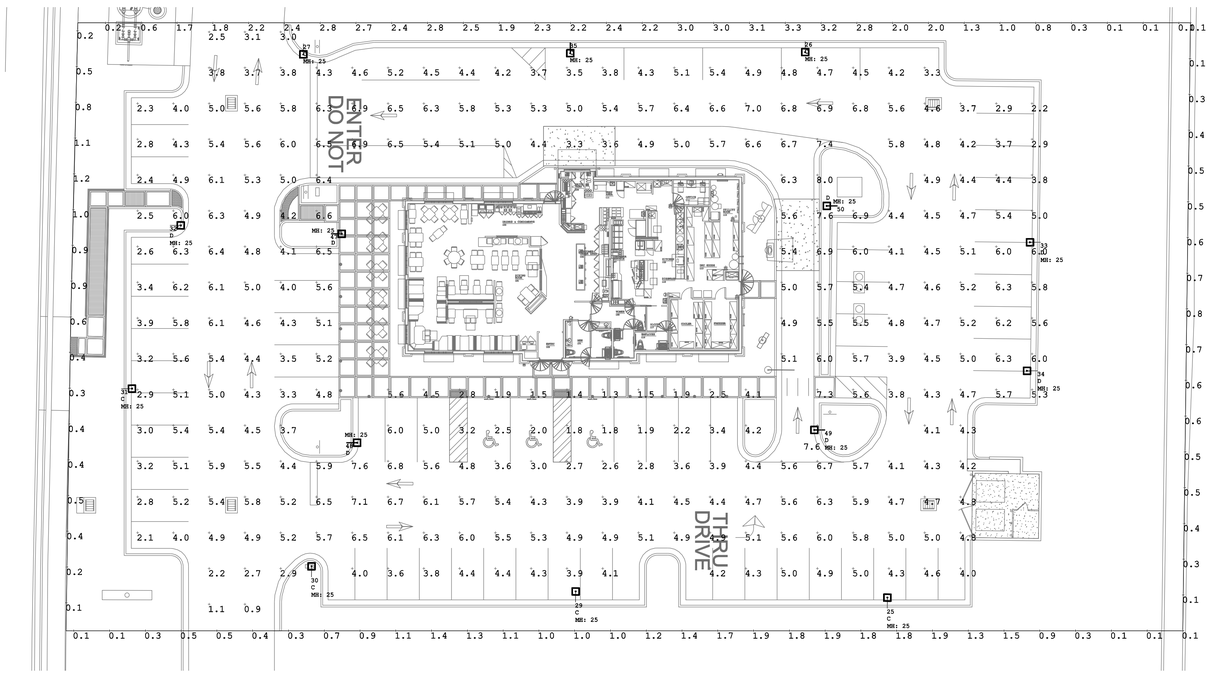
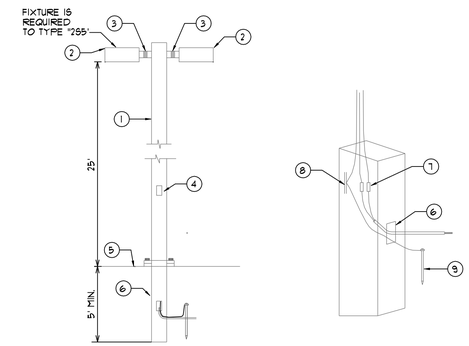
New Free Standing
Culver's
Kanner Highway
Stuart, Florida

Date: 08. 01. 16
Scale: AS NOTED
Project Mgr: RNS
Drawn: LCH
Job: 16-39
Sheet
A3




POLE DETAIL NOTES:

1. PROVIDE A 30" DIRECT BURIAL CONCRETE POLE FOR FIXTURE TYPES 25S AND 55HS. THE POLES AND BASE, COMPLETE WITH MOUNTING DEVICE AND LUMINARIES IN PLACE, SHALL BE CAPABLE OF WITHSTANDING A SUSTAINED WIND VELOCITY OF NOT LESS THAN 150 MILES PER HOUR. PROVIDE SIGNED AND SEALED DRAWINGS BY A SATE LICENSED PROFESSIONAL STRUCTURAL ENGINEER.
2. PROVIDE REQUIRED POLE TOPE TENON, BRACKET ARM AND ACCESSORIES COMPATIBLE WITH POLE DESIGN.
3. PROVIDE GROUND WIRE ATTACHED TO GROUND LUG OR THROUGH BOLT ON BRACKET ARM, AND TO GROUND LUG ON LUMINAIRE.
4. STANDARD HANDHOLE WITH ALUMINUM COVER ATTACHED WITH STAINLESS STEEL MACHINE SCREWS. MAKE CIRCUIT SPLICES IN THIS HANDHOLE.
5. BACKFILL WITH CONCRETE. 3000 PSI MIN.
6. PROVIDE CONDUIT ENTRANCE BELOW GRADE.
7. PROVIDE 10 AMP FNQ SLOW BLOW FUSE.
8. SPLICE GROUND WIRES INSIDE HANDHOLE AND SECURELY BOND GROUND WIRES TO A CONTINUOUS STEEL BAR IN THE POLE.
9. PROVIDE 3/4" DIA. X 10'-0" COPPER GROUND ROD AT EACH POLE. PROVIDE #10 AWG, CU BARE GROUND WIRE FROM EACH LUMINAIRE AND BONDED TO GROUND ROD (TYPICAL). PROVIDE THE CONCRETE POLE WITH #3 AWG STRANDED BARE COPER CONDUCTOR BONDED TO STEEL BAR IN POLE AND TO GROUND ROD.

**Luminaire Schedule**

| Symbol | Qty | Label | Arrangement | Total Lamp Lumens | LLF | Description |
|---|---|---|---|---|---|---|
| | 7 | C | SINGLE | N.A. | 0.912 | LITHONIA LIGHTING DSX1 LED 60C 700 40K BLC MVOLT |
| | 7 | D | SINGLE | N.A. | 0.912 | LITHONIA LIGHTING DSX1 LED 60C 1000 40K T4M MVOLT |

**Calculation Summary**

| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | Description |
|---|---|---|---|---|---|---|---|---|
| PARKING AREA AND DRIVES | Illuminance | Fc | 4.77 | 8.0 | 0.9 | 5.30 | 8.89 | HORIZONTAL PLANE OF CALCULATION AT ZERO FT AFG |
| PROPERTY LINE | Illuminance | Fc | 1.12 | 3.3 | 0.1 | 11.20 | 33.00 | HORIZONTAL LINE OF CALCULATION AT ZERO FT AFG |

**Object Summary**

| Label | Type | Description |
|---|---|---|
| BUILDING | Polygon-Flat | BUILDING AT 20FT REFLECTANCE 20% |

**Luminaire Location Summary**

| LumNo | Label | Z | Orient | Tilt | Switched |
|---|---|---|---|---|---|
| 25 | C | 25 | 89.291 | 0 | On |
| 26 | C | 25 | 270 | 0 | On |
| 27 | C | 25 | 270 | 0 | On |
| 29 | C | 25 | 89.291 | 0 | On |
| 30 | C | 25 | 89.291 | 0 | On |
| 31 | C | 25 | 0.319 | 0 | On |
| 32 | D | 25 | 359.545 | 0 | On |
| 33 | D | 25 | 180 | 0 | On |
| 34 | D | 25 | 180 | 0 | On |
| 35 | C | 25 | 270 | 0 | On |
| 47 | D | 25 | 0 | 0 | On |
| 48 | D | 25 | 0 | 0 | On |
| 49 | D | 25 | 180 | 0 | On |
| 50 | D | 25 | 180 | 0 | On |

1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

| REVISIONS | BY |
|---|---|
| 1 08. 25. 16 BLDG. DEPT. COMMENTS | MPS |

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Michael P. Spychala P.E.
Fla PE# 31533
Fla COA# 3967

NEW FREE STANDING
Culvers
2501 S Kanner Highway
Stuart, Florida 34956

Date: 08. 10. 16
Scale: AS NOTED
Project Mgr: MPS
Drawn: MW
Job: 16-39
Sheet
EP1

8/31/2016 2:09:16 PM E:\2160\216073 Culvers Stuart FL\Drawings\EP1.dgn

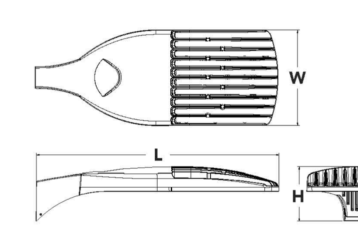
# D-Series Size 1
LED Area Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse-over the page to see all interactive elements.

### Specifications

| | |
|---|---|
| EPA: | 1.01 ft² (0.09 m²) |
| Length: | 33" (83.8 cm) |
| Width: | 13" (33.0 cm) |
| Height: | 7-1/2" (19.0 cm) |
| Weight (max): | 27 lbs (12.2 kg) |




### Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 – 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

## Ordering Information

**EXAMPLE:** DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

DSX1LED

| Series | LEDs | Drive current | Color temperature | Distribution | | Voltage | Mounting |
|---|---|---|---|---|---|---|---|
| DSX1 LED | **Forward optics** | 530 530 mA | 30K 3000 K | T1S Type I Short | T5S Type V Short | MVOLT [5] | **Shipped included** |
| | 30C 30 LEDs (one engine) | 700 700 mA | 40K 4000 K | T2S Type II Short | T5M Type V Medium | 120 [5] | SPA Square pole mounting |
| | 40C 40 LEDs (two engines) | 1000 1000 mA (1 A)[2] | 50K 5000 K | T2M Type II Medium | T5W Type V Wide | 208 [5] | RPA Round pole mounting |
| | 60C 60 LEDs (two engines) | | AMBPC Amber phosphor converted [3] | T3S Type III Short | BLC Backlight control [4] | 240 [5] | WBA Wall bracket |
| | **Rotated optics** [1] | | | T3M Type III Medium | LCCO Left corner cutoff [4] | 277 [5] | SPUMBA Square pole universal mounting adaptor [7] |
| | 60C 60 LEDs (two engines) | | | T4M Type IV Medium | RCCO Right corner cutoff [4] | 347 [6] | RPUMBA Round pole universal mounting adaptor [7] |
| | | | | TFTM Forward Throw Medium | | 480 [6] | **Shipped separately** |
| | | | | T5VS Type V Very Short | | | KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [8] |

| Control options | | Other options | Finish (required) |
|---|---|---|---|
| **Shipped installed** | PIR1FC3V Motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 1fc [15] | **Shipped installed** | DDBXD Dark bronze |
| PER NEMA twist-lock receptacle only (no controls) [9] | PIRH1FC3V Motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc [15] | HS House-side shield [18] | DBLXD Black |
| PER5 Five-wire receptacle only (no controls) [9,10] | BL30 Bi-level switched dimming, 30% [14,16] | WTB Utility terminal block [19] | DNAXD Natural aluminum |
| PER7 Seven-wire receptacle only (no controls) [9,10] | BL50 Bi-level switched dimming, 50% [14,16] | SF Single fuse (120, 277, 347V) [20] | DWHXD White |
| DMG 0-10V dimming driver (no controls) [11] | PNMTDD3 Part night, dim till dawn [17] | DF Double fuse (208, 240, 480V) [20] | DDBTXD Textured dark bronze |
| DCR Dimmable and controllable via ROAM® (no controls) [12] | PNMT5D3 Part night, dim 5 hrs [17] | L90 Left rotated optics [21] | DBLBXD Textured black |
| DS Dual switching [13,14] | PNMT6D3 Part night, dim 6 hrs [17] | R90 Right rotated optics [21] | DNATXD Textured natural aluminum |
| PIR Motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 5fc [15] | PNMT7D3 Part night, dim 7 hrs [17] | | DWHGXD Textured white |
| PIRH Motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 5fc [15] | | | |

### Accessories
Ordered and shipped separately.

**Controls & Shields**

| | |
|---|---|
| DLL127F 1.5 JU | Photocell - SSL twist-lock (120-277V) [22] |
| DLL347F 1.5 CUL JU | Photocell - SSL twist-lock (347V) [22] |
| DLL480F 1.5 CUL JU | Photocell - SSL twist-lock (480V) [22] |
| DSHORT SBK U | Shorting cap [22] |
| DSX1HS 30C U | House-side shield for 30 LED unit |
| DSX1HS 40C U | House-side shield for 40 LED unit |
| DSX1HS 60C U | House-side shield for 60 LED unit |
| PUMBA DDBXD U* | Square and round pole universal mounting bracket (specify finish) |
| KMA8 DDBXD U | Mast arm mounting bracket adaptor (specify finish) [8] |

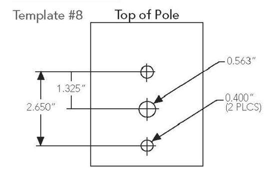
For more control options, visit DTL and ROAM online.

NOTES
1. Rotated optics available with 60C only.
2. Not available AMBPC.
3. Only available with 530mA or 700mA.
4. Not available with AMBPC in 530mA or 700mA in BLC, LCCO or RCCO distribution.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120V, 208V, 240V or 277V options only when ordering with fusing (SF, DF options).
6. Not available with single board, 530mA product (30C 530 or 60C 530 DS). Not available with BL30, BL50 or PNMT options.
7. Available as a separate combination accessory: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
8. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
9. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
10. If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR.
11. DMG option for 347V or 480V requires 1000mA.
12. Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with PIR options DS, PER5, PER7, BL30, BL50 or PNMT options.
13. Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR or PIRH.
14. Requires an additional switched circuit.
15. PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required.
16. Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7 or PNMT options.
17. Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7, BL30 or BL50.
18. Also available as a separate accessory; see Accessories information.
19. WTB not available with DS.
20. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
21. Available with 60 LEDs (60C option) only.
22. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.



## Drilling

Template #8 Top of Pole




DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

| | | | |
|---|---|---|---|
| DM19AS | Single unit | DM29AS | 2 at 90° * |
| DM28AS | 2 at 180° | DM39AS | 3 at 90° * |
| DM49AS | 4 at 90° * | DM32AS | 3 at 120° ** |

*Example:* SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.
*Round pole top must be 3.25" O.D. minimum.
**For round pole mounting (RPA) only.

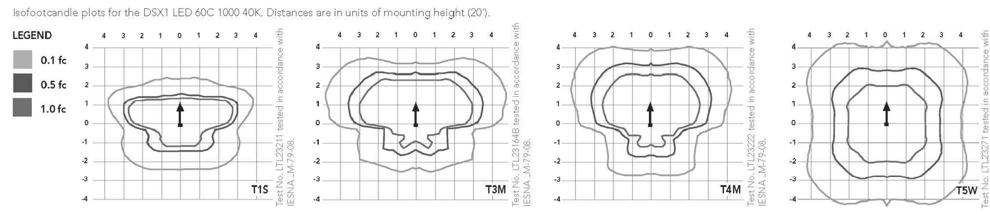
### Tenon Mounting Slipfitter **

| Tenon O.D. | Single Unit | 2 at 180° | 2 at 90° | 3 at 120° | 3 at 90° | 4 at 90° |
|---|---|---|---|---|---|---|
| 2-3/8" | AST20-190 | AST20-280 | AST20-290 | AST20-320 | AST20-390 | AST20-490 |
| 2-7/8" | AST25-190 | AST25-280 | AST25-290 | AST25-320 | AST25-390 | AST25-490 |
| 4" | AST35-190 | AST35-280 | AST35-290 | AST35-320 | AST35-390 | AST35-490 |

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').




## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

| Ambient | | Lumen Multiplier |
|---|---|---|
| 0°C | 32°F | 1.02 |
| 10°C | 50°F | 1.01 |
| 20°C | 68°F | 1.00 |
| **25°C** | **77°F** | **1.00** |
| 30°C | 86°F | 1.00 |
| 40°C | 104°F | 0.99 |

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

| Operating Hours | 0 | 25,000 | 50,000 | 100,000 |
|---|---|---|---|---|
| | DSX1 LED 60C 1000 | | | |
| Lumen Maintenance Factor | 1.0 | 0.98 | 0.96 | 0.91 |
| | DSX1 LED 60C 700 | | | |
| | 1.0 | 0.99 | 0.99 | 0.99 |

### Electrical Load

| Number of LEDs | Drive Current (mA) | System Watts | Current (A) 120 | 208 | 240 | 277 | 347 | 480 |
|---|---|---|---|---|---|---|---|---|
| 30 | 530 | 52 | 0.52 | 0.30 | 0.26 | 0.23 | -- | -- |
| | 700 | 68 | 0.68 | 0.39 | 0.34 | 0.30 | 0.24 | 0.17 |
| | 1000 | 105 | 1.03 | 0.59 | 0.51 | 0.45 | 0.36 | 0.26 |
| 40 | 530 | 68 | 0.67 | 0.39 | 0.34 | 0.29 | 0.23 | 0.17 |
| | 700 | 89 | 0.89 | 0.51 | 0.44 | 0.38 | 0.31 | 0.22 |
| | 1000 | 138 | 1.35 | 0.78 | 0.67 | 0.58 | 0.47 | 0.34 |
| 60 | 530 | 99 | 0.97 | 0.56 | 0.48 | 0.42 | 0.34 | 0.24 |
| | 700 | 131 | 1.29 | 0.74 | 0.65 | 0.56 | 0.45 | 0.32 |
| | 1000 | 209 | 1.98 | 1.14 | 0.99 | 0.86 | 0.69 | 0.50 |



## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

| LEDs | Drive Current (mA) | System Watts | Dist. Type | 30K (3000 K, 70 CRI) Lumens | B | U | G | LPW | 40K (4000 K, 70 CRI) Lumens | B | U | G | LPW | 50K (5000 K, 70 CRI) Lumens | B | U | G | LPW | AMBPC (Amber Phosphor Converted) Lumens | B | U | G | LPW |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 30C (30 LEDs) | 530 mA | 52 W | T1S | 5,948 | 1 | 0 | 1 | 114 | 6,387 | 1 | 0 | 1 | 123 | 6,427 | 1 | 0 | 1 | 124 | 3,640 | 1 | 0 | 1 | 70 |
| | | | T2S | 6,132 | 1 | 0 | 1 | 118 | 6,585 | 2 | 0 | 2 | 127 | 6,626 | 2 | 0 | 2 | 127 | 3,813 | 1 | 0 | 1 | 73 |
| | | | T2M | 5,992 | 1 | 0 | 2 | 115 | 6,434 | 1 | 0 | 2 | 124 | 6,475 | 1 | 0 | 2 | 125 | 3,689 | 1 | 0 | 1 | 71 |
| | | | T3S | 5,985 | 1 | 0 | 1 | 115 | 6,427 | 1 | 0 | 2 | 124 | 6,467 | 1 | 0 | 2 | 124 | 3,770 | 1 | 0 | 1 | 73 |
| | | | T3M | 6,039 | 1 | 0 | 2 | 116 | 6,485 | 1 | 0 | 2 | 125 | 6,525 | 1 | 0 | 2 | 125 | 3,752 | 1 | 0 | 1 | 72 |
| | | | T4M | 6,121 | 1 | 0 | 2 | 118 | 6,573 | 1 | 0 | 2 | 126 | 6,614 | 1 | 0 | 2 | 127 | 3,758 | 1 | 0 | 1 | 72 |
| | | | TFTM | 6,030 | 1 | 0 | 2 | 116 | 6,475 | 1 | 0 | 2 | 125 | 6,515 | 1 | 0 | 2 | 125 | 3,701 | 1 | 0 | 1 | 71 |
| | | | T5VS | 6,370 | 2 | 0 | 0 | 123 | 6,840 | 2 | 0 | 0 | 132 | 6,883 | 2 | 0 | 0 | 132 | 3,928 | 2 | 0 | 0 | 76 |
| | | | T5S | 6,417 | 2 | 0 | 0 | 123 | 6,890 | 2 | 0 | 0 | 133 | 6,933 | 2 | 0 | 0 | 133 | 3,881 | 2 | 0 | 0 | 75 |
| | | | T5M | 6,428 | 3 | 0 | 1 | 124 | 6,902 | 3 | 0 | 1 | 133 | 6,945 | 3 | 0 | 1 | 134 | 3,930 | 2 | 0 | 1 | 76 |
| | | | T5W | 6,334 | 3 | 0 | 1 | 122 | 6,801 | 3 | 0 | 1 | 131 | 6,844 | 3 | 0 | 1 | 132 | 3,820 | 3 | 0 | 1 | 73 |
| | | | BLC | 4,735 | 1 | 0 | 1 | 91 | 5,085 | 1 | 0 | 2 | 98 | 5,116 | 1 | 0 | 1 | 98 | | | | | |
| | | | LCCO | 4,600 | 1 | 0 | 2 | 88 | 4,940 | 1 | 0 | 2 | 95 | 4,971 | 1 | 0 | 2 | 96 | | | | | |
| | | | RCCO | 4,600 | 1 | 0 | 2 | 88 | 4,940 | 1 | 0 | 2 | 95 | 4,971 | 1 | 0 | 2 | 96 | | | | | |
| | 700 mA | 68 W | T1S | 7,554 | 1 | 0 | 1 | 111 | 8,112 | 2 | 0 | 2 | 119 | 8,163 | 2 | 0 | 2 | 120 | 4,561 | 1 | 0 | 1 | 67 |
| | | | T2S | 7,789 | 2 | 0 | 2 | 115 | 8,364 | 2 | 0 | 2 | 123 | 8,416 | 2 | 0 | 2 | 124 | 4,777 | 1 | 0 | 1 | 70 |
| | | | T2M | 7,610 | 1 | 0 | 2 | 112 | 8,172 | 2 | 0 | 2 | 120 | 8,223 | 2 | 0 | 2 | 121 | 4,622 | 1 | 0 | 2 | 68 |
| | | | T3S | 7,601 | 1 | 0 | 2 | 112 | 8,162 | 2 | 0 | 2 | 120 | 8,213 | 2 | 0 | 2 | 121 | 4,724 | 1 | 0 | 1 | 69 |
| | | | T3M | 7,670 | 1 | 0 | 2 | 113 | 8,236 | 2 | 0 | 2 | 121 | 8,288 | 2 | 0 | 2 | 122 | 4,701 | 1 | 0 | 2 | 69 |
| | | | T4M | 7,774 | 1 | 0 | 2 | 114 | 8,348 | 2 | 0 | 2 | 123 | 8,400 | 2 | 0 | 2 | 124 | 4,709 | 1 | 0 | 2 | 69 |
| | | | TFTM | 7,658 | 1 | 0 | 2 | 113 | 8,223 | 2 | 0 | 2 | 121 | 8,275 | 1 | 0 | 2 | 122 | 4,638 | 1 | 0 | 2 | 68 |
| | | | T5VS | 8,090 | 2 | 0 | 0 | 119 | 8,687 | 3 | 0 | 1 | 128 | 8,742 | 3 | 0 | 1 | 129 | 4,922 | 2 | 0 | 0 | 72 |
| | | | T5S | 8,150 | 2 | 0 | 0 | 120 | 8,751 | 3 | 0 | 0 | 129 | 8,806 | 3 | 0 | 0 | 130 | 4,863 | 2 | 0 | 0 | 72 |
| | | | T5M | 8,164 | 3 | 0 | 1 | 120 | 8,767 | 3 | 0 | 2 | 129 | 8,821 | 3 | 0 | 2 | 130 | 4,924 | 3 | 0 | 1 | 72 |
| | | | T5W | 8,044 | 3 | 0 | 1 | 118 | 8,638 | 3 | 0 | 2 | 127 | 8,692 | 3 | 0 | 2 | 128 | 4,787 | 3 | 0 | 1 | 70 |
| | | | BLC | 6,028 | 1 | 0 | 2 | 89 | 6,473 | 1 | 0 | 2 | 95 | 6,514 | 1 | 0 | 2 | 96 | | | | | |
| | | | LCCO | 5,856 | 1 | 0 | 2 | 86 | 6,289 | 1 | 0 | 2 | 92 | 6,328 | 1 | 0 | 2 | 93 | | | | | |
| | | | RCCO | 5,856 | 1 | 0 | 2 | 86 | 6,289 | 1 | 0 | 2 | 92 | 6,328 | 1 | 0 | 2 | 93 | | | | | |
| | 1000 mA | 105 W | T1S | 10,331 | 2 | 0 | 2 | 98 | 11,094 | 2 | 0 | 2 | 106 | 11,163 | 2 | 0 | 2 | 106 | | | | | |
| | | | T2S | 10,652 | 2 | 0 | 2 | 101 | 11,438 | 2 | 0 | 2 | 109 | 11,510 | 2 | 0 | 2 | 110 | | | | | |
| | | | T2M | 10,408 | 2 | 0 | 2 | 99 | 11,176 | 2 | 0 | 3 | 106 | 11,246 | 2 | 0 | 3 | 107 | | | | | |
| | | | T3S | 10,395 | 2 | 0 | 2 | 99 | 11,163 | 2 | 0 | 2 | 106 | 11,233 | 2 | 0 | 2 | 107 | | | | | |
| | | | T3M | 10,490 | 2 | 0 | 2 | 100 | 11,264 | 2 | 0 | 2 | 107 | 11,335 | 2 | 0 | 2 | 108 | | | | | |
| | | | T4M | 10,632 | 2 | 0 | 2 | 101 | 11,417 | 2 | 0 | 2 | 109 | 11,488 | 2 | 0 | 2 | 109 | | | | | |
| | | | TFTM | 10,473 | 2 | 0 | 2 | 100 | 11,247 | 2 | 0 | 3 | 107 | 11,317 | 2 | 0 | 3 | 108 | | | | | |
| | | | T5VS | 11,064 | 3 | 0 | 1 | 105 | 11,881 | 3 | 0 | 1 | 113 | 11,955 | 3 | 0 | 1 | 114 | | | | | |
| | | | T5S | 11,145 | 3 | 0 | 1 | 106 | 11,968 | 3 | 0 | 1 | 114 | 12,043 | 3 | 0 | 1 | 115 | | | | | |
| | | | T5M | 11,165 | 3 | 0 | 2 | 106 | 11,989 | 4 | 0 | 2 | 114 | 12,064 | 4 | 0 | 2 | 115 | | | | | |
| | | | T5W | 11,001 | 3 | 0 | 2 | 105 | 11,813 | 4 | 0 | 2 | 113 | 11,887 | 4 | 0 | 2 | 113 | | | | | |
| | | | BLC | 7,960 | 1 | 0 | 2 | 76 | 8,548 | 1 | 0 | 2 | 81 | 8,601 | 1 | 0 | 2 | 82 | | | | | |
| | | | LCCO | 7,734 | 1 | 0 | 2 | 74 | 8,305 | 1 | 0 | 2 | 79 | 8,357 | 1 | 0 | 2 | 80 | | | | | |
| | | | RCCO | 7,734 | 1 | 0 | 2 | 74 | 8,305 | 1 | 0 | 2 | 79 | 8,357 | 1 | 0 | 2 | 80 | | | | | |



## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

| LEDs | Drive Current (mA) | System Watts | Dist. Type | 30K (3000 K, 70 CRI) Lumens | B | U | G | LPW | 40K (4000 K, 70 CRI) Lumens | B | U | G | LPW | 50K (5000 K, 70 CRI) Lumens | B | U | G | LPW | AMBPC (Amber Phosphor Converted) Lumens | B | U | G | LPW |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40C (40 LEDs) | 530 mA | 68 W | T1S | 7,861 | 1 | 0 | 1 | 116 | 8,441 | 2 | 0 | 2 | 124 | 8,494 | 2 | 0 | 2 | 125 | 4,794 | 1 | 0 | 1 | 71 |
| | | | T2S | 8,105 | 2 | 0 | 2 | 119 | 8,704 | 2 | 0 | 2 | 128 | 8,758 | 2 | 0 | 2 | 129 | 5,021 | 1 | 0 | 1 | 74 |
| | | | T2M | 7,920 | 2 | 0 | 2 | 116 | 8,504 | 2 | 0 | 2 | 125 | 8,557 | 2 | 0 | 2 | 126 | 4,858 | 1 | 0 | 2 | 71 |
| | | | T3S | 7,910 | 1 | 0 | 2 | 116 | 8,494 | 2 | 0 | 2 | 125 | 8,547 | 2 | 0 | 2 | 126 | 4,966 | 1 | 0 | 1 | 73 |
| | | | T3M | 7,982 | 2 | 0 | 2 | 117 | 8,571 | 2 | 0 | 2 | 126 | 8,625 | 2 | 0 | 2 | 127 | 4,941 | 1 | 0 | 2 | 73 |
| | | | T4M | 8,090 | 1 | 0 | 2 | 119 | 8,687 | 2 | 0 | 2 | 128 | 8,741 | 2 | 0 | 2 | 129 | 4,950 | 1 | 0 | 2 | 73 |
| | | | TFTM | 7,969 | 1 | 0 | 2 | 117 | 8,558 | 2 | 0 | 2 | 126 | 8,611 | 2 | 0 | 2 | 127 | 4,875 | 1 | 0 | 2 | 72 |
| | | | T5VS | 8,419 | 2 | 0 | 0 | 124 | 9,040 | 3 | 0 | 1 | 133 | 9,097 | 3 | 0 | 1 | 134 | 5,174 | 2 | 0 | 0 | 76 |
| | | | T5S | 8,481 | 2 | 0 | 0 | 125 | 9,107 | 3 | 0 | 1 | 134 | 9,164 | 3 | 0 | 1 | 135 | 5,111 | 2 | 0 | 0 | 75 |
| | | | T5M | 8,496 | 3 | 0 | 1 | 125 | 9,123 | 3 | 0 | 2 | 134 | 9,180 | 3 | 0 | 2 | 135 | 5,175 | 3 | 0 | 1 | 76 |
| | | | T5W | 8,371 | 3 | 0 | 2 | 123 | 8,989 | 3 | 0 | 2 | 132 | 9,045 | 3 | 0 | 2 | 133 | 5,031 | 3 | 0 | 1 | 74 |
| | | | BLC | 6,255 | 1 | 0 | 2 | 92 | 6,717 | 1 | 0 | 2 | 99 | 6,759 | 1 | 0 | 2 | 99 | | | | | |
| | | | LCCO | 6,077 | 1 | 0 | 2 | 89 | 6,526 | 1 | 0 | 2 | 96 | 6,566 | 1 | 0 | 2 | 97 | | | | | |
| | | | RCCO | 6,077 | 1 | 0 | 2 | 89 | 6,526 | 1 | 0 | 2 | 96 | 6,566 | 1 | 0 | 2 | 97 | | | | | |
| | 700 mA | 91 W | T1S | 9,984 | 2 | 0 | 2 | 112 | 10,721 | 2 | 0 | 2 | 120 | 10,788 | 2 | 0 | 2 | 121 | 6,014 | 1 | 0 | 1 | 68 |
| | | | T2S | 10,294 | 2 | 0 | 2 | 116 | 11,054 | 2 | 0 | 2 | 124 | 11,123 | 2 | 0 | 2 | 125 | 6,299 | 2 | 0 | 2 | 71 |
| | | | T2M | 10,059 | 2 | 0 | 2 | 113 | 10,801 | 2 | 0 | 3 | 121 | 10,869 | 2 | 0 | 3 | 122 | 6,094 | 2 | 0 | 2 | 68 |
| | | | T3S | 10,046 | 2 | 0 | 2 | 113 | 10,788 | 2 | 0 | 2 | 121 | 10,855 | 2 | 0 | 2 | 122 | 6,229 | 1 | 0 | 2 | 70 |
| | | | T3M | 10,137 | 2 | 0 | 2 | 114 | 10,886 | 2 | 0 | 2 | 122 | 10,954 | 2 | 0 | 2 | 123 | 6,198 | 2 | 0 | 2 | 70 |
| | | | T4M | 10,275 | 2 | 0 | 2 | 115 | 11,033 | 2 | 0 | 2 | 124 | 11,102 | 2 | 0 | 2 | 125 | 6,209 | 1 | 0 | 2 | 70 |
| | | | TFTM | 10,122 | 2 | 0 | 2 | 114 | 10,869 | 2 | 0 | 2 | 122 | 10,937 | 2 | 0 | 2 | 123 | 6,115 | 1 | 0 | 2 | 69 |
| | | | T5VS | 10,693 | 3 | 0 | 1 | 120 | 11,482 | 3 | 0 | 1 | 129 | 11,554 | 3 | 0 | 1 | 130 | 6,490 | 2 | 0 | 0 | 73 |
| | | | T5S | 10,771 | 3 | 0 | 1 | 121 | 11,566 | 3 | 0 | 1 | 130 | 11,639 | 3 | 0 | 1 | 131 | 6,411 | 2 | 0 | 0 | 72 |
| | | | T5M | 10,790 | 3 | 0 | 2 | 121 | 11,587 | 4 | 0 | 2 | 130 | 11,659 | 4 | 0 | 2 | 131 | 6,492 | 3 | 0 | 1 | 73 |
| | | | T5W | 10,632 | 3 | 0 | 2 | 119 | 11,417 | 4 | 0 | 2 | 128 | 11,488 | 4 | 0 | 2 | 129 | 6,311 | 3 | 0 | 2 | 71 |
| | | | BLC | 7,963 | 1 | 0 | 2 | 89 | 8,551 | 1 | 0 | 2 | 96 | 8,605 | 1 | 0 | 2 | 97 | | | | | |
| | | | LCCO | 7,736 | 1 | 0 | 2 | 87 | 8,308 | 1 | 0 | 2 | 93 | 8,359 | 1 | 0 | 2 | 94 | | | | | |
| | | | RCCO | 7,736 | 1 | 0 | 2 | 87 | 8,308 | 1 | 0 | 2 | 93 | 8,359 | 1 | 0 | 2 | 94 | | | | | |
| | 1000 mA | 138 W | T1S | 13,655 | 2 | 0 | 2 | 99 | 14,663 | 3 | 0 | 3 | 106 | 14,754 | 3 | 0 | 3 | 107 | | | | | |
| | | | T2S | 14,079 | 2 | 0 | 2 | 102 | 15,118 | 3 | 0 | 3 | 110 | 15,212 | 3 | 0 | 3 | 110 | | | | | |
| | | | T2M | 13,756 | 2 | 0 | 3 | 100 | 14,772 | 3 | 0 | 3 | 107 | 14,864 | 3 | 0 | 3 | 108 | | | | | |
| | | | T3S | 13,739 | 2 | 0 | 2 | 100 | 14,754 | 3 | 0 | 2 | 107 | 14,846 | 3 | 0 | 3 | 108 | | | | | |
| | | | T3M | 13,864 | 2 | 0 | 2 | 100 | 14,888 | 3 | 0 | 3 | 108 | 14,981 | 3 | 0 | 3 | 109 | | | | | |
| | | | T4M | 14,052 | 2 | 0 | 2 | 102 | 15,090 | 3 | 0 | 3 | 109 | 15,184 | 3 | 0 | 3 | 110 | | | | | |
| | | | TFTM | 13,842 | 2 | 0 | 3 | 100 | 14,864 | 2 | 0 | 3 | 108 | 14,957 | 2 | 0 | 3 | 108 | | | | | |
| | | | T5VS | 14,623 | 3 | 0 | 1 | 106 | 15,703 | 4 | 0 | 1 | 114 | 15,801 | 4 | 0 | 1 | 115 | | | | | |
| | | | T5S | 14,731 | 3 | 0 | 1 | 107 | 15,818 | 3 | 0 | 1 | 115 | 15,917 | 3 | 0 | 1 | 115 | | | | | |
| | | | T5M | 14,757 | 4 | 0 | 2 | 107 | 15,846 | 4 | 0 | 2 | 115 | 15,945 | 4 | 0 | 2 | 116 | | | | | |
| | | | T5W | 14,540 | 4 | 0 | 2 | 105 | 15,614 | 4 | 0 | 2 | 113 | 15,711 | 4 | 0 | 2 | 114 | | | | | |
| | | | BLC | 10,516 | 1 | 0 | 2 | 76 | 11,292 | 1 | 0 | 2 | 82 | 11,363 | 1 | 0 | 2 | 82 | | | | | |
| | | | LCCO | 10,216 | 2 | 0 | 3 | 74 | 10,971 | 2 | 0 | 3 | 80 | 11,039 | 2 | 0 | 3 | 80 | | | | | |
| | | | RCCO | 10,216 | 2 | 0 | 3 | 74 | 10,971 | 2 | 0 | 3 | 80 | 11,039 | 2 | 0 | 3 | 80 | | | | | |



## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

| LEDs | Drive Current (mA) | System Watts | Dist. Type | 30K (3000 K, 70 CRI) Lumens | B | U | G | LPW | 40K (4000 K, 70 CRI) Lumens | B | U | G | LPW | 50K (5000 K, 70 CRI) Lumens | B | U | G | LPW | AMBPC (Amber Phosphor Converted) Lumens | B | U | G | LPW |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 60C (60 LEDs) | 530 mA | 99 W | T1S | 11,569 | 2 | 0 | 2 | 117 | 12,423 | 2 | 0 | 2 | 125 | 12,501 | 2 | 0 | 2 | 126 | 7,167 | 2 | 0 | 2 | 72 |
| | | | T2S | 11,928 | 2 | 0 | 2 | 120 | 12,809 | 3 | 0 | 3 | 129 | 12,889 | 3 | 0 | 3 | 130 | 7,507 | 2 | 0 | 2 | 76 |
| | | | T2M | 11,655 | 2 | 0 | 2 | 118 | 12,516 | 2 | 0 | 3 | 126 | 12,594 | 2 | 0 | 3 | 127 | 7,263 | 2 | 0 | 2 | 73 |
| | | | T3S | 11,641 | 2 | 0 | 2 | 118 | 12,500 | 2 | 0 | 2 | 126 | 12,579 | 2 | 0 | 2 | 127 | 7,424 | 2 | 0 | 2 | 75 |
| | | | T3M | 11,747 | 2 | 0 | 2 | 119 | 12,614 | 2 | 0 | 2 | 127 | 12,693 | 2 | 0 | 2 | 128 | 7,387 | 2 | 0 | 2 | 75 |
| | | | T4M | 11,906 | 2 | 0 | 2 | 120 | 12,785 | 2 | 0 | 2 | 129 | 12,865 | 2 | 0 | 2 | 130 | 7,400 | 2 | 0 | 2 | 75 |
| | | | TFTM | 11,728 | 2 | 0 | 2 | 118 | 12,594 | 2 | 0 | 3 | 127 | 12,673 | 2 | 0 | 3 | 128 | 7,288 | 1 | 0 | 2 | 74 |
| | | | T5VS | 12,390 | 3 | 0 | 1 | 125 | 13,305 | 3 | 0 | 1 | 134 | 13,388 | 3 | 0 | 1 | 135 | 7,734 | 3 | 0 | 1 | 78 |
| | | | T5S | 12,481 | 3 | 0 | 1 | 126 | 13,402 | 3 | 0 | 1 | 135 | 13,486 | 3 | 0 | 1 | 136 | 7,641 | 3 | 0 | 0 | 77 |
| | | | T5M | 12,503 | 3 | 0 | 2 | 126 | 13,426 | 4 | 0 | 2 | 136 | 13,510 | 4 | 0 | 2 | 136 | 7,737 | 3 | 0 | 2 | 78 |
| | | | T5W | 12,320 | 4 | 0 | 2 | 124 | 13,229 | 4 | 0 | 2 | 134 | 13,312 | 4 | 0 | 2 | 134 | 7,522 | 3 | 0 | 2 | 76 |
| | | | BLC | 9,212 | 1 | 0 | 2 | 93 | 9,892 | 1 | 0 | 2 | 100 | 9,954 | 1 | 0 | 2 | 101 | | | | | |
| | | | LCCO | 8,950 | 1 | 0 | 2 | 90 | 9,611 | 2 | 0 | 2 | 97 | 9,671 | 2 | 0 | 2 | 98 | | | | | |
| | | | RCCO | 8,950 | 1 | 0 | 2 | 90 | 9,611 | 2 | 0 | 2 | 97 | 9,671 | 2 | 0 | 2 | 98 | | | | | |
| | 700 mA | 131 W | T1S | 14,694 | 2 | 0 | 2 | 112 | 15,779 | 3 | 0 | 3 | 120 | 15,877 | 3 | 0 | 3 | 121 | 8,952 | 2 | 0 | 2 | 68 |
| | | | T2S | 15,150 | 3 | 0 | 3 | 116 | 16,269 | 3 | 0 | 3 | 124 | 16,370 | 3 | 0 | 3 | 125 | 9,377 | 2 | 0 | 2 | 72 |
| | | | T2M | 14,803 | 2 | 0 | 3 | 113 | 15,896 | 3 | 0 | 3 | 121 | 15,995 | 3 | 0 | 3 | 122 | 9,072 | 2 | 0 | 2 | 69 |
| | | | T3S | 14,785 | 2 | 0 | 2 | 113 | 15,877 | 3 | 0 | 3 | 121 | 15,976 | 3 | 0 | 3 | 122 | 9,273 | 2 | 0 | 2 | 71 |
| | | | T3M | 14,919 | 2 | 0 | 2 | 114 | 16,021 | 3 | 0 | 3 | 122 | 16,121 | 3 | 0 | 3 | 123 | 9,227 | 2 | 0 | 2 | 70 |
| | | | T4M | 15,122 | 2 | 0 | 2 | 115 | 16,238 | 3 | 0 | 3 | 124 | 16,340 | 3 | 0 | 3 | 125 | 9,243 | 2 | 0 | 2 | 71 |
| | | | TFTM | 14,896 | 2 | 0 | 3 | 114 | 15,996 | 2 | 0 | 3 | 122 | 16,096 | 2 | 0 | 3 | 123 | 9,108 | 2 | 0 | 2 | 69 |
| | | | T5VS | 15,736 | 3 | 0 | 1 | 120 | 16,898 | 4 | 0 | 1 | 129 | 17,004 | 4 | 0 | 1 | 130 | 9,661 | 3 | 0 | 1 | 74 |
| | | | T5S | 15,852 | 3 | 0 | 1 | 121 | 17,022 | 4 | 0 | 1 | 130 | 17,129 | 4 | 0 | 1 | 131 | 9,544 | 3 | 0 | 1 | 73 |
| | | | T5M | 15,880 | 4 | 0 | 2 | 121 | 17,052 | 4 | 0 | 2 | 130 | 17,159 | 4 | 0 | 2 | 131 | 9,665 | 3 | 0 | 2 | 74 |
| | | | T5W | 15,647 | 4 | 0 | 2 | 119 | 16,802 | 4 | 0 | 2 | 128 | 16,907 | 4 | 0 | 2 | 129 | 9,395 | 4 | 0 | 2 | 72 |
| | | | BLC | 11,728 | 1 | 0 | 2 | 90 | 12,594 | 1 | 0 | 2 | 96 | 12,672 | 3 | 0 | 3 | 97 | | | | | |
| | | | LCCO | 11,394 | 2 | 0 | 3 | 87 | 12,235 | 2 | 0 | 3 | 93 | 12,311 | 2 | 0 | 3 | 94 | | | | | |
| | | | RCCO | 11,394 | 2 | 0 | 3 | 87 | 12,235 | 2 | 0 | 3 | 93 | 12,311 | 2 | 0 | 3 | 94 | | | | | |
| | 1000 mA | 209 W | T1S | 20,095 | 3 | 0 | 3 | 96 | 21,579 | 3 | 0 | 3 | 103 | 21,714 | 3 | 0 | 3 | 104 | | | | | |
| | | | T2S | 20,720 | 3 | 0 | 3 | 99 | 22,249 | 3 | 0 | 3 | 106 | 22,388 | 3 | 0 | 3 | 107 | | | | | |
| | | | T2M | 20,245 | 3 | 0 | 3 | 97 | 21,740 | 3 | 0 | 3 | 104 | 21,876 | 3 | 0 | 3 | 105 | | | | | |
| | | | T3S | 20,220 | 3 | 0 | 3 | 97 | 21,713 | 3 | 0 | 3 | 104 | 21,849 | 3 | 0 | 3 | 105 | | | | | |
| | | | T3M | 20,404 | 3 | 0 | 3 | 98 | 21,910 | 3 | 0 | 4 | 105 | 22,047 | 3 | 0 | 4 | 105 | | | | | |
| | | | T4M | 20,681 | 3 | 0 | 3 | 99 | 22,207 | 3 | 0 | 4 | 106 | 22,346 | 3 | 0 | 4 | 107 | | | | | |
| | | | TFTM | 20,372 | 3 | 0 | 3 | 97 | 21,876 | 3 | 0 | 4 | 105 | 22,013 | 3 | 0 | 4 | 105 | | | | | |
| | | | T5VS | 21,521 | 4 | 0 | 1 | 103 | 23,110 | 4 | 0 | 1 | 111 | 23,254 | 4 | 0 | 1 | 111 | | | | | |
| | | | T5S | 21,679 | 4 | 0 | 1 | 104 | 23,280 | 4 | 0 | 1 | 111 | 23,425 | 4 | 0 | 1 | 112 | | | | | |
| | | | T5M | 21,717 | 4 | 0 | 2 | 104 | 23,321 | 5 | 0 | 3 | 112 | 23,466 | 5 | 0 | 3 | 112 | | | | | |
| | | | T5W | 21,399 | 4 | 0 | 3 | 102 | 22,979 | 5 | 0 | 3 | 110 | 23,122 | 5 | 0 | 3 | 111 | | | | | |
| | | | BLC | 15,487 | 2 | 0 | 2 | 74 | 16,630 | 2 | 0 | 2 | 80 | 16,734 | 2 | 0 | 3 | 80 | | | | | |
| | | | LCCO | 15,046 | 2 | 0 | 3 | 72 | 16,157 | 2 | 0 | 3 | 77 | 16,258 | 2 | 0 | 3 | 78 | | | | | |
| | | | RCCO | 15,046 | 2 | 0 | 3 | 72 | 16,157 | 2 | 0 | 3 | 77 | 16,258 | 2 | 0 | 3 | 78 | | | | | |

### FEATURES & SPECIFICATIONS

**INTENDED USE**
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

**CONSTRUCTION**
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

**FINISH**
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

**OPTICS**
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000 K (70 minimum CRI) or optional 3000 K (70 minimum CRI) or 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

**ELECTRICAL**
Light engine configurations consist of 30, 40 or 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

**INSTALLATION**
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

**LISTINGS**
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

**WARRANTY**
5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



# D-Series Size 1
LED Wall Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse-over the page to see all interactive elements.

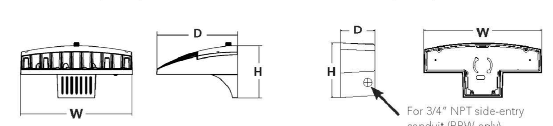
### Specifications

**Luminaire**

| | | | |
|---|---|---|---|
| Width: | 13-3/4" (34.9 cm) | Weight: | 12 lbs (5.4 kg) |
| Depth: | 10" (25.4 cm) | | |
| Height: | 6-3/8" (16.2 cm) | | |

**Back Box (BBW, ELCW)**

| | | | |
|---|---|---|---|
| Width: | 13-3/4" (34.9 cm) | BBW Weight: | 5 lbs (2.3 kg) |
| Depth: | 4" (10.2 cm) | ELCW Weight: | 10 lbs (4.5 kg) |
| Height: | 6-3/8" (16.2 cm) | | |




### Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

## Ordering Information

**EXAMPLE:** DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

| Series | LEDs | Drive Current | Color temperature | Distribution | Voltage | Mounting | Control Options |
|---|---|---|---|---|---|---|---|
| DSXW1 LED | 10C 10 LEDs (one engine) | 350 350 mA | 30K 3000 K | T2S Type II Short | MVOLT [1] | **Shipped included** | **Shipped installed** |
| | 20C 20 LEDs (two engines) | 530 530 mA | 40K 4000 K | T2M Type II Medium | 120 [1] | (blank) Surface mounting bracket | PE Photoelectric cell, button type [4] |
| | | 700 700 mA | 50K 5000 K | T3S Type III Short | 208 [1] | BBW Surface-mounted back box (for conduit entry) [3] | DMG 0-10V dimming driver (no controls) |
| | | 1000 1000 mA (1 A) | AMBPC Amber phosphor converted | T3M Type III Medium | 240 [1] | | PIR 180° motion/ambient light sensor, <15' mtg ht [5] |
| | | | | T4M Type IV Medium | 277 [1] | | PIRH 180° motion/ambient light sensor, 15-30' mtg ht [5] |
| | | | | TFTM Forward Throw Medium | 347 [2] | | PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [5] |
| | | | | ASYDF Asymmetric diffuse | 480 [2] | | PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [5] |
| | | | | | | | ELCW Emergency battery backup (includes external component enclosure) [6] |

| Other Options | | Finish (required) | | |
|---|---|---|---|---|
| **Shipped installed** | **Shipped separately** [8] | DDBXD Dark bronze | DSSXD Sandstone | DWHGXD Textured white |
| SF Single fuse (120, 277 or 347V) [7] | BSW Bird-deterrent spikes | DBLXD Black | DDBTXD Textured dark bronze | DSSTXD Textured sandstone |
| DF Double fuse (208, 240 or 480V) [7] | WG Wire guard | DNAXD Natural aluminum | DBLBXD Textured black | |
| HS House-side shield [8] | VG Vandal guard | DWHXD White | DNATXD Textured natural aluminum | |
| SPD Separate surge protection [9] | DDL Diffused drop lens | | | |

### Accessories
Ordered and shipped separately.

| | |
|---|---|
| DSXWHS U | House-side shield (one per light engine) |
| DSXWBSW U | Bird-deterrent spikes |
| DSXW1WG U | Wire guard accessory |
| DSXW1VG U | Vandal guard accessory |

NOTES
1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
2. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
3. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
4. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
5. PIR and PIR1FC3V specifies the Sensor Switch SBGR-10-ODP control; PIRH specifies the Sensor Switch SBGR-6-ODP control; see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with 20 LED/1000 mA configuration (DSXW1 LED 20C 1000).
6. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
7. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option. Not available with ELCW.
8. Also available as a separate accessory; see Accessories information.
9. See the electrical section on page 3 for more details.



## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

| LEDs | Drive Current (mA) | System Watts | Dist. Type | 30K Lumens | B | U | G | LPW | 40K Lumens | B | U | G | LPW | 50K Lumens | B | U | G | LPW | AMBER Lumens | B | U | G | LPW |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 10C (10 LEDs) | 350mA | 14W | T2S | 1,415 | 0 | 0 | 1 | 101 | 1,520 | 0 | 0 | 1 | 109 | 1,529 | 0 | 0 | 1 | 109 | 894 | 0 | 0 | 1 | 64 |
| | | | T2M | 1,349 | 0 | 0 | 1 | 96 | 1,449 | 0 | 0 | 1 | 104 | 1,458 | 0 | 0 | 1 | 104 | 852 | 0 | 0 | 1 | 61 |
| | | | T3S | 1,400 | 0 | 0 | 1 | 100 | 1,503 | 0 | 0 | 1 | 107 | 1,512 | 0 | 0 | 1 | 108 | 884 | 0 | 0 | 1 | 63 |
| | | | T3M | 1,386 | 0 | 0 | 1 | 99 | 1,488 | 0 | 0 | 1 | 106 | 1,497 | 0 | 0 | 1 | 107 | 876 | 0 | 0 | 1 | 63 |
| | | | T4M | 1,358 | 0 | 0 | 1 | 97 | 1,458 | 0 | 0 | 1 | 104 | 1,467 | 0 | 0 | 1 | 105 | 858 | 0 | 0 | 1 | 61 |
| | | | TFTM | 1,411 | 0 | 0 | 1 | 101 | 1,515 | 0 | 0 | 1 | 108 | 1,525 | 0 | 0 | 1 | 109 | 892 | 0 | 0 | 1 | 64 |
| | | | ASYDF | 1,262 | 0 | 0 | 1 | 90 | 1,355 | 1 | 0 | 1 | 97 | 1,363 | 1 | 0 | 1 | 97 | 797 | 0 | 0 | 1 | 57 |
| | 530mA | 20W | T2S | 2,054 | 1 | 0 | 1 | 103 | 2,205 | 1 | 0 | 1 | 110 | 2,219 | 1 | 0 | 1 | 111 | 1,264 | 0 | 0 | 1 | 63 |
| | | | T2M | 1,957 | 1 | 0 | 1 | 98 | 2,102 | 1 | 0 | 1 | 105 | 2,115 | 1 | 0 | 1 | 106 | 1,205 | 0 | 0 | 1 | 60 |
| | | | T3S | 2,031 | 0 | 0 | 1 | 102 | 2,181 | 0 | 0 | 1 | 109 | 2,195 | 0 | 0 | 1 | 110 | 1,250 | 0 | 0 | 1 | 63 |
| | | | T3M | 2,010 | 1 | 0 | 1 | 101 | 2,159 | 1 | 0 | 1 | 108 | 2,172 | 1 | 0 | 1 | 109 | 1,237 | 0 | 0 | 1 | 62 |
| | | | T4M | 1,970 | 1 | 0 | 1 | 99 | 2,115 | 1 | 0 | 1 | 106 | 2,128 | 0 | 0 | 1 | 106 | 1,212 | 0 | 0 | 1 | 61 |
| | | | TFTM | 2,047 | 0 | 0 | 1 | 102 | 2,198 | 0 | 0 | 1 | 110 | 2,212 | 0 | 0 | 1 | 111 | 1,260 | 0 | 0 | 1 | 63 |
| | | | ASYDF | 1,830 | 1 | 0 | 1 | 92 | 1,966 | 1 | 0 | 1 | 98 | 1,978 | 1 | 0 | 1 | 99 | 1,127 | 0 | 0 | 1 | 56 |
| | 700mA | 27W | T2S | 2,623 | 1 | 0 | 1 | 97 | 2,816 | 1 | 0 | 1 | 104 | 2,834 | 1 | 0 | 1 | 105 | 1,544 | 0 | 0 | 1 | 57 |
| | | | T2M | 2,499 | 1 | 0 | 1 | 93 | 2,684 | 1 | 0 | 1 | 99 | 2,701 | 1 | 0 | 1 | 100 | 1,472 | 0 | 0 | 1 | 55 |
| | | | T3S | 2,593 | 1 | 0 | 1 | 96 | 2,785 | 1 | 0 | 1 | 103 | 2,802 | 1 | 0 | 1 | 104 | 1,527 | 0 | 0 | 1 | 57 |
| | | | T3M | 2,567 | 1 | 0 | 1 | 95 | 2,757 | 1 | 0 | 1 | 102 | 2,774 | 1 | 0 | 1 | 103 | 1,512 | 0 | 0 | 1 | 56 |
| | | | T4M | 2,515 | 1 | 0 | 1 | 93 | 2,701 | 1 | 0 | 1 | 100 | 2,718 | 1 | 0 | 1 | 101 | 1,481 | 0 | 0 | 1 | 55 |
| | | | TFTM | 2,614 | 1 | 0 | 1 | 97 | 2,807 | 1 | 0 | 1 | 104 | 2,825 | 1 | 0 | 1 | 105 | 1,539 | 0 | 0 | 1 | 57 |
| | | | ASYDF | 2,337 | 1 | 0 | 1 | 87 | 2,510 | 1 | 0 | 1 | 93 | 2,526 | 1 | 0 | 1 | 94 | 1,376 | 0 | 0 | 1 | 51 |
| | 1000 mA | 40W | T2S | 3,685 | 1 | 0 | 1 | 92 | 3,957 | 1 | 0 | 1 | 99 | 3,982 | 1 | 0 | 1 | 100 | 2,235 | 1 | 0 | 1 | 58 |
| | | | T2M | 3,512 | 1 | 0 | 1 | 88 | 3,771 | 1 | 0 | 1 | 94 | 3,795 | 1 | 0 | 1 | 95 | 2,130 | 1 | 0 | 2 | 55 |
| | | | T3S | 3,644 | 1 | 0 | 1 | 91 | 3,913 | 1 | 0 | 1 | 98 | 3,938 | 1 | 0 | 1 | 98 | 2,210 | 1 | 0 | 2 | 57 |
| | | | T3M | 3,607 | 1 | 0 | 1 | 90 | 3,874 | 1 | 0 | 1 | 97 | 3,898 | 1 | 0 | 1 | 97 | 2,187 | 1 | 0 | 2 | 56 |
| | | | T4M | 3,534 | 1 | 0 | 1 | 88 | 3,795 | 1 | 0 | 1 | 95 | 3,819 | 1 | 0 | 1 | 95 | 2,143 | 1 | 0 | 2 | 55 |
| | | | TFTM | 3,674 | 1 | 0 | 1 | 92 | 3,945 | 1 | 0 | 1 | 99 | 3,969 | 1 | 0 | 1 | 99 | 2,228 | 1 | 0 | 2 | 57 |
| | | | ASYDF | 3,284 | 1 | 0 | 1 | 82 | 3,527 | 1 | 0 | 1 | 88 | 3,549 | 1 | 0 | 1 | 89 | 1,991 | 1 | 0 | 2 | 51 |
| 20C (20 LEDs) | 350mA | 24W | T2S | 2,820 | 1 | 0 | 1 | 118 | 3,028 | 1 | 0 | 1 | 126 | 3,047 | 1 | 0 | 1 | 127 | 1,777 | 1 | 0 | 1 | 74 |
| | | | T2M | 2,688 | 1 | 0 | 1 | 112 | 2,886 | 1 | 0 | 1 | 120 | 2,904 | 1 | 0 | 1 | 121 | 1,693 | 1 | 0 | 1 | 71 |
| | | | T3S | 2,789 | 1 | 0 | 1 | 116 | 2,995 | 1 | 0 | 2 | 125 | 3,013 | 1 | 0 | 2 | 126 | 1,757 | 0 | 0 | 1 | 73 |
| | | | T3M | 2,761 | 1 | 0 | 1 | 115 | 2,964 | 1 | 0 | 2 | 124 | 2,983 | 1 | 0 | 2 | 124 | 1,739 | 1 | 0 | 1 | 72 |
| | | | T4M | 2,705 | 1 | 0 | 1 | 113 | 2,904 | 1 | 0 | 1 | 121 | 2,922 | 1 | 0 | 2 | 122 | 1,704 | 1 | 0 | 1 | 71 |
| | | | TFTM | 2,811 | 1 | 0 | 1 | 117 | 3,019 | 1 | 0 | 2 | 126 | 3,038 | 1 | 0 | 2 | 127 | 1,771 | 0 | 0 | 1 | 74 |
| | | | ASYDF | 2,513 | 1 | 0 | 1 | 105 | 2,699 | 1 | 0 | 2 | 112 | 2,716 | 1 | 0 | 2 | 113 | 1,584 | 1 | 0 | 1 | 66 |
| | 530mA | 36W | T2S | 4,079 | 1 | 0 | 1 | 113 | 4,380 | 1 | 0 | 1 | 122 | 4,408 | 1 | 0 | 1 | 122 | 2,504 | 1 | 0 | 1 | 70 |
| | | | T2M | 3,887 | 1 | 0 | 1 | 108 | 4,174 | 1 | 0 | 1 | 116 | 4,200 | 1 | 0 | 1 | 117 | 2,387 | 1 | 0 | 1 | 66 |
| | | | T3S | 4,034 | 1 | 0 | 1 | 112 | 4,332 | 1 | 0 | 1 | 120 | 4,359 | 1 | 0 | 1 | 121 | 2,477 | 1 | 0 | 1 | 69 |
| | | | T3M | 3,993 | 1 | 0 | 1 | 111 | 4,288 | 1 | 0 | 1 | 119 | 4,315 | 1 | 0 | 1 | 120 | 2,451 | 1 | 0 | 2 | 68 |
| | | | T4M | 3,912 | 1 | 0 | 2 | 109 | 4,201 | 1 | 0 | 2 | 117 | 4,227 | 1 | 0 | 1 | 117 | 2,402 | 1 | 0 | 1 | 67 |
| | | | TFTM | 4,066 | 1 | 0 | 1 | 113 | 4,367 | 1 | 0 | 1 | 121 | 4,394 | 1 | 0 | 1 | 122 | 2,496 | 1 | 0 | 1 | 69 |
| | | | ASYDF | 3,635 | 1 | 0 | 2 | 101 | 3,904 | 1 | 0 | 2 | 108 | 3,928 | 1 | 0 | 2 | 109 | 2,232 | 1 | 0 | 1 | 62 |
| | 700mA | 47W | T2S | 5,188 | 1 | 0 | 1 | 110 | 5,571 | 1 | 0 | 1 | 119 | 5,606 | 1 | 0 | 1 | 119 | 3,065 | 1 | 0 | 1 | 65 |
| | | | T2M | 4,945 | 1 | 0 | 1 | 105 | 5,310 | 1 | 0 | 1 | 113 | 5,343 | 1 | 0 | 1 | 114 | 2,921 | 1 | 0 | 1 | 62 |
| | | | T3S | 5,131 | 1 | 0 | 1 | 109 | 5,510 | 1 | 0 | 2 | 117 | 5,544 | 1 | 0 | 2 | 118 | 3,031 | 1 | 0 | 1 | 64 |
| | | | T3M | 5,079 | 1 | 0 | 2 | 108 | 5,454 | 1 | 0 | 2 | 116 | 5,488 | 1 | 0 | 2 | 117 | 3,000 | 1 | 0 | 1 | 64 |
| | | | T4M | 4,976 | 1 | 0 | 2 | 106 | 5,343 | 1 | 0 | 2 | 114 | 5,377 | 1 | 0 | 2 | 114 | 2,939 | 1 | 0 | 1 | 63 |
| | | | TFTM | 5,172 | 1 | 0 | 1 | 110 | 5,554 | 1 | 0 | 1 | 118 | 5,589 | 1 | 0 | 2 | 119 | 3,055 | 1 | 0 | 1 | 65 |
| | | | ASYDF | 4,624 | 1 | 0 | 2 | 98 | 4,966 | 1 | 0 | 2 | 106 | 4,997 | 1 | 0 | 2 | 106 | 2,732 | 1 | 0 | 1 | 58 |
| | 1000 mA | 74W | T2S | 7,205 | 1 | 0 | 1 | 97 | 7,736 | 1 | 0 | 1 | 105 | 7,785 | 1 | 0 | 1 | 105 | 4,429 | 1 | 0 | 1 | 61 |
| | | | T2M | 6,866 | 1 | 0 | 2 | 93 | 7,373 | 1 | 0 | 2 | 100 | 7,419 | 1 | 0 | 2 | 100 | 4,221 | 1 | 0 | 2 | 58 |
| | | | T3S | 7,124 | 1 | 0 | 2 | 96 | 7,650 | 1 | 0 | 2 | 103 | 7,698 | 1 | 0 | 2 | 104 | 4,380 | 1 | 0 | 2 | 60 |
| | | | T3M | 7,052 | 1 | 0 | 2 | 95 | 7,736 | 1 | 0 | 2 | 105 | 7,620 | 1 | 0 | 2 | 103 | 4,335 | 1 | 0 | 2 | 59 |
| | | | T4M | 6,910 | 1 | 0 | 2 | 93 | 7,420 | 1 | 0 | 2 | 100 | 7,466 | 1 | 0 | 2 | 101 | 4,248 | 1 | 0 | 2 | 58 |
| | | | TFTM | 7,182 | 1 | 0 | 2 | 97 | 7,712 | 1 | 0 | 2 | 104 | 7,760 | 1 | 0 | 2 | 105 | 4,415 | 1 | 0 | 2 | 60 |
| | | | ASYDF | 6,421 | 1 | 0 | 2 | 87 | 6,895 | 2 | 0 | 2 | 93 | 6,938 | 2 | 0 | 2 | 94 | 3,947 | 1 | 0 | 2 | 54 |



## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

| Ambient | | Lumen Multiplier |
|---|---|---|
| 0°C | 32°F | 1.02 |
| 10°C | 50°F | 1.01 |
| 20°C | 68°F | 1.00 |
| **25°C** | **77°F** | **1.00** |
| 30°C | 86°F | 1.00 |
| 40°C | 104°F | 0.98 |

### Electrical Load

| LEDs | Drive Current (mA) | System Watts | Current (A) 120V | 208V | 240V | 277V | 347V | 480V |
|---|---|---|---|---|---|---|---|---|
| 10C | 350 | 14W | 0.13 | 0.07 | 0.06 | 0.06 | - | - |
| | 530 | 20W | 0.19 | 0.11 | 0.09 | 0.08 | - | - |
| | 700 | 27W | 0.25 | 0.14 | 0.13 | 0.11 | - | - |
| | 1000 | 40W | 0.37 | 0.21 | 0.19 | 0.16 | - | - |
| 20C | 350 | 24W | 0.23 | 0.13 | 0.12 | 0.10 | - | - |
| | 530 | 36W | 0.33 | 0.19 | 0.17 | 0.14 | - | - |
| | 700 | 47W | 0.44 | 0.25 | 0.22 | 0.19 | 0.15 | 0.11 |
| | 1000 | 74W | 0.69 | 0.40 | 0.35 | 0.30 | 0.23 | 0.17 |

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

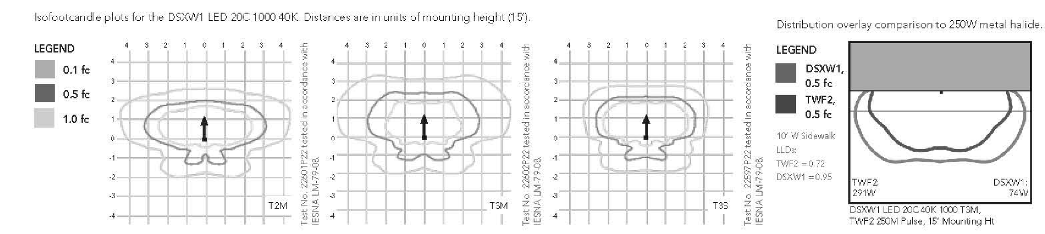
| Operating Hours | 0 | 25,000 | 50,000 | 100,000 |
|---|---|---|---|---|
| Lumen Maintenance Factor | 1.0 | 0.95 | 0.93 | 0.88 |

## Photometric Diagrams

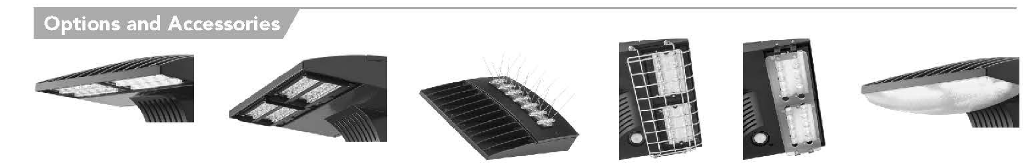
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').

Distribution overlay comparison to 250W metal halide.




## Options and Accessories



T3M (left), ASYDF (right) lenses | HS - House-side shields | BSW - Bird-deterrent spikes | WG - Wire guard | VG - Vandal guard | DDL - Diffused drop lens

### FEATURES & SPECIFICATIONS

**INTENDED USE**
The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

**CONSTRUCTION**
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

**FINISH**
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

**OPTICS**
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (80 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 CRI) configurations.

**ELECTRICAL**
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

**INSTALLATION**
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

**LISTINGS**
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

**WARRANTY**
Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



1 SITE LIGHTING SPECIFICATIONS
SCALE: NOT TO SCALE

| REVISIONS | BY |
|---|---|
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Michael P. Spychala P.E.
Fla PE# 31533
Fla COA# 3967


NEW FREE STANDING
Culver's
Kanner Highway
Stuart, Florida

Date: 06. 17. 16
Scale: AS NOTED
Project Mgr: MPS
Drawn: MW
Job: 16-39
Sheet
EP2

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# D-Series Size 1
LED Wall Luminaire

d"series

| Catalog Number | |
|---|---|
| Notes | |
| Type | |

Hit the Tab key or mouse over the page to see all interactive elements.

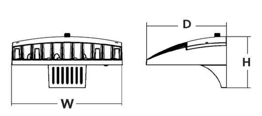
## Specifications

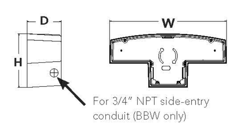
### Luminaire

| | | | |
|---|---|---|---|
| Width: | 13-3/4" (34.9 cm) | Weight: | 12 lbs (5.4 kg) |
| Depth: | 10" (25.4 cm) | | |
| Height: | 6-3/8" (16.2 cm) | | |

### Back Box (BBW, ELCW)

| | | | |
|---|---|---|---|
| Width: | 13-3/4" (34.9 cm) | BBW Weight: | 5 lbs (2.3 kg) |
| Depth: | 4" (10.2 cm) | ELCW Weight: | 10 lbs (4.5 kg) |
| Height: | 6-3/8" (16.2 cm) | | |




## Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

## Ordering Information

**EXAMPLE:** DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

| DSXW1 LED | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Series** | **LEDs** | **Drive Current** | **Color temperature** | **Distribution** | **Voltage** | **Mounting** | **Control Options** |
| DSXW1 LED | 10C 10 LEDs (one engine)<br>20C 20 LEDs (two engines) | 350 350 mA<br>530 530 mA<br>700 700 mA<br>1000 1000 mA (1 A) | 30K 3000 K<br>40K 4000 K<br>50K 5000 K<br>AMBPC Amber phosphor converted | T2S Type II Short<br>T2M Type II Medium<br>T3S Type III Short<br>T3M Type III Medium<br>T4M Type IV Medium<br>TFTM Forward Throw Medium<br>ASYDF Asymmetric diffuse | MVOLT [1]<br>120 [1]<br>208 [1]<br>240 [1]<br>277 [1]<br>347 [2]<br>480 [2] | **Shipped included**<br>(blank) Surface mounting bracket<br>BBW Surface-mounted back box (for conduit entry) [3] | **Shipped installed**<br>PE Photoelectric cell, button type [4]<br>DMG 0-10V dimming driver (no controls)<br>PIR 180° motion/ambient light sensor, <15' mtg ht [5]<br>PIRH 180° motion/ambient light sensor, 15-30' mtg ht [5]<br>PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [5]<br>PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [5]<br>ELCW Emergency battery backup (includes external component enclosure) [6] |

| Other Options | | Finish (required) | | |
|---|---|---|---|---|
| **Shipped installed**<br>SF Single fuse (120, 277 or 347V) [7]<br>DF Double fuse (208, 240 or 480V) [7]<br>HS House-side shield [8]<br>SPD Separate surge protection [9] | **Shipped separately** [8]<br>BSW Bird-deterrent spikes<br>WG Wire guard<br>VG Vandal guard<br>DDL Diffused drop lens | DDBXD Dark bronze<br>DBLXD Black<br>DNAXD Natural aluminum<br>DWHXD White | DSSXD Sandstone<br>DDBTXD Textured dark bronze<br>DBLBXD Textured black<br>DNATXD Textured natural aluminum | DWHGXD Textured white<br>DSSTXD Textured sandstone |

### Accessories

Ordered and shipped separately.

| | |
|---|---|
| DSXWHS U | House-side shield (one per light engine) |
| DSXWBSW U | Bird-deterrent spikes |
| DSXW1WG U | Wire guard accessory |
| DSXW1VG U | Vandal guard accessory |

NOTES
1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
2. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
3. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
4. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
5. PIR and PIR1FC3V specifies the Sensor Switch SBGR-10-ODP control; PIRH specifies the Sensor Switch SBGR-6-ODP control; see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with 20 LED/1000 mA configuration (DSXW1 LED 20C 1000).
6. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
7. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option. Not available with ELCW.
8. Also available as a separate accessory; see Accessories information.
9. See the electrical section on page 3 for more details.



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## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

| LEDs | Drive Current (mA) | System Watts | Dist. Type | 30K Lumens | B | U | G | LPW | 40K Lumens | B | U | G | LPW | 50K Lumens | B | U | G | LPW | AMBER Lumens | B | U | G | LPW |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 10C (10 LEDs) | 350mA | 14W | T2S | 1,415 | 0 | 0 | 1 | 101 | 1,520 | 0 | 0 | 1 | 109 | 1,529 | 0 | 0 | 1 | 109 | 894 | 0 | 0 | 1 | 64 |
| | | | T2M | 1,349 | 0 | 0 | 1 | 96 | 1,449 | 0 | 0 | 1 | 104 | 1,458 | 0 | 0 | 1 | 104 | 852 | 0 | 0 | 1 | 61 |
| | | | T3S | 1,400 | 0 | 0 | 1 | 100 | 1,503 | 0 | 0 | 1 | 107 | 1,512 | 0 | 0 | 1 | 108 | 884 | 0 | 0 | 1 | 63 |
| | | | T3M | 1,386 | 0 | 0 | 1 | 99 | 1,488 | 0 | 0 | 1 | 106 | 1,497 | 0 | 0 | 1 | 107 | 876 | 0 | 0 | 1 | 63 |
| | | | T4M | 1,358 | 0 | 0 | 1 | 97 | 1,458 | 0 | 0 | 1 | 104 | 1,467 | 0 | 0 | 1 | 105 | 858 | 0 | 0 | 1 | 61 |
| | | | TFTM | 1,411 | 0 | 0 | 1 | 101 | 1,515 | 0 | 0 | 1 | 108 | 1,525 | 0 | 0 | 1 | 109 | 892 | 0 | 0 | 1 | 64 |
| | | | ASYDF | 1,262 | 0 | 0 | 1 | 90 | 1,355 | 1 | 0 | 1 | 97 | 1,363 | 1 | 0 | 1 | 97 | 797 | 0 | 0 | 1 | 57 |
| | 530mA | 20W | T2S | 2,054 | 1 | 0 | 1 | 103 | 2,205 | 1 | 0 | 1 | 110 | 2,219 | 1 | 0 | 1 | 111 | 1,264 | 0 | 0 | 1 | 63 |
| | | | T2M | 1,957 | 1 | 0 | 1 | 98 | 2,102 | 1 | 0 | 1 | 105 | 2,115 | 1 | 0 | 1 | 106 | 1,205 | 0 | 0 | 1 | 60 |
| | | | T3S | 2,031 | 0 | 0 | 1 | 102 | 2,181 | 0 | 0 | 1 | 109 | 2,195 | 0 | 0 | 1 | 110 | 1,250 | 0 | 0 | 1 | 63 |
| | | | T3M | 2,010 | 1 | 0 | 1 | 101 | 2,159 | 1 | 0 | 1 | 108 | 2,172 | 1 | 0 | 1 | 109 | 1,237 | 0 | 0 | 1 | 62 |
| | | | T4M | 1,970 | 1 | 0 | 1 | 99 | 2,115 | 1 | 0 | 1 | 106 | 2,128 | 0 | 0 | 1 | 106 | 1,212 | 0 | 0 | 1 | 61 |
| | | | TFTM | 2,047 | 0 | 0 | 1 | 102 | 2,198 | 0 | 0 | 1 | 110 | 2,212 | 0 | 0 | 1 | 111 | 1,260 | 0 | 0 | 1 | 63 |
| | | | ASYDF | 1,830 | 1 | 0 | 1 | 92 | 1,966 | 1 | 0 | 1 | 98 | 1,978 | 1 | 0 | 1 | 99 | 1,127 | 0 | 0 | 1 | 56 |
| | 700 mA | 27W | T2S | 2,623 | 1 | 0 | 1 | 97 | 2,816 | 1 | 0 | 1 | 104 | 2,834 | 1 | 0 | 1 | 105 | 1,544 | 0 | 0 | 1 | 57 |
| | | | T2M | 2,499 | 1 | 0 | 1 | 93 | 2,684 | 1 | 0 | 1 | 99 | 2,701 | 1 | 0 | 1 | 100 | 1,472 | 0 | 0 | 1 | 55 |
| | | | T3S | 2,593 | 1 | 0 | 1 | 96 | 2,785 | 1 | 0 | 1 | 103 | 2,802 | 1 | 0 | 1 | 104 | 1,527 | 0 | 0 | 1 | 57 |
| | | | T3M | 2,567 | 1 | 0 | 1 | 95 | 2,757 | 1 | 0 | 1 | 102 | 2,774 | 1 | 0 | 1 | 103 | 1,512 | 0 | 0 | 1 | 56 |
| | | | T4M | 2,515 | 1 | 0 | 1 | 93 | 2,701 | 1 | 0 | 1 | 100 | 2,718 | 1 | 0 | 1 | 101 | 1,481 | 0 | 0 | 1 | 55 |
| | | | TFTM | 2,614 | 1 | 0 | 1 | 97 | 2,807 | 1 | 0 | 1 | 104 | 2,825 | 1 | 0 | 1 | 105 | 1,539 | 0 | 0 | 1 | 57 |
| | | | ASYDF | 2,337 | 1 | 0 | 1 | 87 | 2,510 | 1 | 0 | 1 | 93 | 2,526 | 1 | 0 | 1 | 94 | 1,376 | 0 | 0 | 1 | 51 |
| | 1000 mA | 40W | T2S | 3,685 | 1 | 0 | 1 | 92 | 3,957 | 1 | 0 | 1 | 99 | 3,982 | 1 | 0 | 1 | 100 | 2,235 | 1 | 0 | 1 | 58 |
| | | | T2M | 3,512 | 1 | 0 | 1 | 88 | 3,771 | 1 | 0 | 1 | 94 | 3,795 | 1 | 0 | 1 | 95 | 2,130 | 1 | 0 | 2 | 55 |
| | | | T3S | 3,644 | 1 | 0 | 1 | 91 | 3,913 | 1 | 0 | 1 | 98 | 3,938 | 1 | 0 | 1 | 98 | 2,210 | 1 | 0 | 2 | 57 |
| | | | T3M | 3,607 | 1 | 0 | 1 | 90 | 3,874 | 1 | 0 | 1 | 97 | 3,898 | 1 | 0 | 1 | 97 | 2,187 | 1 | 0 | 2 | 56 |
| | | | T4M | 3,534 | 1 | 0 | 1 | 88 | 3,795 | 1 | 0 | 1 | 95 | 3,819 | 1 | 0 | 1 | 95 | 2,143 | 1 | 0 | 2 | 55 |
| | | | TFTM | 3,674 | 1 | 0 | 1 | 92 | 3,945 | 1 | 0 | 1 | 99 | 3,969 | 1 | 0 | 1 | 99 | 2,228 | 1 | 0 | 2 | 57 |
| | | | ASYDF | 3,284 | 1 | 0 | 1 | 82 | 3,527 | 1 | 0 | 1 | 88 | 3,549 | 1 | 0 | 1 | 89 | 1,991 | 1 | 0 | 2 | 51 |
| 20C (20 LEDs) | 350mA | 24W | T2S | 2,820 | 1 | 0 | 1 | 118 | 3,028 | 1 | 0 | 1 | 126 | 3,047 | 1 | 0 | 1 | 127 | 1,777 | 1 | 0 | 1 | 74 |
| | | | T2M | 2,688 | 1 | 0 | 1 | 112 | 2,886 | 1 | 0 | 1 | 120 | 2,904 | 1 | 0 | 1 | 121 | 1,693 | 1 | 0 | 1 | 71 |
| | | | T3S | 2,789 | 1 | 0 | 1 | 116 | 2,995 | 1 | 0 | 2 | 125 | 3,013 | 1 | 0 | 2 | 126 | 1,757 | 0 | 0 | 1 | 73 |
| | | | T3M | 2,761 | 1 | 0 | 1 | 115 | 2,964 | 1 | 0 | 2 | 124 | 2,983 | 1 | 0 | 2 | 124 | 1,739 | 1 | 0 | 1 | 72 |
| | | | T4M | 2,705 | 1 | 0 | 1 | 113 | 2,904 | 1 | 0 | 2 | 121 | 2,922 | 1 | 0 | 2 | 122 | 1,704 | 1 | 0 | 1 | 71 |
| | | | TFTM | 2,811 | 1 | 0 | 1 | 117 | 3,019 | 1 | 0 | 2 | 126 | 3,038 | 1 | 0 | 2 | 127 | 1,771 | 0 | 0 | 1 | 74 |
| | | | ASYDF | 2,513 | 1 | 0 | 1 | 105 | 2,699 | 1 | 0 | 2 | 112 | 2,716 | 1 | 0 | 2 | 113 | 1,584 | 1 | 0 | 1 | 66 |
| | 530 mA | 36W | T2S | 4,079 | 1 | 0 | 1 | 113 | 4,380 | 1 | 0 | 1 | 122 | 4,408 | 1 | 0 | 1 | 122 | 2,504 | 1 | 0 | 1 | 70 |
| | | | T2M | 3,887 | 1 | 0 | 1 | 108 | 4,174 | 1 | 0 | 1 | 116 | 4,200 | 1 | 0 | 1 | 117 | 2,387 | 1 | 0 | 1 | 66 |
| | | | T3S | 4,034 | 1 | 0 | 1 | 112 | 4,332 | 1 | 0 | 1 | 120 | 4,359 | 1 | 0 | 1 | 121 | 2,477 | 1 | 0 | 1 | 69 |
| | | | T3M | 3,993 | 1 | 0 | 1 | 111 | 4,288 | 1 | 0 | 1 | 119 | 4,315 | 1 | 0 | 1 | 120 | 2,451 | 1 | 0 | 2 | 68 |
| | | | T4M | 3,912 | 1 | 0 | 2 | 109 | 4,201 | 1 | 0 | 2 | 117 | 4,227 | 1 | 0 | 2 | 117 | 2,402 | 1 | 0 | 2 | 67 |
| | | | TFTM | 4,066 | 1 | 0 | 1 | 113 | 4,367 | 1 | 0 | 1 | 121 | 4,394 | 1 | 0 | 1 | 122 | 2,496 | 1 | 0 | 1 | 69 |
| | | | ASYDF | 3,635 | 1 | 0 | 2 | 101 | 3,904 | 1 | 0 | 2 | 108 | 3,928 | 1 | 0 | 2 | 109 | 2,232 | 1 | 0 | 2 | 62 |
| | 700 mA | 47W | T2S | 5,188 | 1 | 0 | 1 | 110 | 5,571 | 1 | 0 | 1 | 119 | 5,606 | 1 | 0 | 1 | 119 | 3,065 | 1 | 0 | 1 | 65 |
| | | | T2M | 4,945 | 1 | 0 | 1 | 105 | 5,310 | 1 | 0 | 1 | 113 | 5,343 | 1 | 0 | 1 | 114 | 2,921 | 1 | 0 | 1 | 62 |
| | | | T3S | 5,131 | 1 | 0 | 1 | 109 | 5,510 | 1 | 0 | 2 | 117 | 5,544 | 1 | 0 | 2 | 118 | 3,031 | 1 | 0 | 1 | 64 |
| | | | T3M | 5,079 | 1 | 0 | 2 | 108 | 5,454 | 1 | 0 | 2 | 116 | 5,488 | 1 | 0 | 2 | 117 | 3,000 | 1 | 0 | 1 | 64 |
| | | | T4M | 4,976 | 1 | 0 | 2 | 106 | 5,343 | 1 | 0 | 2 | 114 | 5,377 | 1 | 0 | 2 | 114 | 2,939 | 1 | 0 | 1 | 63 |
| | | | TFTM | 5,172 | 1 | 0 | 1 | 110 | 5,554 | 1 | 0 | 2 | 118 | 5,589 | 1 | 0 | 2 | 119 | 3,055 | 1 | 0 | 1 | 65 |
| | | | ASYDF | 4,624 | 1 | 0 | 2 | 98 | 4,966 | 1 | 0 | 2 | 106 | 4,997 | 1 | 0 | 2 | 106 | 2,732 | 1 | 0 | 1 | 58 |
| | 1000 mA | 74W | T2S | 7,205 | 1 | 0 | 1 | 97 | 7,736 | 1 | 0 | 1 | 105 | 7,785 | 1 | 0 | 1 | 105 | 4,429 | 1 | 0 | 1 | 61 |
| | | | T2M | 6,866 | 1 | 0 | 2 | 93 | 7,373 | 1 | 0 | 2 | 100 | 7,419 | 1 | 0 | 2 | 100 | 4,221 | 1 | 0 | 2 | 58 |
| | | | T3S | 7,124 | 1 | 0 | 2 | 96 | 7,650 | 1 | 0 | 2 | 103 | 7,698 | 1 | 0 | 2 | 104 | 4,380 | 1 | 0 | 2 | 60 |
| | | | T3M | 7,052 | 1 | 0 | 2 | 95 | 7,736 | 1 | 0 | 2 | 105 | 7,620 | 1 | 0 | 2 | 103 | 4,335 | 1 | 0 | 2 | 59 |
| | | | T4M | 6,910 | 1 | 0 | 2 | 93 | 7,420 | 1 | 0 | 2 | 100 | 7,466 | 1 | 0 | 2 | 101 | 4,248 | 1 | 0 | 2 | 58 |
| | | | TFTM | 7,182 | 1 | 0 | 2 | 97 | 7,712 | 1 | 0 | 2 | 104 | 7,760 | 1 | 0 | 2 | 105 | 4,415 | 1 | 0 | 2 | 60 |
| | | | ASYDF | 6,421 | 1 | 0 | 2 | 87 | 6,895 | 2 | 0 | 2 | 93 | 6,938 | 2 | 0 | 2 | 94 | 3,947 | 1 | 0 | 2 | 54 |



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## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

| Ambient | | Lumen Multiplier |
|---|---|---|
| 0°C | 32°F | 1.02 |
| 10°C | 50°F | 1.01 |
| 20°C | 68°F | 1.00 |
| **25°C** | **77°F** | **1.00** |
| 30°C | 86°F | 1.00 |
| 40°C | 104°F | 0.98 |

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

| Operating Hours | 0 | 25,000 | 50,000 | 100,000 |
|---|---|---|---|---|
| Lumen Maintenance Factor | 1.0 | 0.95 | 0.93 | 0.88 |

### Electrical Load

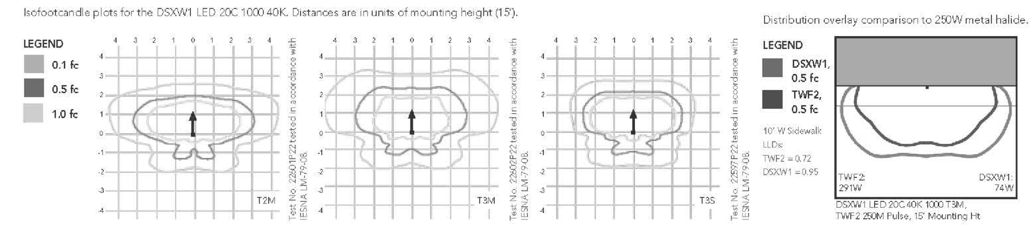
| LEDs | Drive Current (mA) | System Watts | Current (A) 120V | 208V | 240V | 277V | 347V | 480V |
|---|---|---|---|---|---|---|---|---|
| 10C | 350 | 14W | 0.13 | 0.07 | 0.06 | 0.06 | - | - |
| | 530 | 20W | 0.19 | 0.11 | 0.09 | 0.08 | - | - |
| | 700 | 27W | 0.25 | 0.14 | 0.13 | 0.11 | - | - |
| | 1000 | 40W | 0.37 | 0.21 | 0.19 | 0.16 | - | - |
| 20C | 350 | 24W | 0.23 | 0.13 | 0.12 | 0.10 | - | - |
| | 530 | 36W | 0.33 | 0.19 | 0.17 | 0.14 | - | - |
| | 700 | 47W | 0.44 | 0.25 | 0.22 | 0.19 | 0.15 | 0.11 |
| | 1000 | 74W | 0.69 | 0.40 | 0.35 | 0.30 | 0.23 | 0.17 |

## Photometric Diagrams

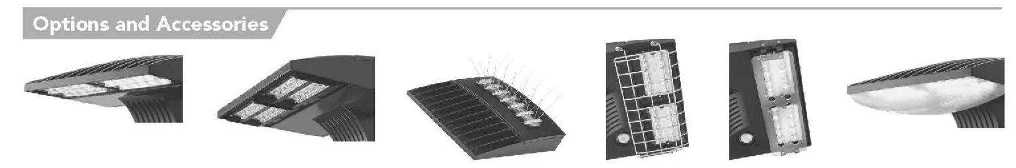
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').

Distribution overlay comparison to 250W metal halide.




## Options and Accessories



T3M (left), ASYDF (right) lenses | HS - House-side shields | BSW - Bird-deterrent spikes | WG - Wire guard | VG - Vandal guard | DDL - Diffused drop lens

## FEATURES & SPECIFICATIONS

**INTENDED USE**
The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

**CONSTRUCTION**
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

**FINISH**
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

**OPTICS**
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

**ELECTRICAL**
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

**INSTALLATION**
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

**LISTINGS**
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

**WARRANTY**
Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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1 **SITE LIGHTING SPECIFICATIONS**
SCALE: NOT TO SCALE

| REVISIONS | BY |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |


OLIVERI ARCHITECTS
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Member of the American Institute of Architects
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Michael P. Spychala P.E.
Fla PE# 31533
Fla COA# 3967


NEW FREE STANDING
Culver's
Kanner Highway
Stuart, Florida

Date: 06. 17. 16
Scale: AS NOTED
Project Mgr: MPS
Drawn: MW
Job: 16-39
Sheet
EP3

8/2/2016 2:11:33 PM E:\2160\216073 Culvers Stuart FL\Drawings\EP3.dgn

# Memorandum

**To:** City of Stuart Reviewer

**From:** Kelly C. Farabee, PE, PTOE, RSP1

**Cc:** Ross Lucas, PE, Fulmer Lucas

**Date:** October 21, 2022

**Subject:** HCA FSER Traffic Impact Statement – S Kanner Highway, Stuart, FL

KELLY FARABEE LICENSE No. 91816 STATE OF FLORIDA PROFESSIONAL ENGINEER

Kelly Farabee

Digitally signed by: Kelly Farabee
DN: CN = Kelly Farabee C = US O = Florida
Date: 2022.10.21 09:41:48 -04'00'

An 11,570 square-foot Free Standing Emergency Room (FSER) is proposed for a site on S Kanner Highway in Stuart, Florida. The existing site is unoccupied but is accessed via an inter-parcel access road that runs parallel to S Kanner Highway. The access road has an existing Right-In/Right-Out (RIRO) access point to S Kanner Highway at the north side of the project site. The adjacent parcel to the south has an existing driveway that allows both left and right turns into the site. The proposed project would not add any new access points onto S Kanner Highway. Figure 1 presents an aerial view of the existing project site. A site plan is attached.

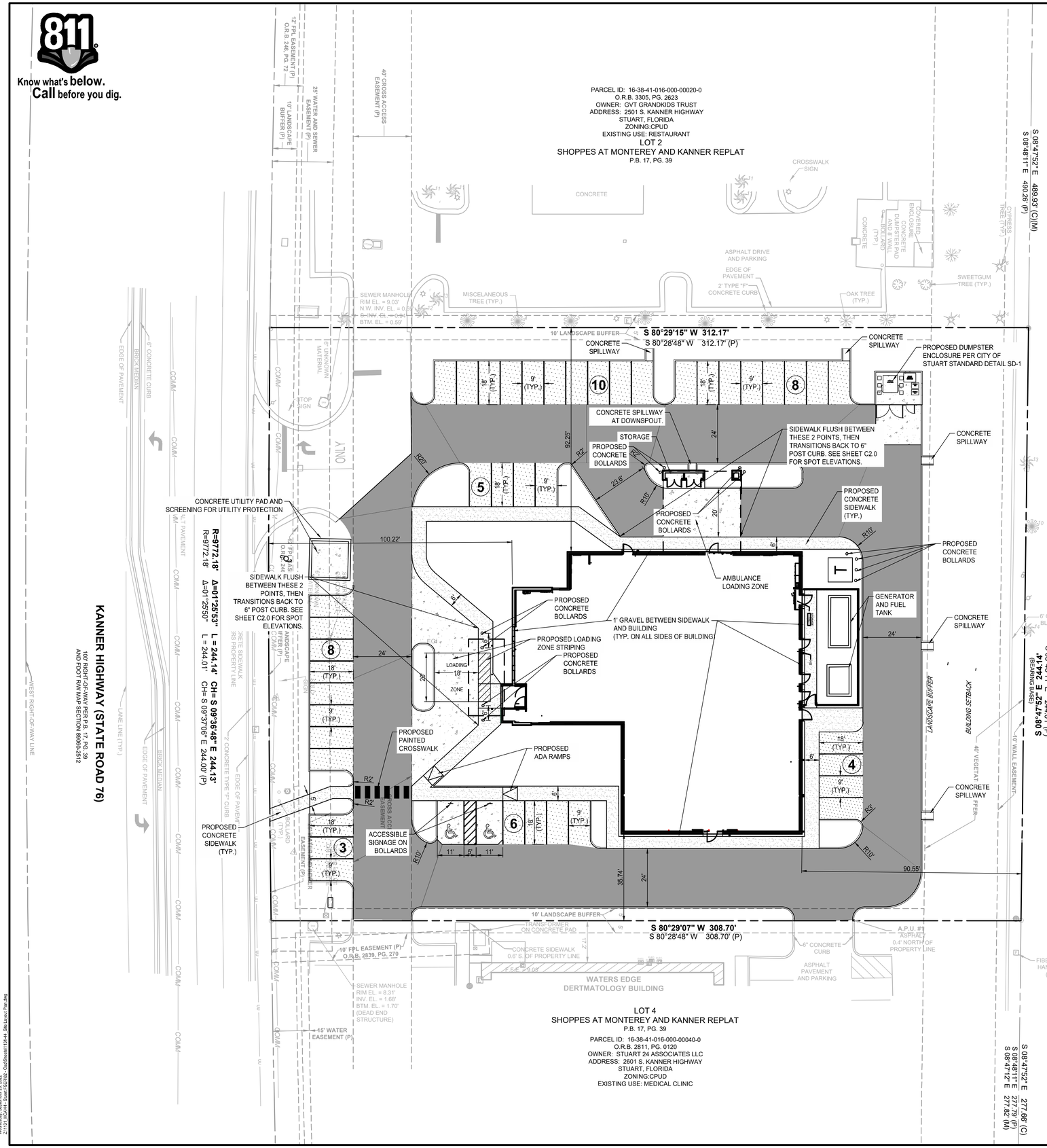
**Figure 1 – Aerial View of Existing Project Site**

Trip Generation analysis for the proposed project was performed using data published in the ITE *Trip Generation Manual, 11th Edition* (TGM) for Land Use Code 650 – Free-Standing Emergency Room. An independent variable of gross floor area was used to determine the number of trips to be generated by the site. The TGM data indicates that for the weekday peak hour of adjacent street traffic between 7 and 9 am, 50 percent of traffic enters a typical site and 50 percent of traffic exits. For the weekday peak hour of adjacent street traffic between 4 and 6 pm, 46 percent of traffic enters a typical site and 54 percent exits. The results of the analysis are summarized below in Table 1.

**Table 1 – Trip Generation Analysis Summary**

| ITE Code | Land Use Description | Intensity | | Method | Daily Trip Ends | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Size | Units | | | Total | Enter | Exit | Total | Enter | Exit |
| 650 | Free-Standing Emergency Room | 11.57 | KSF | Avg. Rate | 289 | 13 | 6 | 7 | 18 | 8 | 10 |

The proposed project is expected to generate fewer than 20 trips in a given peak hour of traffic. The project traffic is less than the City's threshold for requiring a traffic study (per LDC Section 4.05.02); therefore, no further analysis is recommended at this time.




## SITE INFORMATION

| | |
|---|---|
| ADDRESS | 2551 S KANNER HWY<br>STUART, FLORIDA 34994 |
| ZONING | CPUD (COMMERCIAL PLANNED UNIT DEVELOPMENT) |
| EXISTING USE | VACANT LOT |
| PLANNED USE | FREE STANDING EMERGENCY ROOM. |
| FUTURE LAND USE | COMMERCIAL |
| PROPOSED IMPERVIOUS AREA | 45,950 SF (1.05 ACRES) |
| PROPOSED PERVIOUS AREA | 24,855 SF (0.69 ACRES) |
| PROJECT PARCEL AREA | 1.74 ACRES |
| TOTAL PROJECT AREA | 1.55 DISTURBED ACRES |
| HANDICAPPED ACCESS TO BUILDING | PARALLEL STYLE CURB RAMPS AT <1:48 CROSS SLOPE, <1:20 RUNNING SLOPE. SEE GRADING PLAN, SHEET C2.0. |

## BUILDING INFORMATION

| | |
|---|---|
| BUILDING | 11,570 G.S.F. |
| CANOPY | 1,556 S.F. |
| TOTAL | 13,126 G.S.F. |

## PARKING CALCULATION

| | |
|---|---|
| MINIMUM REQUIRED<br>MEDICAL OFFICE: 1/300 SF | ~39 STALLS |
| TOTAL REQUIRED | ~39 STALLS |
| TOTAL PROVIDED | 43 STALLS |
| ADA PROVIDED | 2 STALLS |
| LOADING SPACES PROVIDED | 1 AMBULANCE LOADING AND 1 PASSENGER LOADING |

## NOTES:

1. CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAYBE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADII ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.
9. CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
10. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD OR UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK , THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN.
11. IN EASEMENTS AND RIGHTS-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
12. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
13. SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL AT A PROPERLY PERMITTED LOCATION.
14. FILL MATERIAL REQUIRED SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.
15. TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
16. IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
17. CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
18. BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
19. PROVIDE 24" TAPER ON ENDS OF ALL CURBS THAT TERMINATE.

## PAVING LEGEND

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- SIDEWALK SECTION
- HEAVY DUTY CONCRETE

0 10 20 40 60
SCALE: 1" = 20'

SURVEY INFO
PROVIDED BY: BOWMAN CONSULTANT GROUP, LTD. INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

HUGH ROSS LUCAS LICENSED No 83981 STATE OF FLORIDA PROFESSIONAL ENGINEER

SITE PLAN FOR:
HCA FLORIDA ST. LUCIE HOSPITAL - STUART FSER
2551 S KANNER HWY
STUART, FLORIDA 34994

| DR. | DATE | DESCRIPTION |
|---|---|---|
| HRL | 08/26/2022 | CONSTRUCTION DOCUMENTS |

SITE LAYOUT PLAN

C1.0

1131-44_STUART FSER

Workshop, September 23, 2022
Workshop, September 23, 2022
J:\1131-44 Stuart FSER\Civil\Sheets\1131-44_Site Layout Plan.dwg

# SHOPPES AT MONTEREY AND KANNER REPLAT

FILE NUMBER: 2604021

PLAT BOOK: 17 PAGE: 39

BEING A REPLAT OF SHOPPES AT MONTEREY AND KANNER, RECORDED IN PLAT BOOK 17, PAGES 30 AND 31, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. LOCATED IN GOVERNMENT LOT 4, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART MARTIN COUNTY, FLORIDA.

A COMMERCIAL PLANNED UNIT DEVELOPMENT

SUBDIVISION PARCEL CONTROL NUMBER

16-38-41-016-000-00000-0

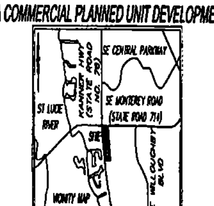
LEGAL DESCRIPTION:

LOTS 1, 2, 3, AND 4, SHOPPES AT MONTEREY AND KANNER, AS RECORDED IN PLAT BOOK 17, PAGES 30 AND 31, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL OF LAND SITUATED IN GOVERNMENT LOT 4, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE RUN SOUTH 89°38'01" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 369.07 FEET; THENCE RUN SOUTH 00°21'59" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 46.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST MONTEREY ROAD (STATE ROAD NO. 714-A VARIABLE WIDTH RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89060-2512) AND THE POINT OF BEGINNING; THENCE RUN SOUTH 00°48'11" EAST, ALONG THE WEST LINE OF THE LEISURE VILLAGE MOBILE HOME COMMUNITY AS DESCRIBED IN OFFICIAL RECORDS BOOK 419, PAGE 2578, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 1012.07 FEET; THENCE RUN NORTH 89°37'05" WEST, ALONG THE NORTH LINE OF THE AFORESAID LEISURE VILLAGE MOBILE HOME COMMUNITY, A DISTANCE OF 303.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KANNER HIGHWAY (STATE ROAD NO. 76-A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89060-2512), SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 9772.18 FEET, A CENTRAL ANGLE OF 05°46'50", A CHORD BEARING AND DISTANCE OF NORTH 08°45'58" WEST, 985.49 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76 THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 985.91 FEET TO A POINT OF COMPOUND CURVATURE OF A 21.50 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; 2) THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95°14'31" AN ARC DISTANCE OF 38.47 FEET TO A POINT OF TANGENCY AND A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST MONTEREY ROAD; THENCE RUN SOUTH 89°38'01" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 275.72 FEET TO THE POINT OF BEGINNING.

SAID CONTAINING 311,325 SQUARE FEET (7.147 ACRES) MORE OR LESS.




MORTGAGEE'S CONSENT TO PLAT (TD BANK, N.A.)

TD BANK, N.A., HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE, LIEN, OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, RECORDED IN OFFICIAL RECORDS BOOK 2879, PAGE 2860 AND OFFICIAL RECORDS BOOK 2879, PAGE 2903* PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN, OR ENCUMBRANCE TO SUCH DEDICATION. * Official Records Book 2879, Page 2916, and Official Records Book 2879, Page 2922

DATED THIS 25th DAY OF October 2016 ON BEHALF OF SAID BANK

BY: SIGNATURE: [signature] PRINT NAME: Mark Sheldon PRINT TITLE: Vice-President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Mark Sheldon TO ME WELL KNOWN TO BE THE Vice-President, RESPECTIVELY OF TD Bank, N.A. AND HE/ ACKNOWLEDGED THAT HE/ EXECUTED SUCH CERTIFICATE OF MORTGAGEE'S CONSENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL OF SAID CORPORATION AND IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT WAS THE FREE ACT AND DEED OF SAID CORPORATION. THIS INDIVIDUAL ~~IS PERSONALLY KNOWN TO ME~~ produced a FL driver's license as identification.

DATED THIS 25th DAY OF October 2016.

[signature]
NOTARY PUBLIC
STATE OF FLORIDA

COMMISSION NO. 989671 MY COMMISSION EXPIRES May 28, 2020 NOTARY STAMP:

MORTGAGEE'S CONSENT TO PLAT (HARBOR COMMUNITY BANK)

HARBOR COMMUNITY BANK, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE, LIEN, OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, RECORDED IN OFFICIAL RECORDS BOOK 2830, PAGE 1800 AND OFFICIAL RECORDS BOOK 2830 PAGE [illegible] PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN, OR ENCUMBRANCE TO SUCH DEDICATION.

DATED THIS 31st DAY OF October 2016 ON BEHALF OF SAID BANK

BY: SIGNATURE: [signature] PRINT NAME: Michael J. Brown, Jr. PRINT TITLE: Executive Vice Pres.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Michael J. Brown, Jr. TO ME WELL KNOWN TO BE THE Executive Vice President RESPECTIVELY OF Harbor Community Bank, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF MORTGAGEE'S CONSENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL OF SAID CORPORATION AND IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT WAS THE FREE ACT AND DEED OF SAID CORPORATION. THIS INDIVIDUAL IS PERSONALLY KNOWN TO ME.

DATED THIS 31st DAY OF October 2016.

[signature]
NOTARY PUBLIC
STATE OF FLORIDA

COMMISSION NO. FF004851 MY COMMISSION EXPIRES 7-22-2017 NOTARY STAMP:

MORTGAGEE'S CONSENT TO PLAT (FIRST CITIZENS BANK & TRUST COMPANY)

FIRST CITIZENS BANK & TRUST COMPANY, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE, LIEN, OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, RECORDED IN OFFICIAL RECORDS BOOK 2821, PAGE 1216 AND OFFICIAL RECORDS BOOK 2821, PAGE 1224, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN, OR ENCUMBRANCE TO SUCH DEDICATION.

DATED THIS 31st DAY OF October 2016 ON BEHALF OF SAID BANK

BY: SIGNATURE: [signature] PRINT NAME: Linda H O'Connor PRINT TITLE: Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Linda O'Connor TO ME WELL KNOWN TO BE THE Vice President, RESPECTIVELY OF First Citizens Bank, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF MORTGAGEE'S CONSENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL OF SAID CORPORATION AND IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT WAS THE FREE ACT AND DEED OF SAID CORPORATION. THIS INDIVIDUAL IS PERSONALLY KNOWN TO ME.

DATED THIS 31 DAY OF October 2016.

[signature]
NOTARY PUBLIC
STATE OF FLORIDA

COMMISSION NO. FF939280 MY COMMISSION EXPIRES 10-20-2019 NOTARY STAMP:

TITLE CERTIFICATION:

I, MICHAEL [illegible], VICE PRESIDENT AND AUTHORIZED SIGNATORY FOR FIRST AMERICAN TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF SEPTEMBER [illegible] 2016, AT 8:00 AM:

THE RECORD TITLE HOLDERS ARE:

1) NORSOL, INC., A DISTRICT OF COLUMBIA CORPORATION (AS TO LOT 1)
2) 16 KANNER LLC, A FLORIDA LIMITED LIABILITY COMPANY (AS TO LOTS 2 AND 3)
3) STUART 24 ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY (AS TO LOT 4)

ALL OF THE REFERENCED LOTS BEING A PORTION OF SHOPPES AT MONTEREY AND KANNER AS RECORDED IN PLAT BOOK 17, PAGES 30 AND 31, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

UNSATISFIED MORTGAGES OR LIENS ENCUMBERING SAID PROPERTY ARE AS FOLLOWS:

MORTGAGE RECORDED IN BOOK 2730, PAGE 2820 AS MODIFIED IN BOOK 2775, PAGE 76, UCC 1 RECORDED IN BOOK 2730, PAGE 2856 AS AMENDED IN BOOK 2777, PAGE 330, MORTGAGE RECORDED IN BOOK 2830, PAGE 1800, ASSIGNMENT OF LEASES AND RENTS RECORDED IN BOOK 2830, PAGE 1808, MORTGAGE RECORDED IN BOOK 2821, PAGE 1216, ASSIGNMENT OF RENTS RECORDED IN BOOK 2821, PAGE 1224, NOTICE OF COMMENCEMENT RECORDED IN BOOK 2818, PAGE 1127, NOTICE OF COMMENCEMENT RECORDED IN BOOK 2821, PAGE 1230, NOTICE OF COMMENCEMENT RECORDED IN BOOK 2829, PAGE 1487, NOTICE OF COMMENCEMENT RECORDED IN BOOK 2845, PAGE 571, NOTICE OF COMMENCEMENT RECORDED IN BOOK 2795, PAGE 2501, MORTGAGE RECORDED IN BOOK 2879, PAGE 2860, ASSIGNMENT OF LEASES AND RENTS RECORDED IN BOOK 2879, PAGE 2903, UCC FINANCING STATEMENT RECORDED IN BOOK 2879, PAGE 2916, SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED IN BOOK 2879, PAGE 2922

UNDERLYING RIGHTS OF WAY, EASEMENTS OR PLATS AFFECTING SAID PROPERTY ARE AS FOLLOWS:

RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT, DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, INCLUDING ANY AMENDMENTS OR MODIFICATIONS THERETO, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED IN BOOK 2762, PAGE 774, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). TERMINATION OF RESTRICTIVE COVENANTS, EASEMENTS AND AGREEMENTS AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 2775, PAGE 81. INTERLOCAL AGREEMENT FOR RECLAIMED WATER SERVICE AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 2556, PAGE 245. ORDINANCE NO. 2297-2014 AS RECORDED IN BOOK 2763, PAGE 974, RE-RECORDED IN BOOK 2783, PAGE 2279. ORDINANCE NO. 2306-2015 AS RECORDED IN BOOK 2789, PAGE 272. ADMINISTRATIVE VARIANCE NO. 215060002 RECORDED IN BOOK 2797, PAGE 2605. DEED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 379, PAGE 1860. EASEMENT FOR RIGHT OF WAY, RECORDED IN BOOK 609, PAGE 376. DEED TO MARTIN COUNTY RECORDED IN BOOK 719, PAGE 2433. EASEMENT FOR ROADWAY, RECORDED IN BOOK 910, PAGE 1820. EASEMENT GRANTED TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN BOOK 246, PAGE 72. EASEMENT GRANTED TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN BOOK 2839, PAGE 270. MEMORANDUM OF LAND LEASE AGREEMENT RECORDED IN BOOK 2850, PAGE 1505. MEMORANDUM OF ASSIGNMENT AND ASSUMPTION OF LAND LEASE, RECORDED IN BOOK 2879, PAGE 2855. EASEMENT GRANTED TO FLORIDA & LIGHT COMPANY RECORDED IN BOOK 2860, PAGE 2171.

ALL CURRENT AD VALOREM TAXES ON THE SUBJECT PROPERTY HAVE BEEN PAID TO DATE.

THIS CERTIFICATE IS ISSUED SOLELY FOR THE PURPOSE OF COMPLYING WITH SECTION 177.041, FLORIDA STATUTES.

[signature]
Director of Title Operations

DATED THIS 2nd DAY OF November 2016.

ACKNOWLEDGMENT (NORSOL, INC.)

STATE OF GEORGIA
COUNTY OF FULTON

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Marsha Zipkin, President TO ME WELL KNOWN TO BE THE President, RESPECTIVELY OF Norsol Inc. AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL OF SAID CORPORATION AND IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT WAS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME, OR PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

DATED THIS 24th DAY OF October 2016.

[signature]
NOTARY PUBLIC
STATE OF ~~FLORIDA~~ Georgia

COMMISSION NO. None MY COMMISSION EXPIRES 2/11/2017 NOTARY STAMP:

ACKNOWLEDGMENT (16 KANNER, LLC)

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Scott Collette TO ME WELL KNOWN TO BE THE Member, RESPECTIVELY OF 16 Kanner, LLC, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL OF SAID CORPORATION AND IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT WAS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME, OR PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

DATED THIS 31st DAY OF October 2016.

[signature]
NOTARY PUBLIC
STATE OF FLORIDA

COMMISSION NO. FF152986 MY COMMISSION EXPIRES December 20, 2018 NOTARY STAMP:

ACKNOWLEDGMENT (STUART 24 ASSOCIATES, LLC)

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Ted Schiff TO ME WELL KNOWN TO BE THE President, RESPECTIVELY OF Stuart 24 Associates LLC, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL OF SAID CORPORATION AND IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT WAS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME, OR PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

DATED THIS 31 DAY OF October 2016.

[signature]
NOTARY PUBLIC
STATE OF FLORIDA

COMMISSION NO. FF 239801 MY COMMISSION EXPIRES 10/5/19 NOTARY STAMP:

CLERK'S RECORDING CERTIFICATE:

I, CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 17, PAGE 39, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THIS 1st DAY OF [illegible] 2016.

CAROLYN TIMMANN, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: Sue Kinney
DEPUTY CLERK (CIRCUIT COURT SEAL)

CERTIFICATE OF OWNERSHIP AND DEDICATION

NORSOL, INC. A DISTRICT OF COLUMBIA CORPORATION (OWNERS OF LOT 1), 16 KANNER LLC, A FLORIDA LIMITED LIABILITY COMPANY (OWNERS OF LOTS 2 AND 3), AND STUART 24 ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY (OWNERS OF LOT 4) THROUGH ITS UNDERSIGNED OFFICERS, HEREBY CERTIFIES THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED ON THIS PLAT OF SHOPPES AT MONTEREY AND KANNER REPLAT AND HEREBY DEDICATES AS FOLLOWS:

UTILITY EASEMENTS:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF SHOPPES AT MONTEREY AND KANNER REPLAT MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY, INCLUDING CABLE TELEVISION AND INTERNET PROVIDERS. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

CROSS ACCESS EASEMENTS:

THE DEVELOPER HEREBY DEDICATES AND RESERVES TO THE OWNERS OF LOTS 1, 2, 3, AND 4 AND THEIR ASSIGNS, A PERPETUAL, NON-EXCLUSIVE CROSS ACCESS EASEMENT AS SHOWN ON THIS PLAT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, REGRESS, AND PASSAGE AS NEEDED TO SERVE THE LOTS AND TRACTS AS SHOWN ON THIS PLAT. ADDITIONAL CROSS ACCESS EASEMENTS ACROSS FUTURE DRIVEWAY CUTS WILL NEED TO BE CREATED TO SERVICE FUTURE DRIVEWAY ACCESS TO KANNER HIGHWAY.

LIFT STATION EASEMENT, WATER EASEMENT, AND SEWER EASEMENT:

THE LIFT STATION EASEMENT, WATER EASEMENT, AND SEWER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF STUART, AS A PERMANENT EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, OPERATION, MAINTENANCE, AND REPAIR OF UTILITY RELATED EQUIPMENT, INCLUDING, BUT NOT LIMITED TO: LIFT STATION, PUMPS, PIPELINES, FENCES, STRUCTURES, POWER LINE HOOKUPS, AND INGRESS/EGRESS IN, UNDER, AND ACROSS THE LIFT STATION EASEMENT, AS MAY BE REASONABLY NECESSARY FOR LIFT STATION AND UTILITY PURPOSES.

WALL EASEMENT:

THE DEVELOPER HEREBY DEDICATES AND RESERVES TO THE OWNERS OF LOTS 1, 2, 3, AND 4 AND THEIR ASSIGNS, A PERPETUAL, NON-EXCLUSIVE WALL EASEMENT AS SHOWN ON THIS PLAT FOR THE PURPOSES OF CONSTRUCTING, MAINTENANCE, AND ACCESS OF THE WALL TO BE BUILT ON THE EASTERLY LINE OF THE PROPERTY SHOWN HEREON.

AT&T EASEMENT:

THE AT&T EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO AT&T AS A PERMANENT EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, OPERATION, MAINTENANCE, AND REPAIR OF UTILITY RELATED EQUIPMENT.

WITNESSED:

BY: [signature]
(PRINT NAME)
[signature] 10/31/16
SIGNATURE AND DATE

BY: Bryan A. Fishman
(PRINT NAME)
[signature]
SIGNATURE AND DATE

BY: [signature]
(PRINT NAME)
[signature] 10/31/16
SIGNATURE AND DATE

SIGNED THIS 31st DAY OF October 2016 ON BEHALF OF SAID COMPANY BY ITS MANAGING MEMBER.

NORSOL, INC., A DISTRICT OF COLUMBIA CORPORATION

BY: Marsha Zipkin, President

[signature] Member
16 KANNER, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: Scott Collette

STUART 24 ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
By Its Managers: T & A Associates, LLC
By Its Managers: RIS Associates, LLC

BY: [signature]
Theodore A. Schiff, President and Authorized Signer

CITY APPROVAL:

STATE OF FLORIDA
COUNTY OF MARTIN

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED:

DATE: 11-4-16. [signature] – CITY MANAGER

DATE: 11-4-16 [signature] CHERIE WHITE – CITY CLERK

DATE: 11-4-16 [signature] – CITY ATTORNEY

DATE: 11-4-16 [signature] BRIAN GOOD – CITY ENGINEER

DATE: 11/4/16 [signature] GREGORY S. FLEMING, PSM – CITY PLAT REVIEWER

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SHEET INDEX

| | |
|---|---|
| SHEET 1 | COVER SHEET AND LEGAL DESCRIPTION |
| SHEET 2 | PLAT DETAILS AND NOTES |

LEGEND AND ABBREVIATIONS:

| | |
|---|---|
| ± | MORE OR LESS |
| LB | LICENSED BUSINESS |
| NO. | NUMBER |
| LS | LAND SURVEYOR |
| I.D. | IDENTIFICATION |
| ℄ | CENTERLINE |
| R | RADIUS |
| L | ARC LENGTH |
| Δ | DELTA (CENTRAL ANGLE) |
| CH | CHORD LENGTH |
| CB | CHORD BEARING |
| C-1 | CURVE TAG LABEL (SEE CURVE TABLE) |
| L-1 | LINE TAG LABEL (SEE LINE TABLE) |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY |
| (D) | DEED MEASUREMENT |
| ⊡ | FOUND 4"x4" CONCRETE MONUMENT AS NOTED |
| ■ | SET 4"x4" CONCRETE MONUMENT (LB 8011) |
| ● | SET NAIL & DISK (LB 8011) |
| ● | SET 5/8" IRON ROD & CAP (LB 8011) |
| PRM | PERMANENT REFERENCE MONUMENT |
| S.R. | STATE ROAD |
| LBF | LANDSCAPE BUFFER |
| FPL ESMT | FLORIDA POWER & LIGHT EASEMENT |
| WSE | WATER & SEWER EASEMENT |

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A REGISTERED SURVEYOR AND MAPPER, FULLY LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

DEWBERRY ENGINEERS, INC. – 7220 FINANCIAL WAY, SUITE 200 JACKSONVILLE, FLORIDA 32256 LICENSED BUSINESS NO. 8011

[signature] DATED 11-01-2016
JEREMY B. MALLICK
FLORIDA LICENSED SURVEYOR AND MAPPER NO. LS 6715

SHEET 1 OF 2

Dewberry
7220 FINANCIAL WAY, SUITE 200
JACKSONVILLE, FLORIDA 32256
PHONE: 904.423.4936 FAX: 904.332.8633
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

# SHOPPES AT MONTEREY AND KANNER REPLAT

PLAT BOOK: 17 PAGE: 34

BEING A REPLAT OF SHOPPES AT MONTEREY AND KANNER, RECORDED IN PLAT BOOK 17, PAGES 30 AND 31, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. LOCATED IN GOVERNMENT LOT 4, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART MARTIN COUNTY, FLORIDA. A COMMERCIAL PLANNED UNIT DEVELOPMENT

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING |
| C-1 | 225.58 | 9772.18 | 001°19'21" | 225.58 | N00°29'42"W |
| C-2 | 244.00 | 9772.18 | 001°25'30" | 244.00 | N00°37'06"W |
| C-3 | 170.03 | 9772.18 | 000°59'48" | 170.03 | N00°24'16"W |
| C-4 | 346.29 | 9772.18 | 002°01'48" | 346.27 | N00°52'27"W |
| C-5 | 23.53 | 15.00 | 089°53'08" | 21.19 | N50°20'47"W |
| C-6 | 21.66 | 25.00 | 049°37'47" | 20.98 | S59°42'40"W |
| C-7 | 52.24 | 9772.18 | 000°18'23" | 52.24 | S07°33'03"E |
| C-8 | 18.75 | 25.00 | 043°51'11" | 18.24 | S72°50'49"E |
| C-9 | 34.46 | 9772.18 | 000°12'07" | 34.46 | S07°41'01"E |
| C-10 | 5.02 | 9772.18 | 000°06'45" | 5.02 | S00°57'26"E |
| C-11 | 8.98 | 9772.18 | 000°03'10" | 8.98 | S05°55'53"E |
| C-12 | 14.54 | 18.50 | 042°43'28" | 14.21 | N13°43'59"E |
| C-17 | 23.33 | 9762.18 | 000°08'13" | 23.33 | S11°35'08"E |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L-1 | S80°28'40"W | 24.00 |
| L-2 | N53°20'08"W | 25.90 |
| L-3 | S84°31'34"W | 0.77 |
| L-4 | S84°31'34"W | 42.85 |
| L-5 | N53°20'08"W | 38.81 |
| L-6 | N53°20'08"W | 57.98 |
| L-7 | N80°28'40"E | 33.55 |
| L-8 | N80°28'40"E | 24.06 |
| L-9 | N80°28'40"E | 33.83 |
| L-10 | N80°28'40"E | 24.00 |
| L-11 | N80°28'40"E | 34.95 |
| L-12 | N80°28'40"E | 24.00 |
| L-13 | S42°37'17"W | 41.89 |
| L-14 | S89°38'09"E | 54.06 |
| L-15 | N02°37'50"E | 15.00 |
| L-16 | N89°38'09"W | 46.85 |
| L-17 | S30°04'00"W | 37.80 |
| L-18 | S30°04'00"W | 52.22 |
| L-19 | S89°49'36"W | 31.22 |
| L-20 | N01°54'48"W | 18.84 |
| L-21 | S89°42'36"W | 25.28 |

LEGEND AND ABBREVIATIONS:

± MORE OR LESS
LB LANDSCAPE BUFFER
LB LICENSED BUSINESS
FPL EST. FLORIDA POWER & LIGHT EASEMENT
NO. NUMBER
LS LAND SURVEYOR
WSE WATER & SEWER EASEMENT
ID. IDENTIFICATION
℄ CENTERLINE
R RADIUS
L ARC LENGTH
Δ DELTA (CENTRAL ANGLE)
CH CHORD LENGTH
CB CHORD BEARING
C-1 CURVE TAG LABEL (SEE CURVE TABLE)
L-1 LINE TAG LABEL (SEE LINE TABLE)
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
(D) DEED MEASUREMENT
FOUND 4"x4" CONCRETE MONUMENT AS NOTED
SET PK CONCRETE MONUMENT (LB 8011)
SET NAIL & DISK (LB 8011)
SET 5/8" IRON ROD & CAP (LB 8011)
PRM PERMANENT REFERENCE MONUMENT
S.R. STATE ROAD

| LIFT STATION EASEMENT CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING |
| C-13 | 13.00 | 9772.18 | 00°07'34" | 13.00 | S07°37'31"E |
| C-14 | 12.00 | 9772.18 | 00°06'13" | 12.00 | S07°30'53"E |
| C-15 | 12.01 | 9744.18 | 00°07'04" | 12.01 | S07°34'38"E |
| C-16 | 13.00 | 9744.18 | 00°06'25" | 13.00 | S07°34'23"E |

LIFT STATION EASEMENT DETAIL
SCALE: 1"=20'

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT, AS DERIVED FROM THE TRIMBLE VIRTUAL REFERENCE STATION NETWORK. AS A REFERENCE FOR THIS PLAT, THE WEST LINE OF THE LEISURE VILLAGE MOBILE HOME COMMUNITY HAS A BEARING OF SOUTH 00°40'11" EAST. THE COORDINATES SHOWN HEREON WERE DETERMINED FROM SAID NETWORK.

2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3. ANY CONSTRUCTION IN THAT PORTION OF THE PLATTED UTILITY EASEMENT MAY NOT CONFLICT WITH FPL'S USE (FACILITIES, RIGHTS, ETC.) AND THE INSTALLING PARTY PAYS FOR ANY DAMAGE CAUSED TO FPL FACILITIES. THE INSTALLING PARTY MUST OBTAIN FPL'S PERMISSION PRIOR TO COMMENCING CONSTRUCTION IN THE EASEMENT AREA.

4. LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES AND THE CITY OF STUART LAND DEVELOPMENT REGULATIONS.

5. ALL LOT LINES ALONG CURVES ARE NOT RADIAL UNLESS NOTED OTHERWISE.

6. STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATED TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.

7. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

9. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.

10. THIS IS NOT A BOUNDARY SURVEY. THE SURVEY MEASUREMENTS SHOWN ON THIS PLAT ARE REFERENCED TO A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY THIS COMPANY, JOB # 4728-05.

11. THE STATE PLANE COORDINATES SHOWN HEREON ARE SHOWN IN US SURVEY FEET AND ARE REFERENCED TO THE FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT. COORDINATES SHOWN HEREON WERE DETERMINED FROM MULTIPLE OBSERVATIONS OBTAINED FROM THE TRIMBLE VIRTUAL REFERENCE STATION NETWORK.

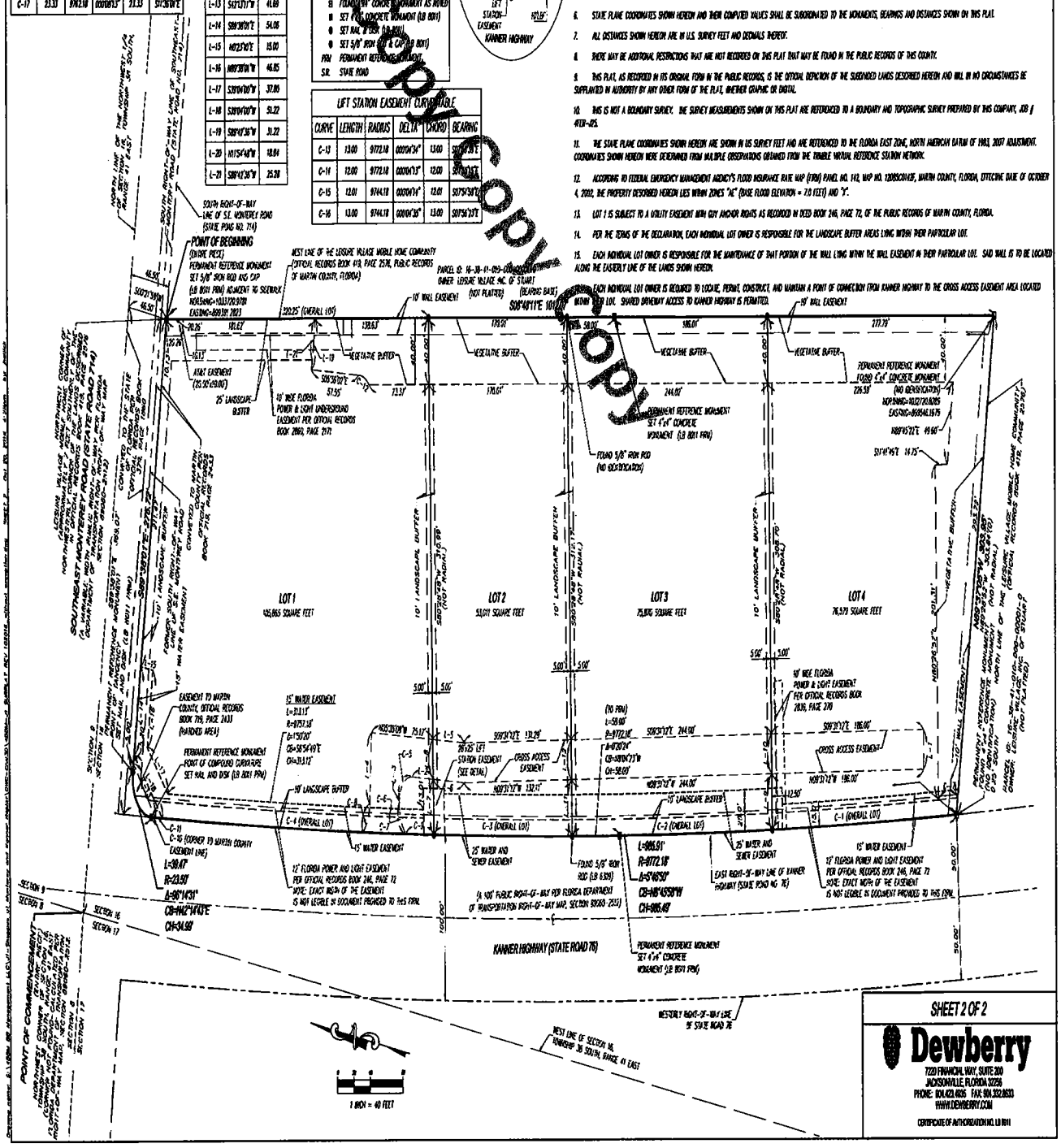
12. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 142, MAP NO. 12085C0142E, MARTIN COUNTY, FLORIDA, EFFECTIVE DATE OF OCTOBER 4, 2002, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONES "AE" (BASE FLOOD ELEVATION = 7.0 FEET) AND "X".

13. LOT 1 IS SUBJECT TO A UTILITY EASEMENT WITH GUY ANCHOR ROOTS AS RECORDED IN DEED BOOK 246, PAGE 72, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

14. PER THE TERMS OF THE DECLARATION, EACH INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR THE LANDSCAPE BUFFER AREAS LYING WITHIN THEIR PARTICULAR LOT.

15. EACH INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE WALL LYING WITHIN THE WALL EASEMENT IN THEIR PARTICULAR LOT. SAID WALL IS TO BE LOCATED ALONG THE EASTERLY LINE OF THE LANDS SHOWN HEREON.

16. EACH INDIVIDUAL LOT OWNER IS REQUIRED TO LOCATE, PERMIT, CONSTRUCT, AND MAINTAIN A POINT OF CONNECTION FROM KANNER HIGHWAY TO THE CROSS ACCESS EASEMENT AREA LOCATED WITHIN LOT 101. SHARED DRIVEWAY ACCESS TO KANNER HIGHWAY IS PERMITTED.




SHEET 2 OF 2

Dewberry
7220 FINANCIAL WAY, SUITE 200
JACKSONVILLE, FLORIDA 32256
PHONE: 904.421.9205 FAX: 904.332.8633
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

Unofficial Copy

INSTR # 2496279 OR BK 2763 PG 974 RECD 01/27/2015 02:10:27 PM
(50 Pgs)
CAROLYN TIMMANN MARTIN COUNTY CLERK
DEED DOC $0.00, MTG DOC $0.00, INTANGIBLE $0.00

**BEFORE THE CITY COMMISSION**

**CITY OF STUART, FLORIDA**

**ORDINANCE NUMBER 2297-2014**

**AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING A 5.98-ACRE COMMERCIAL PLANNED UNIT DEVELOPMENT (C-PUD) AGREEMENT, ORIGINALLY APPROVED UNDER ORDINANCE NO. 1571-1997, THEREBY; (1) INCORPORATING AN ADJOINING 1.26-ACRE B-1 "BUSINESS" ZONED PARCEL INTO THE ORIGINAL 5.98-ACRE PARCEL AND APPLYING C-PUD ZONING TO THE ENTIRE 7.24-ACRE SITE; (2) DIVIDING THE 7.24-ACRE SITE INTO FOUR LOTS; (3) ADOPTING A MASTER SITE PLAN ENCOMPASSING THE NEWLY ESTABLISHED 7.24-ACRE SITE, INCLUDING A FULL DEVELOPMENT PLAN FOR LOT NO. 1, CONSISTING OF A "WAWA" GAS STATION AND CONVENIENCE STORE AND A PARTIAL DEVELOPMENT PLAN FOR LOTS 2, 3 AND 4; SAID PROPERTY BEING GENERALLY LOCATED AT THE SOUTH EAST CORNER OF SR 76 AND S.E. MONTEREY ROAD, BEING MORE FULLY DESCRIBED BY EXHIBIT "A" ATTACHED; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT; DECLARING THE PROPOSED DEVELOPMENT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; ACCEPTANCE BY THE APPLICANT; AN EFFECTIVE DATE AND FOR OTHER PURPOSES.**

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**WHEREAS,** the Local Planning Agency heard this agenda item on 10/30/2014 and provided recommendation of approval to the City Commission.

**WHEREAS**, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by 2014 Monterey Stuart Associates, LLC, and Grand Bank and Trust of Florida;

**WHEREAS,** the application for rezoning was properly filed on behalf of the petitioner, 2014 Monterey Stuart Associates, LLC, and Grand Bank and Trust of Florida;

**WHEREAS**, the property is legally described as set forth in an exhibit to this ordinance; and

**WHEREAS**, the Applicant has committed to the City that its development will comply with all development codes, plans, standards and conditions approved by the City Commission; and that it will bind its successors in title to any such commitments made upon approval of the CPUD; and

**WHEREAS**, at the hearing the applicant showed by substantial competent evidence that the application is consistent with the Stuart Comprehensive Plan, and the Land Development Code of the City, and with the procedural requirements of law; and

**WHEREAS**, the CPUD development will be in harmony with surrounding properties and their anticipated development;

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

**SECTION 1:** The foregoing recitals are true and adopted as findings of fact and conclusions of law.

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**SECTION 2:** The legal description of the property is set forth in **Exhibit "A"** attached hereto and made a part hereof by reference. A map depicting the Property is attached hereto as **Exhibit "B"** and made a part hereof by reference. The revised and new conditions of development for the property are attached hereto as **Exhibit "C"** and made a part hereof by reference, and each shall constitute one of the development documents.

**SECTION 3:** The following documents on file as public records of the City, at the office of the City Clerk in City Hall, and attached hereto as **Exhibit "D"**, hereinafter the "Development Documents", shall be deemed a part of the development conditions applicable to the Property, and shall replace any earlier approvals:

1. **The Master CPUD Plan, Sheet C-6 by CPH, Inc., Engineers, dated 07.11.14, Revised 11.13.14.**
2. **The Civil Site Dimension Plan, Sheet C-7 by CPH, Inc., Engineers, dated 07.11.14, Revised 11.13.14.**
3. **General Details, Sheet C-13 by CPH, Inc, Engineers, dated 07-11-14, revised 11.13.14.**
4. **The Tree Mitigation Plan, Sheets L1 & L2 by Aloha Pacifica, LLC, Landscape Architects, dated 07.21.14, Revised 11.13.14.**
5. **Photometric Plan and Details, Sheets LA-1 & LA-2 by Aloha Pacifica, LLC, Landscape Architects, dated 11.13.14.**
6. **The Landscape Plan, Sheet. LA-3 by Aloha Pacifica, LLC, Landscape Architects, dated 07.21.14, Revised 10.21.14**
7. **The Architectural Elevations, Sheets A1 & A2 by Cuhaci and Peterson Architects, Engineers and Planners, dated 07.09.14.**
8. **The Architectural Canopy Plan Elevations and Details, Sheets CA1 & CA2 by Cuhaci and Peterson Architects, Engineers and Planners, dated 04.14.14.**
9. **The Wawa sign plans, Sheets 1 thru 6 by Thomas Sign & Awning Co., Inc., dated 07.18.14. (The monument signs for both Kanner Hwy and Monterey Road Locations shall be limited to 12'-6" in height).**

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10. **Declaration with Easements, Covenants, Conditions and Restrictions dated_____ and signed by the manager for 2014 Monterey Stuart Associates LLC. a Florida limited liability company.**

**SECTION 4:** Except as otherwise provided herein, no development permits, site permits or building permits shall be issued by the City except in compliance with the aforesaid Development Documents. The failure of the Developer to complete development, or to comply with the Development Documents, or with any term or condition of development set forth in this ordinance, shall be deemed a zoning violation and no further permits, or other development approvals or orders shall be issued by the City to the owner until the violation has been resolved, and the matter may become the subject of a code enforcement action brought by the City. This section shall not impair the due process or other legal rights of the Developer to seek administrative or judicial redress.

**SECTION 5:** Following the adoption and acceptance of this ordinance by the Owner, and in addition to any other action for failure to complete development or otherwise comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission, and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the hearing before the City Commission the developer may appear, and may contest the allegation of breach or explain the reason or reasons for the breach. Upon a finding of a material breach of the Development Documents and therefore, the Ordinance(s) adopting the same, the City Commission may impose or do any or all of the following:

a. Initiate the process to amend or repeal this or any other ordinance pertaining to the development.



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b. Direct the City Development Director to initiate the process to rezone the PUD property or any portion of the PUD property.

c. Impose an administrative penalty of up to $1,000.00 for each violation, and up to $5,000.00 for each repeat violation that occurs, along with all reasonable costs, including attorney's fees incurred by the City.

Any breach of any provision or condition of this PUD ordinance by the developer shall be considered a zoning violation subject to any remedies provided herein, or as otherwise provided by law. In the event a violation found continues from day to day, each day the violation is found to continue shall be deemed a separate violation.

**SECTION 6:** All ordinances or parts of ordinances in conflict with this ordinance or any part thereof are hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any prior contractual provision between the City and the developer of the site, this ordinance shall prevail.

**SECTION 7:** If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

**SECTION 8:** This ordinance and agreement shall be effective upon the adoption by the City Commission, and proper execution by the Owner.

**SECTION 9:** The complete execution and recording of this Ordinance by the City Clerk shall occur no later than 45 days from the date of this approval, failing which this ordinance shall be void.

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PASSED on First Reading this 24th day of November, 2014.

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

| | | | |
|---|---|---|---|
| KELLI GLASS LEIGHTON, MAYOR | X | | |
| JEFFREY A. KRAUSKOPF, VICE MAYOR | X | | |
| TROY MCDONALD, COMMISSIONER | X | | |
| EULA CLARK, COMMISSIONER | X | | |
| THOMAS F. CAMPENNI, COMMISSIONER | X | | |

ADOPTED this 8th day of December, 2014.

ATTEST:

CHERYL WHITE
CITY CLERK

KELLI GLASS LEIGHTON,
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL MORTELL
CITY ATTORNEY

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

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ACCEPTANCE AND AGREEMENT

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

WITNESSES:

Pam Lawrenzo

Print Name: Pam Lawrenzo

Jean Duce

Print Name: JEAN DUCE

**2014 Monterey Stuart Associates, LLC**

A Florida limited liability company

Name: E. Patrick Duce

Title: Member

Print Name: Michelle Pelletier

Michelle Pelletier

Print Name: MARIENE M. STAHC

Marliene M. Stahl

**Grand Bank and Trust of Florida**

Name: [illegible]

Title: Ex. Vice Pres.



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OWNERS ACKNOWLEDGMENT

The above Acceptance and Agreement of Ordinance No. 2297-2014 was acknowledged before me this 7th day of January, 2015, by E. Patrick Dunn, the member for 2014 Monterey Stuart Associates, LLC and by Gerald Matthews, the E.V.P. for Grand Bank and Trust of Florida

Pamela L. Laurenzo

Notary Public, State of Florida

My Commission Expires: 8/10/15

Notary Seal

PAMELA L LAURENZO
MY COMMISSION # EE120625
EXPIRES August 10, 2015
(407) 380-0153 FloridaNotaryService.com

Personally Known ✓ OR Produced Identification _____

Type of ID_____

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## EXHIBIT "A" LEGAL DESCRIPTION

### (PARCEL 1-2014 Monterey Stuart Associates, LLC):

A PARCEL OF LAND BEING SITUATE IN SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF STATE ROAD 76 AND THE SOUTH RIGHT OF WAY LINE OF S. E. MONTEREY ROAD (SAID POINT OF COMMENCEMENT BEING 33 FEET SOUTH OF THE NORTH LINE OF GOVERNMENT LOT 4 I N SAID SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, A DISTANCE OF 1253.48 FEET WESTERLY OF THE EAST LINE OF SAID GOVERNMENT LOT 4; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 9772.18 FEET AND A CENTRAL ANGLE OF 00°02'29" ALONG THE EAST RIGHT OF WAY LINE OF STATE ROAD 76, A DISTANCE OF 7.07 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°30'52" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID S. E. MONTEREY ROAD, A DISTANCE OF 302.12 FEET TO THE NORTHWEST CORNER OF LEISURE VILLAGE MOBILE HOME COMMUNITY (UNRECORDED) (BEING APPROXIMATELY 7 FEET SOUTHERLY OF THE NORTHWEST CORNER OF LEISURE VILLAGE MOBILE HOME COMMUNITY AS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 419, PAGE 2576, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 08°44'41" EAST, ALONG THE WEST LINE OF SAID LEISURE VILLAGE MOBILE HOME COMMUNITY A DISTANCE OF 176.12 FEET; THENCE NORTH 89°30'52" WEST, A DISTANCE OF 310.06 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 9772.18 FEET AND A CENTRAL ANGLE OF 01°01'34", A DISTANCE OF 175.01 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING THAT PART CONVEYED TO THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 379, PAGE 1860; AND THAT PART CONVEYED TO MARTIN COUNTY RECORDED IN OFFICIAL RECORDS BOOK 719, PAGE 2433, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

### LEGAL DESCRIPTION (PARCEL 2-Grand Bank & Trust of Florida):

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 76 AND THE SOUTH RIGHT-OF-WAY LINE OF S.E. MONTEREY ROAD IN SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THENCE RUN SOUTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 76 ALONG THE ARC OF A CURVE WITH RADIUS OF 9772.18 FEET AND CENTRAL ANGLE OF 1°01'34" A DISTANCE OF 175.01 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°30'52" EAST PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF S.E. MONTEREY ROAD A DISTANCE OF 310.06 FEET TO AN INTERSECTION WITH THE WEST LINE OF LEISURE VILLAGE MOBILE HOME COMMUNITY (UNRECORDED); THENCE RUN SOUTH 8°44'41" EAST ALONG THE WEST LINE OF LEISURE VILLAGE MOBILE HOME COMMUNITY A DISTANCE OF 842.54 FEET; THENCE RUN NORTH 89°28'52" WEST ALONG THE NORTH LINE OF LEISURE VILLAGE MOBILE HOME COMMUNITY A DISTANCE OF 303.84 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE RUN NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 76 ALONG THE ARC OF A CURVE WITH RADIUS OF 9772.18 FEET AND CENTRAL ANGLE OF 4°56'47" A DISTANCE OF 843.64 FEET TO THE POINT OF BEGINNING.

Exhibit Copy

Exhibit 'A' continued next page.

**(con't.)**

## EXHIBIT "A" LEGAL DESCRIPTION

### LEGAL DESCRIPTION (ENTIRE PIECE):

PARCEL OF LAND SITUATED IN GOVERNMENT LOT 4, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE RUN SOUTH 89°38'01" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 369.07 FEET; THENCE RUN SOUTH 00°21'59" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 46.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST MONTEREY ROAD (STATE ROAD NO. 714-A VARIABLE WIDTH RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89060-2512) AND THE POINT OF BEGINNING; THENCE RUN SOUTH 08°48'11" EAST, ALONG THE WEST LINE OF THE LEISURE VILLAGE MOBILE HOME COMMUNITY AS DESCRIBED IN OFFICIAL RECORDS BOOK 419, PAGE 2576, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 1012.07 FEET; THENCE RUN NORTH 89°37'05" WEST, ALONG THE NORTH LINE OF THE AFORESAID LEISURE VILLAGE MOBILE HOME COMMUNITY, A DISTANCE OF 303.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KANNER HIGHWAY (STATE ROAD NO. 76-A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89060-2512), SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 9772.18 FEET, A CENTRAL ANGLE OF 05°46'50", A CHORD BEARING AND DISTANCE OF NORTH 08°45'58" WEST, 985.49 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76 THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 985.91 FEET TO A POINT OF COMPOUND CURVATURE OF A 23.50 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; 2) THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 96°14'31" AN ARC DISTANCE OF 39.47 FEET TO A POINT OF TANGENCY AND A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST MONTEREY ROAD; THENCE RUN SOUTH 89°38'01" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 275.72 FEET TO THE POINT OF BEGINNING.

SAID CONTAINING 311,325 SQUARE FEET (7.147 ACRES) MORE OR LESS.

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**EXHIBIT "B"LOCATION MAP**

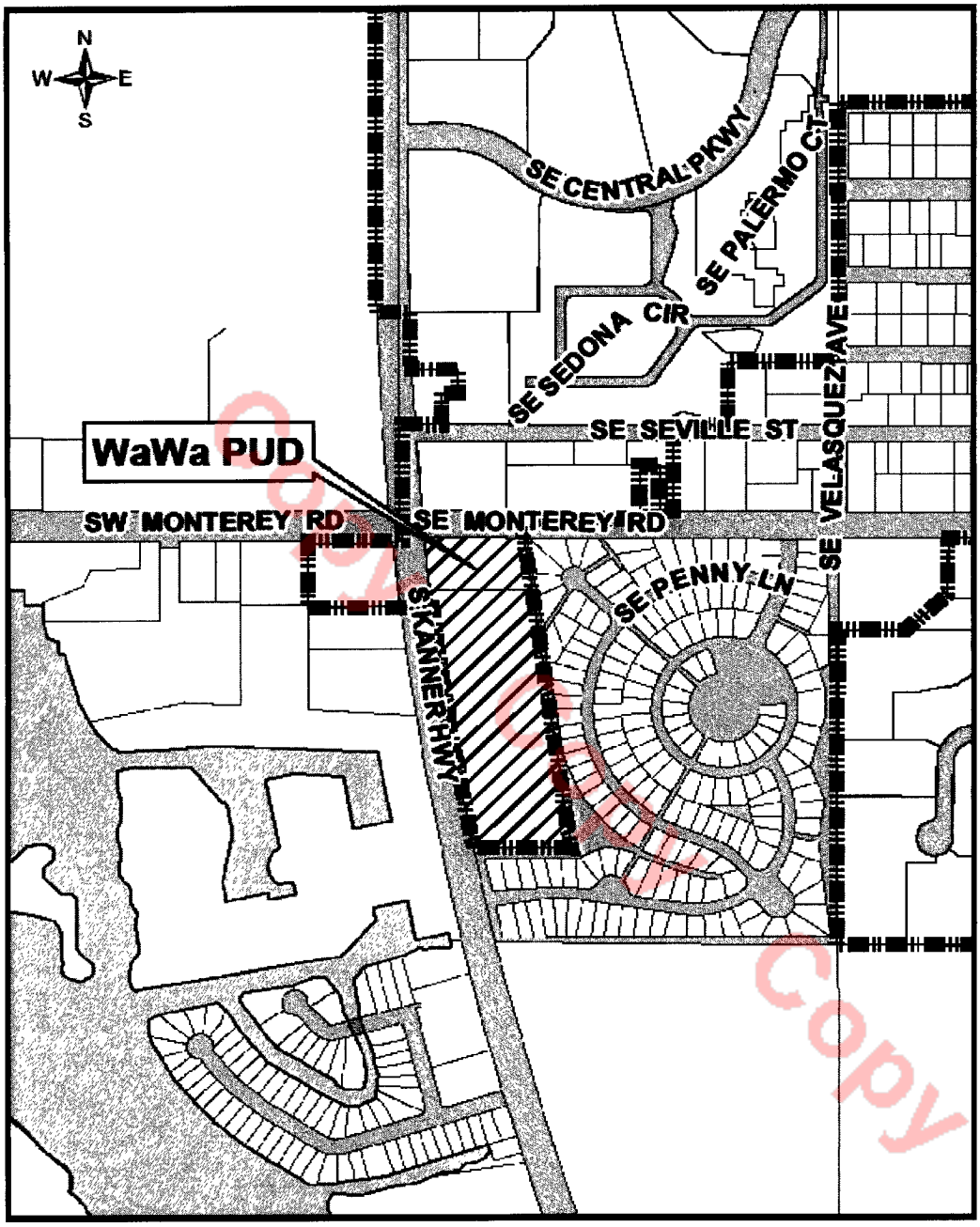


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**EXHIBIT "C"**

**DEVELOPMENT CONDITIONS**

**ORDINANCE #2297-2014 "WAWA GAS STATION AND CONVENIENCE STORE AND PARTIAL DEVELOPMENT CPUD PLAN"**

**Approved Plans and Documents**

1. The project and the use thereof shall comply with the following drawings:
   a. Master CPUD Plan, Sheet C-6 by CPH, Inc., Engineers, dated 07.11.14, revised 11.13.14.
   b. Civil Site Dimension Plan, Sheet C-7 by CPH, Inc., Engineers, dated 07.11.14, revised 11.13.14.
   c. General Details, Sheet C-13 by CPH, Inc, Engineers, dated 07-11-14, revised 11.13.14.
   d. Tree Mitigation Plan, Sheets LA-1 & LA-2 by Aloha Pacifica, LLC, Landscape Architects, dated_11.13.14.
   e. Photometric Plan and Details, Sheets LA-1 & LA-2 by Aloha Pacifica, LLC, Landscape Architects, dated_11.13.14.
   f. Landscape Plan, Sheet. LA-3 by Aloha Pacifica, LLC, Landscape Architects, dated 07.21.14.and revised per LPA comments 10.21.14.
   g. Architectural Elevations, Sheets A1 & A2 by Cuhaci and Peterson Architects, Engineers and Planners, dated 07.09.14.
   h. Architectural Canopy Plan Elevations and Details, Sheets CA1 & CA2 by Cuhaci and Peterson Architects, Engineers and Planners, dated 04.14.14.
   i. Wawa sign plans, Sheets 1 thru 6 by Thomas Sign & Awning Co., Inc., dated 07.18.14. (The monument signs for both Kanner Hwy and Monterey Road Locations shall be limited to 12'-6" in height).
   j. Declaration with Easements, Covenants, Conditions and Restrictions dated_____ and signed by the manager for 2014 Monterey Stuart Associates LLC. a Florida limited liability company.

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2. Any modifications to the Master CPUD Site Plan that exceeds 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, and location of landscaping may be approved by the City's Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via a public hearing.

3. Development of the Subject Property as a CPUD shall include an impervious area of not more than sixty-five percent (65%) for lots 2, 3 and 4 within the CPUD. The Wawa gas station and convenience store on lot 1 shall not exceed an impervious area of not more than (67%).

4. The maximum building height within the CPUD shall be 45 feet. Height shall be measured from the lowest permissible finished first floor elevation to the surface of a flat roof and to the eave of a pitched roof. The peak of a pitched roof may not exceed 15 feet above the maximum building height. A parapet wall shall not be counted in the calculation of building height.

**Landscaping**

5. All landscape areas shall be provided with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.

6. The City's landscape inspector shall have the opportunity to inspect all trees and/or landscape material with the landscape architect prior to installation. The developer shall bear the pass-thru fee for landscape consulting fees not to exceed $1,500.00.

7. A Landscape maintenance plan, executed in accordance with the Land Development Regulations, shall be submitted to the Development Department and approved prior to the issuance of a certificate of occupancy.

**Required Open Space and Native Preserve Area**

8. Open Space. Not less than 25% of the CPUD shall be open space as defined in the City Land Development Regulations. Required open space may include native vegetation areas and landscape buffers between the CPUD and adjacent property; however, other required landscaping shall not count towards the open space requirement.

9. Excluding wetlands defined by the South Florida Water Management District, not less than 20% of the total development site shall remain as undeveloped and recreated native vegetation area. The required native vegetation area may include open space areas and the landscape buffer between the site and adjacent property; however, other required



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landscaping shall not count towards the native vegetation requirement. The location of the native vegetation shall comply with the project's landscape plans, Shts. L-1 & L-2 by Aloha Pacifica, LLC, Landscape Architect, dated 11.13.14.

10. The project's storm water facilities, specifically the Native Planting schemes at the detention/retention areas, will be designed using Low Impact Development "(LID) Techniques as described in the University of Florida IFSA Extension publication LID Practices: Integration Wetlands and Enhancing Storm water Basins".

11. A Preserve area maintenance plan, executed in accordance with the Land Development Regulations, shall be included on the landscape drawings by Aloha Pacifica, LLC, Landscape Architects.

**Tree Mitigation**

12. Prior to any development activities for each lot, payment into the City's tree replacement fund based on the City's Tree Replacement Formula shall be made as follows:

| Lot #1 | Lot #2 | Lot #3 | Lot #4 |
|---|---|---|---|
| Slash Pine = $9,112.50 | Slash Pine = $9,112.50 | Slash Pine = $9,112.50 | Slash Pine = $9,112.50 |
| Highrise Oak = $8,075 | Highrise Oak = $8,075 | Highrise Oak = $8,075 | Highrise Oak = $8,075 |
| Total = $17,187.50 | Total = $17,187.50 | Total = $17,187.50 | Total = $17,187.50 |

**Prior to Issuance of Site Permits**

13. Site permits will not be issued until a complete building permit application for the first building to be constructed has been submitted.

14. Applicant shall provide a digital boundary survey and civil plan prior to the issuance of a site permit.

15. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.

16. All regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the issuance of a site permit.

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17. All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.

**Development and Construction**

18. "Hat racking" of trees is prohibited on the property.

19. All on-site utilities must be buried except for the existing FPL transmission line.

20. At the time of development of the Wawa gas station and convenience store, the developer is to provide an 8' high wall, per the wall detail on Sheet C-13 by CPH, Inc, Engineers, dated 07-11-14, revised 11.13.14 with 5' of natural preserve buffer. Said wall and preserve buffer shall be consistent along the entire length of the east and south property lines of the CPUD in accordance with landscape plans, Shts. L1 and L2 by Aloha Pacifica landscape architects.

21. a.) Upon FDOT's issuance of a curb cut permit for access to lot 4, the full length of the access driveway connecting to the Wawa site and the entire apron connection, as depicted on the CPUD master plan, shall be constructed by the POA (or other similar entity acceptable to the City Attorney) and made available for use within one hundred and twenty (120) days of the City's written notice to proceed with construction.

    b.) Upon FDOT's issuance of a curb cut permit for access to lot 3, the full length of the access driveway connecting to the Wawa site and the entire apron connection, as depicted on the CPUD master plan, shall be constructed by the POA (or other similar entity acceptable to the City Attorney) and made available for use within one hundred and twenty (120) days of the City's written notice to proceed with construction.

    c.) Upon FDOT's issuance of a curb cut permit for access to lot 2, the full length of the access driveway connecting to the Wawa site and the entire apron connection, as depicted on the CPUD master plan, shall be constructed by the POA (or other similar entity acceptable to the City Attorney) and made available for use within one hundred and twenty (120) days of the City's written notice to proceed with construction.

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22. The developer is responsible for designing and constructing sanitary sewer to all four parcels. This will require a master lift station as well as ancillary piping sized adequately to accommodate wastewater from all four parcels.

23. The developer is responsible for designing and constructing new or upsizing existing utilities to accommodate the proposed water usage and proposed fire flows.

24. The developer must execute a utility service agreement that includes the terms and conditions of reimbursements by the city for oversizing facilities of greater size or capacity than needed by the applicant.

25. Construction activity shall be limited from 7:00 am to 6:00 pm Monday - Saturday.

26. Building generators, if utilized, shall be located behind the building that they serve, and screened with decorative materials or landscaped with hedge material. Sound attenuation shall be provided to assure that noise levels do not exceed 65 db at the property line. Non-emergency testing of generators shall be limited to the hours of 12:00 p.m. to 3:00 p.m. on weekdays.

27. All mechanical equipment associated with the development shall be roof top (screened on all four sides) or located behind the building and decoratively screened or landscaped with hedge material except that air conditioning units shall be located no closer than 30' feet from the back of the main anchor buildings and screened from view. Roof top satellite dishes shall be limited to 3 feet in diameter and screened from view.

28. Any backflow prevention devices and above ground utilities shall be delineated on the landscape plans during final site plan review and shall be out of view or screened from the public right-of-way.

29. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.

30. Lighting poles in the parking areas shall not exceed 25' in height for lots 2, 3, & 4. Lighting shall include shields to direct the light away from the residential area to the east and south of the CPUD. Site lighting shall comply with Photometric Plan and Details, Sheets LA-1 & LA-2 by Aloha Pacifica, LLC, Landscape Architects, dated 11.13.14.

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31. All utility improvements constructed by the developer within Florida's Department of Transportation's right-of-way, shall be constructed in a manner and form acceptable to the FDOT. The developer shall grant any such utility easements necessary for this site as may be required by the FDOT.

32. Building addresses and/or numbers shall be in plain view and shown on each building plan submitted at the time of building permit application in accordance with the City Code and shall be consistent with the sign plan.

33. Any sidewalk damaged during construction shall be repaired or replaced prior to the issuance of a Certificate of Occupancy for the first building of the affected phase.

34. Temporary or freestanding storage units are prohibited on the property once construction is complete.

35. The project's storm water facilities, specifically the Native Planting schemes at the detention/retention areas, will be designed using Low Impact Development "(LID) Techniques as described in the University of Florida IFSA Extension publication LID Practices: Integration Wetlands and Enhancing Storm water Basins".

36. In the event of any conflict in the provisions of Exhibit 'C' Development Conditions and attached exhibits, Exhibit 'C' shall prevail.

**Future Development of Lots 2, 3 & 4**

37. The developer may grade into 20% of the re-created native vegetation area in order to meet stormwater needs for the remaining 3 lots.

38. Parking areas shall be interconnected throughout the CPUD

39. All buildings and structures shall have a walkway connection with the off-site sidewalk system.

40. The CPUD shall be limited to existing curb-cuts for ingress and egress to and from the CPUD.

41. No trailers, pre-fabricated or modular structures shall be permitted except on a temporary basis to assist in development and with rentals and sales of realty within the CPUD. Such trailers or structures shall be removed within thirty days of a direction to do so issue by the City Development Director. Failure to remove such a trailer or structure accordingly shall be deemed a violation of the City Code.

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42. Subject to the provisions of the LDR, the Developer shall comply with all requirements of the City Comprehensive Plan and of the LDR including but not limited to, planned unit development regulations applicable to the Property at time of permitting.

**Development Timetable**

43. Timetable for development shall be as follows:

| **TIMETABLE OF DEVELOPMENT - Lot 1**<br>**Wawa Gas Station and Convenience Store.** | |
|---|---|
| Site and building permit application deemed sufficient for permit review under city codes and standards. | **Jan 30, 2015** |
| Final Certificate of Occupancy for all site and building improvements. | **June 30, 2016** |

| **TIMETABLE OF DEVELOPMENT - Lots 2, 3 & 4**<br>**Requires a Major Amendment to the CPUD** | |
|---|---|
| Site and building permit application deemed sufficient for permit review under city codes and standards. | **Jan 30, 2018** |
| Final Certificate of Occupancy for all site and building improvements. | **June 30, 2019** |

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**Allowable Uses**

44. The following uses shall be permitted considering Sec.601.13. Off-street parking schedule of the City's Land Development Code - as the standard for required off-street parking.
    a. Gas station and convenience store
    b. Professional office, including medical
    c. Retail
    d. Restaurant
    e. Restaurant with fast food drive-thru. (see condition 50 below)

**Prohibited**

45. No temporary or modular buildings are permitted on the property except for permitted temporary construction/leasing trailers.

46. Delivery trucks are prohibited from idling engines overnight on the property. Truck deliveries to rear of the main anchor buildings will be prohibited between the hours of 11:00 P.M. and 7:00 A.M., otherwise deliveries shall occur at the front of the store.

47. Billboards are prohibited on the property.

48. Banners and any other sign or advertising device not in accordance with the City's Land Development Regulations are prohibited, except as may be permitted by this CPUD.

49. No vehicles shall be displayed or stored within the public right-of-way at any time.

50. To avoid noise disruption to the surrounding properties, the facility shall not utilize an outdoor public announcement (P.A.) system unless:
    a. The Development Director approves of the P.A. system
    b. The applicant demonstrates that the proposed P.A. system uses only low volume technology that is shielded from neighboring properties.

**Signage**

51. The Wawa monument signs for both Kanner Hwy and Monterey Road Locations shall be limited to 12'-6" in height. A unified sign plan, including gas pump signage consistent with the approved Racetrac development on South Kanner Highway, shall be reviewed and approved at the time of civil plan approval demonstrating compliance with the LDR for signs, as to number, location, size, height, lighting, and materials with a unified theme throughout the development. Monument signs shall be limited to 10' in height with design criteria conforming to the City's Land Development Code shall be located within the landscape buffer along Kanner Hwy for lots 2, 3, and 4.

**Platting**

52. Plat approval per Section 11.01.06.1 shall occur prior to any future development permit being issued.

53. The PUD property may be platted and conveyed to separate owners without further amendment to this Ordinance. Prior to application for any development, the applicant



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shall form a POA (property owners association) or other similar entity acceptable to the City Attorney, which shall be singularly responsible for the perpetual maintenance of the common site features:

a. An 8 foot wall, with 5 feet of preserve on the east and south side of the wall,
b. The entire 40 foot wide preserve area on the east and south perimeter of the site,
c. Landscape strips straddling lot lines of lots 2, 3, and 4,
d. Entrance aprons from S.E. Kanner Hwy and
e. The north-south connecting drive aisle extending through lots 2, 3, and 4.

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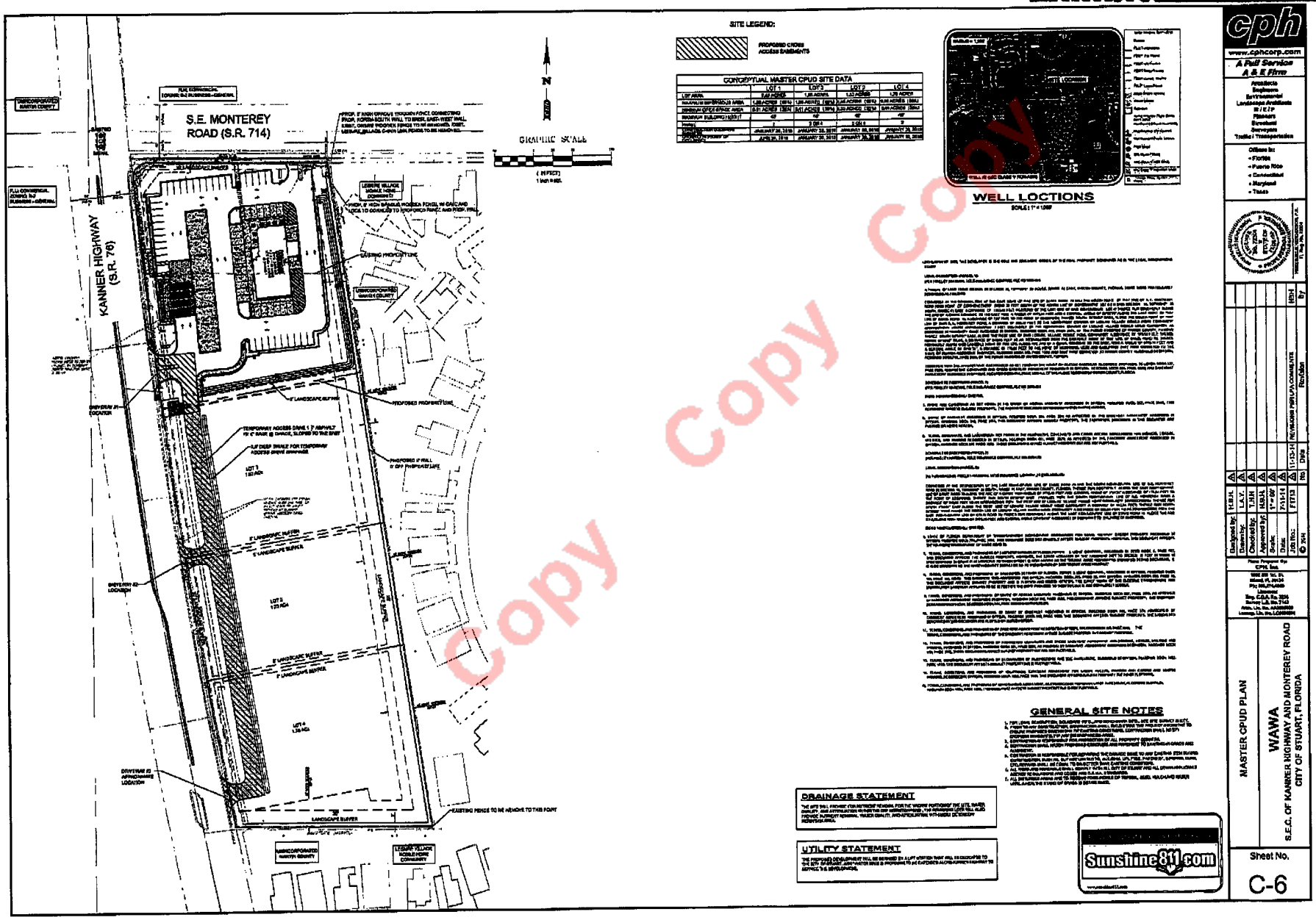
Exhibit P

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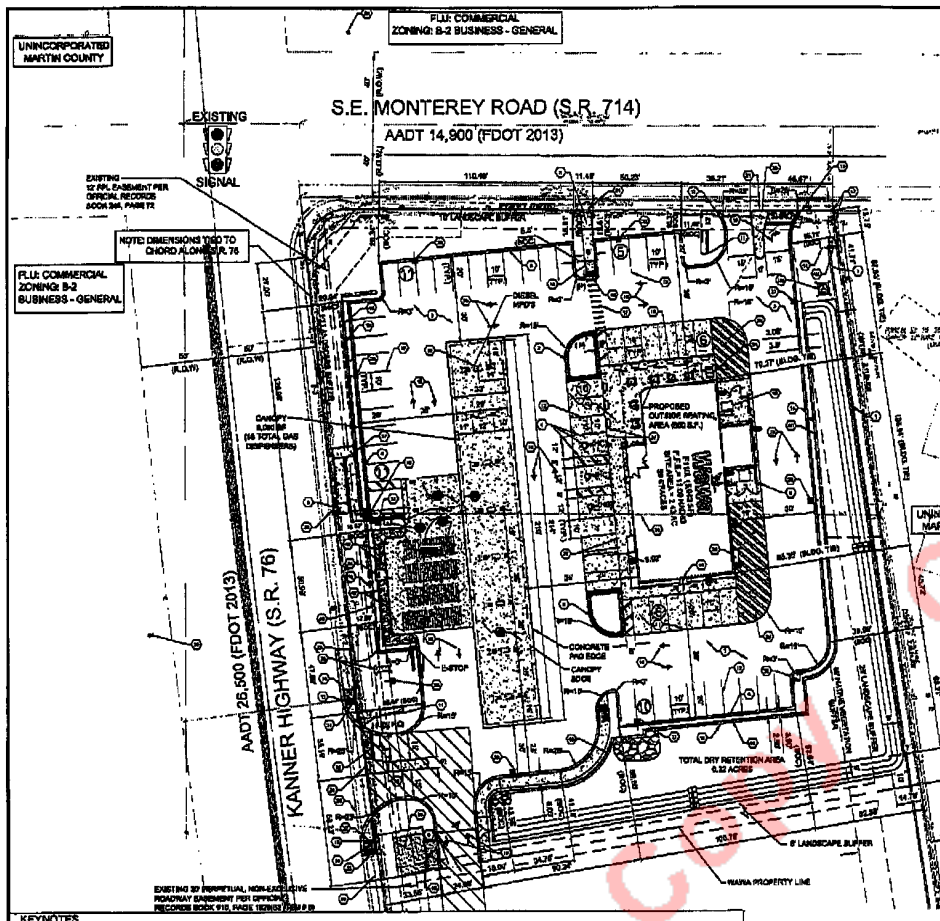



## SITE DATA

| | |
|---|---|
| MUNICIPALITY: | CITY OF STUART |
| EXISTING FUTURE LAND USE DESIGNATION: | COMMERCIAL |
| PROPOSED FUTURE LAND USE DESIGNATION: | COMMERCIAL |
| LAND USE ZONING DISTRICT: | B-2, SOURCE UNIT-C, AND CPUD |
| PROPOSED ZONING DISTRICT: | CPUD |
| EXISTING USE: | VACANT LAND |
| PROPOSED USE: | GAS STATION/ANT CONVENIENCE STORE |
| SITE ADDRESS: | 2401 SOUTH KANNER HIGHWAY STUART, FL 34994 |
| PARCEL I.D. NUMBER: | 14-38-41-000-000-00414, AND 14-38-41-000-000-00411-4 |
| SITE TOTAL AREA: | 211,284.84 S.F. (2.18 AC.) |
| WAWA SITE AREA: | 170,884.00 S.F. (3.92 AC.) |
| EXISTING WAWA PARCEL AREA: | 91,238.84 S.F. (2.1 AC.) |

ZONING:

| | |
|---|---|
| SUBJECT SITE: | CPUD |
| EAST: | B-2 BUSINESS GENERAL |
| NORTH: | UNINCORPORATED MARTIN COUNTY |
| WEST: | UNINCORPORATED MARTIN COUNTY |
| SOUTH: | B-2 BUSINESS GENERAL |

LANDSCAPE BUFFER:

| | REQUIRED | PROVIDED |
|---|---|---|
| NORTH: | 10' | 10' |
| EAST: | 8' | 8' |
| SOUTH: | 10' | 10' |
| WEST: | 10' | 10' |

## SITE SYMBOLS /LEGEND

- PARKING SPACE
- DISABLED PARKING SPACE
- PROPOSED 30" STOP SIGN (R1-1), FCA FDOT INDEX NO. 17346, INCLUDING ONCOT DAD.
- PEDESTRIAN CROSSING SIGN (W11-2) REFERENCE FDOT INDEX NO. 17346
- HANDICAP PARKING SIGN SEE STANDARD SIGN SHEET DETAIL ON SHEET C-10.
- PROPOSED NIGHT TURN ONLY SIGN (R3-5R), SEE DETAIL SHEET C-10.
- SITE LIGHTING, SEE DETAIL SHEET C-10, AND LIGHTING PLAN, SHEET L1.1.
- WAWA BOUNDARY LINE
- +/-10'(VAR.) DIAGONAL ASPHALT SASHLINE
- STRIPE - SINGLE YELLOW SOLID LINE, 4" WIDE

## BUILDING DATA

GROSS BUILDING AREA: 5,203 S.F.

SIGNAGE:

| | REQUIRED | PROVIDED |
|---|---|---|
| NORTH: | 30' | 30' |
| EAST: | 30' | 30' |
| SOUTH: | 30' | 30' |
| WEST: | 30' | 30' |

BUILDING HEIGHT:

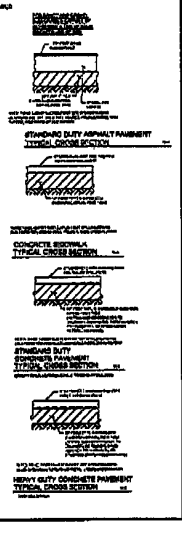
MAXIMUM BY CODE (CPUD): 40'

WAWA: STORE = 32'-0", TOWER = 32', CANOPY = 21'-1"

BUILDING COVERAGE: 4%

## PAVEMENT LEGEND

- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STAMPED CONCRETE
- PROPOSED 1' WIDE PAVERS




## WAWA PARKING CALCULATIONS

REQUIRED PARKING: 1/200 x 5,203 S.F. = 26 SPACES

| | |
|---|---|
| HANDICAPPED PARKING SPACES (VAN): | 2 SPACES |
| HANDICAPPED PARKING SPACES (STANDARD VEHICLE): | 3 SPACES |
| TOTAL PROPOSED PARKING SPACES: | 55 SPACES |

## REQUIRED PERMITS

- City of Stuart – Application to Subdivide Site Property
- City of Stuart – Site Application
- City of Stuart – Construction Permits
- City of Stuart – Excavation Permit (Construction within the right-of-way)
- City of Stuart – Sign Permit
- City of Stuart – Electrical Permit
- City of Stuart – Plumbing Permit
- South Florida Water Management District – Environmental Resource Permit
- FDOT – Driveway Connection Permit
- FDOT – Drainage Connection Permit
- FDEP – Notice of Intent to Use the General Permit for the Construction of Water Main Extensions for Public
- FDEP – Notification / Application for Construction of Domestic Wastewater Collection/Transmission System
- FDEP – NOI Permit
- FDEP – Underground Storage System Installation & Removal
- FDEP – Storage Tank Facility Registration
- FDEP – Industrial Wastewater Discharge Permit for Stormwater Discharge from Large Industrial Construction Activities

## GENERAL SITE NOTES

1. FOR LEGAL DESCRIPTION, BOUNDARY DATA, AND BOUNDARY MAPS, SEE SITE SURVEY SHEET.
2. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL HOLD STAKE THE PARKING SCHEMES INCLUDING PROPERTY LINE AND SITE BUILDING DESCRIPTIONS. CONTRACTOR SHALL NOTIFY OWNER/ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARISE.
3. CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT OF ALL PROPERTY DATA.
4. CONTRACTOR IS RESPONSIBLE FOR PROCURING ALL PERMITS AND PAYING TO USE SITE DATA.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING SITE CONDITIONS, SUCH AS BUT NOT LIMITED TO BUILDING, STRUCTURE, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE DONE TO AN ACCEPTABLE CONDITION.
6. ALL WORK AND PERMITS SHALL COMPLY WITH ALL CITY OF STUART CODES, OWNER APPLICABLE PRIOR REGULATIONS AND CODES AND N.F.P.A. STANDARDS.
7. ALL DISPLACED SIGNS AND NO PARKING, HANDICAPPED SIGNS, BIKE RACKS AND PARKING SPACES, A HEALTHY STATE OF WAWA IS DISPLAYED.

## DRAINAGE STATEMENT

## UTILITY STATEMENT

## KEYNOTES

1. PROPOSED 6' HIGH CONCRETE WALL, SEE DETAIL SHEET C-10.
2. PROPOSED CONCRETE ISLAND LANDSCAPE SEAL, SEE DETAILS SHEET C-11.
3. PROPOSED ARCHITECTURAL PANELS, SEE DETAIL C-10.
4. PROPOSED WAWA PYLON SIGN PER FDOT INDEX NO. 17346, SEE DETAIL SHEET C-10.
5. PROPOSED 30" HIGH CROSS ACCESS EASEMENT.
6. PROPOSED WAWA TYPE "F1" CURB, SEE DETAIL SHEET C-11.
7. PROPOSED AS FLAT GRAPHIC CURB, PER SF 2 BOLLARDS, SEE DETAIL, SHEET C-10.
8. PROPOSED CONCRETE SIDEWALK 8' WIDE, 2% MAXIMUM CROSS SLOPE, 5% MAXIMUM LONGITUDINAL SLOPE, SEE DETAIL SHEET C-10.
9. PROPOSED DUMPSTER ENCLOSURE, SEE DETAIL SHEET C-10.
10. PROPOSED TRANSITION BENDS TO THE SIDEWALK FILL 30" DEEP, SEE DETAIL SHEET C-10.
11. PROPOSED SIGN TO BE PERMITTED UNDER SEPARATE COVER.
12. PROPOSED STRIPE.
13. PROPOSED NOSE DOWN CURB, PER FDOT INDEX NO. 300.
14. PROPOSED CONCRETE HANDICAP RAMP - MAXIMUM SLOPE 1:12 ALONG FCA AND A REASONABLE AND FDOT INDEX NO. 304, CHG 3" HIGH 5% MAXIMUM CROSS SLOPE 1:50 (2.0%).
15. PROPOSED LANDSCAPE PLANTER, SEE DETAIL SHEET C-11.
16. PROPOSED "24-7" GAS DISPENSER (SPACE) TYPICAL.
17. PROPOSED CROSSWALK STRIPING, SEE DETAIL SHEET C-12.
18. PROPOSED CHARITY WALL, PER FDOT INDEX NO. 5111.
19. PROPOSED PAVEMENT MARKING, SEE DETAIL SHEET C-10.
20. PROPOSED PARKING SPACE STRIPING, STRIPE SPACES AT 2' O.C. @ 45° SLANT BY STRIPE.
21. PROPOSED CONCRETE TRAFFIC SEPARATOR PER FDOT INDEX NO. 300.
22. PROPOSED 24" WIDE THERMOPLASTIC BAR GRAPHIC PER FDOT INDEX NO. 17346.
23. MODIFY EXISTING CONCRETE SIDEWALK AT POINT OF PEDESTRIAN CROSSING (SIDEWALK TO ADA).
24. PROPOSED UNDERGROUND FUEL TANKS BY WAWA.
25. PROPOSED WATER SERVICE POINT OF CONNECTION WITH METER ASSEMBLY AND RPZ.
26. PROPOSED FORCEMAIN CONNECTION.
27. PROPOSED PIPE BOLLARDS, SEE DETAIL SHEET C-11. (TYP.)
28. PROPOSED REALTY SIGN (LIT AND CONFIGURED) SEE SHEET C-10 TRANSITION TO MEDIUM DEPTH CANOPY SHEET.
29. PROPOSED ICE MACHINE.
30. PROPOSED TRANSFORMER PAD WITH (4) BOLLARDS, CONTRACTOR TO CONFIRM REQUIREMENTS AND COORDINATE SERVICE WITH POWER COMPANY.
31. PROPOSED BIKE RACK, SEE DETAIL SHEET C-10.
32. PROPOSED DETECTABLE WARNING PER FDOT INDEX NO. 304.
33. PROPOSED LIGHT POLE, SEE DETAIL SHEET C-10, AND LIGHTING PLAN, SHEET L1.1.
34. PROPOSED VENT STACK OR 6' x 6' CONCRETE PAD WITH BOLLARDS, BY WAWA.
35. PROPOSED LIFT STATION, SEE DETAIL SHEET C-10.
36. PROPOSED HEAVY DUTY CONCRETE PAVEMENT, SEE DETAIL SHEET C-12.
37. ADA RAMP AND SIDEWALK, PER FDOT INDEX NO. 310.
38. EXISTING FIRE HYDRANT.
39. EXISTING PROPERTY LINE.
40. PROPOSED CHAINLINK FENCE IN GATE, SEE DETAIL SHEET C-12.
41. PROPOSED CONCRETE DUTY CONCRETE PAVEMENT, SEE DETAIL SHEET C-10.
42. PROPOSED TRIO PAVEMENT SEEN BY WAWA.
43. PROPOSED TRASH CONTAINER, SEE DETAIL SHEET C-10.
44. PROPOSED EMERGENCY GRAT (BOLLARDS) SEE ANCH. PLAN.
45. PROPOSED 10' x 30' ATMT CANOPY.
46. PROP. 6' HIGH OPAQUE WOODEN FENCE, W/ GATE AND LOCK TO CONNECT TO PROPOSED FENCE AND PARK TRAIL.
47. PROP. 6' HIGH OPAQUE WOODEN FENCE BEGINNING PARK, NORTH-SOUTH TRAIL TO SHEET C-11 TYPICAL.

| CURVE TABLE (1) | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING |
| C1 | 7.07 | 5.00' | 81°04'34" | | |
| C2 | 15.70 | 10.00' | 90°00'00" | | |
| C3 | 15.70 | 10.00' | 90°00'00" | | |
| BEARINGS + CURVE TABLE (2) | | | | | |
| CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING |
| C1 | 3.14 | 2.00' | 90°00'00" | 2.83 | S00°00'00"E |
| C2 | 3.14 | 2.00' | 90°00'00" | 2.83 | S00°00'00"E |
| BEARINGS + CURVE TABLE (3) | | | | | |
| CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING |
| C1 | 3.14 | 2.00' | 90°00'00" | 2.83 | S00°00'00"E |
| C2 | 3.14 | 2.00' | 90°00'00" | 2.83 | S00°00'00"E |
| C3 | 3.14 | 2.00' | 90°00'00" | 2.83 | S00°00'00"E |
| C4 | 3.14 | 2.00' | 90°00'00" | 2.83 | S00°00'00"E |
| C5 | 3.14 | 2.00' | 90°00'00" | 2.83 | S00°00'00"E |
| C6 | 3.14 | 2.00' | 90°00'00" | 2.83 | S00°00'00"E |
| C7 | 3.14 | 2.00' | 90°00'00" | 2.83 | S00°00'00"E |
| C8 | 3.14 | 2.00' | 90°00'00" | 2.83 | S00°00'00"E |

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| Designed by: | H.B.H. |
|---|---|
| Drawn by: | L.A.V. |
| Checked by: | T.H.H. |
| Approved by: | H.B.H. |
| Scale: | V = 20' |
| Date: | 7-11-14 |
| Job No.: | F7173 |

| No. | Date | Revision | By |
|---|---|---|---|
| 1 | 11-13-14 | revisions per LPA comments | HBH |

Plan Prepared By:
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10845 SW 3rd St.
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Ph: 305-551-4888
Licensed:
Bus. C.O.A. No. 3288
Arch. Lic. No. AA-0001742
Arch. Lic. No. AR98888
Landscape Arch. Lic. No. LC0000280

SITE DIMENSION PLAN

WAWA

S.E. OF KANNER HIGHWAY AND MONTEREY ROAD
CITY OF STUART, FLORIDA

Sheet No.
C-7

Copy Copy Copy

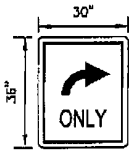
"PEDESTRIAN CROSSING" SIGN

NOTE:
STRIPING TO BE SOLID WHITE.

CROSS WALK STRIPING DETAIL
N.T.S.

36" X 36" HIGH INTENSITY R1-1,
SEE MUTCD MANUAL 2B.06 AND 2B.03.

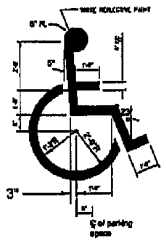
STOP SIGN
N.T.S.



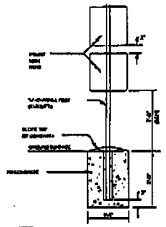

R34

"RIGHT TURN ONLY" SIGN

BLACK LEGEND ON WHITE BACKGROUND

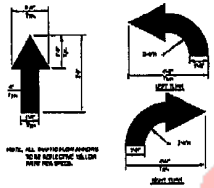



HANDICAP SYMBOL
N.T.S.



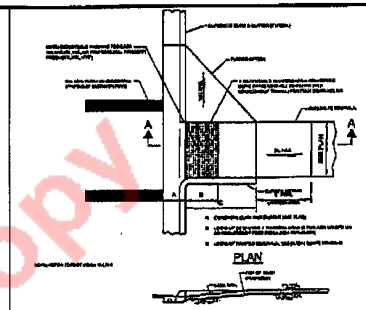
NOTE:
ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LOCAL CODES AND ORDINANCES. INSTALL SIGNS TO PER IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STANDARD SIGN BASE



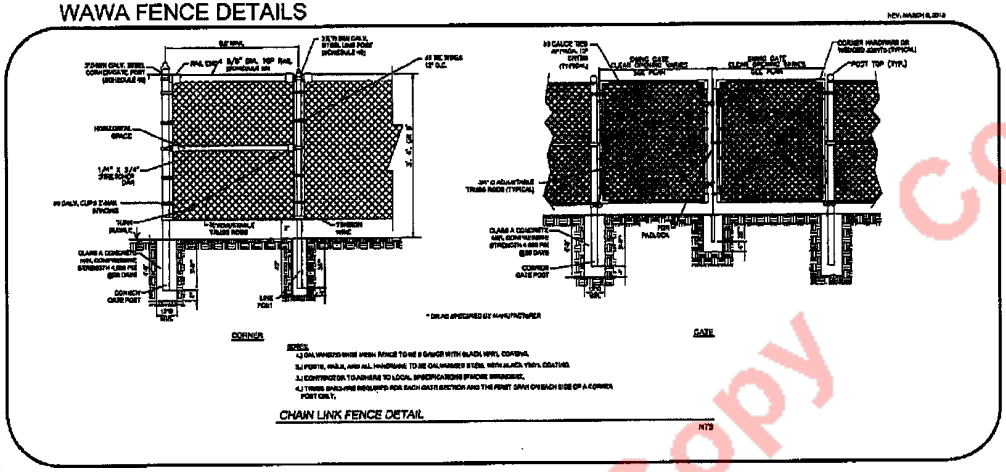
NOTE: ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE YELLOW PER FDOT SPECS.

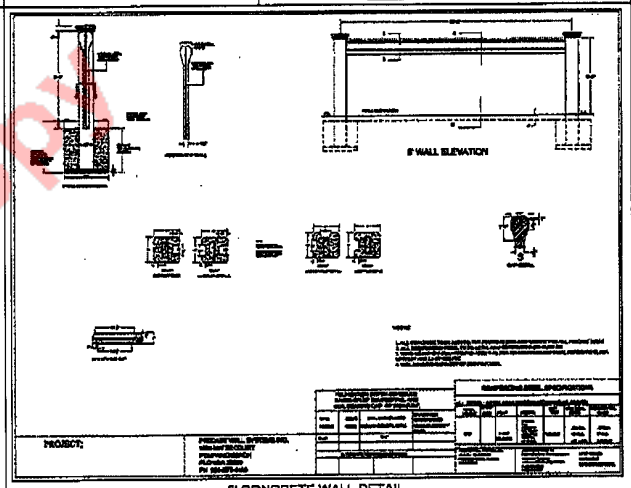
TRAFFIC FLOW ARROW
N.T.S.



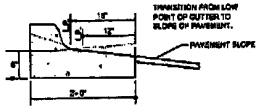

SECTION A-A
HANDICAP RAMP DETAIL

## WAWA FENCE DETAILS




8' CONCRETE WALL DETAIL
N.T.S.




GENERAL NOTES

1. THE CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "I" CONCRETE, AND HAVE A COMPRESSIVE STRENGTH OF 3000 PSI.
2. ALL CURBS SHALL HAVE CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTERS FOR ALL CURBS.

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| Designed by: | H.B.K. | △ |
|---|---|---|
| Drawn by: | L.A.Y. | △ |
| Checked by: | T.A.H. | △ |
| Approved by: | H.B.K. | △ |
| Scale: | N.T.S. | △ |
| Date: | 7-11-14 | △ |
| Job No.: | P1773 | △ |
| © 2014 | | |

| No. | Date | Revision | By |
|---|---|---|---|
| △ | 11-13-14 | REVISIONS PER LPA COMMENTS | HBM |

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Survey L.B. No. 7145
Arch. LC. No. AAC000006
Landscape Arch. LC. No. LC26000288

GENERAL DETAILS

WAWA
S.E.C. OF KANNER HIGHWAY AND MONTEREY ROAD
CITY OF STUART, FLORIDA

Sheet No.
C-13

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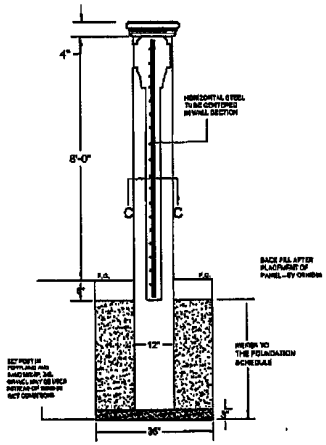
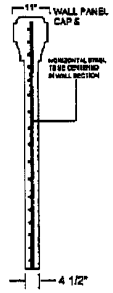
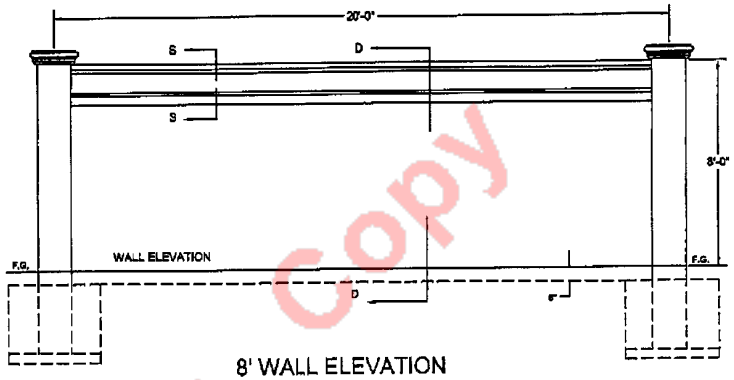


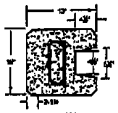

8' WALL STANDARD DETAIL



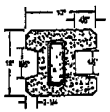

SECTION 'D' 8' WALL



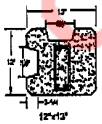

8' WALL ELEVATION



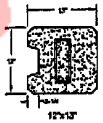
12"x13"
END POST DETAIL



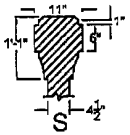
12"x13"
LINE POST DETAIL C



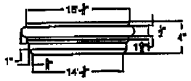
12"x13"
CORNER POST DETAIL



12"x13"
END POST DETAIL




CAP DETAIL




12" x 13" POST CAP

NOTES:

1. ALL CONCRETE TO BE 3,000 PSI FOR FOUNDATIONS AND 4,000 PSI FOR ALL PRECAST UNITS
2. ALL REINFORCING STEEL TO BE ASTM A615 DEFORMED BARS 60,000 PSI
3. WIND LOADS CALCULATED PER ASCE 7-10, FOR 150 MPH 3 SECOND GUST, EXPOSURE 'C', PER SECTION 1615.2.1 OF THE FBC
4. SOIL BEARING CAPACITY OF 2000 P.S.F. MIN..

FOUNDATION DEPTH SCHEDULE
BASED ON 36" DIA FOOTING, AND
SOIL BEARING CAP. OF 2000 P.S.F.

| WALL HEIGHT | SOLID ROCK | DRY, UNDISTURBED MEDIUM DENSITY, SAND | SATURATED, UNDISTURBED MEDIUM, DENSITY SAND |
|---|---|---|---|
| 8'-0" | | 4'-0" | |
| | | | |
| ALTERNATE FOOTING DIMENSIONS | | | |
| | | | |

REINFORCING STEEL SPECIFICATIONS

ALL STEEL: ASTM A615 DEFORMED BARS 60,000 PSI

| WALL HEIGHT | 12"x13" SIZE | POST | HOOPS | MAT SIZE | VERTICAL BARS | HORIZONTAL BARS |
|---|---|---|---|---|---|---|
| 8'-0" | | 4 - #5 RE-BARS | 2" ABOVE PTG. THEN 4-#3" O.C. TO 2'-6" ABOVE PTG. THEN BAL. AT 18" O.C. | 96"x18'0" | .375 DIA. 12" O.C. A.S. 0.110 | .375DIA 6" O.C. A.S. 0.22 |

PROJECT;

PRECAST WALL SYSTEMS INC.
1888 NW 22 COURT
POMPANO BEACH
FLORIDA 33069
PH 954-973-8488

PRECAST WALL SYSTEMS, INC.
1888 NW 22ND COURT
POMPANO BEACH, FL 33069
954-973-8488

JAMES BUSHOUSE P.E.
PROFESSIONAL ENGINEER 20311
STATE OF FLORIDA
1176 SW 47TH CT BOCA RATON
FLORIDA 33432
1-561-417-3991

NOT VALID WITHOUT EMBOSSED SEAL

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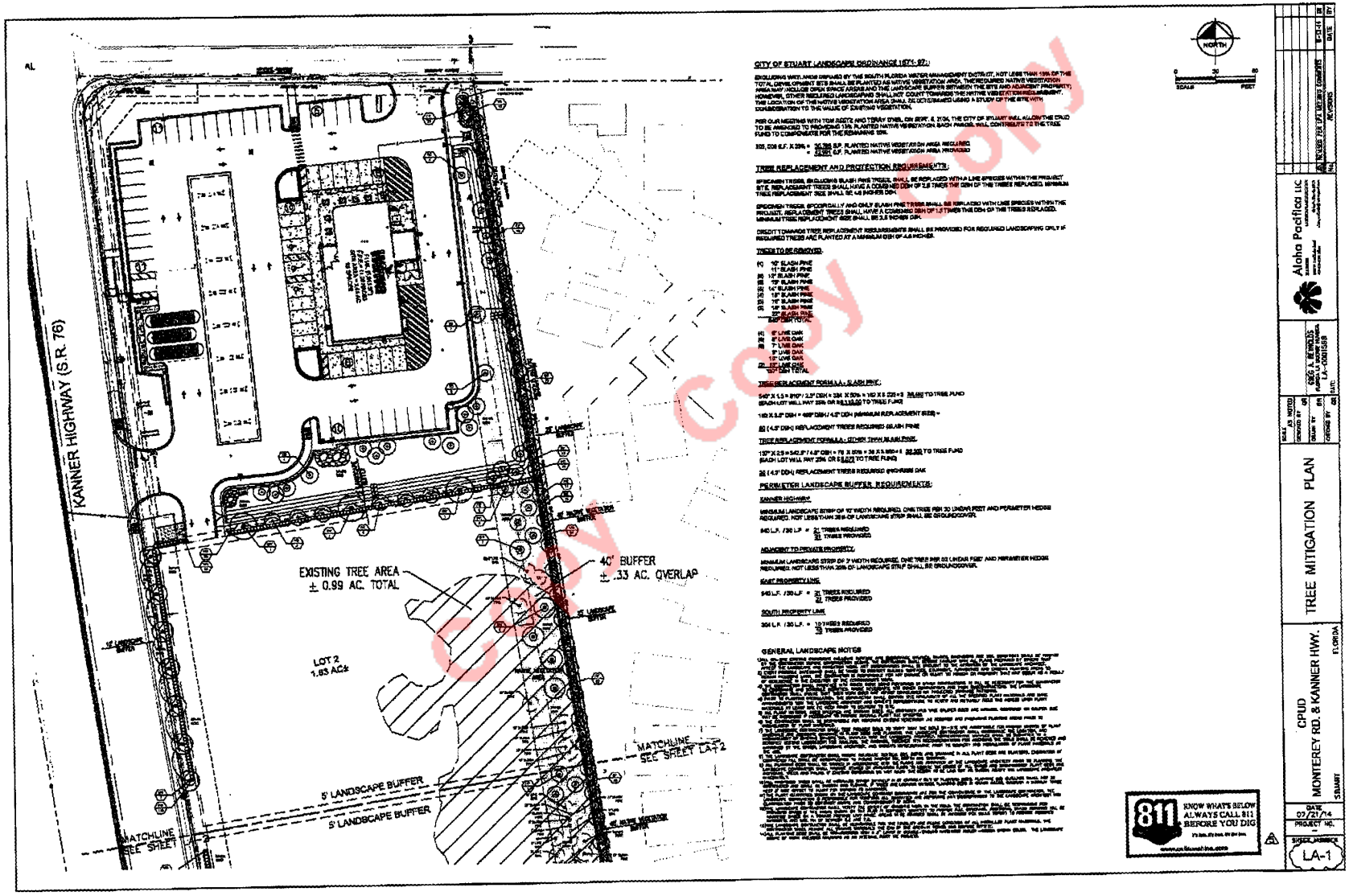


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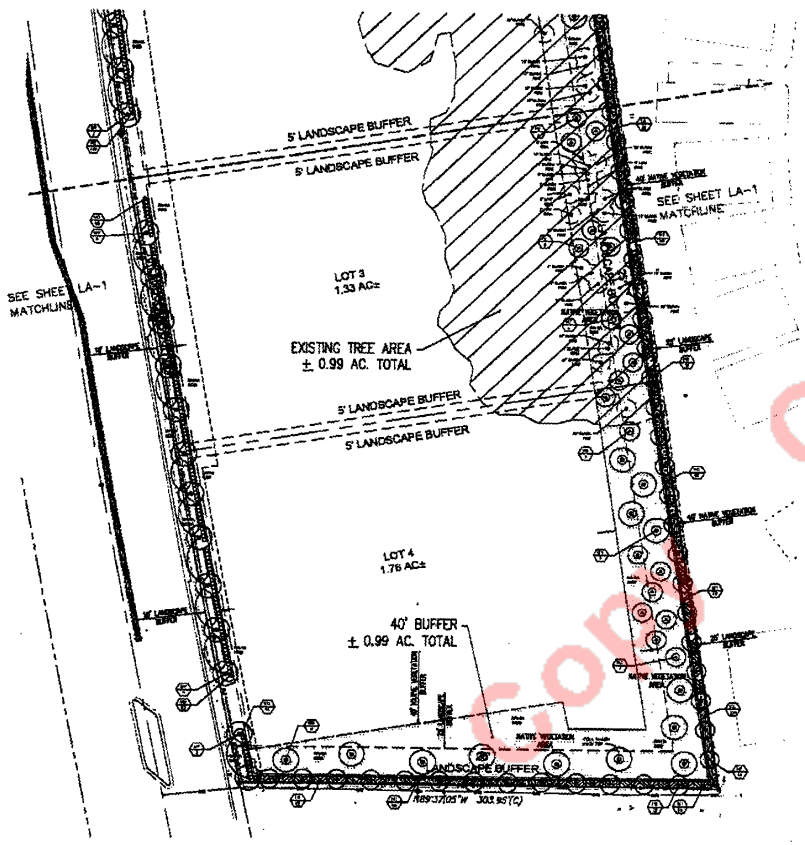



LANDSCAPE PLANT MATERIALS - LOT 1 (WAWA)

| QTY. | SYM. | BOTANICAL/ COMMON NAME | SPECIFICATIONS | LANDSCAPE BUFFER | TREE MITIGATION | NATIVE |
|---|---|---|---|---|---|---|
| TREES/ PALMS | | | | | | |
| 13 | PE | PINUS ELLIOTII/ SLASH PINE | PER DIAGRAM, 4.5" DBH, 12'-14' HT, 5' S.P., 30% MIN. | 3 | 3 | YES |
| 2 | QV | QUERCUS VIRGINIANA OPEN or 11176/ "HIGHRISE" OAK | PER DIAGRAM, 4.5" DBH, 12' HT, 5' S.P., 30% MIN. | 2 | 2 | YES |
| 24 | TD | TAXODIUM DISTICHUM/ BALD CYPRESS | PER DIAGRAM, 4.5" DBH, 12' HT, 5' S.P., 30% MIN. | | 1 | YES |
| SHRUBS/ GRASSES/ GROUNDCOVERS | | | | | | |
| 75 | SE | SPARTINA BAKERI/ SAND CORDGRASS | 3 GAL. MIN. 24" HT., FULL, 24" O.C. | | | |
| 51 | PS | PENNISETUM SETACEUM/ RED FOUNTAIN GRASS | 3 GAL. MIN. 24" HT., FULL, 24" O.C. | | | |
| 28 | TS | TRIPSACUM DACTYLOIDES/ DWARF FAKAHATCHEE GRASS | 3 GAL. MIN. 24" HT., FULL, 24" O.C. | | | |
| 126 | VC | VERBENA CORIACEA/ SALVIA'S VERBENA | 1 GAL. MIN. 24" HT., FULL, 24" O.C. | | | |
| | SOD | PARSPAM BERMUDA/ MEADOW BARIA GRASS | S.F. DETERMINED BY CONTRACTOR | | | |
| | MULCH | DOUBLE-GRIND HARDWOOD MULCH, COLOR: COCOA BROWN | 3" THICK IN ALL PLANTING AREAS | | | |

LANDSCAPE PLANT MATERIALS - LOT 2

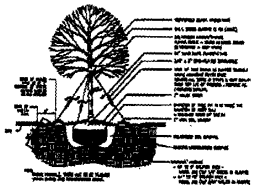
| QTY. | SYM. | BOTANICAL/ COMMON NAME | SPECIFICATIONS | LANDSCAPE BUFFER | TREE MITIGATION | NATIVE |
|---|---|---|---|---|---|---|
| TREES/ PALMS | | | | | | |
| 16 | PE | PINUS ELLIOTII/ SLASH PINE | PER DIAGRAM, 4.5" DBH, 12'-14' HT, 5' S.P., 30% MIN. | 3 | 4 | YES |
| 12 | QV | QUERCUS VIRGINIANA OPEN or 11176/ "HIGHRISE" OAK | PER DIAGRAM, 4.5" DBH, 12' HT, 5' S.P., 30% MIN. | 2 | 2 | YES |
| SHRUBS/ GRASSES/ GROUNDCOVERS | | | | | | |
| 36 | SE | SPARTINA BAKERI/ SAND CORDGRASS | 3 GAL. MIN. 24" HT., FULL, 24" O.C. | | | |
| 57 | PS | PENNISETUM SETACEUM/ RED FOUNTAIN GRASS | 3 GAL. MIN. 24" HT., FULL, 24" O.C. | | | |
| 116 | VC | VERBENA CORIACEA/ SALVIA'S VERBENA | 1 GAL. MIN. 24" HT., FULL, 24" O.C. | | | |
| | SOD | PARSPAM BERMUDA/ MEADOW BARIA GRASS | S.F. DETERMINED BY CONTRACTOR | | | |
| | MULCH | DOUBLE-GRIND HARDWOOD MULCH, COLOR: COCOA BROWN | 3" THICK IN ALL PLANTING AREAS | | | |

LANDSCAPE PLANT MATERIALS - LOT 3

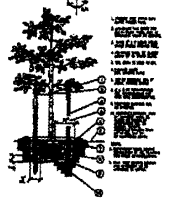
| QTY. | SYM. | BOTANICAL/ COMMON NAME | SPECIFICATIONS | LANDSCAPE BUFFER | TREE MITIGATION | NATIVE |
|---|---|---|---|---|---|---|
| TREES/ PALMS | | | | | | |
| 16 | PE | PINUS ELLIOTII/ SLASH PINE | PER DIAGRAM, 4.5" DBH, 12'-14' HT, 5' S.P., 30% MIN. | 3 | 3 | YES |
| 6 | QV | QUERCUS VIRGINIANA OPEN or 11176/ "HIGHRISE" OAK | PER DIAGRAM, 4.5" DBH, 12' HT, 5' S.P., 30% MIN. | 2 | 2 | YES |
| SHRUBS/ GRASSES/ GROUNDCOVERS | | | | | | |
| 36 | SE | SPARTINA BAKERI/ SAND CORDGRASS | 3 GAL. MIN. 24" HT., FULL, 24" O.C. | | | |
| 57 | PS | PENNISETUM SETACEUM/ RED FOUNTAIN GRASS | 3 GAL. MIN. 24" HT., FULL, 24" O.C. | | | |
| 116 | VC | VERBENA CORIACEA/ SALVIA'S VERBENA | 1 GAL. MIN. 24" HT., FULL, 24" O.C. | | | |
| | SOD | PARSPAM BERMUDA/ MEADOW BARIA GRASS | S.F. DETERMINED BY CONTRACTOR | | | |
| | MULCH | DOUBLE-GRIND HARDWOOD MULCH, COLOR: COCOA BROWN | 3" THICK IN ALL PLANTING AREAS | | | |

LANDSCAPE PLANT MATERIALS - LOT 4

| QTY. | SYM. | BOTANICAL/ COMMON NAME | SPECIFICATIONS | LANDSCAPE BUFFER | TREE MITIGATION | NATIVE |
|---|---|---|---|---|---|---|
| TREES/ PALMS | | | | | | |
| 30 | PE | PINUS ELLIOTII/ SLASH PINE | PER DIAGRAM, 4.5" DBH, 12'-14' HT, 5' S.P., 30% MIN. | 3 | 3 | YES |
| 11 | QV | QUERCUS VIRGINIANA OPEN or 11176/ "HIGHRISE" OAK | PER DIAGRAM, 4.5" DBH, 12' HT, 5' S.P., 30% MIN. | 2 | 2 | YES |
| SHRUBS/ GRASSES/ GROUNDCOVERS | | | | | | |
| 36 | SE | SPARTINA BAKERI/ SAND CORDGRASS | 3 GAL. MIN. 24" HT., FULL, 24" O.C. | | | |
| 153 | PS | PENNISETUM SETACEUM/ RED FOUNTAIN GRASS | 3 GAL. MIN. 24" HT., FULL, 24" O.C. | | | |
| 48 | TS | TRIPSACUM DACTYLOIDES/ DWARF FAKAHATCHEE GRASS | 3 GAL. MIN. 24" HT., FULL, 24" O.C. | | | |
| 11 | VC | VERBENA CORIACEA/ SALVIA'S VERBENA | 1 GAL. MIN. 24" HT., FULL, 24" O.C. | | | |
| | SOD | PARSPAM BERMUDA/ MEADOW BARIA GRASS | S.F. DETERMINED BY CONTRACTOR | | | |
| | MULCH | DOUBLE-GRIND HARDWOOD MULCH, COLOR: COCOA BROWN | 3" THICK IN ALL PLANTING AREAS | | | |



1 SMALL TREE PLANTING DETAIL



2 LARGE TREE PLANTING DETAIL

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

NORTH

SCALE 0 30 60 FEET

| REVISIONS | | DATE | BY |
|---|---|---|---|
| 4 | REVISED PER CPD REVIEW COMMENTS | 11-25-14 | GB |

Aloha Pacifica LLC

DOUG L. REYNOLDS
LANDSCAPE ARCHITECT
LA-0001368

SCALE AS NOTED
DESIGNED BY GB
DRAWN BY MR
CHECKED BY GB

TREE MITIGATION PLAN

CPUD
MONTEREY RD. & KANNER HWY.
STUART FLORIDA

DATE 07/21/14
PROJECT NO.

SHEET NUMBER LA-2

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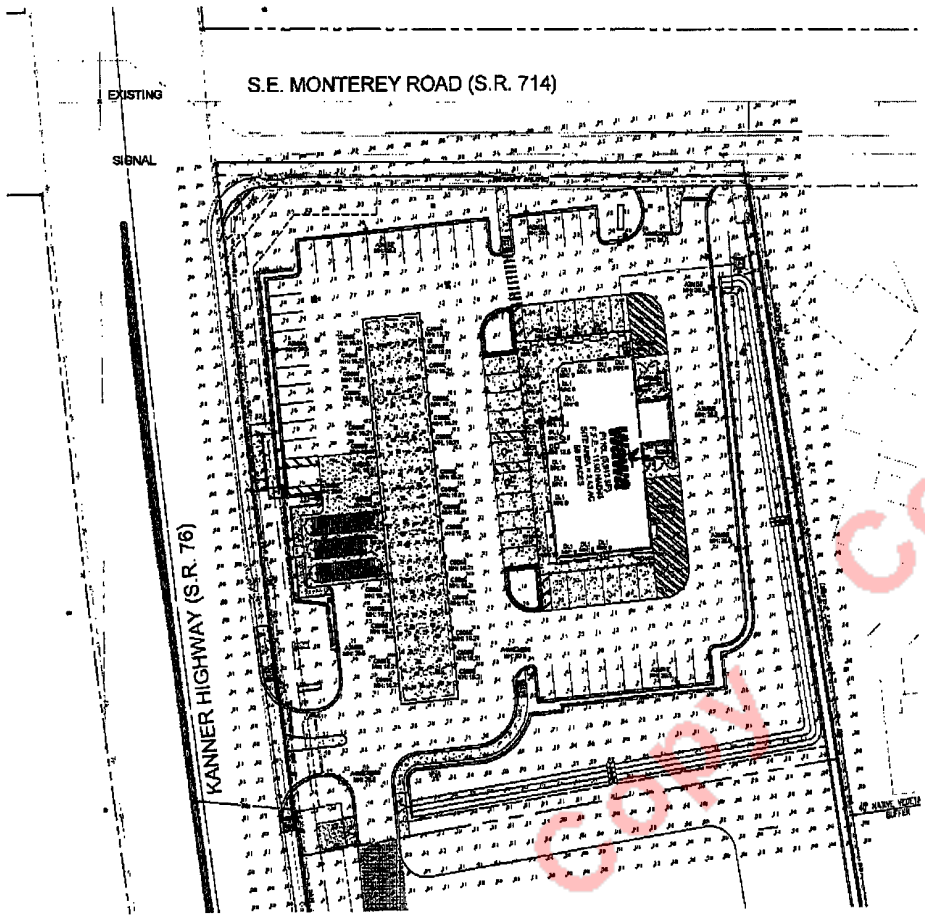


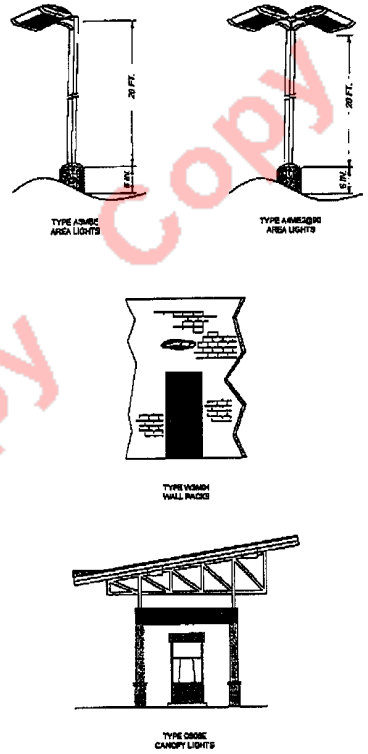


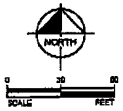


| Luminaire Schedule | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Lumens | LLF | Arr. Watts | Total Watts | Manufacturer | Description |
| | 8 | A3M5E | SINGLE | 7600 | 0.800 | 134 | 1304 | CREE, INC. | ARE-EDG-36B-CA-05-E-UL-WH-700 |
| | 3 | A4M5E@90 | 2 @ 90 DEGREES | 11250 | 0.800 | 208 | 624 | Cree Inc. | ARE-EDG-4M-DA-05-E-UL-WH-700 |
| | 32 | C505E | SINGLE | 10812 | 0.800 | 101 | 3232 | CREE, INC. | CAN-304-SL-RS-05-E-UL-WH-639 |
| | 22 | DL1 | SINGLE | 1346 | 1.000 | 27.4 | 602.8 | PHILIPS LIGHTOLIER | OSL1620M30KCLWC8L-1SH1 (CAN LIGHT) |
| | 2 | DL2 | SINGLE | 840 | 1.000 | 19.5 | 39 | LSA ILLUMINATION | DL2 (CAN LIGHT) |
| | 6 | W3M04 | SINGLE | 3607 | 0.870 | 45 | 270 | RETALED, A DIVISION OF RUUD LIGHTING | SEC-EDG-3M-WH-54-D-LL-WH-350 |
| | 2 | WC1 | SINGLE | 3011 | 1.000 | 46.6 | 93.2 | SCOTT ARCHITECTURAL LIGHTING | WC1 SCOTT ITLF3022 S9131 9x30 |

| Footcandle Levels Calculated at Grade Using Predicted Lumen Values after 25K Hours of Operation | | | | | |
|---|---|---|---|---|---|
| Label | Avg | Max | Min | Avg/Min | Max/Min |
| DELIVERY AREA | 2.55 | 3 | 2 | 1.13 | 1.50 |
| ENTRANCE & EXIT AREA | 3.53 | 9.2 | 1.5 | 2.35 | 6.13 |
| PAVED AREA | 3.52 | 11.3 | 0.6 | 5.85 | 18.83 |
| UNDERPAD AREA | 0.22 | 0.0 | 0.0 | N.A. | N.A. |
| UNDER CANOPY | 38.48 | 49 | 11 | 3.04 | 4.36 |

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www.callsunshine.com

Aloha Pacifica LLC

| REVISIONS | | | |
|---|---|---|---|
| 1A | REVISED PER LPA REVIEW | CDN/MVN/VS | 10/24/14 |

GREG A. REWALDS
PROFESSIONAL LANDSCAPE ARCHITECT
LA-0001568

SCALE: AS NOTED
DESIGNED BY: GAR
DRAWN BY: SVT
CHECKED BY: GR
DATE:

PHOTOMETRIC PLAN

WAWA, INC.
MONTEREY RD. & KANNER HWY.
STUART FLORIDA

DATE: 07/21/14
PROJECT NO.
SHEET NUMBER: LA-1

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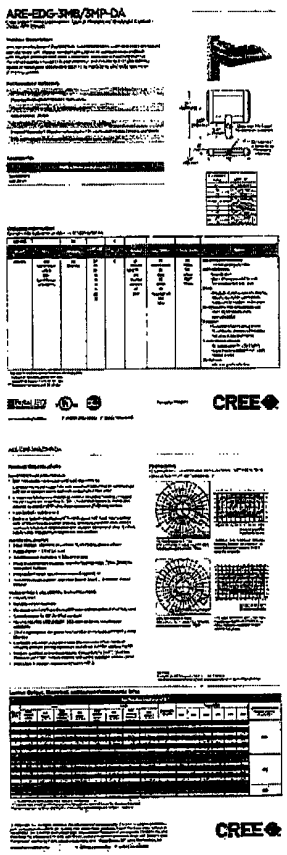
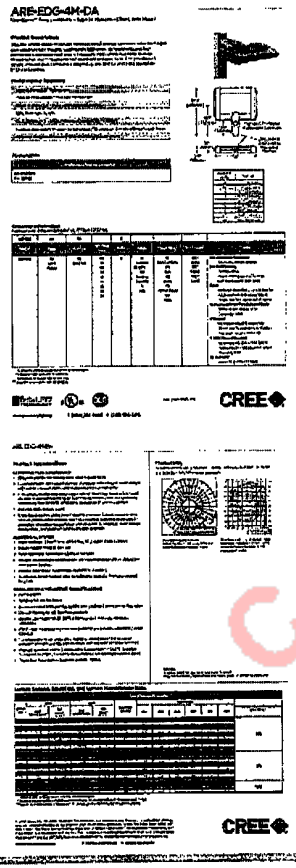
## AREA LIGHTS

ARE-EDG-3MB-DA-06-E-UL-WH-700

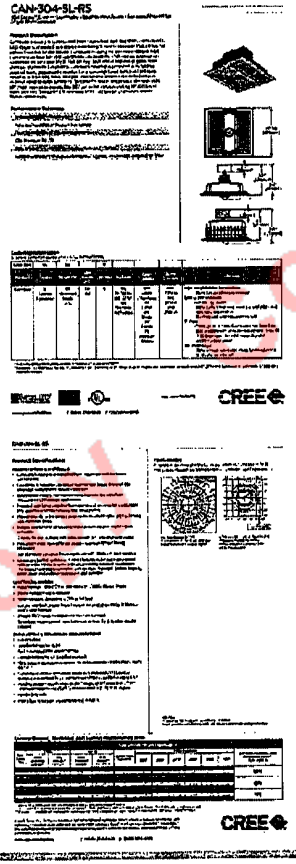



ARE-EDG-4M-DA-06-E-UL-WH-700



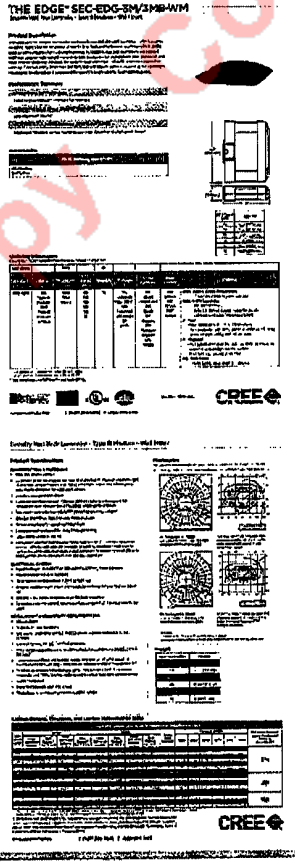

## CANOPY LIGHTS

CAN-304-SL-RS-06-E-UL-WH-525

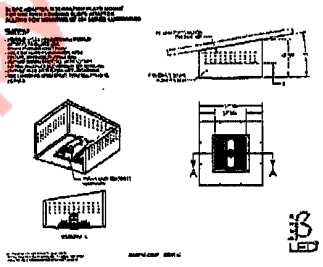



## WALL MOUNTED LIGHTS

SEC-EDG-3M-WM-04-D-UL-WH-350




## SLOPE ADAPTOR



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www.callsunshine.com

| NO. | REVISIONS | DATE | BY |
|---|---|---|---|
| A | VENDED FOR LDR METRIC COMMENTS | 10/1/14 | GN |

Aloha Pacifica LLC

Gary A. Fernandez
Florida Registered Landscape Architect
LA-0001568

SCALE: AS NOTED
DRAWN BY: GN
CHECKED BY: BR
CHECKED BY: GN
DATE:

PHOTOMETRIC DETAILS

WAWA, INC.
MONTEREY RD. & KANNER HWY.
STUART FLORIDA

DATE: 07/21/14
PROJECT NO.
SHEET NUMBER: LA-2

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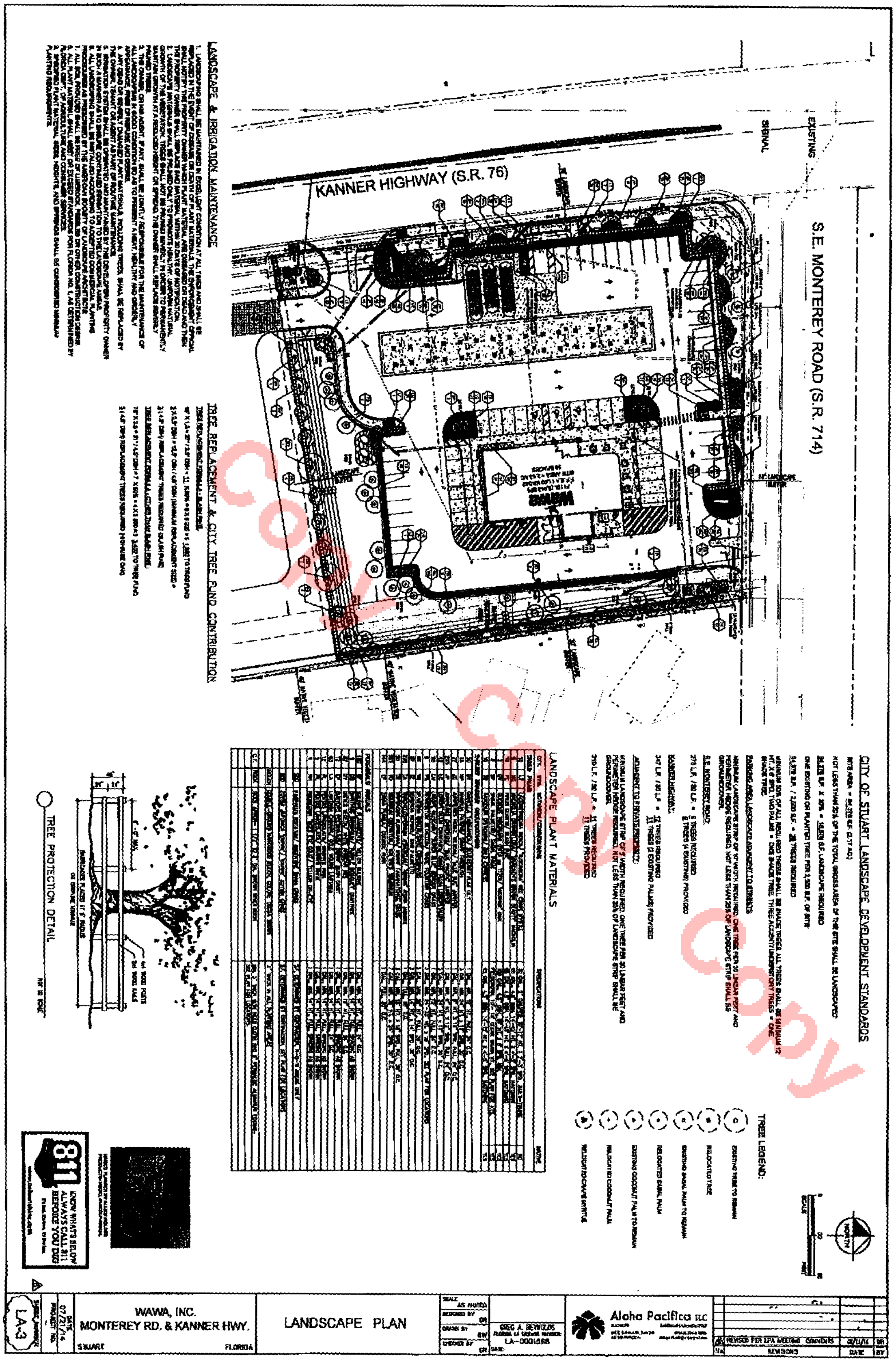


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Cuhaci & Peterson
Architects Engineers Planners
Orlando, FL | 407-661-9100 | www.C-P.com

# WAWA @ MONTEREY RD & KANNER HWY (SR 76)

Stuart, FL • C&P Project #2140461 • 07/09/14

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Overall Building Length: 107'-1" REAR ELEVATION

Trash Compound: 17'-4" Overall Building Width: 57'-4" (74'-8" total) LEFT ELEVATION

Cuhaci & Peterson
Architects Engineers Planners
Orlando, FL | 407-661-9108 | www.C-P.com

# WAWA @ MONTEREY RD & KANNER HWY (SR 76)

Stuart, FL • C&P Project #2140461 • 07/09/14

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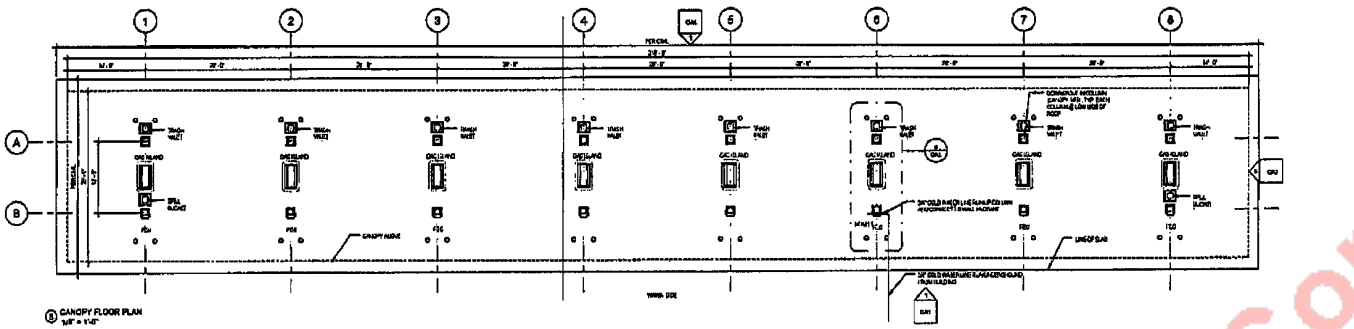
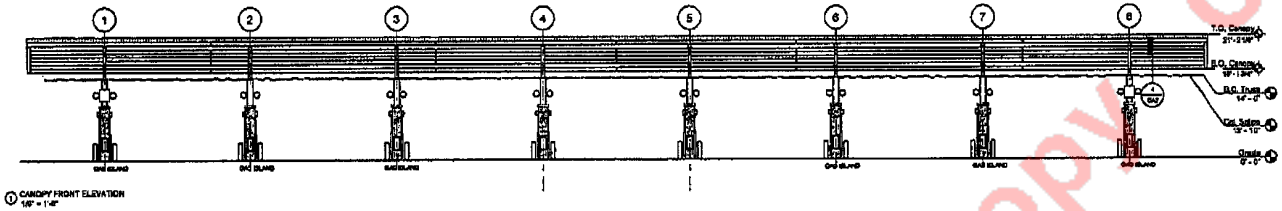
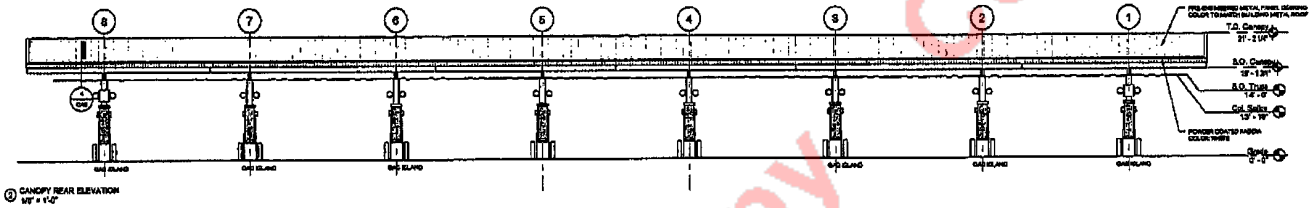
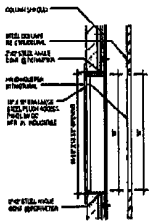
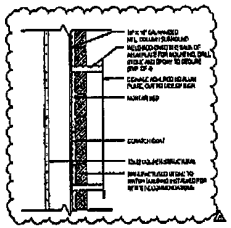
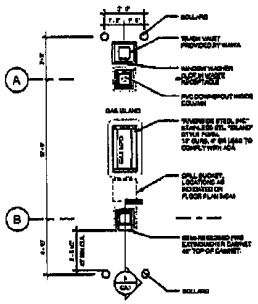


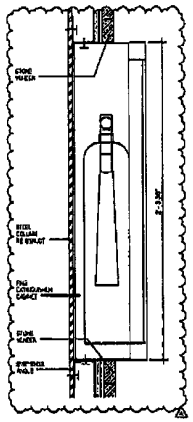



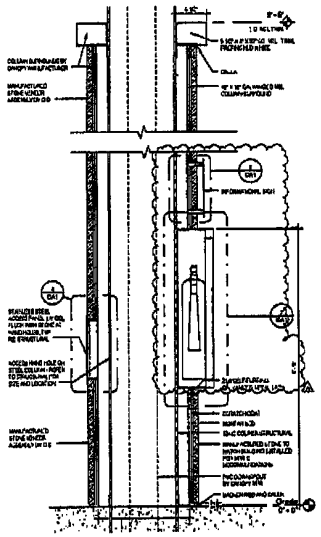




Cubas & Patanzo
Architects Engineers Planners
1933 Prospect Ave.
Orlando, FL 32814
P (407) 843-8100
F (407) 841-9021
www.cp.com

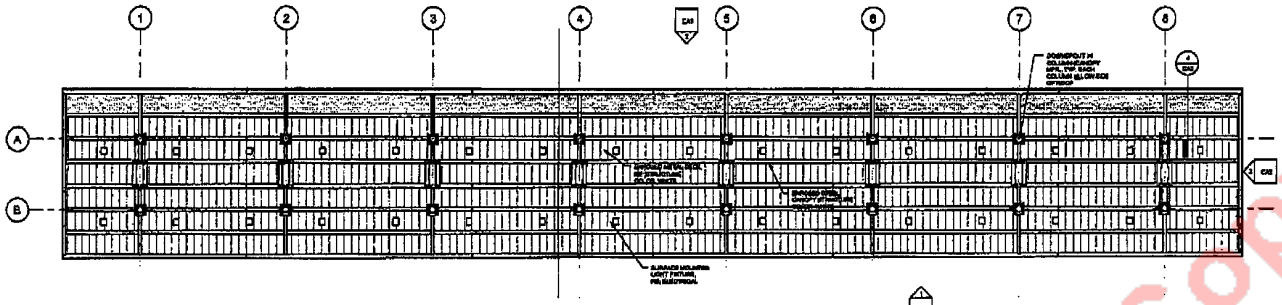
PROJECT NAME
WAWA
280 WEST BALTIMORE PIKE
WAWA, PENNSYLVANIA 19063

PROJECT NAME
WAWA STRAIGHT 8 GAS CANOPY 2014.01 STORE # XXX
ADDRESS
CITY, STATE

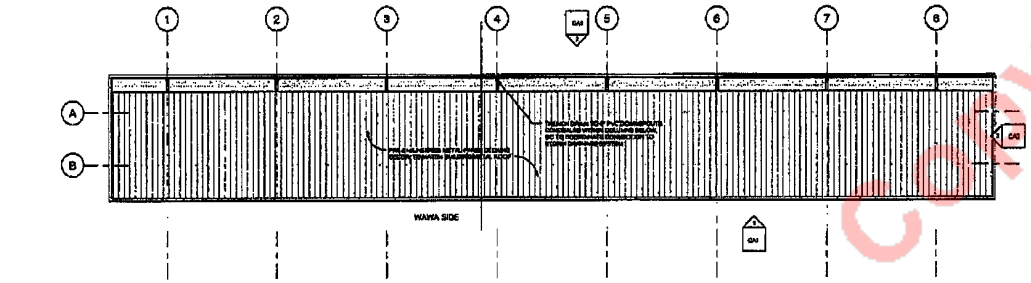
TITLE
ARCHITECTURAL CANOPY PLAN, ELEVATIONS, AND DETAILS

CA1

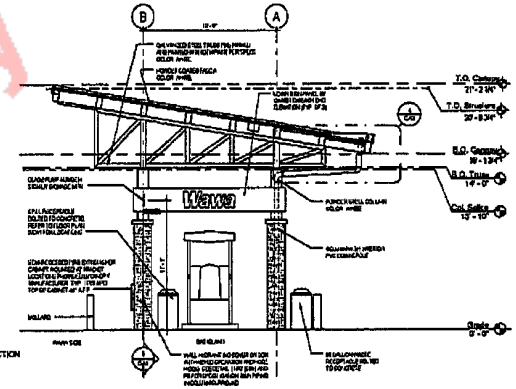
Copy Copy Copy



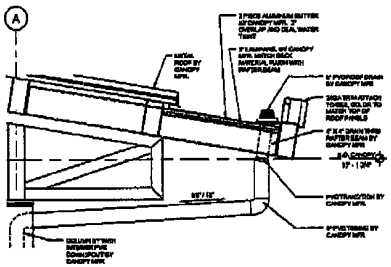

① CANOPY REFLECTED CEILING PLAN
1/8" = 1'-0"



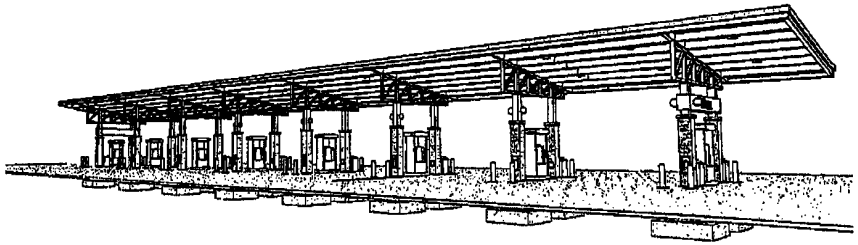

② CANOPY ROOF PLAN
3/32" = 1'-0"



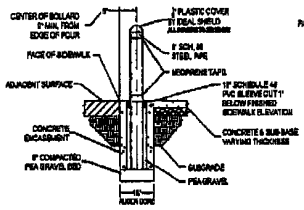

③ CANOPY SECTION
3/4" = 1'-0"



④ SECTION @ TRENCH DRAIN
3/4" = 1'-0"

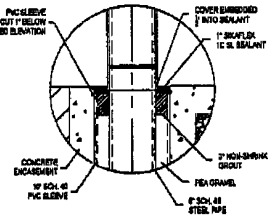


⑥ PERSPECTIVE (FOR REFERENCE ONLY)




CONCRETE AREAS

NOTE: REFER TO CIVIL DRAWINGS FOR ADDITIONAL BOLLARD INFORMATION




GENERAL DETAILS AND CAULK/GROUT DETAIL FOR CONCRETE AREAS

⑤ BOLLARD DETAILS
1/8" = 1'-0"

Cohen & Petersen Architects Engineers Planners
1505 Prospect Ave.
Orlando, FL 32814
T (407) 658-9199
F (407) 843-9101
www.cp.com

PROJECT NAME
WAWA
280 WEST DALTA DORE PKE
WAWA, PETERSBURG, VIRGINIA 23803

PROJECT #
WAWA STRAIGHT 8 GAS CANOPY 2014.01 STORE #XXX
ADDRESS
CITY, STATE

REGISTER
ARCHITECTURAL CANOPY PLAN, ELEVATIONS, AND DETAILS

| No. | Description | Date |
|---|---|---|
| 1 | Issued for Permit | 2014-12-19 |
| 2 | Issued for Bidding | 2015-01-23 |
| 3 | Issued for Bidding Addendum #1 | 2015-02-13 |

| | |
|---|---|
| DRAWN | |
| CHECKED | |
| DATE | |
| PROJ. # | |

CA2

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Book2763/Page1006 CFN#2496279

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4590 118th Avenue North
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Wawa

Kanner Hwy & Monterey Rd.

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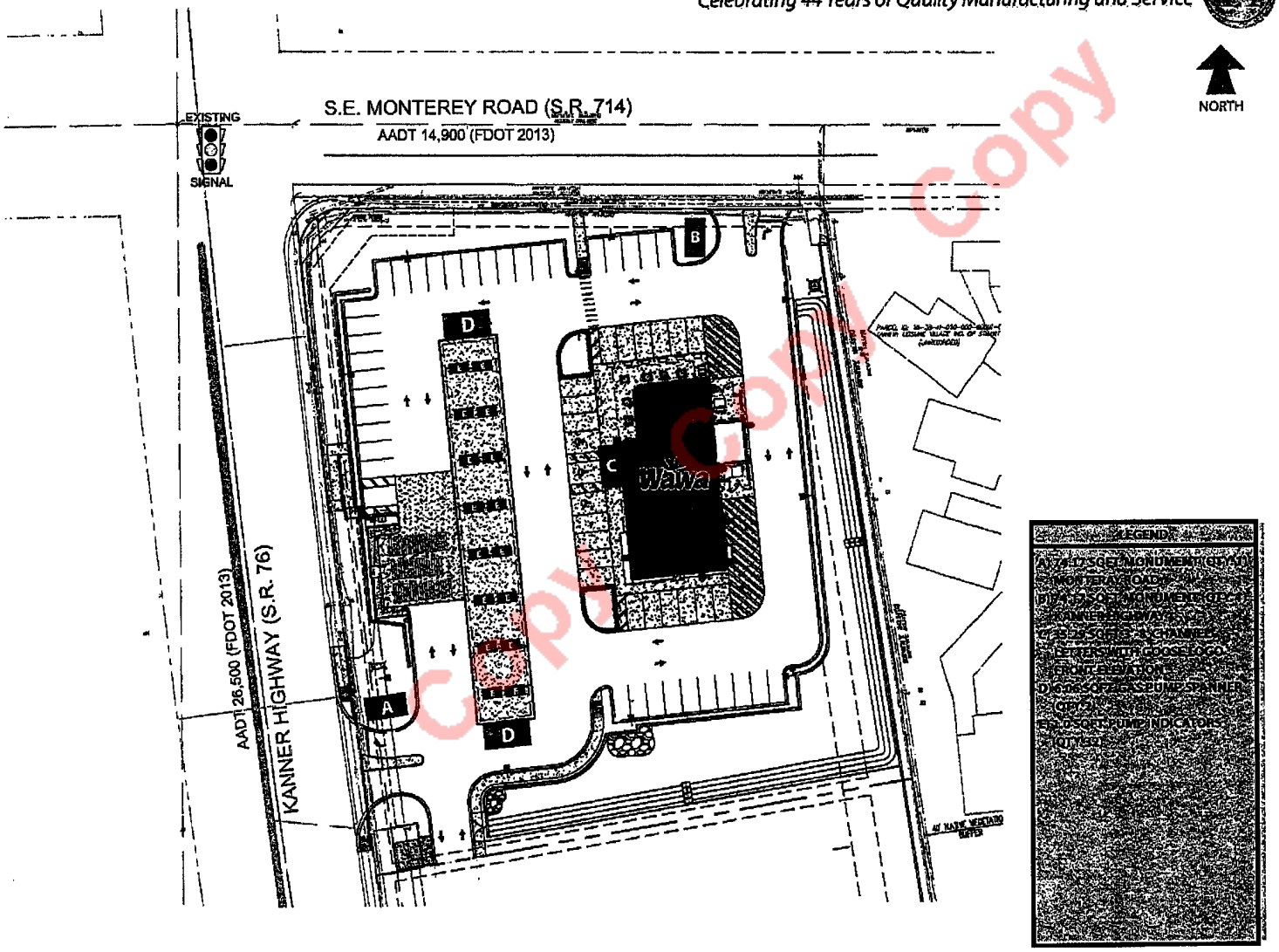
WAWA
Stuart, FL

Celebrating 44 Years of Quality Manufacturing and Service




Site plan

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Clearwater, Florida 33762
800-526-3325
www.thomassign.com

CLIENT
WAWA
Design Number:
55188 A Site Plan
Installation Address:
Kanner HWY & Monterey Rd.
Stuart, FL
Project Identity Number:
59180

| Sales Associate | Project Team |
|---|---|
| TSA | KM |
| Designer | Date |
| SLD | 07-18-14 |

3M™ MCS™ Warranty

Municipality:
X
Square Footage Allowable: X
Square Footage Shown: X

Project Updates:
Rev 1 Revise Sqft. for monuments. SLD 11-12-14
Rev 2 New site plan. SLD 11-14-14

Approval
☐ Approved
☐ Revise & Re-Submit
DATE:

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| 1 | 1 of 6 |

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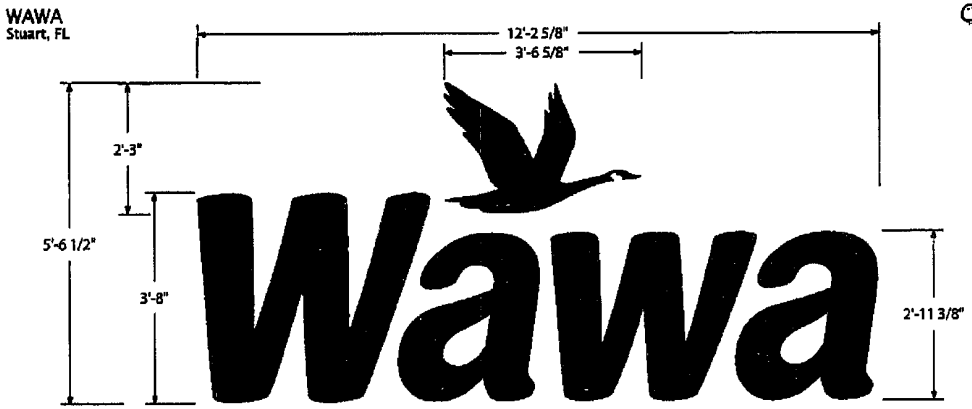
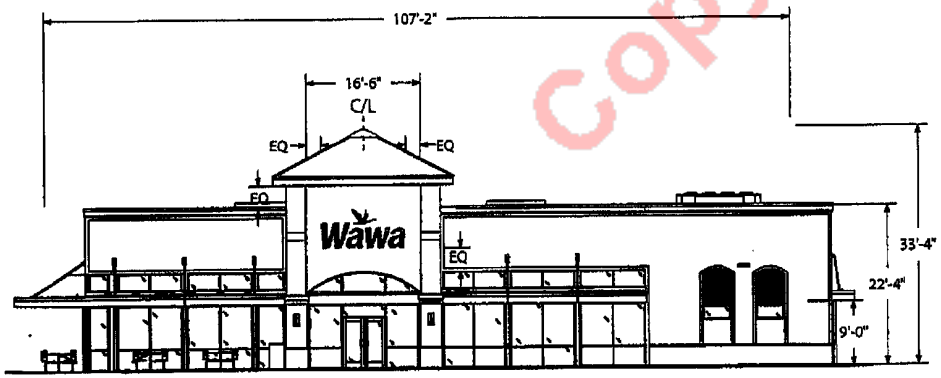



## LED Channel Letters Remote Mount with LED Halo Lit Logo

SCALE: 1/2" = 1'-0"
SQFT: 67.71'

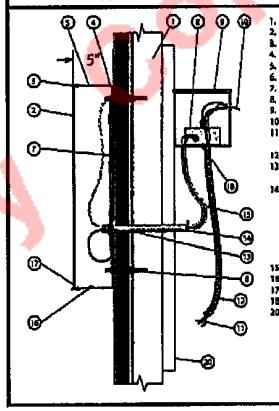
Color Program




## Proposed Front Elevation

SCALE: 1/16" = 1'-0"

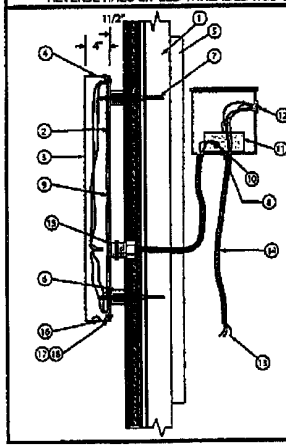
REMOTE FLUSH MOUNT LED CHANNEL LETTER




1. EXISTING EIFS SYSTEM WALL
2. .187" #2793 RED ACRYLIC FACES
3. 1" RED JEWELITE
4. .063" ALUMINUM BACKS
5. .040" ALUMINUM RETURNS
6. WALL FASTENERS PER ANCHOR SCHEDULE
7. PRIMALITE LED UNITS
8. LED POWER SUPPLY
9. TRANSFORMER BOX
10. 120V LISTED DISCONNECT SWITCH
11. PRIMARY ELECTRICAL SOURCE (1/2" MIN. CONDUIT, LIQUID TIGHT SHOWN) NEC 600-6 & 600-21
12. 1/2" LISTED FLEX (LIQUID TIGHT SHOWN)
13. "PAIGE" WALL BUSTER PROTECTION SLEEVE (PART #980000)
14. BUNDLE ALL "PAIGE" PREMIUM LED CABLES TOGETHER USING ZIP TIES. AT POWER SUPPLY, CONNECT CONDUCTORS TO POWER SUPPLY & #14 BONDING WIRE TO BRANCH CIRCUIT EQUIPMENT GROUND. SECURE BUNDLE TO WALL WITH PLASTIC CABLE TIES WITHIN 6" OF WALL BUSTER AND THE POWER SUPPLY AT 3' INTERVALS
15. PREMIUM "PAIGE" LED CABLE (PART # 9941 814BBL)
16. DRAIN HOLES W/ LIGHT COVERS IF USED OUTDOORS
17. TECH SCREW ATTACHMENT OF FACES
18. FASTENERS AS REQUIRED
20. TYPICAL FURRING STRIP

EIFS WALL SECTION DETAIL - n/s

REVERSE HALO LIT LED THREADED ROD SPACER MOUNT CHANNEL LETTER




1. EXISTING WALL EIFS SYSTEM SHOWN
2. CLEAR POLYCARBONATE BACKS
3. .125" ALUMINUM FACES
4. .063" ALUMINUM RETURNS
5. TYPICAL FURRING STRIP
6. SPACER SLEEVE
7. PER ANCHOR SCHEDULE & FASTENERS AS REQUIRED
9. LED UNITS
10. LED POWER SUPPLY
11. TRANSFORMER BOX
12. LISTED DISCONNECT SWITCH
13. PRIMARY ELECTRICAL SOURCE (1/2" MIN. CONDUIT, LIQUID TIGHT SHOWN) NEC 600-6 & 600-21
14. 1/2" LISTED FLEX (LIQUID TIGHT SHOWN)
15. 1/2" LIQUID TIGHT CONNECTOR
16. DRAIN HOLES W/ LIGHT COVERS IF USED OUTDOORS
17. TECH SCREW ATTACHMENT TO ANGLE
18. ALUM ANGLE FOR ATTACHMENT, CAN TO BACK

THOMAS
SIGN & AWNING CO INC
4590 118TH Avenue North
Clearwater, Florida 33762
800-526-3325
www.thomassign.com

CLIENT
WAWA

Design Number:
S5188 3ft Bln & Logo

Installation Address:
Kanner HWY & Monterey Rd.
Stuart, FL

Project Identity Number:
58854

| Sales Associate | Project Team |
|---|---|
| TSA | KM |
| Designer | Date |
| SLD | 07-18-14 |

3M™ MCS™ Warranty

Municipality
X

Square Footage Allowable: X
Square Footage Shown: X

Project Updates:

Approval
☐ Approved
☐ Approved as noted
DATE:
☐ Revise & Re-Submit
DATE:

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WAWA
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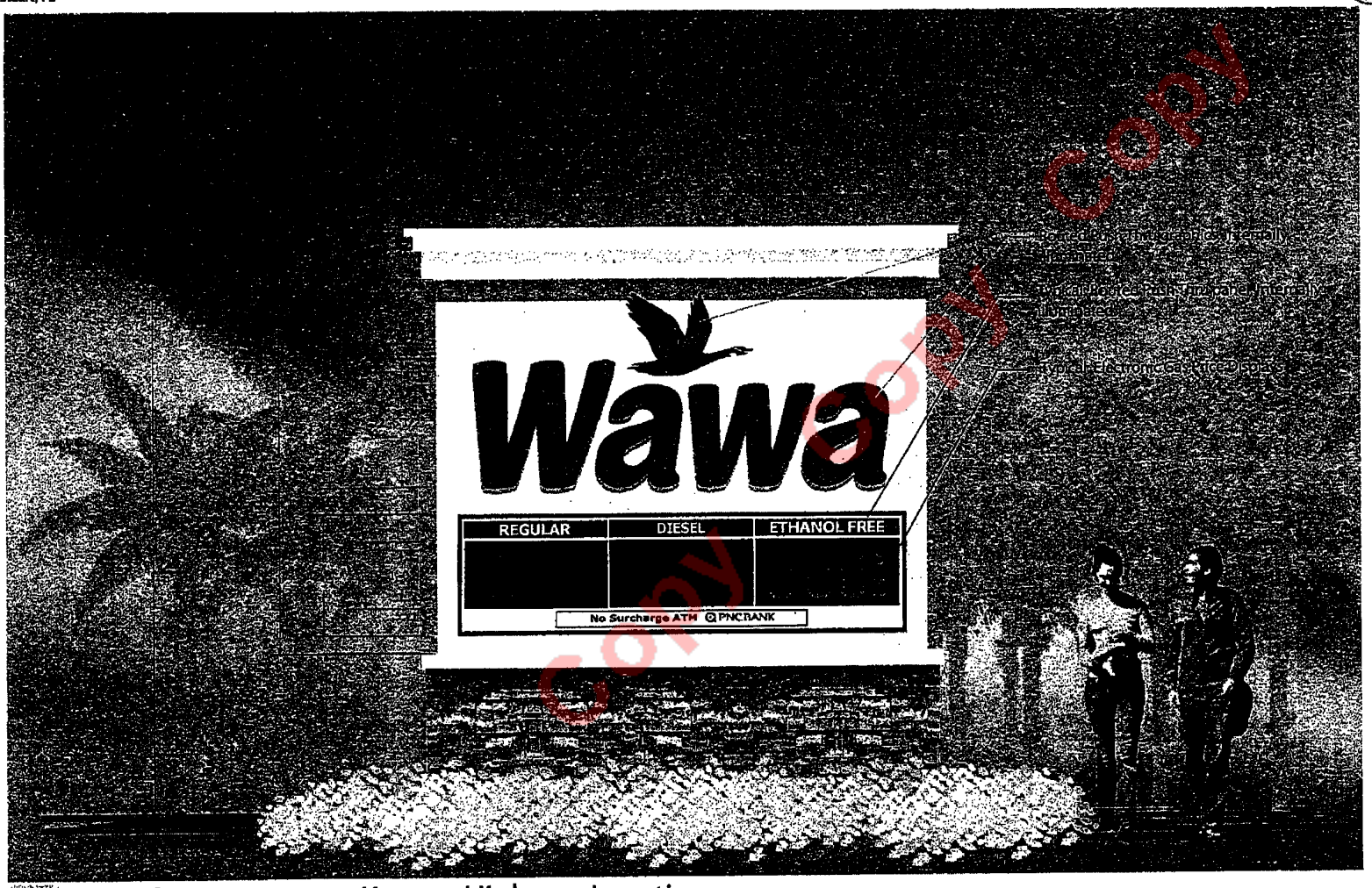


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Copy
Copy

## 100 Sqft. Monument - Kanner Highway Location

Design criteria requires the following:
A) Cannot exceed 12'-5" grade to top of monument, max 100 sqft copy area
B) Electronic gas price units cannot exceed 20% of the sign face: EMC=11.66 sq ft
C) Sign base to be a minimum of 25% of the sign height

SCALE: 1/2"=1'-0"
10.0 x 7.4 = 74.17 sq ft

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Clearwater, Florida 33762
800-526-3325
www.thomassign.com

CLIENT
Wawa
Design Number:
55188 C MS 100SF
Installation Address:
Kanner HWY & Monterey Rd.
Stuart, FL

Project Identity Number:
58854

| Sales Associate | Project Team |
|---|---|
| TSA | KM |
| Designer | Date |
| SLD | 07-21-14 |

3M™ MCS™ Warranty

Municipality:
X
Square Footage Allowable: X
Square Footage Shown: X

Project Updates:
Rev 1 Revise height to 12'-5".
SLD 11-12-14

Approval
☐ Approved
☐ Approved as noted
DATE:
☐ Revise & Re-Submit
DATE:

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| 3 | 3 of 6 |

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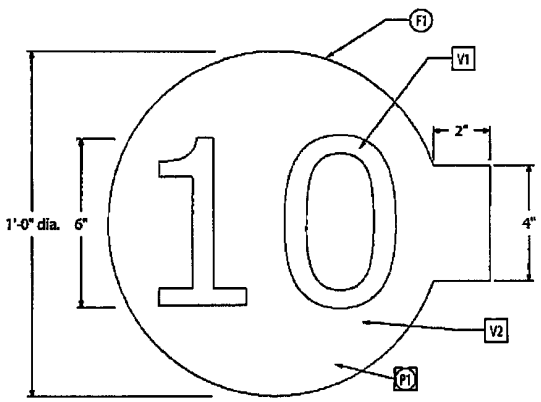


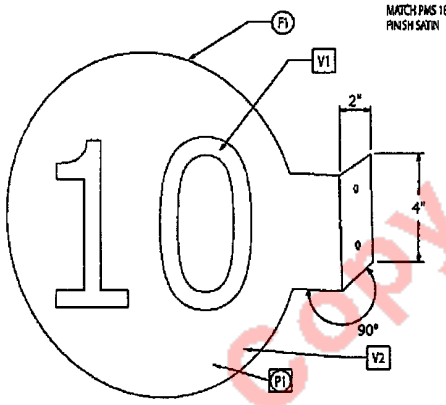


ISO VIEW

#12X1" HXHD FLOW SEAL SELF TAP FASTENERS. PAINT TO MATCH PMS 187 RED FINISH SATIN

Double Sided Pump Indicator Sign
Font Used: Verdana Regular

SCALE: 3" = 1'-0"

To Match PMS #187 Red - Gloss

3M #180C - 10 White Vinyl

Color Key

F1 FABRICATION NOTES
V1 VINYL COLORS
P1 PAINT NOTES
E1 ELECTRICAL NOTES

TOTAL SQFT = 1.0'
PART # WAWABS1X1NI2A
ESTIMATE # 108899

1) .125" ALUMINUM SHEET W/ 90 DEG. BREAKFORMED MOUNTING TAB
2) #12X1" HXHD FLOW SEAL SELF TAP FASTENERS INTO PRE-DRILLED HOLES. PAINT TO MATCH PMS 187 RED FINISH SATIN

1) VERDANA REGULAR
2) X

1) TO MATCH PMS #187 RED - GLOSS (BOTH SIDES / RETURNS)
2) X

1) 3M #180C-10 WHITE OPAQUE (1ST SURFACE - 2 SIDED)
2) 3M CLEAR DPS CONT IMPLSO

TOTAL SQFT = 1.0'
PART # WAWABS1X1NI2B
ESTIMATE # 108948

1) .090" ALUMINUM SHEET W/ 90 DEG. BREAKFORMED MOUNTING TAB
2) X

1) VERDANA REGULAR
2) X

1) TO MATCH PMS #187 RED - GLOSS (BOTH SIDES / RETURNS)
2) X

1) 3M #180C-10 WHITE OPAQUE (1ST SURFACE - 2 SIDED)
2) X

TOTAL SQFT = 1.0'
PART # WAWABS1X1NI2C
ESTIMATE # 108947

1) .063" ALUMINUM SHEET W/ 90 DEG. BREAKFORMED MOUNTING TAB
2) X

1) VERDANA REGULAR
2) X

1) TO MATCH PMS #187 RED - GLOSS (BOTH SIDES / RETURNS)
2) X

1) 3M #180C-10 WHITE OPAQUE (1ST SURFACE - 2 SIDED)
2) X

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4590 118TH Avenue North
Clearwater, Florida 33762
800-526-3325
www.thomassign.com

CLIENT
WAWA

Design Number:
55188 E PROD GS PNL

Installation Address:
Kanner HWY & Monterey Rd.
Stuart, FL

Project Identity Number:
58854

| Sales Associate | Project Team |
|---|---|
| TSA | KM |
| Designer | Date |
| SLD | 07-21-14 |

3M™ MCS™ Warranty

Municipality:
X

Square Footage Allowable: X

Square Footage Shown: 1.0'

Project Updates:
Revision 1:

Approval
☐ Approved
DATE:
☐ Approved as noted
DATE:
☐ Revise & Re-Submit
DATE:

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Fax 727 573 0328

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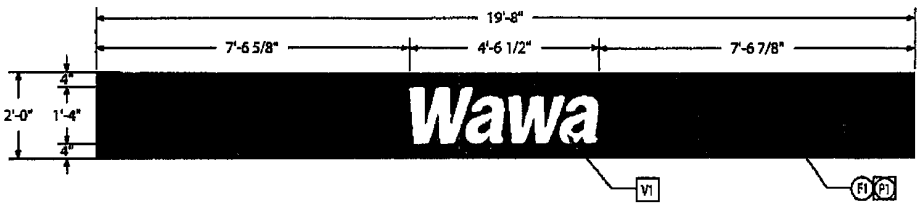
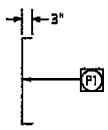
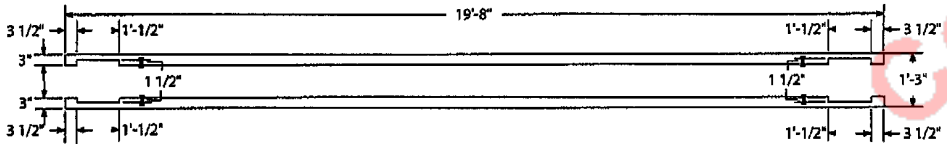



S/F Break formed Alum. Gas Pump Canopy Spanner Panel

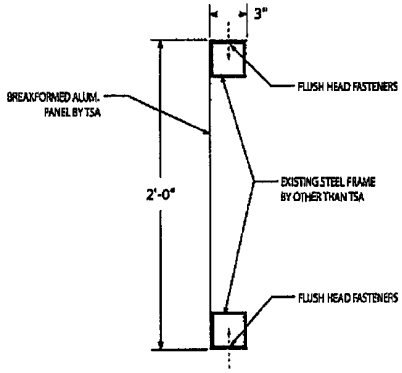
SCALE: 3/8" = 1'-0"




Top View - Section Detail

SCALE: 3/8" = 1'-0"

Frame to be secured top & bottom around periphery of panel to existing structure / frame every 16" c/c with #8 x 3/4" S.S. tek screws.




Mounting Detail

SCALE: NTS

F1 FABRICATION NOTES
V1 VINYL COLORS
P1 PAINT NOTES
E1 ELECTRICAL NOTES

TOTAL SQFT = 6.06'
PART # WAWAPNL3X20AL
ESTIMATE # 99518

FACETYPE: .125" ALUMINUM ☐ EML
QUANTITY: 2
FRAMING: STEEL CONSTRUCTED FRAMING BY OTHERS
☒ EXISTING ☐ NEW
GRAPHICS: PRINT W/ 3M VINYL GRAPHICS 1ST SURFACE

1) .125" BREAK FORMED ALUMINUM PANEL WITH CUT OUT SECTIONS FOR INSTALLATION OVER EXISTING COLUMNS.
2) X

1) TO MATCH PMS #18-C - GLOSS
2) X

1) 3M 4725-10 WHITE - OPAQUE (1ST SURFACE)
2) X

THOMAS
SIGN & AWNING CO INC
4590 118TH Avenue North
Clearwater, Florida 33762
800-526-3325
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CLIENT
WAWA

Design Number:
55188 F PROD CS PNL

Installation Address:
Kanner HWY & Monterey Rd.
Stuart, FL

Project Identify Number:
58854

| Sales Associate | Project Team |
|---|---|
| TSA | KM |
| Designer | Date |
| SLD | 07-18-14 |

3M™ MCS™ Warranty

Municipality:
X

Square Footage Allowable: X
Square Footage Shown: X

Project Updates:
Rev. 1:

Approval
☐ Approved
DATE:
☐ Approved as noted
DATE:
☐ Revise & Re-Submit
DATE:

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Page 6 | Sheet 6 of 6

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Stuart, FL

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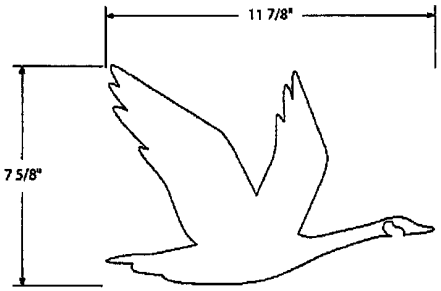
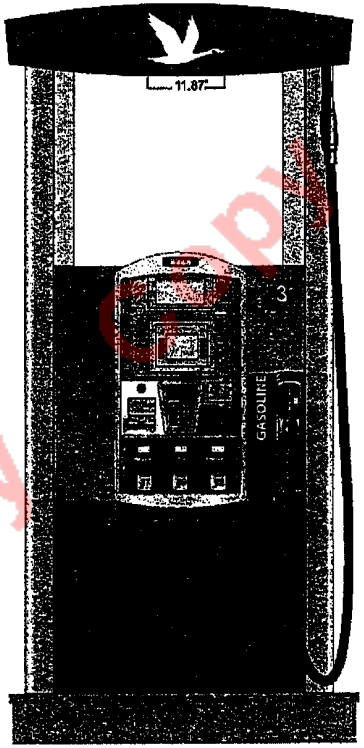



Gas Pump Vinyl
3M White #7725-10 Opaque (1st Surface)

SCALE: 3" = 1'-0"




Gas Pump Vinyl Location ( Gas Pump by Others )

SCALE: 3/4" = 1'-0"

THOMAS
SIGN & AWNING CO INC
4590 118TH Avenue North
Clearwater, Florida 33762
800-526-3325
www.thomassign.com

CLIENT
WAWA
Design Number:
GAS PUMP VYL
Installation Address:
Kanner & Monterey Rd
Stuart, FL
Project Identity Number:
59180

| Date Assigned | Project Team |
|---|---|
| TSA | KM |
| Designer | Date |
| SLD | 11-13-14 |

3M™ MCS™ Warranty

Municipality:
X
Square Footage Allowable: X
Square Footage Shown:
Project Updates:
Rev. 1: Show gas pump with cart W.wo
copy & add notes. SLD 06-17-14
Rev. 2 Change color & Goose to Wawa red.
Color the pumps 704IC SLD 06-30-14
11/13/14 CAW Change vinyl to white on Red

Approval
☐ Approved
DATE:
☐ Approved as noted
DATE:
☐ Revise & Re-Submit
DATE:

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Page 1 Sheet 1 of 1

Local: 727-573-7757
Fax: 727-573-0326

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DECLARATION WITH EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION WITH EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS (the "Declaration") is made this _____ day of _____, 2014, by 2014 Monterey Stuart Associates, LLC, a Florida limited liability company ("Owner").

RECITALS

A. Owner is the owner of that certain real property situated in Stuart, Martin County, Florida, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

B. The Owner intends to simultaneously or thereafter develop or allow or cause the development of the real property into four Lots as shown on the plat of Shoppes At Monterey and Kanner, according to the plat thereof recorded in Plat Book ___, page ___, of the public records of Martin County, Florida, (the "Plat"). Lot 1 will be developed for use by Wawa (as hereafter defined) and the other lots for retail/commercial uses.

C. Owner desires to impose certain easements upon the Lots, and to establish certain covenants, conditions and restrictions with respect to said Lots, for the mutual and reciprocal benefit and complement of Lots 1, 2, 3, and 4 and the present and future owners and occupants thereof, on the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the above premises and of the covenants herein contained, the Owner hereby declares that the Lots and all present and future owners and occupants of the Lots shall be and hereby are subject to the terms, covenants, easements, restrictions and conditions hereinafter set forth in this Declaration, so that said Lots shall be maintained, kept, sold and used in full compliance with and subject to this Declaration and, in connection therewith, the parties hereto on behalf of themselves and their respective successors and assigns covenant and agree as follows:

AGREEMENTS

1. Definitions. For purposes hereof:

(a) The term "Owner" shall mean 2014 Monterey Stuart Associates, LLC, a Florida limited liability company. "Owners" shall mean the Owner and any and all successors or assigns of the Owner in fee simple title to a Lot whether by sale, assignment, inheritance, operation of law, trustee's sale, foreclosure, or otherwise, but not including the holder of any lien or encumbrance on such real property.

(b) The term "Lot" or "Lots" shall mean each lot shown on the Plat and any future subdivisions thereof

(c) The term "Permittees" shall mean the tenant(s) or occupant(s) of a Lot, and the respective employees, agents, contractors, customers, invitees and licensees of (i) the Owner of such Lot, and/or (ii) such tenant(s) or occupant(s).

(d) The term "Wawa" shall mean Wawa Florida, LLC, a Delaware limited liability company (or any of its affiliates, subsidiaries, successors or assigns). Wawa shall be deemed a third party beneficiary to this Declaration.

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(e) The term "Wawa Lease" shall mean that Land Lease of Lot 1 from the Owner as landlord to Wawa as tenant, and any amendments, extensions or replacements thereof.

(f) The term "Site Plan" shall mean that site plan of the Lots attached hereto as Exhibit "B" and by reference made a part hereof. Except as may be otherwise provided in this Declaration, the Site Plan is for identification purposes only.

(g) The term "Driveway" shall mean the roadway and related driveway improvements, paving, curbing, entrances and exits, in the location on the Lots as identified on the Site Plan and shown on the Plat together with the accessways between such roadway and Kanner Highway that are not shown on the plat but that are required by the Plat to be created by an Owner.

(h) The term "Assessment" shall mean that sum of money hereinafter and from time to time required (Section 3.5 hereof) to be contributed by the various owners of the Lots to Owner, or its successor or assign, for the maintenance or replacement of the Driveway, Perimeter Wall, Native Vegetation Preserve and required landscaping on the Lots as described in Section 3.5 hereafter.

2. Easements.

2.1 Grant of Easements. Subject to any express conditions, limitations or reservations contained herein, the Owner hereby grants, establishes, covenants and agrees that the Lots, and all owners of the Lots, shall be benefited and burdened by the following nonexclusive, perpetual and reciprocal easements which are hereby imposed upon the Lots and all present and future Owner's and Permittees of the Lots:

a. An easement for reasonable access, ingress and egress over the Driveway so as to provide for the passage of motor vehicles and pedestrians over the Driveway and to and from all abutting streets or rights of way furnishing access to such Lots, as they may exist from time to time. The Driveway shall be kept open at all times, except for temporary closing for emergencies, maintenance, repair and replacement work or as may be necessary to avoid public dedication thereof. No obstruction to the free flow of traffic and delivery facilities shall be permitted. No Owner shall make any changes to the location or configuration of the Driveway. No Owner shall close any of the accessways connecting the Driveway to Kanner Highway. In addition, each Owner shall provide access to Kanner Highway between the Driveway located on the portion or a Lot owned by them.
b. An easement along the east ten feet of the Lots (as shown on the Plat) for the construction and maintenance of a perimeter wall ("Perimeter Wall") together with the right of reasonable access for the purpose of maintaining and replacing said perimeter wall.
c. The other easements shown on and dedicated in the Plat.

2.2 Indemnification. Each Owner having rights with respect to an easement granted hereunder shall indemnify and hold the Owner whose Lot is subject to the easement (including Wawa, in the case of the Owner of Lot 1) harmless from and against all claims, liabilities and expenses (including reasonable attorneys' fees) relating to accidents, injuries, loss, or damage of or to any person or property arising from the negligent, intentional or willful acts or omissions of such Owner, its contractors, employees, agents, or others acting on behalf of such Owner.

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2.3 Access Opening. The opening(s) and access point(s) contemplated between the Lots for use of the Driveway, is/are shown on the Site Plan and the Plat and such opening(s) and access point(s) between the Lots for use of the Driveway, as contemplated pursuant to paragraph 2.1(a) above, are hereinafter called the "Access Openings." The Access Openings shall in no event be blocked, closed, altered, changed or removed and shall at all times remain in place as shown on the Site Plan and the Plat. There shall be maintained between the Access Openings a smooth and level grade transition to allow the use of the Driveway for pedestrian and vehicular ingress and egress as set forth in paragraph 2.1 above. Except with respect to the Access Openings, each Owner shall be permitted to maintain a fence, curbing, landscaping or other improvements along the boundary line of its Lot.

3. Maintenance.

3.1 General. Until such time as improvements are constructed on a Lot, the Owner thereof shall maintain the same in a clean and neat condition and shall take such measures as are necessary to control grass, weeds, blowing dust, dirt, litter or debris.

3.2 Buildings and Appurtenances Thereto. Each Owner covenants to keep and maintain, at its sole cost and expense, the building(s) located from time to time on its respective Lot in good order, condition and repair. Nothing contained in this paragraph shall be deemed to allow an Owner to avoid a more stringent obligation for repair, restoration and rebuilding contained in a lease or other written agreement between an Owner and such Owner's Permittee.

3.3 Driveway/Perimeter Wall/Landscaping. All Owners are jointly and severally liable to the City of Stuart, Florida for the maintenance and repair of the Driveway, Perimeter Wall, Native Vegetation Preserve and required landscaping on the Lots. Each Owner of a Lot covenants at all times during the term hereof to operate and maintain or cause to be operated and maintained at its expense the portion of the Driveway, Perimeter Wall, Native Landscaping and required landscaping ("Driveway, Wall and Landscaping Improvements") located on its Lot in good order, condition and repair. Following the construction of improvements thereon, maintenance of Driveway, Wall and Landscaping Improvements shall include, without limitation, maintaining and repairing all sidewalks and the surface of the parking and roadway areas, taking reasonable steps to remove papers, debris and other refuse from and periodically sweeping all road areas to the extent necessary to maintain the same in a clean, safe and orderly condition, maintaining appropriate lighting fixtures, maintaining marking, directional signs, lines and striping as needed, maintaining landscaping, maintaining signage in good condition and repair, and performing any and all such other duties as are necessary to maintain such Driveway, Wall and Landscaping Improvements in a clean, safe and orderly condition. Except as otherwise expressly provided in this Declaration, once constructed, in the event of any damage to or destruction of all or a portion of the Driveway, Wall and Landscaping Improvements on any Lot, the Owner of such Lot shall, at its sole cost and expense, with due diligence repair, restore and rebuild such Driveway, Wall and Landscaping Improvements to its condition prior to such damage or destruction (or with such changes as shall not conflict with this Declaration). Each Owner reserves the right to alter, modify, reconfigure, relocate and/or remove the Driveway, Wall and Landscaping Improvementss or building areas on its Lot, subject to the following conditions: (i) the reciprocal easements between the Lots pursuant to paragraph 2.1(a) shall not be closed or materially impaired; (ii) the Driveway, Wall and Landscaping Improvements and ingress and egress thereto, and to and from the Lots and adjacent streets and roads, shall not be materially altered, modified, relocated, blocked and/or without the express written consent of all Owners and Wawa (during the continuance of the Wawa Lease); (iii) the same shall not violate any of the provisions and

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easements granted in paragraph 2; (iv) the requirements of paragraphs 2.3 and 3.2 of this Declaration shall be complied with; and (v) the requirements of any governmental authority with jurisdiction over the Driveway, Wall and Landscaping Improvements will have been performed.

3.4 Utilities. Each Owner shall at all times during the term hereof construct, operate and maintain or cause to be constructed, operated and maintained, in good order, condition and repair, at its sole expense, any utility or other installations serving the Lot of such Owner and from time to time existing on the Lot of another Owner pursuant to an easement described herein.

3.5 Failure of an Owner to Maintain the Driveway, Perimeter Wall and Landscaping Improvements. In the event an Owner ("Defaulting Owner") fails to maintain or repair the portions of the Driveway, Perimeter Wall and Landscaping Improvements located upon its Lot, the following shall apply in addition to the other remedies and rights provided in this Declaration:

a. Each Owner shall have the right and privilege to enter upon the Defaulting Owner's Lot for the purpose of performing any required maintenance and repair and to perform such maintenance or repair.
b. The Defaulting Owner is, and shall be, assessed the cost incurred by an Owner for such maintenance and repair, including a reasonable charge (not to exceed 15% of such costs) for its overhead incurred in such maintenance or replacement.
c. The Assessment, together with any costs and reasonable attorney's fees required to collect the same, if any, shall be secured by and shall constitute a continuing lien in favor of the Owner and encumbering the Lot of the Defaulting Owner, such lien to attach and become effective as of the date a Claim of Lien therefore is recorded in the public records of Martin County, Florida. The amounts secured by said liens shall constitute the personal obligation of the Defaulting Owner and may be collected in an action at law or said lien may be foreclosed in the same manner as is provided by law generally for mortgages; provided, however, that any such Assessment lien shall be subject and subordinate to (i) liens for taxes and other public charges which by applicable law are expressly made superior, (ii) all liens recorded prior to the date of recordation of said notice of lien, and (iii) all leases entered into, whether or not recorded, prior to the date of recordation of said notice of lien. All liens recorded subsequent to the recordation of the notice of lien described herein shall be junior and subordinate to the Assessment lien.
d. Any notice regarding the Driveway, Perimeter Wall and Landscaping Improvements from the City of Stuart, Florida, shall be effective if given to the Owner of Lot 2 (as shown on the Plat) and such owner shall transmit such notice to the other owners, and Wawa.

4. Construction of Improvements. Every building (including its appurtenant Common Area improvements), now or in the future constructed on a Lot, shall be constructed, operated and maintained so that the same is in compliance with all applicable governmental requirements.

5. Restrictions.

5.1 General. Each Lot shall be used for lawful purposes in conformance with all restrictions imposed by all applicable governmental laws, ordinances, codes, and regulations, and no use or operation shall be made, conducted or permitted on or with respect to all or any portion of a Lot which is illegal.

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5.2 Additional Restrictions. Throughout the term of this Declaration, it is expressly agreed that neither all nor any portion of Lots 2, 3, and 4 shall be used, directly or indirectly, for any one or more of the following purposes: a convenience food store, coffee store, doughnut store, sandwich store, drug store, fuel dispensing facility or any combination of such uses. The term "convenience food store" means any store generally recognized by the retail food industry as being a convenience food store, including but not limited to, the type of store operated by Tenant, Sheetz, 7-Eleven, Turkey Hill, Hess, Speedway, Cumberland Farms, QuikCheck, Royal Farms, Circle K, Exxon-Mobil (On the Run), Race Trac, Hess Express or Thorntons. The term "coffee store" means a store primarily engaged in the sale of coffee and related coffee drinks, including without limitation, Starbucks, Seattle's Best, Einstein's, Caribou Cafe, Bucks County Coffee or Barnie's Coffee and Tea Company. The term "doughnut store" means a store primarily engaged in the sale of doughnuts or pastries, including, without limitation, Dunkin' Donuts or Krispy Kreme. The term "sandwich store" means a store that is primarily engaged in the sale of hot or cold sandwiches for on-site or off-site consumption, including, without limitation, Subway, Blimpie's, Quizno's, Panera, Cosi, Pita Pit, Jimmy John's, Firehouse Subs or McDonald's. The term "drug store" means any store generally recognized by the retail industry as being a drug store, including, but not limited to, the type of store operated by CVS, Rite Aid or Walgreens. The term "fuel dispensing facility" means a fuel service station, including a self-service station. This section shall not restrict any restaurant that has waitress/waiter or table side service for customers from selling doughnuts or coffee. Notwithstanding the foregoing restrictions, a PDQ shall be a permitted use on Landlord's Remaining Property.

6. Insurance. Throughout the term of this Declaration, each Owner shall procure and maintain general and/or comprehensive public liability and property damage insurance against claims for personal injury (including contractual liability arising under the indemnity contained in paragraph 2.2 above), death, or property damage occurring upon such Owner's Lot, with single limit coverage of not less than an aggregate of Two Million Dollars ($2,000,000.00) including umbrella coverage, if any, and naming each other Owner (provided the Owner obtaining such insurance has been supplied with the name of such other Owner in the event of a change thereof) and Wawa, Inc. and Wawa Florida, LLC (during the continuance of the Wawa Lease) as additional insureds.

7. Taxes and Assessments. Each Owner shall pay all taxes, assessments, or charges of any type levied or made by any governmental body or agency with respect to its Lot.

8. No Rights in Public; No Implied Easements. Nothing contained herein shall be construed as creating any rights in the general public or as dedicating for public use any portion of the Lots. No easements, except (i) those expressly set forth in paragraph 2, and/or (ii) an easement over Lot 1 so as to enable the construction of the Driveway and other improvements required for the initial development for Wawa by the Owner of Lot 2, shall be implied by this Declaration; in that regard, and without limiting the foregoing, no easements for parking, signage, drainage or utilities are granted or implied.

9. Remedies and Enforcement.

9.1 All Legal and Equitable Remedies Available. In the event of a breach or threatened breach by any Owner or its Permittees of any of the terms, covenants, restrictions or conditions hereof, the other Owner(s) and Wawa shall be entitled forthwith to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, including payment of any amounts due and/or specific performance. Wawa shall

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have the right, but not the obligation, to enforce this Declaration on behalf of the Owner of the other Lots, and/or to cure a breach or default hereunder by any Owner.

9.2 Self-Help. In addition to all other remedies available at law or in equity, upon the failure of a defaulting Owner to cure a breach of this Declaration within thirty (30) days following written notice thereof by an Owner or Wawa (unless, with respect to any such breach the nature of which cannot reasonably be cured within such 30-day period, the defaulting Owner commences such cure within such 30-day period and thereafter diligently prosecutes such cure to completion), Wawa or any Owner shall have the right to perform such obligation contained in this Declaration on behalf of such defaulting Owner and be reimbursed by such defaulting Owner upon demand for the reasonable costs thereof together with interest at the prime rate charged from time to time by Bank of America (its successors or assigns), plus two percent (2%) (not to exceed the maximum rate of interest allowed by law). Notwithstanding the foregoing, in the event of (i) an emergency, (ii) blockage or material impairment of the easement rights, and/or (iii) the unauthorized parking of vehicles, the affected Owner or Wawa may immediately cure the same and be reimbursed by the other Owner upon demand for the reasonable cost thereof together with interest at the prime rate, plus two percent (2%), as above described.

9.3 Lien Rights. Any claim for reimbursement, including interest as aforesaid, and all costs and expenses including reasonable attorneys' fees awarded to any Owner (or to Wawa in connection with the exercise of its rights set forth in paragraphs 9.1 and/or 9.2 above) in enforcing any payment in any suit or proceeding under this Declaration shall be assessed against the defaulting Owner in favor of the prevailing party and shall constitute a lien (the "Assessment Lien") against the Lot in the public records of Martin County, Florida; provided, however, that any such Assessment Lien shall be subject and subordinate to (i) liens for taxes and other public charges which by applicable law are expressly made superior, (ii) all liens recorded in the public records of Martin County, Florida prior to the date of recordation of said notice of lien, and (iii) all leases entered into, whether or not recorded, prior to the date of recordation of said notice of lien. All liens recorded subsequent to the recordation of the notice of lien described herein shall be junior and subordinate to the Assessment Lien. Upon the timely curing by the defaulting Owner of any default for which a notice of lien was recorded, the party recording same shall record an appropriate release of such notice of lien and Assessment Lien.

9.4 Remedies Cumulative. The remedies specified herein shall be cumulative and in addition to all other remedies permitted at law or in equity.

9.5 No Termination For Breach. Notwithstanding the foregoing to the contrary, no breach hereunder shall entitle any Owner to cancel, rescind, or otherwise terminate this Declaration. No breach hereunder shall defeat or render invalid the lien of any mortgage or deed of trust upon any Lot made in good faith for value, but the easements, covenants, conditions and restrictions hereof shall be binding upon and effective against any Owner of such Lot covered hereby whose title thereto is acquired by foreclosure, trustee's sale, or otherwise.

9.6 Irreparable Harm. In the event of a violation or threat thereof of any of the provisions of paragraphs 2 and/or 5 of this Declaration, each Owner agrees that such violation or threat thereof shall cause the nondefaulting Owner and/or its Permittees to suffer irreparable harm and such nondefaulting Owner and its Permittees shall have no adequate remedy at law. As a result, in the event of a violation or threat thereof of any of the provisions of paragraphs 2 and/or 5 of this Declaration, the nondefaulting Owner and Wawa, in addition to all remedies available at law or otherwise under this Declaration, shall be entitled to injunctive or other equitable relief to enjoin a violation or threat thereof of paragraphs 2 and/or 5 of this Declaration.

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10. Term. The easements, covenants, conditions and restrictions contained in this Declaration shall be effective commencing on the date of recordation of this Declaration in the office of the Clerk of the Circuit Court, Martin County, Florida, and shall remain in full force and effect thereafter in perpetuity, unless this Declaration is modified, amended, canceled or terminated by the written consent of all then record Owners of the Lots in accordance with paragraph 11.2 hereof.

11. Miscellaneous.

11.1 Attorneys' Fees. In the event a party (including Wawa) institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing party after a final adjudication shall be entitled to recover its costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding.

11.2 Amendment.

(a) The parties agree that the provisions of this Declaration may be modified or amended, in whole or in part, or terminated, only by the written consent of all record Owners of the Lots, evidenced by a document that has been fully executed and acknowledged by all such record Owners and recorded in the public records of Martin County, Florida.

(b) Notwithstanding subparagraph 11.2(a) above to the contrary, no termination of this Declaration, and no modification or amendment of this Declaration shall be made nor shall the same be effective unless the same has been expressly consented to in writing by Wawa (during the continuance of the Wawa Lease).

11.3 Consents. Wherever in this Declaration the consent or approval of an Owner is required, unless otherwise expressly provided herein, such consent or approval shall not be unreasonably withheld or delayed. Any request for consent or approval shall: (a) be in writing; (b) specify the section hereof which requires that such notice be given or that such consent or approval be obtained; and (c) be accompanied by such background data as is reasonably necessary to make an informed decision thereon

11.4 No Waiver. No waiver of any default of any obligation by any party hereto shall be implied from any omission by the other party to take any action with respect to such default.

11.5 No Agency. Nothing in this Declaration shall be deemed or construed by either party or by any third person to create the relationship of principal and agent or of limited or general partners or of joint venturers or of any other association between the parties.

11.6 Covenants to Run with Land. It is intended that each of the easements, covenants, conditions, restrictions, rights and obligations set forth herein shall run with the land and create equitable servitudes in favor of the real property benefited thereby, shall bind every person having any fee, leasehold or other interest therein and shall inure to the benefit of the respective parties and their successors, assigns, heirs, and personal representatives.

11.7 Grantee's Acceptance. The grantee of any Lot or any portion thereof, by acceptance of a deed conveying title thereto or the execution of a contract for the purchase thereof, whether from an original party or from a subsequent owner of such Lot, shall accept such deed or contract upon and subject to each and all of the easements, covenants, conditions, restrictions and obligations

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contained herein. By such acceptance, any such grantee shall for himself and his successors, assigns, heirs, and personal representatives, covenant, consent, and agree to and with the other party, to keep, observe, comply with, and perform the obligations and agreements set forth herein with respect to the property so acquired by such grantee.

11.8 Separability. Each provision of this Declaration and the application thereof to the Lots are hereby declared to be independent of and severable from the remainder of this Declaration. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Declaration. In the event the validity or enforceability of any provision of this Declaration is held to be dependent upon the existence of a specific legal description, the parties agree to promptly cause such legal description to be prepared. Ownership of the Lots by the same person or entity shall not terminate this Declaration nor in any manner affect or impair the validity or enforceability of this Declaration.

11.9 Time of Essence. Time is of the essence of this Declaration.

11.10 Entire Agreement. This Declaration contains the complete understanding and agreement of the parties hereto with respect to all matters referred to herein, and all prior representations, negotiations, and understandings are superseded hereby.

11.11 Notices. Notices or other communication hereunder shall be in writing and shall be sent certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery. Notice shall be deemed given upon receipt or refusal to accept delivery. Each party and Wawa may change from time to time their respective address for notice hereunder by like notice to the other party and Wawa. Notice given by any Owner hereunder to be effective shall also simultaneously be delivered to Wawa (during the continuance of the Wawa Lease). The notice addresses of the Owner and Wawa are as follows:

Wawa: Wawa Florida, LLC
7699 Golf Channel Drive
Orlando, FL 32819
Attention: Peter Gilligan and Todd Souders

With a required copy to:

Wawa, Inc.
Attention: Legal Department,
and Vice President- Chief Real Estate Officer
260 W. Baltimore Pike
Wawa, PA 19063

Owner: 2014 Monterey Stuart Associates, LLC
Care of The Ferber Company
151 Sawgrass Corners Drive, Suite 201
Ponte Vedra Beach, Fl 32082

11.12 Governing Law. The laws of the State in which the Lots are located shall govern the interpretation, validity, performance, and enforcement of this Declaration.

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11.13 Estoppel Certificates. Each Owner and Wawa, within thirty (30) days of its receipt of a written request from the other Owner(s) or Wawa, shall from time to time provide the requesting Owner or Wawa, a certificate binding upon such Owner stating: (a) to the best of such Owner's knowledge, whether any party to this Declaration is in default or violation of this Declaration and if so identifying such default or violation; and (b) that this Declaration is in full force and effect and identifying any amendments to the Declaration as of the date of such certificate.

11.14 Bankruptcy. In the event of any bankruptcy affecting any Owner or occupant of any Lot, the parties agree that this Declaration shall, to the maximum extent permitted by law, be considered an agreement that runs with the land and that is not rejectable, in whole or in part, by the bankrupt person or entity.

IN WITNESS WHEREOF, the parties have executed this Declaration as of the date first written above.

2014 Monterey Stuart Associates, LLC, a Florida limited liability company

By: _____

Its: Manager

_____

Witnesses:

_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____, 201__, by _____, the manager of 2014 Monterey Stuart Associates, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced a Florida Drivers License in proof of his identity.

_____

Notary Public, State of Florida

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Exhibit "A" - Legal Descriptions of Lots.
Exhibit "B" - Site Plan.

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INSTR # 2604147
OR BK 2889 PG 636
(17 Pgs)
RECORDED 11/07/2016 04:37:38 PM
CAROLYN TIMMANN
MARTIN COUNTY CLERK

**BEFORE THE CITY COMMISSION**

**CITY OF STUART, FLORIDA**

**ORDINANCE NUMBER 2331-2016**

**AN ORDINANCE OF THE CITY OF STUART, FLORIDA GRANTING A SECOND MAJOR AMENDMENT TO ORDINANCE NO. 2297-2014, AKA THE 7.24-ACRE, 4-LOT WAWA GAS STATION & CONVENIENCE STORE MASTER COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), THEREBY PROVIDING FOR THE RECONFIGURATION OF LOTS 2 & 3, MORE SPECIFICALLY DECREASING LOT 2 FROM 1.63 ACRES TO 1.22 ACRES AND INCREASING LOT 3 FROM 1.33 ACRES TO 1.74 ACRES; APPROVING A MASTER DEVELOPMENT PLAN FOR LOT 2 CONSISTING OF A 4,442 SQUARE FOOT CULVER'S BUTTERBURGER & FROZEN CUSTARD DRIVE-THRU AND SIT-DOWN RESTAURANT; PROVIDING FOR NEW, RESTATED, AND AMENDED DEVELOPMENT CONDITIONS, INCLUDING A TIMETABLE FOR DEVELOPMENT AND A REQUIREMENT FOR PLATTING; SAID PROPERTY BEING GENERALLY LOCATED AT THE SOUTH EAST CORNER OF SR 76 & S.E. MONTEREY ROAD, BEING MORE FULLY DESCRIBED BY EXHIBIT "A" ATTACHED; DECLARING THE PROPOSED DEVELOPMENT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; ACCEPTANCE BY THE APPLICANTS; AN EFFECTIVE DATE AND FOR OTHER PURPOSES.**

**WHEREAS,** the Local Planning Agency heard this agenda item on 8.18.16 and provided recommendation of approval to the City Commission.

**WHEREAS**, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by 16 Kanner LLC, 2014 Monterey Stuart Associates, LLC and Stuart 24 Associates, LLC;

**WHEREAS,** the application for a major amendment to the CPUD was properly filed on behalf of the petitioner, 16 Kanner, LLC, 2014 Monterey Stuart Associates, LLC and Stuart 24 Associates, LLC;

**WHEREAS**, the property is legally described as set forth in an exhibit to this ordinance; and

**WHEREAS**, the Applicant has committed to the City that its development will comply with all development codes, plans, standards and conditions approved by the City Commission; and that it will bind its successors in title to any such commitments made upon approval of the CPUD; and

**WHEREAS**, at the hearing the applicant showed by substantial competent evidence that the application is consistent with the Stuart Comprehensive Plan, and the Land Development Code of the City, and with the procedural requirements of law; and

**WHEREAS**, the CPUD development will be in harmony with surrounding properties and their anticipated development;

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

**SECTION 1:** The foregoing recitals are true and adopted as findings of fact and conclusions of law.

**SECTION 2:** The legal description of the property is set forth in **Exhibit "A"** attached hereto and made a part hereof by reference. A map depicting the Property is attached hereto as **Exhibit "B"** and made a part hereof by reference. The new, restated, and amended conditions of development which are applicable to lot 2 are attached hereto as **Exhibit "C"** and made a part hereof by reference, and each shall constitute one of the development documents.

**SECTION 3:** The following new documents are on file as public records of the City, at the office of the City Clerk in City Hall, and attached hereto as **Exhibit "D"**, hereinafter the "Development

Documents", shall be deemed a part of the development conditions, and shall supplement any earlier approvals:

1. **Master CPUD Plan, by Newkirk Engineering, dated June 2016.**
2. **Boundary/Topographic Survey & Special Purpose - Culver's Stuart, by AIA GEO, dated 03.28.16.**
3. **Site Layout Plan Sheet 3, by Newkirk Engineering, dated June, 2016 and last revised August 02, 2016.**
4. **Landscape Plan, Sheet 4 by Richard L. Poore, Landscape Architect, dated June, 2016 and last revised September 15, 2016.**
5. **Dumpster Enclosure Details, Sheet 5, by Newkirk Engineering, dated June, 2016 and last revised August 2, 2016.**
6. **Proposed Floor Plan, Sheet A1a by Joseph L. Oliveri, AIA, dated 08.01.16.**
7. **Architectural Elevations, Sheet A3 by Joseph L. Oliveri, AIA. dated 08.01.16.**
8. **Site Photometric Plan, Sheet EP1, EP2 and EP3 by Michael Boychala P.E., dated 08.10.16.and revised 8.25.16.**
9. **Declaration with Easements, Covenants, Conditions and Restrictions dated 3/27/15 and signed by the manager for 2014 Monterey Stuart Associates LLC. A Florida limited Liability Company.**

**SECTION 4:** Except as otherwise provided herein, no development permits, site permits or building permits shall be issued by the City except in compliance with the aforesaid Development Documents. The failure of the Developer to complete development, or to comply with the Development Documents, or with any term or condition of development set forth in this ordinance, shall be deemed a zoning violation and no further permits, or other development approvals or orders shall be issued by the City to the owner until the violation has been resolved, and the matter may become the subject of a code enforcement action brought by the City. This section shall not impair the due process or other legal rights of the Developer to seek administrative or judicial redress.

**SECTION 5:** Following the adoption and acceptance of this ordinance by the Owner, and in addition to any other action for failure to complete development or otherwise comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission, and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the hearing before the City Commission

the developer may appear, and may contest the allegation of breach or explain the reason or reasons for the breach. Upon a finding of a material breach of the Development Documents and therefore, the Ordinance(s) adopting the same, the City Commission may impose or do any or all of the following:

a. Initiate the process to amend or repeal this or any other ordinance pertaining to the development.
b. Direct the City Development Director to initiate the process to rezone the PUD property or any portion of the PUD property.
c. Impose an administrative penalty of up to $1,000.00 for each violation, and up to $5,000.00 for each repeat violation that occurs, along with all reasonable costs, including attorney's fees incurred by the City.

Any breach of any provision or condition of this PUD ordinance by the developer shall be considered a zoning violation subject to any remedies provided herein, or as otherwise provided by law. In the event a violation found continues from day to day, each day the violation is found to continue shall be deemed a separate violation.

**SECTION 6:** All ordinances or parts of ordinances in conflict with this ordinance or any part thereof are hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any prior contractual provision between the City and the developer of the site, this ordinance shall prevail.

**SECTION 7:** If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

**SECTION 8:** This ordinance and agreement shall be effective upon the adoption by the City Commission, and proper execution by the Owner.

**SECTION 9:** The complete execution and recording of this Ordinance by the City Clerk shall occur no later than 45 days from the date of this approval, failing which this ordinance shall be void.

PASSED on First Reading this 12th day of September, 2016.

Commissioner CAMPENNI offered the foregoing ordinance 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:

| | | | |
|---|---|---|---|
| JEFFREY A. KRAUSKOPF, MAYOR | X | | |
| EULA CLARK, VICE MAYOR | X | | |
| TROY MCDONALD, COMMISSIONER | X | | |
| KELLI GLASS LEIGHTON, COMMISSIONER | X | | |
| THOMAS F. CAMPENNI, COMMISSIONER | X | | |

ADOPTED this 26rd day of September, 2016.

ATTEST:

CHERYL WHITE
CITY CLERK

JEFFREY A. KRAUSKOPF,
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL MORTELL
CITY ATTORNEY

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

THIS ORDINANCE MAY BE AMENDED OR REPEALED BY THE CITY COMMISSION, AND THAT OTHER ADMINISTRATIVE ACTIONS AND PENALTIES MAY BE TAKEN AGAINST THE UNDERSIGNED, ITS SUCCESSORS OR ASSIGNS, BY THE CITY, INCLUDING BUT NOT LIMITED TO SANCTIONS DESCRIBED IN THIS ORDINANCE, CODE ENFORCEMENT ACTIONS, PERMIT AND LICENSING SUSPENSIONS OR REVOCATIONS, AND ANY OR ALL OTHER APPLICABLE CIVIL AND CRIMINAL ACTIONS. IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THIS ACCEPTANCE AND AGREEMENT:

WITNESSES:

Print Name: Alva E. O'Neal

Print Name: SARA G. SQUATRITO

Norsel, Inc.
~~2014 Monterey Stuart Associates, LLC (Lot 1)~~
~~A Florida limited Liability Company~~

Name: Marsha Zypkin

Title: President

WITNESSES:

Print Name: Bryan A Postman

Print Name: Felecia E. Sutter

**16 Kanner, LLC (Lots 2 & 3)**

Name:

Title: Member

WITNESSES:

Print Name: Lewis Bergman

Print Name: Cristin Callaway

**Stuart 24 Associates, LLC (Lot (4)**
By its Manager; T&R Associates, LLC
By its Manager: R&S Associates, LLC

Name: THEODORE A. SCHIFF

Title: President and Authorized Signer

OWNERS ACKNOWLEDGMENT

The above Acceptance and Agreement of Ordinance No. 2331-2016 was acknowledged before me this 19 day of October, 2016.

by Marsha Zipkin, the President Norsel, Inc. for ~~2014 Monterey Stuart Associates, LLC~~, Lot 1.

Notary Public, State of Georgia
My Commission Expires: 1/26/2018

Notary Seal

Alva E ONeal
NOTARY PUBLIC
Fulton County, GEORGIA
My Comm. Expires
01/26/2018

Personally Known
OR Produced Identification
Type of ID Drivers License (GA)

by Scott Collette, the Member for 16 Kanner, LLC, Lots 2 &3.

Notary Public, State of FL
My Commission Expires: 12/20/18

Notary Seal

FELECIA E. SATUR
MY COMMISSION EXPIRES
December 20, 2018
#FF 152986
Bonded thru Budget Notary Services
NOTARY PUBLIC, STATE OF FLORIDA

Personally Known
OR Produced Identification
Type of ID

President ;

by , the Auth Signer for Stuart 24 Associates, LLC, Lot 4.

Notary Public, State of FL
My Commission Expires: 10/5/19

Notary Seal

VIVIAN L NOVOA
Notary Public - State of Florida
Commission # FF 239881
My Comm. Expires Oct 5, 2019
Bonded through National Notary Assn.

Personally Known
OR Produced Identification
Type of ID

## EXHIBIT "A" LEGAL DESCRIPTION

LEGAL DESCRIPTION (ENTIRE PIECE):

PARCEL OF LAND SITUATED IN GOVERNMENT LOT 4, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE RUN SOUTH 89°38'01" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 369.07 FEET; THENCE RUN SOUTH 00°21'59" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 46.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST MONTEREY ROAD (STATE ROAD NO. 714-A VARIABLE WIDTH RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89060-2512) AND THE POINT OF BEGINNING; THENCE RUN SOUTH 08°48'11"
EAST, ALONG THE WEST LINE OF THE LEISURE VILLAGE MOBILE HOME COMMUNITY AS DESCRIBED IN OFFICIAL RECORDS BOOK 419, PAGE 2576, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 1012.07 FEET; THENCE RUN NORTH 89°37'05" WEST, ALONG THE NORTH LINE OF THE AFORESAID LEISURE VILLAGE MOBILE HOME COMMUNITY, A DISTANCE OF 303.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KANNER HIGHWAY (STATE ROAD NO. 76-A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89060-2512), SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 9772.18 FEET, A CENTRAL ANGLE OF 05°46'50", A CHORD BEARING AND DISTANCE OF NORTH 08°45'58" WEST, 985.49 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76 THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 985.91 FEET TO A POINT OF COMPOUND CURVATURE OF A 23.50 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; 2) THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 96°14'31" AN ARC DISTANCE OF 39.47 FEET TO A POINT OF TANGENCY AND A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST MONTEREY ROAD; THENCE RUN SOUTH 89°38'01" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 275.72 FEET TO THE POINT OF BEGINNING.

SAID CONTAINING 311,325 SQUARE FEET (7.147 ACRES) MORE OR LESS.

(Lot 2 – 16 Kanner, LLC):

BEING A PORTION OF LOT 2, OF SHOPPES AT MONTEREY AND KANNER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 29 & 30, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF KANNER HIGHWAY (STATE ROAD 76) AND THE NORTHWESTERLY CORNER OF LOT 2, SHOPPES AT MONTEREY AND KANNER, AS RECORDED OF PLAT BOOK 17, PAGES 29 & 30, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT BEING ON A CURVE; RUN THENCE NORTH 80 DEGREES 28 MINUTES 48 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 2 AND BEING NON RADIAL TO CURVE, A DISTANCE OF 310.99 FEET TO THE NORTHEAST CORNER SAID LOT 2; THENCE SOUTH 08 DEGREES 48 MINUTES 11 SECOND EAST ALONG THE EAST LINE OF SAID LOT 2. A DISTANCE OF 170.00 FEET; THENCE DEPARTING SAID EASTERLY LINE SOUTH 80 DEGREES 28 MINUTES 48 SECONDS WEST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 312.17 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AFORESAID KANNER HIGHWAY, SAID POINT BEING ON A CURVE, CONCAVE EASTERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 00 DEGREES 59 MINUTES 49 SECONDS, A RADIUS OF 9,772.18 FEET, A CHORD BEARING N 08 DEGREES 24 MINUTES 16 SECONDS WEST, A CHORD DISTANCE OF 170.03 FEET; THENCE ALONG SAID CURVE AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID KANNER HIGHWAY AN ARC DISTANCE OF 170.04 FEET TO THE POINT OF BEGINNING.

**EXIBIT "B" LOCATION MAP**

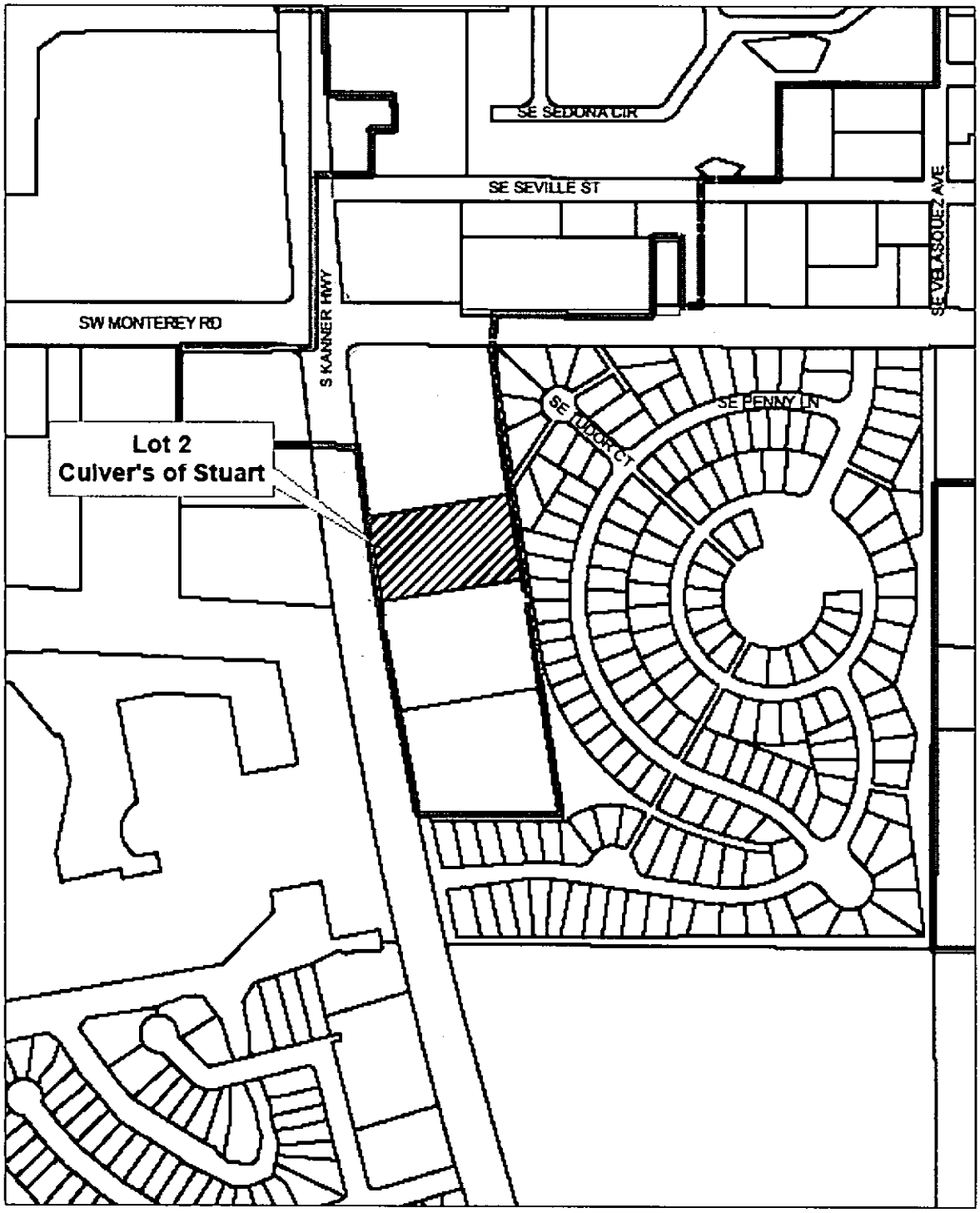


**EXHIBIT "C"**

**DEVELOPMENT CONDITIONS**

**ORDINANCE #2331-2016 "CULVER'S OF STUART" - MAJOR AMENDMENT TO THE CPUD**

**The following conditions fall into 3 categories:**

1. **(New condition)** New language exclusive to Lot 2 – Culver's of Stuart - Major Amendment to the Wawa CPUD.

2. **(Restated condition)** Conditions in the original CPUD that continue to apply to Lot 2.

3. **(Amended condition)** Variation from language contained in the original CPUD that apply to Lot 2 – Culver's of Stuart - Major Amendment to the Wawa CPUD.

**Approved Plans and Documents**

a. **(New condition)** The Culver's Stuart CPUD project and the use thereof shall comply with the following drawings:
b. **Master CPUD Plan, by Newkirk Engineering, dated June 2016.**
c. **Boundary/Topographic Survey & Special Purpose - Culver's Stuart, by AIA GEO, dated 03.28.16.**
d. **Site Layout Plan Sheet 3, by Newkirk Engineering, dated June, 2016 and last revised August 02, 2016.**
e. **Landscape Plan, Sheet 4 by Richard L. Poore, Landscape Architect, dated June, 2016 and last revised September 15, 2016.**
f. **Dumpster Enclosure Details, Sheet 5, by Newkirk Engineering, dated June, 2016 and last revised August 2, 2016.**
g. **Proposed Floor Plan, Sheet A1a by Joseph L. Oliveri, AIA, dated 08.01.16.**
h. **Architectural Elevations, Sheet A3 by Joseph L. Oliveri, AIA. dated 08.01.16.**
i. **Site Photometric Plan, Sheet EP1, EP2 and EP3 by Michael Boychala P.E., dated 08.10.16.and revised 8.25.16.**
j. **Declaration with Easements, Covenants, Conditions and Restrictions dated 3/27/15 and signed by the manager for 2014 Monterey Stuart Associates LLC. A Florida limited Liability Company.**

1. **(Restated Condition)** Any modifications to the Master CPUD Site Plan that exceeds 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, and location of landscaping may be approved by the City's Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via a public hearing.

2. **(Amended condition)** Development of the Subject Property as a CPUD shall include an impervious area of not more than sixty-five percent (65%) for lots ~~2~~ & 3 and 4 within the CPUD. The Wawa gas station and convenience store on lot 1 shall not exceed an impervious area of not more than (67%). <u>The Culver's ButterBurger and frozen custard building on lot 2 shall not exceed an impervious area of not more than (70%).</u>

3. **(Restated condition)** The maximum building height within the CPUD shall be 45 feet. Height shall be measured from the lowest permissible finished first floor elevation to the surface of a flat roof and to the eave of a pitched roof. The peak of a pitched roof may not exceed 15 feet above the maximum building height. A parapet wall shall not be counted in the calculation of building height.

<u>**Landscaping**</u>

4. **(Restated condition)** All landscape areas shall be provided with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.

5. **(Restated condition)** The City's landscape inspector shall have the opportunity to inspect all trees and/or landscape material with the landscape architect prior to installation. The developer shall bear the pass-thru fee for landscape consulting fees not to exceed $1,500.00.

6. **(Restated condition)** A Landscape maintenance plan, executed in accordance with the Land Development Regulations, shall be submitted to the Development Department and approved prior to the issuance of a certificate of occupancy.

<u>**Required Open Space and Native Preserve Area**</u>

7. **(Restated condition)** Open Space. Not less than 25% of the CPUD shall be open space as defined in the City Land Development Regulations. Required open space may include native vegetation areas and landscape buffers between the CPUD and adjacent property; however, other required landscaping shall not count towards the open space requirement.

8. **(Amended condition)** Excluding wetlands defined by the South Florida Water Management District, not less than 20% of the total development site shall remain as undeveloped and recreated native vegetation area. The required native vegetation area may include open space areas and the landscape buffer between the site and adjacent property; however, other required landscaping shall not count towards the native vegetation requirement. For lots 1, ~~2,~~ and 3 the location of the native

vegetation shall comply with the project's landscape plans, Shts. L-1 & L-2 by Aloha Pacifica, LLC, Landscape Architect, dated 11.13.14. and lot 4 shall comply with Shts. 1&2 by HJA Design Studio, Landscape Architecture, dated 01.16.15. Lot 2 shall comply with Sht. 4 by Richard L. Poore, Landscape Architect, dated June 2016.

9. **(Amended condition)** The project's storm water facilities, specifically the Native Planting schemes at the detention/retention areas, will be designed using Low Impact Development "(LID) Techniques as described in the University of Florida IFSA Extension publication LID Practices: Integration Wetlands and Enhancing Storm water Basins". Lot 4 detention/retention areas shall be designed using the LID techniques and IFSA practices per the attached landscape plans by HJA Design Studio, LLC dated 01.15.15. Lot 2 detention/retention areas shall be designed using the LID techniques and IFSA practices per the attached landscape plans by Richard L. Poore, Landscape Architect, dated June 2016.

10. **(Amended condition)** A Preserve area maintenance plan, executed in accordance with the Land Development Regulations, shall be included on the landscape drawings by Aloha Pacifica, LLC, Landscape Architects, for lot 4 by HJA Design Studio, LLC dated 01.15.15. and for lot 2 by Richard L. Poore, Landscape Architect, dated June 2016.

**Tree Mitigation**

11. **(Restated condition)** Prior to any development activities for each lot, payment into the City's tree replacement fund based on the City's Tree Replacement Formula shall be made as follows: Lot 4 will not be required to make any payment to the City's Tree Replacement Fund based on the number of softwood and hardwood trees (and palms) proposed in the landscape plans by HJA Studio, LLC dated 01.15.15 which exceed the required number of replacement trees and caliper inches detailed in the Tree Replacement Formula.

| Lot #1 | Lot #2 | Lot #3 | Lot #4 |
|---|---|---|---|
| Slash Pine = $9,112.50 | Slash Pine = $9,112.50 | Slash Pine = $9,112.50 | Slash Pine = $9,112.50 |
| High-rise Oak = $8,075 | High-rise Oak = $8,075 | High-rise Oak = $8,075 | High-rise Oak = $8,075 |
| Total = $17,187.50 | Total = $17,187.50 | Total = $17,187.50 | Total = $17,187.50 |

**Prior to Issuance of Site Permits**

12. **(Restated condition)** Site permits will not be issued until a complete building permit application for the first building to be constructed has been submitted.

13. **(Restated condition)** Applicant shall provide a digital boundary survey and civil plan prior to the issuance of a site permit.

14. **(Restated condition)** Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.

15. **(Restated condition)** All regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the issuance of a site permit.

16. **(Restated condition)** All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.

**Development and Construction**

17. **(Restated condition)** "Hat racking" of trees is prohibited on the property.

18. **(Restated condition)** All on-site utilities must be buried except for the existing FPL transmission line.

19. **(Restated condition)** The developer is responsible for designing and constructing new or upsizing existing utilities to accommodate the proposed water usage and proposed fire flows.

20. **(Amended condition)**The developer of ~~2014 Monterey Stuart Associates, LLC must execute a utility service agreement that includes the terms and conditions of reimbursements by the city for oversizing facilities of greater size or capacity than needed by the applicant.~~ Culver's of Stuart, 16 Kanner, LLC, must pay the applicable water and sewer availability fee in accordance with chapter 42 of the city's code.

21. **(Restated condition)** Construction activity shall be limited from 7:00 am to 6:00 pm Monday - Saturday.

22. **(Restated condition)** Building generators, if utilized, shall be located behind the building that they serve, and screened with decorative materials or landscaped with hedge material. Sound attenuation shall be provided to assure that noise levels do not exceed 65 dB at the property line. Non-emergency testing of generators shall be limited to the hours of 12:00 p.m. to 3:00 p.m. on weekdays.

23. **(Restated condition)** All mechanical equipment associated with the development shall be roof top (screened on all four sides) or located behind the building and decoratively screened or landscaped with hedge material except that air conditioning units shall be located no closer than 30' feet from the back of the main anchor buildings and screened from view. Roof top satellite dishes shall be limited to 3 feet in diameter and screened from view.

24. **(Restated condition)** Any backflow prevention devices and above ground utilities shall be delineated on the landscape plans during final site plan review and shall be out of view or screened from the public right-of-way.

25. **(Restated condition)** Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.

26. **(Amended condition)** Lighting poles in the parking areas shall not exceed 25' in height for lots 2, 3, & 4. Lighting shall include shields to direct the light away from the residential area to the east and south of the CPUD. ~~Site lighting shall comply with Photometric Plan and Details, Sheets LA-1 & LA-2 by Aloha Pacifica, LLC, Landscape Architects, dated 11.13.14.~~ Site lighting for Lot 2 shall comply with Site Photometric Plan, Sheet EP1 prepared by Michael Boychala P.E., dated 06.17.16 and most recently revised on 8.25.16.

27. **(Restated condition)** All utility improvements constructed by the developer within Florida's Department of Transportation's right-of-way, shall be constructed in a manner and form acceptable to the FDOT. The developer shall grant any such utility easements necessary for this site as may be required by the FDOT.

28. **(Restated condition)** Building addresses and/or numbers shall be in plain view and shown on each building plan submitted at the time of building permit application in accordance with the City Code and shall be consistent with the sign plan.

29. **(Restated condition)** Any sidewalk damaged during construction shall be repaired or replaced prior to the issuance of a Certificate of Occupancy for the first building of the affected phase.

30. **(Restated condition)** Temporary or freestanding storage units are prohibited on the property once construction is complete.

31. **(Amended Condition)** The project's storm water facilities, specifically the Native Planting schemes at the detention/retention areas, will be designed using Low Impact Development "(LID) Techniques as described in the University of Florida IFSA Extension publication LID Practices: Integration Wetlands and Enhancing Storm water Basins". The proposed dry retention for lot 4 shall have native grasses along the edges of the retention area to become part of the stormwater filtration process. Bahia grass shall be allowed to remain at the bottom of the retention area as a drought tolerant ground cover. The proposed dry retention for lot 2 shall have native grasses along the edges of the retention area to become part of the stormwater filtration process. Bahia grass shall be allowed to remain at the bottom of the retention area as a drought tolerant ground cover.

32. **(Restated condition)** In the event of any conflict in the provisions of Exhibit 'C' Development Conditions and attached exhibits, Exhibit 'C' shall prevail.

33. **(New Condition)** Prior to certificate of occupancy, the applicant shall provide an engineer's written confirmation attesting that the on-site storm water system as well as the entire CPUD's

storm water system is in place and functioning in compliance with all approved plans and specifications.

**Future Development of Lots ~~2~~, 3 & 4**

34. **(Amended Condition)** The developer may grade into 20% of the re-created native vegetation area in order to meet stormwater needs for remaining ~~3~~ lots~~ 2 &~~ 3. The developer of lot 4 may grade into 100% of the recreated native vegetation area in order to meet storm water needs for lot 4 based on the topography of the parcel and absence of existing native vegetation as well as the proposed site-specific native plant palette indicated in the submitted landscape plans by HJA Design Studio, LLC dated 01.15.15. The developer of lot 2 may grade into the recreated native vegetation area in order to meet storm water needs based on the topography of the parcel and absence of existing native vegetation as well as the proposed site-specific native plant palette indicated in the submitted landscape plans by Richard L. Poore, Landscape Architect, dated June 2016.

35. **(Restated condition)** Parking areas shall be interconnected throughout the CPUD.

36. **(Restated condition)** All buildings and structures shall have a walkway connection with the off-site sidewalk system.

37. **(Restated condition)** The CPUD shall be limited to existing curb-cuts for ingress and egress to and from the CPUD.

38. **(Restated condition)** No trailers, pre-fabricated or modular structures shall be permitted except on a temporary basis to assist in development and with rentals and sales of realty within the CPUD. Such trailers or structures shall be removed within thirty days of a direction to do so issue by the City Development Director. Failure to remove such a trailer or structure accordingly shall be deemed a violation of the City Code.

39. **(Restated condition)** Subject to the provisions of the LDR, the Developer shall comply with all requirements of the City Comprehensive Plan and of the LDR including but not limited to, planned unit development regulations applicable to the Property at time of permitting.

**Development Timetable**

40. **(Amended condition)** Timetable for development shall be as follows:

| **TIMETABLE OF DEVELOPMENT Lot 1**<br>**Wawa Gas Station and Convenience Store.** | |
|---|---|
| Site and building permit application deemed sufficient | **Jan 30, 2015** |

| | |
|---|---|
| for permit review under city codes and standards. | |
| Final Certificate of Occupancy for all site and building improvements. | **June 30, 2016** |

| **TIMETABLE OF DEVELOPMENT Lot 4 Water's Edge Dermatology Major Amendment to the CPUD** | |
|---|---|
| Site and building permit application deemed sufficient for permit review under city codes and standards. | **Jan 30, 2018** |
| Final Certificate of Occupancy for all site and building improvements. | **June 30, 2019** |
| **TIMETABLE OF DEVELOPMENT Lot 2 Culver's ButterBurger & Frozen Custard of Stuart Major Amendment to the CPUD** | |
| Site and building permit application deemed sufficient for permit review under city codes and standards. | **Dec. 30, 2016** |
| Final Certificate of Occupancy for all site and building improvements. | **Dec. 30, 2017** |

**Allowable Uses**

41. **(Restated condition)** The following uses shall be permitted considering Sec.601.13. Off-street parking schedule of the City's Land Development Code - as the standard for required off-street parking.
    a. Gas station and convenience store
    b. Professional office, including medical
    c. Retail
    d. Restaurant
    e. Restaurant with fast food drive-thru. (see condition 50 below)

**Prohibited**

42. **(Restated condition)** No temporary or modular buildings are permitted on the property except for permitted temporary construction/leasing trailers.

43. **(Restated condition)** Delivery trucks are prohibited from idling engines overnight on the property. Truck deliveries to rear of the main anchor buildings will be prohibited between the hours of 11:00 P.M. and 7:00 A.M., otherwise deliveries shall occur at the front of the store.

44. **(Restated condition)** Billboards are prohibited on the property.

45. **(Restated condition)** Banners and any other sign or advertising device not in accordance with the City's Land Development Regulations are prohibited, except as may be permitted by this CPUD.

46. **(Restated condition)** No vehicles shall be displayed or stored within the public right-of-way at any time.

47. **(Amended condition)** To avoid noise disruption to the surrounding properties, the facility shall not utilize an outdoor public announcement (P.A.) system unless:
    a. The Development Director approves of the P.A. system
    b. The applicant demonstrates that the proposed P.A. system uses only low volume technology that is shielded from neighboring properties.
    c. A feature known as Automatic Volume Control or "AVC" is used to reduce the outbound sound pressure level based on ambient noise.

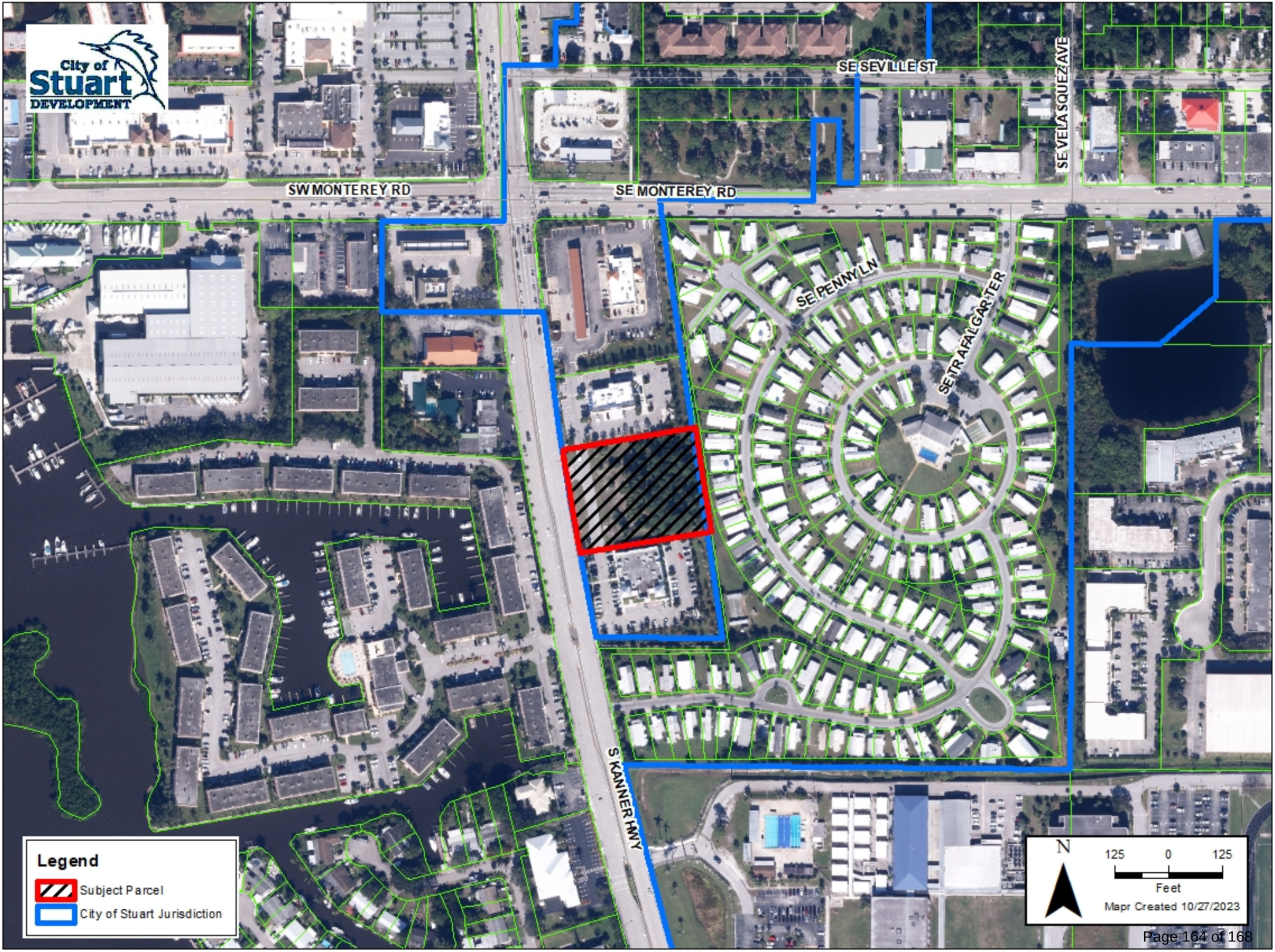
**Signage**

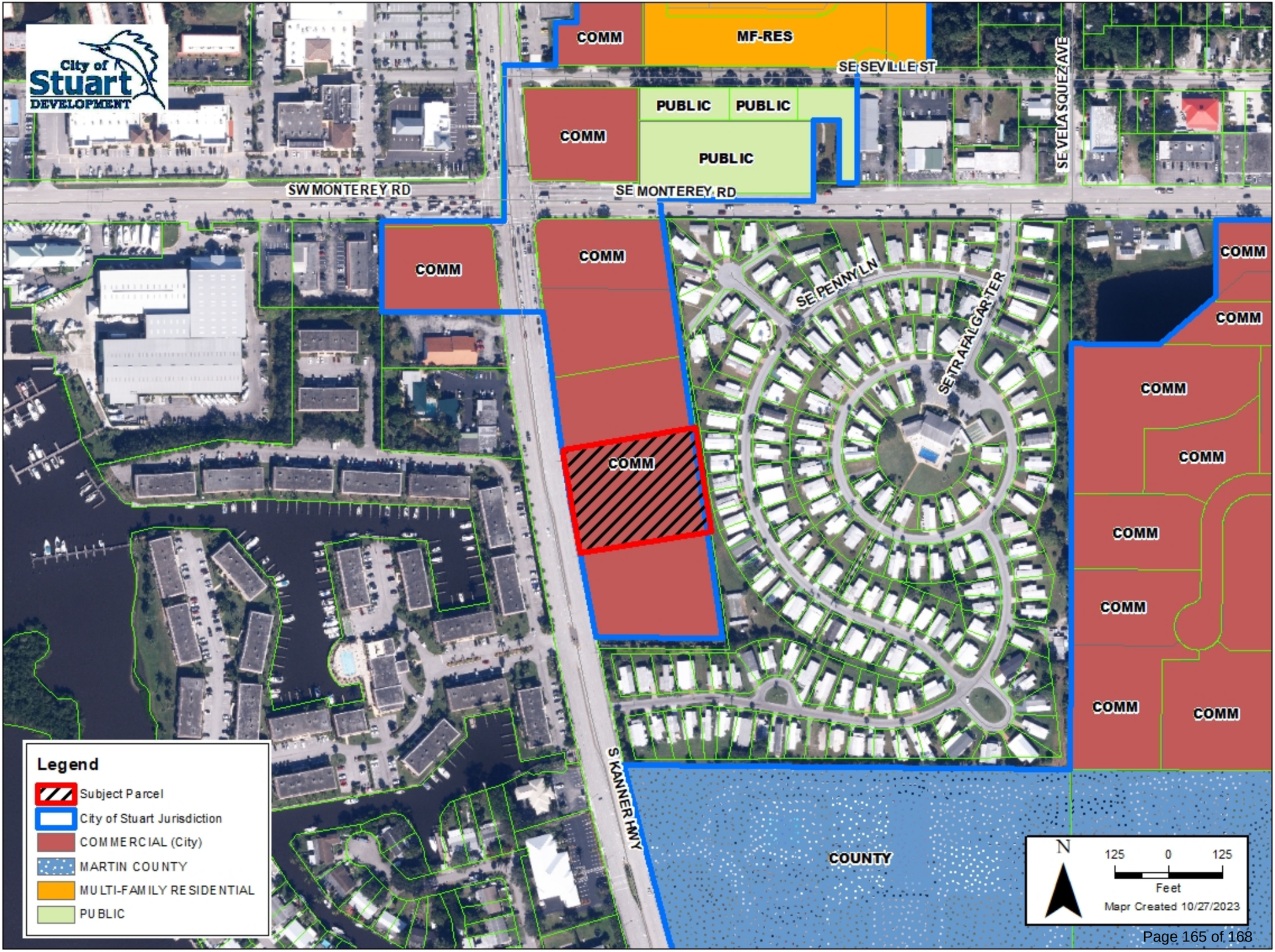
48. **(Amended Condition)** The Wawa monument signs for both Kanner Hwy and Monterey Road Locations shall be limited to 12'-6" in height. A unified sign plan, including gas pump signage consistent with the approved Racetrac development on South Kanner Highway, shall be reviewed and approved at the time of civil plan approval demonstrating compliance with the LDR for signs, as to number, location, size, height, lighting, and materials with a unified theme throughout the development. Monument signs shall be limited to 10' in height with design criteria conforming to the City's Land Development Code shall be located within the landscape buffer, and avoid utility easements along Kanner Hwy for lots ~~2~~, 3, and 4. The monument sign for lot 2 shall adhere to the Sec. 6.11.12.C Monument Signs of the City's Land Development Code.

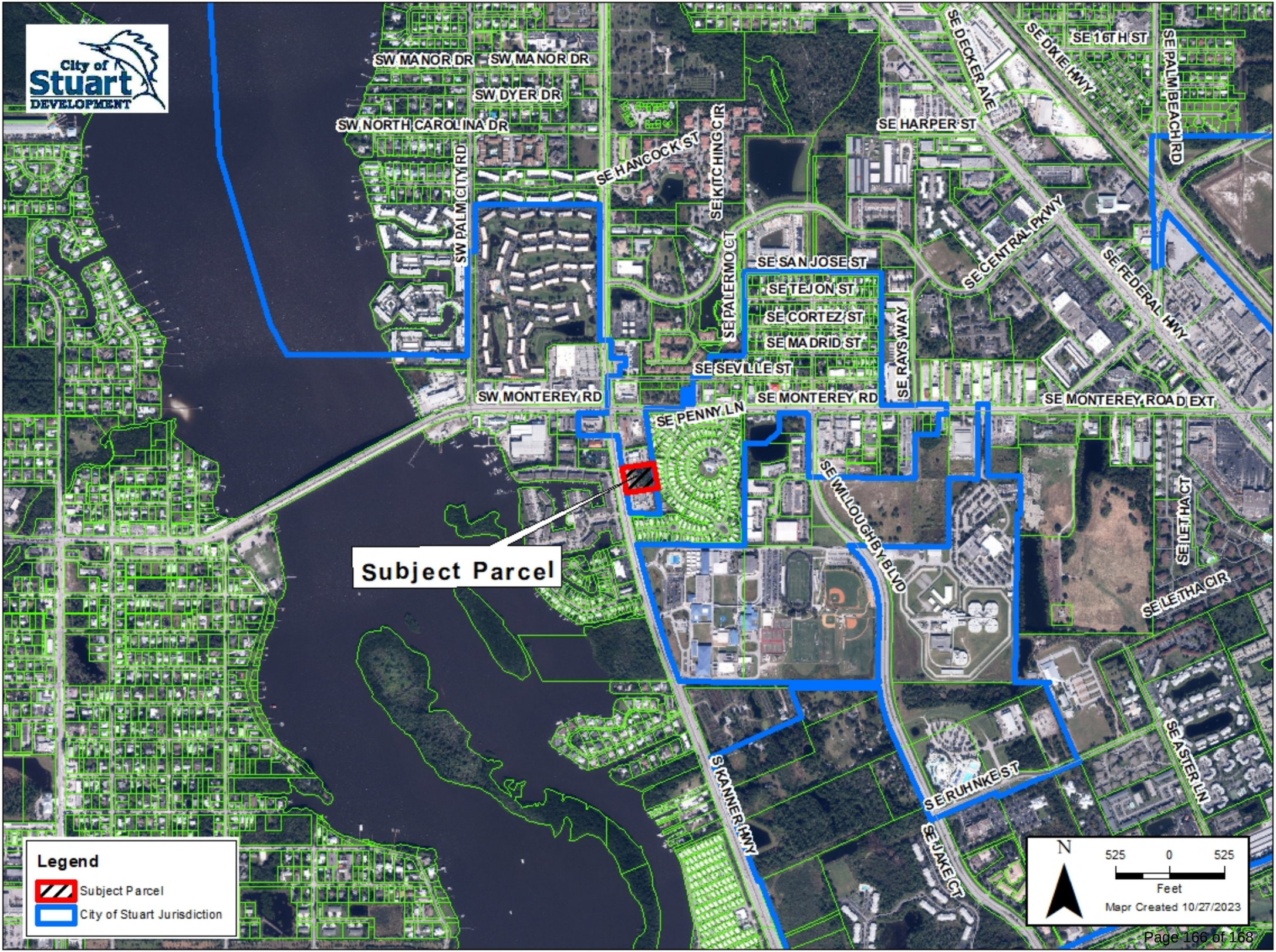
**Platting**

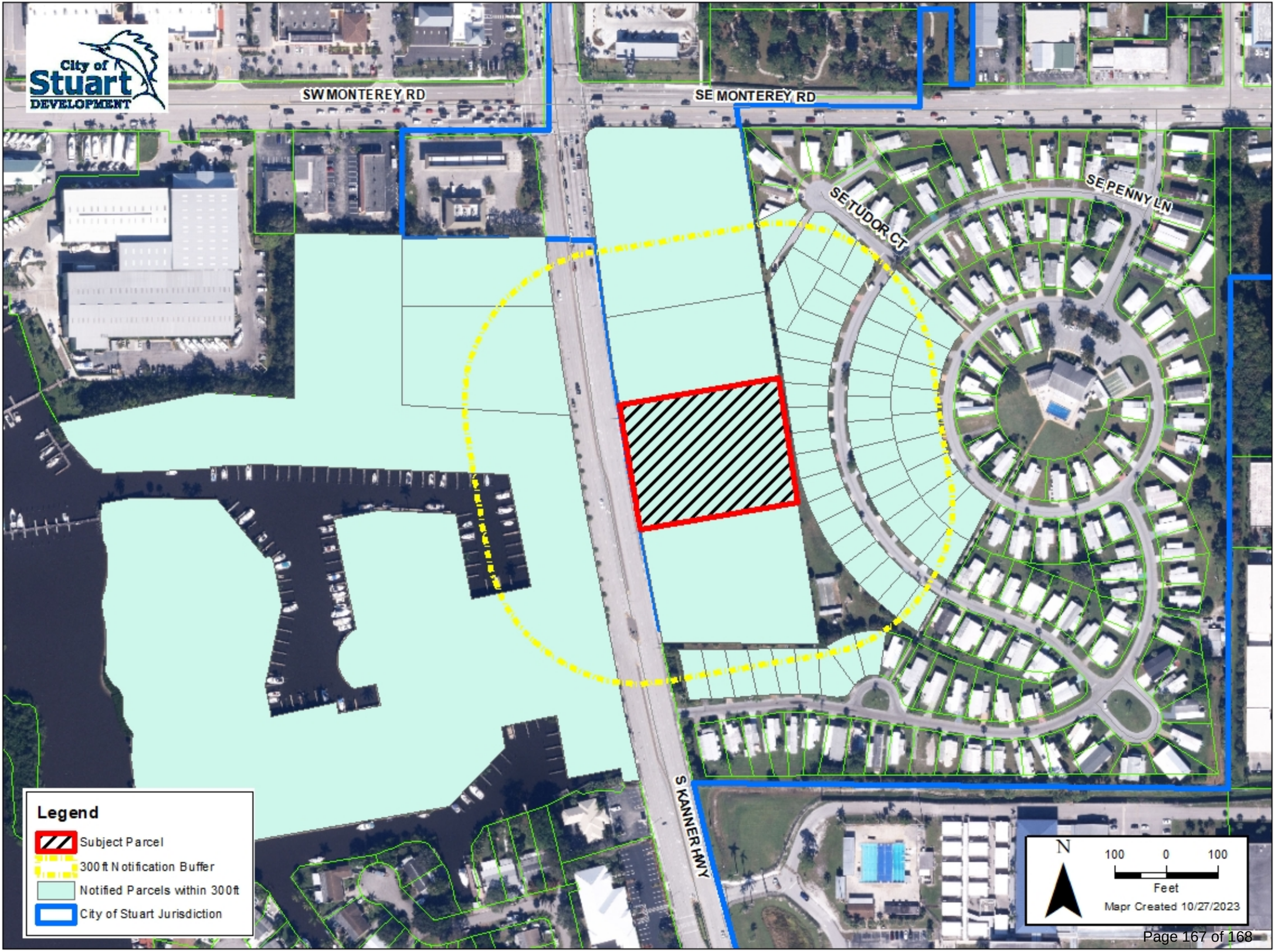
49. **(Amended condition)** Plat approval per Section 11.01.06.1 shall occur prior to any future development permit being issued. Plat approval based on reconfigured lots 2 & 3 shall occur prior to any development permit being issued for Culver's of Stuart on lot 2.

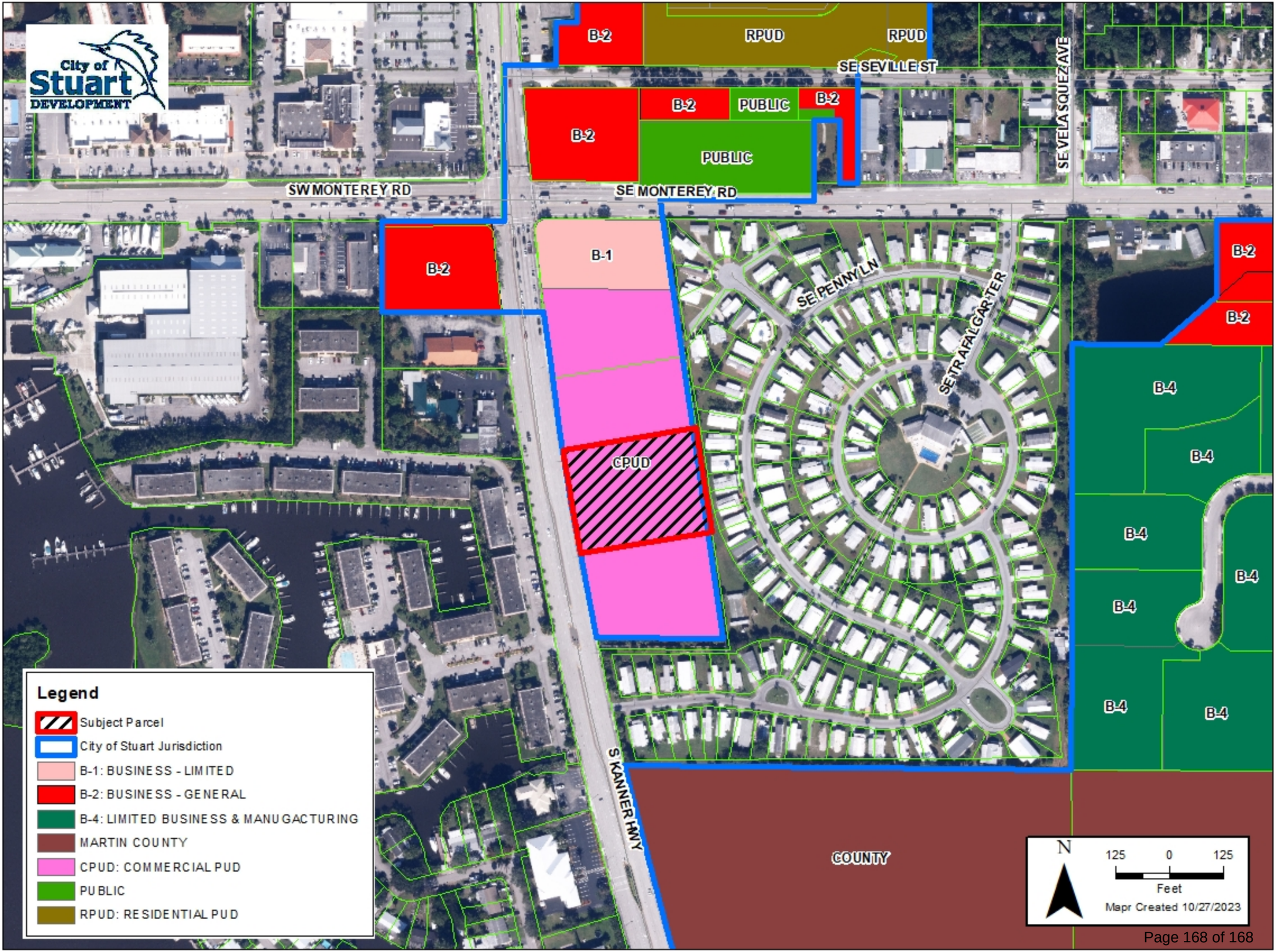
50. **(Restated condition)** The PUD property may be platted and conveyed to separate owners without further amendment to this Ordinance. Prior to application for any development, the applicant shall form a POA (property owners association) or other similar entity acceptable to the City Attorney, which shall be singularly responsible for the perpetual maintenance of the common site features:
    a. An 8 foot wall, with 5 feet of preserve on the east and south side of the wall,
    b. The entire 40 foot wide preserve area on the east and south perimeter of the site,
    c. Landscape strips straddling lot lines of lots 2, 3, and 4,
    d. Entrance aprons from S.E. Kanner Hwy and
    e. The north-south connecting drive aisle extending through lots 2, 3, and 4.


City of Stuart DEVELOPMENT
SE SEVILLE ST
SE VELASQUEZ AVE
SW MONTEREY RD
SE MONTEREY RD
SE PENNY LN
SE TRAFALGAR TER
S KANNER HWY
Legend
Subject Parcel
City of Stuart Jurisdiction
N
125 0 125
Feet
Mapr Created 10/27/2023


City of Stuart DEVELOPMENT
COMM
MF-RES
SE SEVILLE ST
PUBLIC
PUBLIC
COMM
PUBLIC
SE VELASQUEZ AVE
SW MONTEREY RD
SE MONTEREY RD
COMM
COMM
SE PENNY LN
SE TRAFALGAR TER
COMM
COMM
COMM
COMM
COMM
COMM
COMM
COMM
COMM
S KANNER HWY
COUNTY
Legend
Subject Parcel
City of Stuart Jurisdiction
COMMERCIAL (City)
MARTIN COUNTY
MULTI-FAMILY RESIDENTIAL
PUBLIC
N
125 0 125
Feet
Mapr Created 10/27/2023


City of Stuart DEVELOPMENT
SW MANOR DR
SW MANOR DR
SW DYER DR
SW NORTH CAROLINA DR
SW PALM CITY RD
SE HANCOCK ST
SE KITCHING CIR
SE PALERMO CT
SE HARPER ST
SE DECKER AVE
SE DIXIE HWY
SE 16TH ST
SE PALM BEACH RD
SE CENTRAL PKWY
SE FEDERAL HWY
SE SAN JOSE ST
SE TEJON ST
SE CORTEZ ST
SE MADRID ST
SE SEVILLE ST
SE RAYS WAY
SW MONTEREY RD
SE MONTEREY RD
SE MONTEREY ROAD EXT
SE PENNY LN
SE WILLOUGHBY BLVD
SE LETHA CT
SE LETHA CIR
Subject Parcel
S KANNER HWY
SE RUHNKE ST
SE JAKE CT
SE ASTER LN
Legend
Subject Parcel
City of Stuart Jurisdiction
N
525 0 525
Feet
Mapr Created 10/27/2023


City of Stuart DEVELOPMENT
SW MONTEREY RD
SE MONTEREY RD
SE TUDOR CT
SE PENNY LN
S KANNER HWY
Legend
Subject Parcel
300 ft Notification Buffer
Notified Parcels within 300ft
City of Stuart Jurisdiction
N
100 0 100
Feet
Mapr Created 10/27/2023


City of Stuart DEVELOPMENT
B-2
RPUD
RPUD
SE SEVILLE ST
B-2
PUBLIC
B-2
B-2
PUBLIC
SE VELASQUEZ AVE
SW MONTEREY RD
SE MONTEREY RD
B-2
B-1
SE PENNY LN
SE TRAFALGAR TER
B-2
B-2
B-4
B-4
B-4
B-4
B-4
B-4
B-4
CPUD
S KANNER HWY
COUNTY
Legend
Subject Parcel
City of Stuart Jurisdiction
B-1: BUSINESS - LIMITED
B-2: BUSINESS - GENERAL
B-4: LIMITED BUSINESS & MANUGACTURING
MARTIN COUNTY
CPUD: COMMERCIAL PUD
PUBLIC
RPUD: RESIDENTIAL PUD
N
125 0 125
Feet
Mapr Created 10/27/2023