City of Stuart

AGENDA

REGULAR MEETING OF THE STUART CITY COMMISSION
APRIL 22, 2024
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

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

ADMINISTRATIVE

City Manager, Michael J. Mortell
City Attorney, Lee J. Baggett
City Clerk, Mary R. Kindel

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

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

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

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

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. DEVELOPMENT DEPARTMENT PROJECT UPDATE

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

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

CONSENT CALENDAR

2. APPROVAL OF 04/08/2024 CCM MINUTES (RC)

3. HOUSING AUTHORITY OF THE CITY OF STUART, FLORIDA RE-APPOINTMENTS OF TWO (2) BOARD MEMBERS (RC):

RESOLUTION No. 33-2024: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, RATIFYING THE RE-APPOINTMENTS OF TWO (2) BOARD MEMBERS OF THE HOUSING AUTHORITY OF THE CITY OF STUART, FLORIDA FOR A FOUR (4) YEAR TERM FROM MAY 21, 2024 THROUGH MAY 21, 2028; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

4. SAILFISH CAY FINAL PLAT (REPLAT OF TOWNE PARK) (RC):

RESOLUTION No. 39-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE A PLAT TITLED, “REPLAT NO. 1 OF TOWNE PARK”, BEING A REPLAT OF TOWNE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 85, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA, CONTAINING 4.88 ACRES, MORE OR LESS PREPARED BY MICHAEL T. OWEN OF ENGINEERING DESIGN & CONSTRUCTION, INC, AND MAPPER NO. 5556 FOR SAILFISH CAY RPUD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

5. OLD CITY LANDFILL EXTENSION (RC):

RESOLUTION No. 46-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA EXTENDING THE DUE DILIGENCE PERIOD AT THE OLD CITY OF STUART LANDFILL FROM APRIL 30, 2024 TO SEPTEMBER 30, 2024; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

6. REFERENDUM LEASE AGREEMENT REQUEST FROM STUART HERITAGE MUSEUM (RC):

RESOLUTION No. 47-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, PROVIDING FOR A REFERENDUM UNDER CITY

CHARTER SECTION 9.05 SEEKING VOTER APPROVAL FOR THE CITY TO LEASE, FOR MORE THAN 10 YEARS, THE PROPERTY KNOWN AS THE STUART FEED STORE, LOCATED AT 161 SW FLAGLER AVENUE TO THE STUART HERITAGE MUSEUM; SAID LOT ADJOINS CITY PROPERTY FRONTING THE ST. LUCIE RIVER, PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

7. LEASE AGREEMENT WITH MARINE INDUSTRY ASSOCIATION FOR THE CITY OWNED PROPERTY LOCATED AT 401 SW FEDERAL HIGHWAY, STUART, FL (RC):

RESOLUTION No. 48-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT WITH AN ELECTED OFFICIAL, MARINE INDUSTRIES ASSOCIATION OF THE TREASURE COAST, OR ANOTHER NON-PROFIT AGENCY FOR THE CITY OWNED PROPERTY LOCATED AT 401 SW FEDERAL HIGHWAY, STUART, FL; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

8. APPLICATION OF CYBERSECURITY GRANT AGREEMENT (RC):

RESOLUTION No. 49-2024: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING SUBMISSION OF A FLORIDA DEPARTMENT OF MANAGEMENT SERVICES DIGITAL SERVICE CYBERSECURITY PROGRAM GRANT TO CONTINUE ENHANCING AND SUPPORTING THE CITY'S CYBERSECURITY FRAMEWORK, TO MITIGATE RISK, AND TO PROTECT INFRASTRUCTURE; AND AUTHORIZING EXECUTION OF A GRANT AGREEMENT IF AWARDED; AND FURTHER AUTHORIZING ANY MINOR AMENDMENTS TO THE GRANT AGREEMENT TO FACILITATE THE PROGRAM AS APPROPRIATE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

9. SITE PLAN APPROVAL AND FUTURE LAND USE AMENDMENT APPLICATIONS FOR GARAGE FACILITY RELOCATION (RC):

RESOLUTION No. 50-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CITY MANAGER TO SUBMIT SITE PLAN APPROVAL AND FUTURE LAND USE AMENDMENT APPLICATIONS NECESSARY TO RELOCATE THE CITY OF STUART GARAGE FACILITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

COMMISSION ACTION

10. FISCAL YEAR 2024 MIDYEAR BUDGET ADJUSTMENT (RC):

RESOLUTION No. 40-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT NO. 9 TO THE 2023-2024 BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS TO ACCOUNT FOR ADDITIONAL REVENUES AND APPROPRIATIONS IDENTIFIED AT THE MIDYEAR; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

11. (INFORMATIONAL ONLY)
CLARITY POINTE PUD - SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT LOCATED AT 500 SE INDIAN STREET (LEGISLATIVE) (RC):

ORDINANCE No. 2529-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REQUESTS FOR A SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR AN APPROXIMATE 9.46-ACRE PARCEL OF LAND FROM MULTI-FAMILY RESIDENTIAL TO THE COMMERCIAL FUTURE LAND USE DESIGNATION; AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND OTHER PURPOSES.

ORDINANCE SECOND READING

ORDINANCE FIRST READING

12. CLARITY POINTE PUD - REZONE FROM THE CITY OF STUART OFFICIAL ZONING ATLAS FROM RESIDENTIAL PLANNED DEVELOPMENT (RPUD) TO THE MIXED-USE PLANNED UNIT DEVELOPMENT (MXPUD) ZONING DESIGNATION LOCATED AT 500 SE INDIAN STREET (QJ)(RC):

ORDINANCE No. 2530-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REQUESTING TO REZONE FROM THE CITY OF STUART OFFICIAL ZONING ATLAS FROM RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) TO THE MIXED-USE PLANNED UNIT DEVELOPMENT (MXPUD) DESIGNATION FOR AN APPROXIMATELY 9.46 ACRE PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF SE INDIAN STREET AND APPROXIMATELY 540 FEET EAST OF KANNER HIGHWAY, TO CONVERT THE EXISTING 84-BED ASSISTED LIVING FACILITY (ALF) WITH MEMORY CARE KNOWN AS CLARITY POINTE TO ALLOW FOR AN INPATIENT PRIMARY MENTAL HEALTH AND RESIDENTIAL DRUG AND ALCOHOL FACILITY WITH MEDICAL DETOX; PROVIDING FOR MASTER SITE PLAN APPROVAL; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR SPECIFIED COMMERCIAL USES; PROVIDING FOR SIGNAGE REQUIREMENTS; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE; AND OTHER PURPOSES.

DISCUSSION AND DELIBERATION

ADJOURNMENT

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

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

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

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

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

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 4/22/2024 **Prepared by:** Jodi Nentwick

Title of Item:
DEVELOPMENT DEPARTMENT PROJECT UPDATE

Summary Explanation/Background Information on Agenda Request:
The Development Director will be providing a status of currently pending items as well as a summary of approvals during the last year.

Funding Source:
N/A

Recommended Action:
N/A

ATTACHMENTS:

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 4/22/2024 **Prepared by:** Nina Mullin

Title of Item:
APPROVAL OF 04/08/2024 CCM MINUTES (RC)

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

Funding Source:
N/A

Recommended Action:
Approve Item.

ATTACHMENTS:
1. 04/08/2024 CCM Minutes

MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
APRIL 8, 2024
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

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

ADMINISTRATIVE

City Manager, Michael J. Mortell
City Attorney, Lee J. Baggett
City Clerk, Mary R. Kindel

ROLL CALL

4:00 PM

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

INVOCATION

Edward Skiba, Stuart Police Chaplain gave the Invocation.

PLEDGE OF ALLEGIANCE

1. ARTS MOMENT - STUART MIDDLE SCHOOL MARKETING & ARTS

Stephanie Davis-Shang, Marketing Teacher, and Odza Sheryl, Art Teacher, from Stuart Middle School, presented the school's new crest and various art from the students.

PROCLAMATIONS

2. PUBLIC SAFETY TELECOMMUNICATORS WEEK - APRIL 14-20, 2024

Stuart Police Department telecommunicators (dispatchers) received the Proclamation and thanked the City for the recognition. Police Chief Tumminelli came forward and expressed his appreciation of the dispatchers.

3. DONATE LIFE MONTH - APRIL 2024

Tara Mahovetz, Volunteer for LifeLink, received the Proclamation and shared a personal story on organ donation.

4. CHILD ABUSE PREVENTION MONTH - APRIL 2024

Suzy Hutcheson, President/CEO of Helping People Succeed, Inc., accepted the Proclamation and announced statistics on child abuse.

5. STAMP OUT HUNGER DAY - MAY 11, 2024

Deidra Kinnaman, House of Hope's Director of Operations and a USPS Letter Carrier, received the Proclamation and provided information on the food drive and community needs.

6. LUPUS AWARENESS MONTH - MAY 2024

Pamela Klinger-Milazzo, Southeast Region Ambassador of Lupus Foundation of America, received the Proclamation and reported on diagnosis and treatment.

PRESENTATIONS

7. SERVICE AWARDS - APRIL 2024

Robert Carson	Fire Department	10 Years	Not Present
Jordan Pinkston	Community Redevelopment Agency	5 Years	Present
Jerry Thomas Jr.	Utilities & Engineering	5 Years	Present

8. 2024 LEGISLATIVE SUMMARY

Ben Hogarth, Communications Liaison, presented a legislative update and reviewed with the Board the attachment within the agenda.

9. CHILDREN'S SERVICES COUNCIL OF MARTIN COUNTY (CSCMC) "BOOK SMART WORLD READER" AWARD FOR ESYI

Jim Chrulski, Community Services Director, announced the East Stuart Youth Initiative Program of the Children's Services Council's participation in the Book Smart Challenge Program K-5. The children of the 10th Street community center won the challenge. Kiana Kelly, Martin Reads Coordinator, gave a description of the program and presented awards to the children. Mr. Chrulski congratulated Dar Monique Butler, Program Leader of Community Services, and her staff for working so well with our children and producing a great result.

10. FEDERAL RAILROAD ADMINISTRATION QUIET ZONE ESTABLISHMENT PROCESS

Milton Leggett, Public Works Director, and Peter Kunen, Utilities & Engineering Director, presented on quiet zones; the process and preliminary reviews.

City Manager Mortell commented and a brief Commissioner discussion took place.

COMMENTS BY CITY COMMISSIONERS

Commissioner Clarke

- Commented on April having many events and it being her birthday month.

- Commented on PACE reform program and that she received phone calls from those who participated in the program stating that they had to pay this additional tax.

Vice Mayor Rich

- Thanked the Mayor for her remarks at the baseball event; great program.
- Commented on the clean water efforts and thanked Congressman Brian Mast, Ben Hogarth, John Mehl of Martin County, his fellow Commissioners, the citizens, Mark Perry, and Drew Bartlett of South Florida Water Management District. Feels our participation helps to influence the decisions.

Mayor Bruner

- Commented on a 4-way stop on 7th and Alamanda Way and requested to find a way to slow traffic down.

Police Chief Tumminelli stated they would add some unmarked cars.

COMMENTS BY CITY MANAGER

City Manager Mortell

- Commented on the PACE Program; gave circumstances in which some people who received this loan are economically challenged and can't pay the additional tax; is looking into how to help.
- Commented that the Keep Martin Beautiful Environmental Stewardship Awards is coming up and the Public Works Department has some nominations. If extra tickets are available, Commissioners will be contacted.
- Stated the Stuart Heritage Museum will be on the referendum in August, they provided proposed ballot language that will be brought to the Commission on April 22, 2024.
- Noted that he communicated with Development Director, Jodi Kugler, and she will be presenting a summary of projects at Commission Meetings so that accurate information is disseminated.
- Announced that Stuart Main Street is hosting the annual Main Street Conference at the Flagler Center.
- Noted that he met with the landfill evaluation company, and they had completed their first phase. They are asking for an extension and at the next Commission meeting on April 22, 2024, they would like the Commission to review and vote to extend it until September.
- Announced the Finance Department received the 2024 Distinguished Budget Presentation Award.

APPROVAL OF AGENDA

5:34 PM MOTION: Approve.
MOVED BY: Troy McDonald
SECONDED BY: Campbell Rich
Motion approved unanimously.

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

1. Ellen Murphy - Stuart; Introduced herself as the Brightline Train Community Moderator.
2. Jon Minadeo - Stuart; Commented as the co-founder of GTVFlyers and shared his experiences.
3. Colby Frank - Ft. Pierce; Spoke on white Americans and his organization.

CONSENT CALENDAR

11. APPROVAL OF 03/25/2024 CCM MINUTES (RC)

12. CHILDREN'S SERVICES COUNCIL OF MARTIN COUNTY ANNUAL GRANT FOR THE EAST STUART YOUTH INITIATIVE (RC):

RESOLUTION No. 42-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING AN APPLICATION TO THE CHILDREN'S SERVICES COUNCIL OF MARTIN COUNTY FOR THE EAST STUART YOUTH INITIATIVE GRANT FOR FISCAL YEAR 2025; AUTHORIZING THE ACCEPTANCE AND EXPENDITURE OF THE CHILDREN'S SERVICES COUNCIL GRANT IF APPROVED; AUTHORIZING THE EXECUTION OF CONTRACTS BETWEEN THE CITY OF STUART AND CHILDREN'S SERVICES COUNCIL OF MARTIN COUNTY FOR GRANT ADMINISTRATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

13. COMMUNITY REDEVELOPMENT BOARD RATIFICATION (RC):

RESOLUTION No. 43-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, RATIFYING THE ADVISORY BOARD APPOINTMENT OF A COMMUNITY REDEVELOPMENT BOARD (CRB) MEMBER, FULFILLING THE VACANCY ON THE BOARD FOR THE REMAINING CURRENT TERM FROM PRESENT TO DECEMBER 31, 2024; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

***** PULLED ITEM #14 *****

14. ROAD TO VICTORY MILITARY MUSEUM (RC):

RESOLUTION No. 44-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE MAYOR TO SIGN A LETTER ALLOWING A UNITED STATES ARMY TANK TO BE DISPLAYED ON CITY PROPERTY LEASED BY THE ROAD TO VICTORY MILITARY MUSEUM, INC. LOCATED AT 319 E. STYPMANN BLVD. STUART, FL 34994 AS WELL AS ALLOWING THE ROAD TO VICTORY MILITARY MUSEUM TO RELOCATE THE FRANKLIN MONUMENT IF DEEMED APPROPRIATE; PROVIDING AN

EFFECTIVE DATE; AND FOR OTHER PURPOSES.

15. CRA APPOINTMENT FOR CRB BOARD MEMBER MARK BRECHBILL (RC):

RESOLUTION No. 45-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPOINTING MARK BRECHBILL AS A BOARD MEMBER OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA); FULL-FILLING A VACANCY ON THE BOARD FOR THE REMAINING CURRENT TERM FROM PRESENT TO DECEMBER 31, 2024; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

5:44 PM MOTION: Approve agenda pulling Item #14.
MOVED BY: Campbell Rich
SECONDED BY: Eula Clarke
Motion approved unanimously.

***** ITEM #14 PULLED FROM CONSENT CALENDAR *****

14. ROAD TO VICTORY MILITARY MUSEUM:

RESOLUTION NO. 44-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE MAYOR TO SIGN A LETTER ALLOWING A UNITED STATES ARMY TANK TO BE DISPLAYED ON CITY PROPERTY LEASED BY THE ROAD TO VICTORY MILITARY MUSEUM, INC. LOCATED AT 319 E. STYPMANN BLVD., STUART, FL 34994 AS WELL AS ALLOWING THE ROAD TO VICTORY MILITARY MUSEUM TO RELOCATE THE FRANKLIN MONUMENT IF DEEMED APPROPRIATE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
PUBLIC COMMENT:

1. Ray Giasullo - Stuart; Reported on the Road To Victory Museum addition of a tank and the moving of the statue.

5:53 PM MOTION: Approve.
MOVED BY: Troy McDonald
SECONDED BY: Eula Clarke
Motion approved unanimously.

COMMISSION ACTION

16. MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN PROJECT LIFT AND THE CITY OF STUART (RC):

RESOLUTION No. 03-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING TO EXECUTE THE MEMORANDUM OF UNDERSTANDING BETWEEN PROJECT L.I.F.T., INC. AND THE CITY OF STUART TO CREATE A FACILITY REFERRED TO AS THE "STUART JOB TRAINING AND ENTREPRENEUR CENTER" FOR VOCATIONAL

TRAINING, WORKFORCE AND PROFESSIONAL DEVELOPMENT PROGRAMMING AND BUSINESS INCUBATION, WHICH IS TO BE LOCATED AT 720 SE MARTIN LUTHER KING JR. BOULEVARD, STUART; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, Community Redevelopment Agency (CRA) Director, gave presentation and provided a brief background on Project LIFT and the City of Stuart.

Commissioner Clarke commented that the layout of the inside of the building looks very busy and asked Mr. Zaccheo of Project LIFT to explain what the plans are for the building. Mr. Zaccheo reviewed the various plans and components of the Project LIFT building, mimicking a real world workshop.

City Manager Mortell provided a brief history of this project. Mr. Zaccheo reviewed the various programs available and told his personal story.

5:58 PM MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Troy McDonald
Motion approved unanimously.

ORDINANCE SECOND READING

ORDINANCE FIRST READING

DISCUSSION AND DELIBERATION

ADJOURNMENT

6:30 PM

Mary R. Kindel, City Clerk **Rebecca S. Bruner, Mayor**

Minutes to be approved at the Regular Commission Meeting this 22nd day of April, 2024.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 4/22/2024 **Prepared by:** Mary Kindel

Title of Item:
HOUSING AUTHORITY OF THE CITY OF STUART, FLORIDA RE-APPOINTMENTS OF TWO (2) BOARD MEMBERS (RC):

RESOLUTION No. 33-2024: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, RATIFYING THE RE-APPOINTMENTS OF TWO (2) BOARD MEMBERS OF THE HOUSING AUTHORITY OF THE CITY OF STUART, FLORIDA FOR A FOUR (4) YEAR TERM FROM MAY 21, 2024 THROUGH MAY 21, 2028; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The Housing Authority of the City of Stuart, Florida Board Members are requesting 4-year term renewals from May 21, 2024 through May 21, 2028:

Martha Mosley
Lilly Williams

Funding Source:
N/A

Recommended Action:
Approve Resolution No. 33-2024.

ATTACHMENTS:
1. R33-2024 Stuart Housing Authority Ratification of 2 Board Members
2. R33-2024 Attachment A - Housing Authority of Stuart Terms Log 2024
3. SHA Reappointment Request Letters

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 33-2024

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, RATIFYING THE RE-APPOINTMENTS OF TWO (2) BOARD MEMBERS OF THE HOUSING AUTHORITY OF THE CITY OF STUART, FLORIDA FOR A FOUR (4) YEAR TERM FROM MAY 21, 2024 THROUGH MAY 21, 2028; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * * *

WHEREAS, the Housing Authority of the City of Stuart, Florida is an active dependent Special District. Its public purpose is to provide/administer decent, safe, and sanitary housing; and

WHEREAS, the Stuart City Commission shall ratify the Housing Authority of the City of Stuart, Florida's Board Members for four (4) year terms; and

WHEREAS, two (2) existing Board Members of the Housing Authority of the City of Stuart, Florida's terms will expire on May 21, 2024; and

WHEREAS, Board Members Martha Mosley and Lilly Williams respectfully request re-appointment to the Housing Authority of the City of Stuart, Florida Board for the new term commencing on May 21, 2024 and ending on May 21, 2028.

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

SECTION 1: The City Commission hereby ratifies the re-appointment of current Board Members, Martha Mosley and Lilly Williams to the Housing Authority of the City of Stuart, Florida for a four (4) year term commencing on May 21, 2024 and ending on May 21, 2028, as described, and attached hereto in "Attachment A."

SECTION 2: The City Clerk shall notify and provide the re-appointed Board Members with information regarding the Code of Ethics for Public Officers and Employees, Part III of Chapter 112, Florida Statutes.

SECTION 3: This Resolution shall take effect upon its adoption and pursuant to the term dates described above.

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

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

ADOPTED this 22nd day of April, 2024.

ATTEST:

_____
MARY R. KINDEL, MMC
CITY CLERK

_____
REBECCA S. BRUNER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ.
CITY ATTORNEY

"Attachment A"

STUART HOUSING AUTHORITY BOARD OF COMMISSIONERS

NAME	Current Term	Expiration	Future Terms	2024 Ratification
Martha Mosley	4 years	2020-2024	2024-2028	4-Year Term, 2024-2028
Lilly Williams	4 years	2020-2024	2024-2028	4-Year Term, 2024-2028
Pearl Clark	4 years	2021-2025	2025-2029	
Jennie Davis	4 years	2022-2026	2026-2030	
Barbara Dotson	4 years	2023-2027	2027-2031	
Deborah Langston	4 years	2023-2027	2023-2031	

Housing Authority
of the City of Stuart, Florida

February 28, 2024

The Honorable Becky Bruner, Mayor
City of Stuart, Florida
121 SW Flagler Avenue
Stuart, Florida 34994

Re: Housing Authority of the City of Stuart, Florida (SHA)
Board of Commissioners Reappointment

Dear Mayor Bruner:

It has come to my attention that my present term as a SHA Commissioner expires on May 21, 2024. It is the intent of this correspondence to request reappointment to the position for another term, which I understand is a four (4) year term.

I would be grateful for the opportunity as I believe the Housing Authority has been and is successful in providing decent, safe and affordable housing options to the constituents of the City of Stuart. I have thoroughly enjoyed my experiences on the Board and would welcome the honor of serving my community in the same capacity, if you so desire me to.

I appreciate your consideration of this request and am happy to answer any questions you might have concerning such.

Thank you.

Sincerely,

Martha Mosley

Martha Mosley
SHA Board of Commissioners

cc: Rosetta Washington, SHA Executive Director
Mary Kindel, City Clerk

611 SE Church Street, Stuart, Florida 34994
(772) 287-0496 • (772) 287-4084 Fax
7-1-1 or (800) 955-8771 TDD

Housing Authority
of the City of Stuart, Florida

RECEIVED
MAR 08 2024
BY: M Kindel

February 28, 2024

The Honorable Becky Bruner, Mayor
City of Stuart, Florida
121 SW Flagler Avenue
Stuart, Florida 34994

Re: Housing Authority of the City of Stuart, Florida (SHA)
Board of Commissioners Reappointment

Dear Mayor Bruner:

It has come to my attention that my present term as a SHA Commissioner expires on May 21, 2024. It is the intent of this correspondence to request reappointment to the position for another term, which I understand is a four (4) year term.

I would be grateful for the opportunity as I believe the Housing Authority has been and is successful in providing decent, safe and affordable housing options to the constituents of the City of Stuart. I have thoroughly enjoyed my experiences on the Board and would welcome the honor of serving my community in the same capacity, if you so desire me to.

I appreciate your consideration of this request and am happy to answer any questions you might have concerning such.

Thank you.

Sincerely,

Williams

Lilly Williams
SHA Board of Commissioners

cc: Rosetta Washington, SHA Executive Director
Mary Kindel, City Clerk

611 SE Church Street, Stuart, Florida 34994
(772) 287-0496 • (772) 287-4084 Fax
7-1-1 or (800) 955-8771 TDD

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 4/22/2024 **Prepared by:** Jodi Nentwick

Title of Item:
SAILFISH CAY FINAL PLAT (REPLAT OF TOWNE PARK) (RC):

RESOLUTION No. 39-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE A PLAT TITLED, “REPLAT NO. 1 OF TOWNE PARK”, BEING A REPLAT OF TOWNE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 85, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA, CONTAINING 4.88 ACRES, MORE OR LESS PREPARED BY MICHAEL T. OWEN OF ENGINEERING DESIGN & CONSTRUCTION, INC, AND MAPPER NO. 5556 FOR SAILFISH CAY RPUD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
On March 13, 2023, the City Commission adopted Ordinance No. 2487-2023, establishing the Sailfish Cay RPUD consisting of sixty (60) townhouses with a concurrent Master Site Plan located at 71 SE Central Parkway.

Exhibit C, Development Conditions, Condition #40 of the Sailfish Cay RPUD requires Plat approval before development permits are issued. Under the terms of the PUD, the City must approve the Plat if it complies with the Development Order.

The City Consultant, Northstar Geometrics reviewed the plat for consistency with Chapter 177, Florida Statutes, and the City's Land Development Code.

Funding Source:
N/A

Recommended Action:
Staff recommends consideration by the City Commission to approve Resolution No. 39-2024, adopting the replat of Towne Park (Sailfish Cay RPUD).

ATTACHMENTS:
1. A1. R39-2024 (SAILFISH CAY REPLAT)
2. A2. Plat Application
3. A3. Project Narrative
4. A4. Plat
5. A5. Consultant Review Letter
6. A6. Ordinance No. 2487-2023 Sailfish Cay RPUD (Recorded)

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 39-2024

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE A PLAT TITLED "REPLAT NO. 1 OF TOWNE PARK", BEING A REPLAT OF TOWNE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 85, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA, CONTAINING 4.88 ACRES, MORE OR LESS, PREPARED BY MICHAEL T. OWEN OF ENGINEERING DESIGN & CONSTRUCTION, INC, AND MAPPER NO. 5556 FOR SAILFISH CAY RPUD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*****

WHEREAS, on December 11, 1989, the City of Stuart City Commission adopted Ordinance Number 1174-89, adopting a Comprehensive Growth Management Plan as mandated by the Local Government Comprehensive Plan and Land Development Regulation Act, Chapter 163, Part II, Florida State Statutes, also known as the City of Stuart Comprehensive Plan, that designated this Future Land Use of this property as Multi-Family Residential (MF-RES); and Sailfish Cay RPUD Ordinance Number 2487-2023; and

WHEREAS, on June 14, 1993, the City of Stuart City Commission adopted Ordinance Number 1293-93, approving a Land Use Amendment from Multi-Family Residential (MF-RES) to Institutional (I) for the Abundant Life Ministries Church; and

WHEREAS, on May 14, 2007, the City of Stuart City Commission adopted Ordinance Number 2106-07, approving a Land Use Amendment from Industrial (I) to Commercial (C) and a rezoning from Residential-3 (R-3) to Commercial Planned Unit Development (CPUD) to allow for a professional and medical office center; and

WHEREAS, on February 27, 2023, the City of Stuart City Commission adopted Ordinance Number 2486-2023, approving a Land Use Amendment from Commercial (C) to Multi-Family Residential (MF-RES); and

WHEREAS, on March 13, 2023, the City of Stuart City Commission adopted Ordinance Number 2487-2023, approving a rezoning from Commercial Planned Unit Development (CPUD) to Residential Planned Unit Development (RPUD) establishing the Sailfish Cay RPUD consisting of sixty (60) townhouse units with a concurrent Master Site Plan.

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

SECTION 1: That certain plat titled, "REPLAT NO. 1 OF TOWNE PARK" prepared by Michael T. Owen of Engineering Design & Company, a copy of which was initially filed with the City Development Department on September 19, 2023, is hereby approved by the City Commission as being in compliance with the requirements for platting pursuant to Chapter 177, Florida Statutes and with local laws relative thereto.

SECTION 2: This Resolution shall take effect upon adoption.

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

	YES	NO	ABSENT	ABSTAIN
REBECCA S. BRUNNER, MAYOR				
CAMPBELL RICH, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
TROY MCDONALD, COMMISSIONER				

ADOPTED this ____ day of _____, 2024.

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
REBECCA S. BRUNER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ.
CITY ATTORNEY

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

Received by: _____
Reviewed by: _____

Plat Application

Project ID#_____
(Staff Entry)

Pre-App Conference Date:	Application Date:

SITE INFORMATION

Project Name: Sailfish Cay	Parcel ID#: 09-38-41-011-000-00001-1
Site Address: 751 SE Central Parkway, Stuart, FL	
Subdivision: Towne Park	Lot(s): All of Towne Park, Plat Book 11 Page 85
Site Acreage: 4.88	Flood Zone/Base Flood Elevation: Zone X - No BFE
Existing Zoning District / CRA Subdistrict (if applicable):	R-3 Residential Mult-Family/Duplex / N/A CRA
Current Comprehensive Plan Future Land Use Designation:	RPUD

PETITIONER INFORMATION

Property Owner: 751 SE Central LLC	Phone Number / Email Address:
Property Owner's Mailing Address: 2500 Weston Road, #311, Davie, FL 33331	
Applicant (if not Owner):	Phone Number / Email Address:
Applicant's Mailing Address:	
Agent/Contact Person: Mark Landsman Engineering Design & Construction Inc.	Phone Number / Email Address: 772-462-2455 ext. 114 marklandsman@edc-inc.com
Agent's Mailing Address: 10250 SW Village Parkway, Suite 201, Port St. Lucie, FL 34987	
Surveyor: Engineering Design & Construction Inc.	Engineer: Engineering Design & Construction Inc.
Planner: Engineering Design & Construction Inc.	Attorney: Frank, Weinberg & Black, PL

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared Steven Fischer

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

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

Name of Owner: 757 SE Central LLC

Signature of Owner: | By: Name/Title: Steven Fischer, Manager

2500 Weston Rd Ste 361 | Weston, FL 33331
Street Address | City, State, Zip Code

P.O. Box | City, State, Zip Code

954 385 3332 | 954 385 6464
Telephone Number | Fax Number

Steve@Sedoffandfischer CPA.Com
Email Address:

STATE OF FLORIDA, COUNTY OF Broward

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

14 day of September 2023 By Steven Fischer.

Personally Known OR Produced Identification
Type of Identification Produced:

Daniel Martin
Notary Public

Daniel Alejandro Martin
Comm.#GG961459
Expires: Feb. 28, 2024
Bonded Thru Aaron Notary

My Commission expires:
02/28/24

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: Steven Fischer	City/State/Zip Code: Weston, FL 33331
Title: Manager	Telephone Number: 954 385 3332
Company: 751 SE Central LLC	Facsimile Number: 954 385 6464
Company Address: 2500 Weston Road, #311	Email Address (optional): Steve@SadoffandFischerCPA.Com

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

1. Signed this 14 day of September, 2023.

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

Application Requirements

Fee: $852.00 *(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)*

Submittal Requirements: A completed application form, the payment of fees, and a plat conforming to the requirements of F.S. Chapter 177, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed and by any other information required by the City Development Director.

Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application, including a recommendation from the Public Works Director. The City Commission is also required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.

Justification: Written justification supporting how the application is in compliance with the requirements of F.S. Chapter 177, the City's comprehensive plan, and the City's Land Development Regulations *(include additional pages if needed)*.

The Sailfish Cay project proposes a 60-unit fee simple townhome style community with a clubhouse and associated site improvements. The site plan and associated variances were approved on the second reading at the March 23, 2023 City Council meeting. The approved development order is 2487-2023. Please see attached project narrative that was submitted to the City of Stuart on January 7, 2022 during the site plan review process.

(over)

JOHNSTON GROUP
DEVELOPMENT & DESIGN

751 SE Central Parkway
Townhome Multi-Family Residential

Project Narrative

Request: Rezoning/Small Scale Comprehensive Plan Amendment/ Site Plan Review
Address: 751 SE Central Parkway, Stuart FL
Submittal Date: November 5, 2021
Resubmittal Date: January 7, 2022

Overview of Requests & Property Introduction:

On behalf of the applicant, 751 SE Central, LLC, Johnston Group Development and Design has prepared and respectfully submits this request for a rezoning, small scale comprehensive plan amendment, and site plan review for a multifamily townhome project on the currently vacant site at 751 SE Central Parkway.

The subject property, consisting of approximately 4.88 acres (Property Control 09-38-41-011-000-00001-1), is located on the north side of SE Central Parkway, northeast of the intersection of SE Central Parkway and SE Rays Way, approximately 0.15 miles southwest of SE Federal Highway/US 1.

The property was originally approved in 1986 as Phase VI of Towne Park North Condominium project. Being the unbuilt portion of the surrounding multi-family residential buildings to the north and northwest of the subject property, the property has undergone several use and zoning changes over the years. The property was approved for a church use in 1989 with a Future Land Use of Institutional. This church remained on site until the mid-2000s. Not long after, the site was rezoned to Commercial Planned Unit Development (CPUD) with a future land use change to Commercial (C). A master plan for or a 7-building commercial use was approved in conjunction with the rezoning and comprehensive land use change; this project was never constructed. Since that time, no other entitlements have been granted on the property.

The proposal application includes a rezoning request from CPUD to Residential Planned Unit Development (RPUD) and a small-scale comprehensive plan Future Land Use amendment from Commercial to Multi-Family Residential (MF-RES). The proposed site plan application includes 61

two-story townhomes, averaging 1,800 SF in size, all rear loaded with an interior drive. More details on the site plan can be found throughout this document.

Surrounding Uses:

The properties to the northeast and northwest are part of the original Town Park North Condominium development; a project that initially included the subject parcel. To the south of the property, across SE Central Parkway, are commercial uses.

Pre-Application Meeting

A series of pre-applications meetings were held between Johnston Group and City staff on May 15th, 2021, August 19th, 2021 and October 4th, 2021. The progression of the site plan was discussed throughout these meetings, as the plan evolved. As the plan was modified, both the density the height decreased from three-story to a two-story townhome product to ensure compatibility with surrounding properties.

Site Design

The proposal includes 61 two-story townhomes, oriented around an internal access drive and connected by pedestrian sidewalks. The design incorporates amenity areas and balances the community and private use for future tenants.

Unit/Building Design

The townhome units are rear loaded with a two-car garage. The units range in size and include three and four bedrooms with the larger units on the ends of the building rows. The number of units in each building row vary; the proposal includes a four, five, and six unit building type. The proposed separation of the buildings allow for the necessary fire separation by Code.

The units all have a front patio area, which depending on their location, have a different view. The units along SE Central Parkway have more of an urban setting, with patios areas with a view of the sidewalk along SE Central Parkway, separated via hedge and a low pedestrian height fence and gate. The internal units either have frontage along the lake or along the dense 30 foot landscape buffer, which serves as a garden type view.

Parking

Parking is spread throughout the community, including a two-car garage for each unit, guest spaces interior to the property, and parallel parking along SE Central Parkway. With the unit's front doors facing this ROW, parallel parking is essential for guest parking access for the units. The on-street parallel parking is proposed as pervious pavers to help with stormwater drainage and also to provide an aesthetic design to the property's frontage.

Pedestrian Connectivity

The proposed development incorporates internal pedestrian connectivity via sidewalks, which not only provide connection from the parking areas to the front doors but also provide for a recreational path. An eight-foot sidewalk is proposed along the entire length of SE Central Parkway,

connecting the site to adjacent commercial uses on SE Federal Highway as well as to recreational uses including the dog park on SE Central Parkway.

Recreation/Amenity

Although the PUD amenity guidelines are not mandatory, there are recommended PUD amenities to demonstrate that the application meets the purpose of the Land Development Code (LDC). The amenities that this PUD are demonstrating include the following:

- Significant Architecture
    - The applicant is proposing significant architectural features including vertical and horizontal and rejections, tower features, balconies and cladding. The applicant has incorporated shutters on the rear of the facades and landscape screening on the sides. The balconies and Bahama shutters, along with the projections, create articulation throughout the facades that face the street and neighboring communities. The orientation of the buildings creates interaction with the public street, ensuring a connection between the development and the community.
- Enhanced pedestrian facilities
    - The applicant is proposing shade trees along the Central Parkway and interior sidewalks to create shaded walkways for pedestrians within the community and connecting to the Central Parkway right-of-way. The eight-foot sidewalk with these shade trees encourage the use of public walkways while traveling to adjacent parks, commercial areas, or other amenities.
- Job Creation
    - The construction of this PUD will create 300-400 jobs over a two year construction period.

The proposal includes a community pool area adjacent to the retention lake amenity, with associated restrooms and a mail room.

Landscape/Open Space
A dense landscape buffer with three-level landscape plantings (ground, mid, and canopy) is proposed around the internal property lines, separating the development from the existing residential development along the northeast and northwest of the property. A small hedge is proposed along SE Central Parkway, enough to create a separation between the public sidewalk and private patio while keeping the urban effect of public and private space blending into one. Littoral planting will be planted around the perimeter of the lake, including some littoral shelf areas to help provide a more natural shape to the retention lake.

To properly mitigate the trees and meet the City requirement, the applicant is proposing four 20' live oak trees to mitigate the loss of existing trees, including live oaks which provide shade canopy for pedestrians along Central Parkway and within the development. The applicant is preserving existing trees within the buffer area and proposing trees of varying heights to better buffer the property from neighbors. The pine trees do not provide shade and do not provide sufficient screening, as they do not have lush greenery at pedestrian level.

Wellfield Protection Area
A portion of the site is within a wellfield protection area. The project's Civil Engineer has reviewed the requirements for development within this area, including prohibited activities and has found that the requirements of per Section 4.147 of Martin County Code have been met, as referenced within the City of Stuart's Code of Ordinances. None of the prohibited activities apply, except for the inclusion of stormwater retention, but as there are no public potable water supply wells within 300 feet of the proposed retention area, the retention area is permitted at the proposed location.

Vehicle Access
The site proposes the entry drive aligned with Rays Way. The entrance has a median separating the ingress and egress. A visitor call box is proposed within the median, with two rolling gates proposed along the internal road. The location of the gates is not highly visible from the public right-of-way, ensuring that the focal point of the project entrance does not have the appearance of being heavily privatized. The location provides for the necessary stacking distance for vehicles entering the community.

Vehicular Traffic
Per the Traffic Engineer, the project has a de minimum impact, generating 42 AM peak hour trips and 47 PM peak hour trips. The entry drive, aligned with Rays Way, allows for both right and left turn movements for vehicles. The submitted long range analysis indicates the massive decrease in traffic that would result from the conversion from commercial to residential future land use, when looking at the maximum build out scenarios.

Compatibility with Surrounding Properties
The development has been designed with the intent to be compatible with the surrounding Towne Park development in terms of height and density. Even with consistent design, the applicant is still proposing a dense landscape buffer to maintain the privacy of the Towne Park residents by providing ample screening between the new and existing development.

The existing Towne Park access easement that crosses the subject property shall remain, with continued maintenance by Towne Park. The proposed four parking spaces at the northwest corner of the property have been shifted to accommodate additional buffering between the access drive and proposed development. Additional landscape screening was also added to the northeast corner, to screen the guest parking and lift station.

Focal Point
The focal point of the projects entrance is the lake feature, which will include littoral planting and a fountain in the center of the lake. The median will contain a monument sign, with a specimen live oak tree and landscape design to provide for an aesthetic view into the project from the public realm. Pavers and a paver crosswalk design are incorporated to create an enhanced visual feature.

Architecture

The proposed architectural style of the two-story townhomes is a transitional coastal design, intended to be consistent with the small-scale coastal vernacular throughout the City of Stuart. The architecture includes fenestration in the form of Bahama shutters, tower elements and cladding.

The building footprint include a 4-unit, 5-unit and 6-unit building. Each building is comprised of a mixture of two or three types of units. A and B units are three-bedroom, with the larger end C units containing four bedrooms.

Each unit has a two-car garage in the rear. Every unit has a paver patio in the front yard, with room for sod and landscape to provide aesthetic feature to the front doorways. Each patio connects to a pedestrian sidewalk (internal or along Central Parkway).

The orientation of the front doors and patios provide a variety of views including lake view, urban street view, or garden landscape view along the dense buffer. The units present a different type of living experience for residents.

Sign Plan

One monument sign is proposed within the project's entry median. A sign elevation and rendering is attached as part of this application. The sign design is complimentary to the proposed architectural elevations and meets the City sign regulations.

Compliance Analysis

Comprehensive Plan Standards Compliance

Concurrency/Level of Service

The project complies with the Comprehensive plan standards, notably Policy A.A3.2 which directs development to areas where adequate utilities, services and schools exist. This site was initially planned as part of the development of Towne Park North Condominium project. There are existing water lines for connection, as the previous church site was serviced. The property has a lift station on-site that services the adjacent communities and will service this development. As no large extension to utility services will be required, the property is able to maintain the Level of Service standards adopted under the Comprehensive Plan.

Future Land Use Category/Maximum Build Out

The existing Future Land Use (FLU) of Commercial was established in 2007 when the site was rezoned for a site plan to allow a commercial use, a development that was never built. Prior to that, the FLU was Institutional to allow the church use on the site. Before this Church use, the property had an approval for multi-family residential use. As the current FLU of Commercial only permits up to 15% of residential uses on the site per Policy 1.A 7.2 of the City's Comprehensive Plan, the proposed development requires a FLU amendment to allow for the original intended use of multi-family residential. The proposed FLU of multi-family residential is necessary to allow the 100% residential use as proposed with this development.

The Current FLU of Commercial permits up to 100% of Commercial Use FAR and up to 15% of residential use. As such, the site would be permitted up to 106,359.9 SF of commercial use and a

density of 21 residential units. The applicant's proposal for multi-family residential FLU permits 30% of Commercial Use FAR and up to 100% of residential use at a maximum density of 30 dwelling units per acre (du/acre), which would permit up to 31,907.97 SF of commercial use and a maximum density of 146 residential units (30 du/acre). With this submittal, the applicant is proposing to re-establish the original intended use of multi-family, a use that is less intensive from a long range transportation analysis standpoint and is more compatible with the surrounding residential community. As detailed within the submitted Long Range Traffic Analysis, an amendment from Commercial to Multi-Family Residential results in a decrease in 11,151 daily trips based on maximum buildout of commercial compared to maximum build out of residential on the property. As the proposal for 61 units is well under the maximum density as permitted by the City's Comprehensive Plan, the decrease in daily trips would be even greater. Although 30% of the site can be dedicated to commercial use, the applicant is not proposing any commercial use as part of this project.

Commercial to Residential Conversion

The proposed FLU amendment from commercial to multi-family residential complies with the intention of Objective 1.A5- *Residential Development* in that the proposed residential development shall provide housing opportunities for families who want to live in the City, including for individuals who work within the City limits. The residential use aligns with City of Stuart Policy 1.A5.5 by providing a community of housing for families. Not only does the proposal reestablish the original intention of the property, it also would transition the property from a use that could further increase the demand for housing within the city to that of a use which will provide housing opportunities in a demanding housing market. As a Commercial FLU predominantly permits commercial uses, any development within the Commercial FLU would potentially increase the number of commuters into the City which in turn increases traffic, as shown in the long range traffic analysis.

The amendment aligns with Objective 1.A5 which ensures land use compatibility, as the proposed residential development is situated adjacent to multi-family. Pedestrian sidewalks provide connectivity between the proposed development and these nearby commercial uses which encourages walking to other nearby amenities.

A FLU amendment to multi-family residential would allow the development to align with the intent of Policy 1.A5.1 to promote a more compact development pattern. By encouraging compact residential development, the proposal also aligns with Goal 2.A which discourages urban sprawl. As the site was initially planned for multi-family, this amendment restores the original intention of the property, a use that is compatible with the surrounding residential uses. The amendment as proposed would better align with the Goals of the Comprehensive Plan, proposing a less traffic intensive use while creating a family community within the City limits.

Urban Sprawl

Development on the subject parcel serves as an infill project, as the vacant site is surrounded by existing development. The site has been previously cleared for development, and was intended to be an extension of the Towne Park residential development that surrounds the northeast and northwest boundaries of the property. By facilitating infill development on this site, the applicant is

meeting Objective 1.B1 of Element 1 of the City's Comprehensive Plan, which states that the City's goal is to "*Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within Stuart in order to achieve a compact urban form."* The inclusion of an eight-foot public sidewalk on Central Parkway along this infill development also meets the intent of Policy 2.A1.8 of the Comprehensive Plan of decreasing vehicular traffic by providing means for pedestrian connection to nearby amenities.

Soils and Topography

The soil characteristics of the site are common for this area. Per the Geotech report's findings, the soils on the site were found to be suitable for the proposed development. With respect to topography, the land is very typical of the area and matches the surrounding developments.

Floodplain

Within FEMA Flood Zone X, which is outside the area of minimal flood hazard, and not containing any native upland habitat, the property aligns with Objective 1.A3 of Element 1 of the City's Comprehensive Plan which aims to protect environmentally sensitive natural resources. The applicant is proposing minimal land clearing on this infill development, as the property has been previously developed. The proposed development is compatible with the existing state of the land, which has already contained development.

Stormwater
The project's civil engineer has analyzed existing and surrounding conditions and has designed for stormwater capture through wet retention, underground culverts and the inclusion of pervious pavers for the on-street parking spaces. The detention pond will treat and attenuate stormwater prior to discharging offsite with the ultimate outfall to Poppleton Creek. The submitted drainage report includes additional detail regarding stormwater and drainage.

Development Standards Compliance

The proposed development meets the standards of Chapter II, Section 2.07.00- *Designation of Planned Unit Development (PUD)* to provide an alternative residential development that is still consistent with the overall planning goals of the City's Comprehensive Plan.

The development meets the General requirements of the City's LDC including keeping within both the established density requirements and the maximum height limitations. The proposed development is well below the maximum permitted density and height for a RPUD, maintaining consistency with the surrounding properties.

As a PUD, the Code allows for flexibility from some of the City's straight zoning requirements. In order to stay within the intentions of the LDC, the proposed development meets the open space and landscape requirements of the general code, and incorporates requirements such as bicycle parking and an 8 foot sidewalk along SE Central Parkway. The City's LDC does not have requirements for waivers from underlying zoning within RPD's however the table below illustrates some areas where the flexibility of the LDC's PUD Section is incorporated within the site plan.

Areas of PUD Flexibility

There are several areas in the proposed development that the applicant has proposed variations from the regulations within the proposed underlying zoning of R-3 or elsewhere in the LDCs. These include:

Area of Flexibility	Code Requirement	Provided	Reasoning and Mitigation
Sidewalk Width (interior)	6-feet	5-feet	The site is uniquely configured, and to make it viable with the two-story floor plan, some features had to be adjusted to fit the necessary drainage and buffers. Additionally, 5-foot sidewalks allow for more pervious/open space. An 8-foot sidewalk is proposed along Central Parkway which exceeds the minimum required width.
Minimum Lot Area	10,000 SF	1,416 SF	The townhome lots are proposed as fee simple lots within the larger PUD. The remaining area will be maintained by the HOA.
Minimum Lot Width (feet)	100 Feet	28 Feet	The townhome lots are proposed as individual fee simple lots, containing only the townhome footprint. The lots will be separate form the common areas.
Maximum Impervious Surface Coverage	40%	63.4%	The site is meeting standard requirements for roadway widths, while accommodating green buffer and common spaces. The impervious area increased slightly as the project moved from a three-story to two-story product as the floor plan increased to accommodate the same number of bedrooms. The two-story

			product is much more compatible with the surrounding properties.
Minimum Front Setback	25’	10’	The building facades are closer to the Central Parkway sidewalk in order to provide for a more urban interaction between the development and community. The intent of these units is to provide residents with an pedestrian focused experience, rather than set the units far back like in suburban areas. These residents can walk directly onto Central Parkway sidewalk and walk to nearby amenities.

Concurrency/Level of Service
Aligning with the purpose and intent of Chapter IV, Section 4.02.02, the existing public facilities and services have previously serviced this property. The proposed development will not exceed the current availability of capacity for potable water, sewer, solid waste, drainage, parks and recreation, transportation facilities and public educational facilities. The project shall meet the level of service standards established in Section 4.03.00 of Chapter IV. The project is within the TCEA Buffer area; the submitted traffic statement and analysis provides a thorough analysis of the transportation facility level of service.

The Martin County school district has already granted concurrency for the project, with a concurrency reservation of three years from date of issuance (December 3, 2024).

Summary

The proposed development meets the standards of the Zoning Code of the Comprehensive Plan, while proposing enhanced fenestrated architectural design and dense landscape of varying heights throughout the property to exceed the minimum requirements. The development will help provide housing opportunities for individuals and families who work within the City boundaries, helping to alleviate some commuter traffic. The project has been designed to be compatible with surrounding properties and to be compatible with the City of Stuart in general.

On behalf of the property owners, Johnston Group Development and Design respectfully request favorable review and consideration of this application for a rezoning, small scale comprehensive plan amendment, and site plan review for a townhome Residential PUD. Should you have any

questions or require additional information, please do not hesitate to contact me at your convenience at (561) 691 4552.

Sincerely,



Elizabeth S. Levesque, AICP
Development Associate

REPLAT NO. 1 OF TOWNE PARK

PLAT BOOK _____ PAGE ____

BEING A REPLAT OF TOWNE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 85, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, ALL LYING AND BEING IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION

TOWNE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 85, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA.

PARCEL CONTAINS 212,719.80 SQUARE FEET (4.88 ACRES), MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

751 SE CENTRAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH THE UNDERSIGNED MANAGER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF REPLAT NO. 1 FOR TOWN PARK AND DO HEREBY DEDICATE AS FOLLOWS:

1) INGRESS/EGRESS EASEMENT

THE ACCESS EASEMENT ON THIS PLAT OF REPLAT NO. 1 OF TOWNE PARK AND DESIGNATED AS PRIVATE, IS HEREBY DECLARED TO BE THE PROPERTY OF SAILFISH CAY HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER ASSOCIATION), AND THE ACCESS EASEMENT SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION IN PERPETUITY. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STREETS AND RIGHTS-OF-WAY DESIGNATED AS SUCH ON THE PLAT.

2) WATER MANAGEMENT TRACT 1

THE WATER MANAGEMENT TRACT SHOWN ON THIS PLAT OF REPLAT NO. 1 OF TOWNE PARK, AND DESIGNATED AS SUCH ON THE PLAT, IS HEREBY DECLARED TO BE THE PROPERTY OF SAILFISH CAY HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY THE DEED TO THE ASSOCIATION FOR LANDSCAPING, BUFFERING, AND STORMWATER DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION IN PERPETUITY. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STORMWATER DRAINAGE EASEMENTS ON THIS SITE.

3) LAKE MAINTENANCE EASEMENTS

THE LAKE MAINTENANCE EASEMENT SHOWN ON THIS PLAT OF REPLAT NO. 1 OF TOWNE PARKIS HEREBY DECLARED TO BE THE PROPERTY OF SAILFISH CAY HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, STORM WATER MANAGEMENT AND OTHER PROPER PURPOSES, AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION. ALL LAKE AND STORMWATER DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION IN PERPETUITY. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY LAKE MAINTENANCE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

4) OPEN SPACE TRACT 1

THE OPEN SPACE TRACT SHOWN ON THIS PLAT OF REPLAT NO. 1 OF TOWNE PARK IS HEREBY DECLARED TO BE THE PROPERTY OF SAILFISH CAY HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND IS FURTHER DECLARED TO BE A PRIVATE OPEN SPACE AREA, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PROPER PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION IN PERPETUITY. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY RECREATION TRACT DESIGNATED AS SUCH ON THIS PLAT

5) UTILITY EASEMENTS

THE UTILITY EASEMENT SHOWN ON THIS PLAT OF REPLAT NO. 1 OF TOWNE PARK MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE CITY OF STUART. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENT(S) DESIGNATED AS SUCH ON THIS PLAT.

6) DRAINAGE EASEMENT

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT OF REPLAT NO. 1 OF TOWNE PARK IS HEREBY DECLARED TO BE THE PROPERTY OF SAILFISH CAY HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION IN PERPETUITY. THE CITY OF STUART CITY COMMISSIONERS HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

7) PUBLIC FLOW-THROUGH DRAINAGE EASEMENT

NOTWITHSTANDING THE OBLIGATION OF SAILFISH CAY HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") OF MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE TRACTS SHOWN ON THIS PLAT, THERE IS HEREBY DEDICATED TO THE CITY OF STUART A NON-EXCLUSIVE, FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER THE FOLLOWING DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT:

WATER MANAGEMENT TRACT 1

IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE-DESCRIBED PRIVATE DRAINAGE TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS DISRUPTED OR PREVENTED, THE CITY OF STUART SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON, SUCH PRIVATE TRACTS AND ADJACENT LAND FOR THE PURPOSES OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION; HOWEVER, THE CITY OF STUART SHALL BE REQUIRED TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION IN ORDER TO PERFORM FLOW-THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO A DRAINAGE-RELATED EMERGENCY WHICH POSES AN IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE. WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE BY THE CITY OF STUART, THE ASSOCIATION SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED, AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE OF SPECIAL ASSESSMENT LIEN, AS DETERMINED BY THE CITY OF STUART, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE-DESCRIBED TRACTS, AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.

SIGNED AND SEALED THIS _____ DAY OF _____, 2024, ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY ITS MANAGER.

751 SE CENTRAL, LLC

BY: 5 STAR DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____ _____
STEVEN P. FISCHER — WITNESS
ITS MANAGER

_____
PRINT NAME

_____
WITNESS

_____
PRINT NAME

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY STEVEN P. FISCHER, THE MANAGER OF 751 SE CENTRAL, LLC, WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

_____
NOTARY SIGNATURE

PRINT NAME: _____
NOTARY PUBLIC

STATE OF _____ AT LARGE

MY COMMISSION EXPIRES: _____

ACCEPTANCE OF DEDICATIONS

SAILFISH CAY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, DOES HEREBY ACCEPT OWNERSHIP AND DEDICATION OF ALL ACCESS EASEMENTS, W WATER MANAGEMENT TRACT 1, UTILITY EASEMENTS, AND OPEN SPACE TRACT AS SHOWN ON THIS PLAT OF REPLAT NO. 1 OF TOWNE PARK, AND HEREBY ACCEPTS ITS PERPETUAL MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON. SAILFISH CAY HOMEOWNERS ASSOCIATION, INC. SHALL HOLD THE CITY OF STUART FREE OF LIABILITY IN MATTER PERTAINING TO THE DEDICATIONS ACCEPTED HEREON.

DATED THIS ___ DAY OF _____, 2024.

SAILFISH CAY HOMEOWNERS ASSOCIATION, INC..

BY: _____

PRINT NAME: _____

TITLE: _____

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY _____, THE _____ OF SAILFISH CAY HOMEOWNERS ASSOCIATION, INC., WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

_____
NOTARY SIGNATURE

PRINT NAME: _____
NOTARY PUBLIC

STATE OF _____ AT LARGE

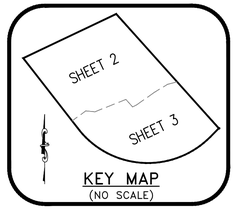
MY COMMISSION EXPIRES: _____

SEAL

SURVEYOR

SEAL

SEAL



KEY MAP
(NO SCALE)

TITLE CERTIFICATION

I, LAURIE RUSK SEWELL, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF_____, 20____:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON(S), CORPORATION(S), AND/OR OTHER ENTITY(IES) EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON.
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, 2024.

_____
LAURIE RUSK SEWELL, ESQUIRE
FLORIDA BAR NO. 335975
LAURIE RUSK SEWELL, P.A.
2215 SW MARTIN HIGHWAY,
PALM CITY, FLORIDA 34990

APPROVAL BY CITY OF STUART

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED:

DATE: _____ _____
FRANK VELDHUIS, NORTHSTAR GEOMATICS, INC.
CONSULTING SURVEYOR

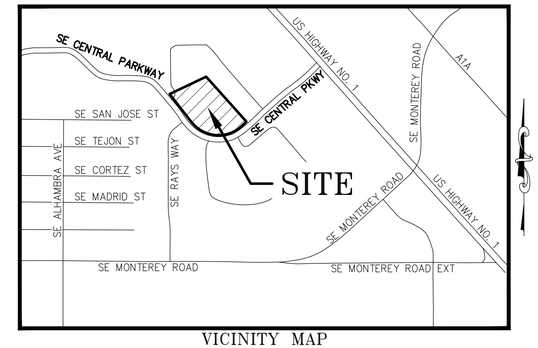
DATE: _____ _____
JOSEPH CAPRA, P.E. CAPTEC ENGINEERING, INC.
CONSULTING ENGINEER

DATE: _____ _____
LEE J. BAGGETT, ESQ.
CITY ATTORNEY

DATE: _____ _____
REBECCA S. BRUNER
MAYOR

DATE: _____ _____
MARY R. KINDEL
CITY CLERK

_____
PARCEL CONTROL NUMBER



VICINITY MAP
NO SCALE

SURVEYORS NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), FLORIDA EAST ZONE, AS MEASURED ALONG THE WEST LINE OF TOWNE PARK PHASE I AND TOWNE PARK NORTH CONDOMINIUM HAVE IV, HAVING THE BEARING OF SOUTH 41°51'50" EAST AND ALL OTHER ARE RELATIVE THERETO.
2. NO BUILDINGS OR ANY KIND OF OBSTRUCTION SHALL BE PLACED ON UTILITY EASEMENTS.
3. ALL LINES INTERSECTING CIRCULAR CURVES ARE NOT RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED (R).
4. 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.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
6. IN THE EVENT THAT THE CITY OF STUART DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE CITY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH THE COUNTY SPECIFICATIONS.
7. THE LAST DATE OF FIELD WORK WAS SEPTEMBER 13, 2023.

CERTIFICATE OF SURVEYOR AND MAPPER

I, MICHAEL T. OWEN, HEREBY CERTIFY THAT THIS PLAT OF REPLAT NO. 1 OF TOWNE PARK IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF THE CITY OF STUART, FLORIDA.

_____
MICHAEL T. OWEN
FLORIDA SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5556
(OFFICIAL SEAL)

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL
PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-340-4990
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

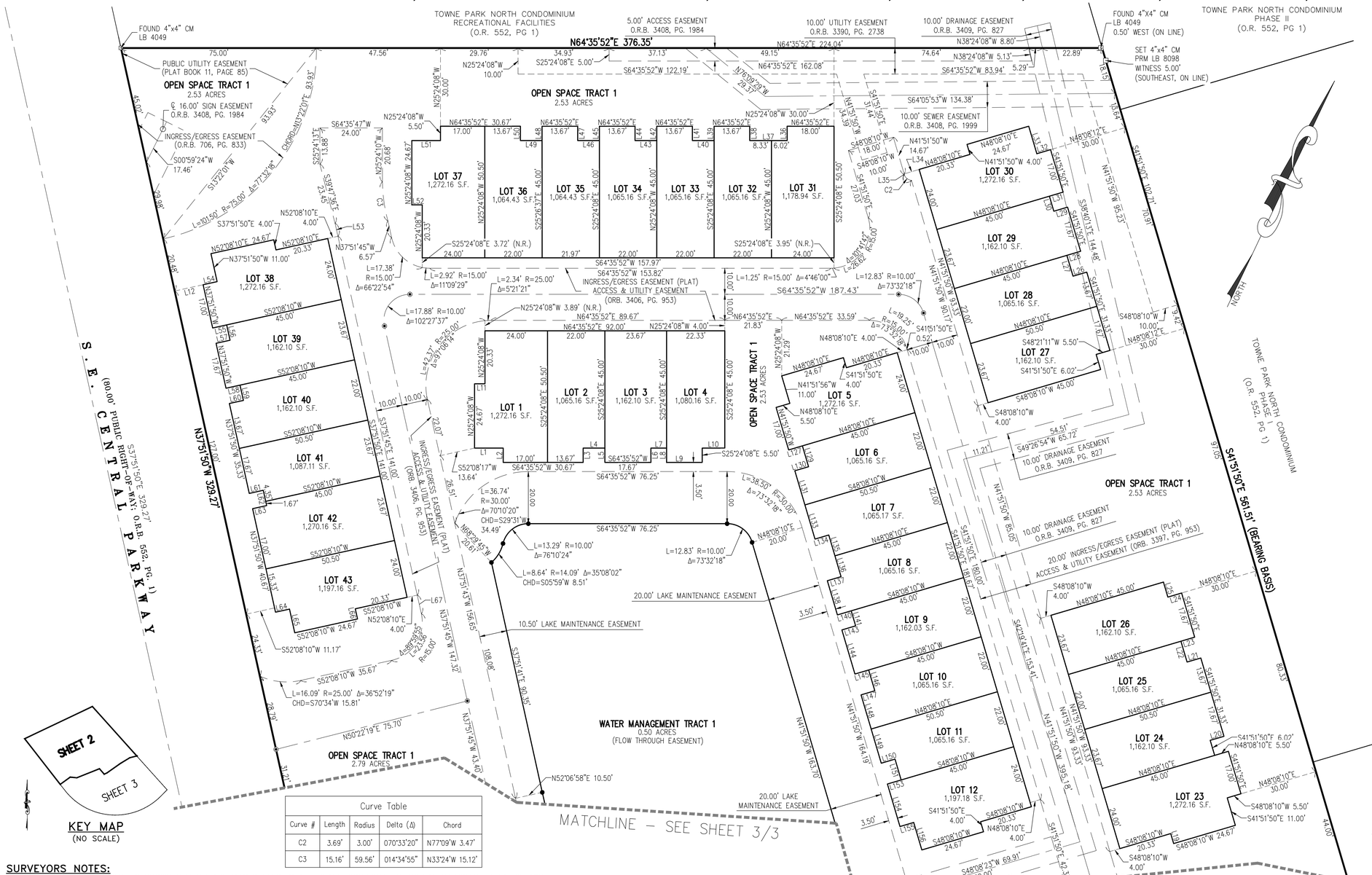
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REPLAT NO. 1 OF TOWNE PARK

PLAT BOOK _____ PAGE _____

BEING A REPLAT OF TOWNE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 85, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, ALL LYING AND BEING IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA



Line Table		
Line #	Direction	Length
L1	S64°35'52"W	11.00'
L2	N25°24'08"W	5.50'
L3	S25°24'08"E	5.50'
L4	S64°35'52"W	8.33'
L5	N25°24'08"W	5.50'
L6	S25°37'10"E	5.50'
L7	S64°35'52"W	6.02'
L8	N25°24'08"W	5.50'
L9	S64°35'52"W	13.67'
L10	S64°35'52"W	8.67'
L11	N64°35'52"E	4.00'
L12	S52°08'10"W	11.17'
L19	N41°51'50"W	4.00'
L20	S48°21'11"W	5.50'
L21	N48°08'10"E	5.50'
L22	S41°51'50"E	8.33'
L23	S48°08'10"W	5.50'
L24	N47°55'08"E	5.50'
L25	S41°51'50"E	6.02'
L26	N48°08'10"E	5.50'
L27	S41°51'50"E	8.33'
L28	S48°08'10"W	5.50'
L29	N47°55'08"E	5.50'
L30	S41°51'50"E	6.02'
L31	S48°08'10"W	5.50'
L32	N48°08'10"E	5.50'
L33	S41°51'50"E	11.00'
L34	S48°08'10"W	6.00'
L35	N41°51'50"W	0.33'
L36	N25°37'10"W	5.50'
L37	N64°35'52"E	14.35'
L38	S25°24'08"E	5.50'
L39	N25°24'08"W	5.50'
L40	N64°35'52"E	8.33'
L41	S25°24'08"E	5.50'
L42	N25°24'08"W	5.50'
L43	N64°35'52"E	8.33'
L44	S25°24'08"E	5.50'
L45	N25°24'08"W	5.50'
L46	N64°35'52"E	8.33'
L47	S25°24'08"E	5.50'
L48	N25°24'08"W	5.50'
L49	N64°35'52"E	8.30'

Line Table		
Line #	Direction	Length
L50	S25°24'08"E	5.50'
L51	N64°35'52"E	11.00'
L52	S64°35'52"W	4.00'
L53	S37°51'45"E	5.08'
L54	N52°08'10"E	5.50'
L55	S52°08'10"W	5.50'
L56	N37°51'50"W	6.02'
L57	N52°21'11"E	5.50'
L58	S52°08'10"W	5.50'
L59	N37°51'50"W	6.02'
L60	N52°21'11"E	5.50'
L61	S51°55'08"W	5.50'
L62	N37°51'50"W	6.02'
L63	N52°08'10"E	5.50'
L64	S52°08'10"W	5.50'
L65	N37°51'50"W	9.33'
L66	S37°51'50"E	4.00'
L67	S37°51'45"E	7.33'
L127	S48°08'10"W	5.50'
L129	N41°51'50"W	8.33'
L130	N48°08'10"E	5.50'
L131	N41°51'50"W	13.67'
L133	N41°51'50"W	13.67'
L134	S48°08'10"W	5.50'
L135	N41°51'43"W	8.33'
L136	N41°51'58"W	8.33'
L137	N48°08'10"E	5.50'
L138	N41°51'50"W	13.67'
L140	S48°08'10"W	5.50'
L141	N41°51'50"W	6.02'
L143	N48°08'10"E	5.50'
L144	N41°51'50"W	17.65'
L145	S48°08'10"W	5.50'
L146	N41°51'50"W	8.33'
L147	N48°08'10"E	5.50'
L148	N41°51'50"W	13.67'
L149	N41°51'50"W	13.67'
L150	S48°08'10"W	5.50'
L151	N41°51'50"W	8.33'
L153	N48°08'10"E	5.50'
L154	N41°51'50"W	17.00'
L155	S48°08'10"W	5.50'
L156	N41°51'50"W	11.00'

Curve Table				
Curve #	Length	Radius	Delta (Δ)	Chord
C2	3.69'	3.00'	070°33'20"	N77°09'W 3.47'
C3	15.16'	59.56'	014°34'55"	N33°24'W 15.12'

KEY MAP (NO SCALE)

SHEET 2
SHEET 3

SURVEYORS NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), FLORIDA EAST ZONE, AS MEASURED ALONG THE WEST LINE OF TOWNE PARK PHASE I AND TOWNE PARK NORTH CONDOMINIUM HAVE IV, HAVING THE BEARING OF SOUTH 41°51'50" EAST AND ALL OTHER ARE RELATIVE THERETO.
2. NO BUILDINGS OR ANY KIND OF OBSTRUCTION SHALL BE PLACED ON UTILITY EASEMENTS.
3. ALL LINES INTERSECTING CIRCULAR CURVES ARE NOT RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED (R).
4. 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.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
6. IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH THE COUNTY SPECIFICATIONS.
7. THE LAST DATE OF FIELD WORK WAS SEPTEMBER 13, 2023.

LEGEND

- ⊡ INDICATES (P.R.M.) PERMANENT REFERANCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED
- ◉ INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED
- • INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.L.S. PROFESSIONAL LAND SURVEYOR
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- LS. LAND SURVEYOR
- L.B. LICENSED BUSINESS
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- FD FOUND
- IR&C 5/8" IRON ROD & CAP
- CM CONCRETE MONUMENT
- IR IRON ROD
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- B.E. BUFFER EASEMENT
- U.E. UTILITY EASEMENT
- I.E.E. INGRESS/EGRESS EASEMENT
- REC. RECREATION TRACT
- P.U.E. PUBLIC UTILITY EASEMENT
- NGS NATIONAL GEODETIC SURVEY
- L.B.T. LANDSCAPE BUFFER TRACT
- L.S.E. LIFT STATION EASEMENT
- O.S.T. OPEN SPACE TRACT
- W.M.T. WATER MANAGEMENT TRACT
- R/W RIGHT-OF-WAY
- (NR) NON-RADIAL
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- S.P.C. STATE PLANE COORDINATE
- S.F. SQUARE FEET
- CCR CERTIFIED CORNER RECORD
- Δ/D CURVE CENTRAL ANGLE/DELTA
- R RADIUS
- L CURVE LENGTH
- CB CHORD BEARING
- CD CHORD DISTANCE

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL
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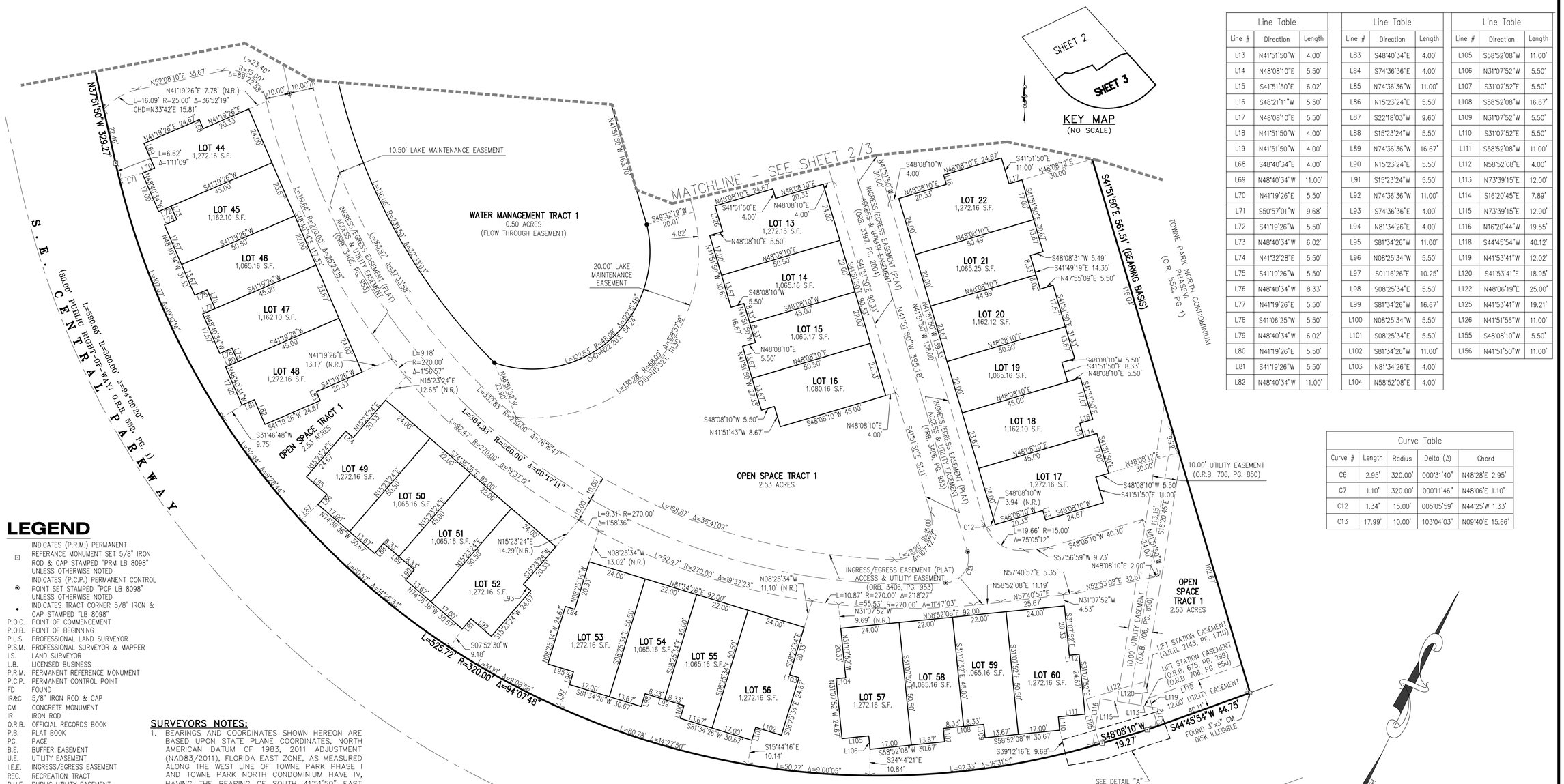
EDC PROJECT #21-353

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REPLAT NO. 1 OF TOWNE PARK

PLAT BOOK _____ PAGE _____

BEING A REPLAT OF TOWNE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 85, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, ALL LYING AND BEING IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA



Line Table		
Line #	Direction	Length
L13	N41°51'50"W	4.00'
L14	N48°08'10"E	5.50'
L15	S41°51'50"E	6.02'
L16	S48°21'11"W	5.50'
L17	N48°08'10"E	5.50'
L18	N41°51'50"W	4.00'
L19	N41°51'50"W	4.00'
L68	S48°40'34"E	4.00'
L69	N48°40'34"W	11.00'
L70	N41°19'26"E	5.50'
L71	S50°57'01"W	9.68'
L72	S41°19'26"W	5.50'
L73	N48°40'34"W	6.02'
L74	N41°32'28"E	5.50'
L75	S41°19'26"W	5.50'
L76	N48°40'34"W	8.33'
L77	N41°19'26"E	5.50'
L78	S41°06'25"W	5.50'
L79	N48°40'34"W	6.02'
L80	N41°19'26"E	5.50'
L81	S41°19'26"W	5.50'
L82	N48°40'34"W	11.00'

Line Table		
Line #	Direction	Length
L83	S48°40'34"E	4.00'
L84	S74°36'36"E	4.00'
L85	N74°36'36"W	11.00'
L86	N15°23'24"E	5.50'
L87	S22°18'03"W	9.60'
L88	S15°23'24"W	5.50'
L89	N74°36'36"W	16.67'
L90	N15°23'24"E	5.50'
L91	S15°23'24"W	5.50'
L92	N74°36'36"W	11.00'
L93	S74°36'36"E	4.00'
L94	N81°34'26"E	4.00'
L95	S81°34'26"W	11.00'
L96	N08°25'34"W	5.50'
L97	S01°16'26"E	10.25'
L98	S08°25'34"E	5.50'
L99	S81°34'26"W	16.67'
L100	N08°25'34"W	5.50'
L101	S08°25'34"E	5.50'
L102	S81°34'26"W	11.00'
L103	N81°34'26"E	4.00'
L104	N58°52'08"E	4.00'

Line Table		
Line #	Direction	Length
L105	S58°52'08"W	11.00'
L106	N31°07'52"W	5.50'
L107	S31°07'52"E	5.50'
L108	S58°52'08"W	16.67'
L109	N31°07'52"W	5.50'
L110	S31°07'52"E	5.50'
L111	S58°52'08"W	11.00'
L112	N58°52'08"E	4.00'
L113	N73°39'15"E	12.00'
L114	S16°20'45"E	7.89'
L115	N73°39'15"E	12.00'
L116	N16°20'44"W	19.55'
L118	S44°45'54"W	40.12'
L119	N41°53'41"W	12.02'
L120	S41°53'41"E	18.95'
L122	N48°06'19"E	25.00'
L125	N41°53'41"W	19.21'
L126	N41°51'56"W	11.00'
L155	S48°08'10"W	5.50'
L156	N41°51'50"W	11.00'

Curve Table				
Curve #	Length	Radius	Delta (Δ)	Chord
C6	2.95'	320.00'	000°31'40"	N48°28'E 2.95'
C7	1.10'	320.00'	000°11'46"	N48°06'E 1.10'
C12	1.34'	15.00'	005°05'59"	N44°25'W 1.33'
C13	17.99'	10.00'	103°04'03"	N09°40'E 15.66'

LEGEND

⊡	INDICATES (P.R.M.) PERMANENT REFERANCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED
⊙	INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED
•	INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
LS.	LAND SURVEYOR
L.B.	LICENSED BUSINESS
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
FD	FOUND
IR&C	5/8" IRON ROD & CAP
CM	CONCRETE MONUMENT
IR	IRON ROD
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
B.E.	BUFFER EASEMENT
U.E.	UTILITY EASEMENT
I.E.E.	INGRESS/EGRESS EASEMENT
REC.	RECREATION TRACT
P.U.E.	PUBLIC UTILITY EASEMENT
NGS	NATIONAL GEODETIC SURVEY
L.B.T.	LANDSCAPE BUFFER TRACT
L.S.E.	LIFT STATION EASEMENT
O.S.T.	OPEN SPACE TRACT
W.M.T.	WATER MANAGEMENT TRACT
R/W	RIGHT-OF-WAY
(NR)	NON-RADIAL
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
S.P.C.	STATE PLANE COORDINATE
S.F.	SQUARE FEET
CCR	CERTIFIED CORNER RECORD
Δ/D	CURVE CENTRAL ANGLE/DELTA
R	RADIUS
L	CURVE LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE

SURVEYORS NOTES:

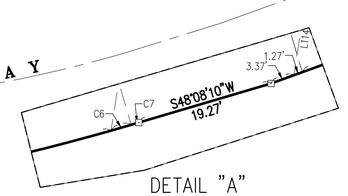
1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), FLORIDA EAST ZONE, AS MEASURED ALONG THE WEST LINE OF TOWNE PARK PHASE I AND TOWNE PARK NORTH CONDOMINIUM HAVE IV, HAVING THE BEARING OF SOUTH 41°51'50" EAST AND ALL OTHER ARE RELATIVE THERETO.
2. NO BUILDINGS OR ANY KIND OF OBSTRUCTION SHALL BE PLACED ON UTILITY EASEMENTS.
3. ALL LINES INTERSECTING CIRCULAR CURVES ARE NOT RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED (R).
4. 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.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
6. IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH THE COUNTY SPECIFICATIONS.
7. THE LAST DATE OF FIELD WORK WAS SEPTEMBER 13, 2023.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.



DETAIL "A"

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

EDC

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

EDC PROJECT #21-353

Z:\EDC-2021\21-353 - Johnston - 751 SE Central Parkway MF\SURVEY\Dwg - PDF\Plat\21-353 Plat (02-28-24).dwg, 3/4/2024 8:32 AM

NORTHSTAR GEOMATICS
SURVEYING/MAPPING • GIS • ASSET INVENTORY

March 14, 2024

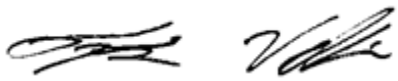
Ms. Jodi Nentwick-Kugler
Director of Development
City of Stuart
Via email

RE: Sailfish Cay Plat Review and PRM Inspection - Review # 4
Dear Ms. Nentwick-Kugler:

As you requested, I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part 1.

The plat has met all of the requirements of Florida Statutes Chapter 177, Part 1 and hereby approved by the reviewing surveyor.

Reviewed By:



Frank Veldhuis
For NorthStar Geomatics, Inc.

Recorded in Martin County, FL 4/3/2023 4:56 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $154.50
CFN#3009534 BK 3367 PG 1486 PAGE 1 of 18

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2487-2023

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO REZONE REAL PROPERTY FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO RESIDENTIAL PLANNED UNIT DEVELOPMENT "RPUD" FOR A 4.88-ACRE PARCEL, LOCATED AT 751 SE CENTRAL PARKWAY; SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE SAILFISH CAY RPUD CONSISTING OF SIXTY (60) TOWNHOUSE UNITS; APPROVING A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, on December 11, 1989, the City of Stuart City Commission adopted Ordinance Number 1174-89, adopting a Comprehensive Growth Management plan as mandated by the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida State Statutes, also known as the City of Stuart Comprehensive Plan, that designated this Future Land Use of this property as Multi-Family Residential (MF-RES); and

WHEREAS, on June 14, 1993, the City of Stuart City Commission adopted Ordinance 1293-93, approving a Land Use Amendment from Multi-Family Residential (MF-RES) to Institutional (I) for the Abundant Life Ministries Church; and

WHEREAS, on May 14, 2007, the City of Stuart City Commission adopted Ordinance 2106-07, approving a Land Use Amendment from Industrial (I) to Commercial (C) and a rezoning from Residential-3 (R-3) to Commercial Planned Unit Development (CPUD) to allow for a professional and medical office center; and

WHEREAS, on February 27, 2023, the City of Stuart City Commission adopted Ordinance 2486-2023, approving a Land Use Amendment from Commercial (C) to Multi-Family Residential (MF-RES);

WHEREAS, on November 5, 2021, an application was submitted to the City for a Rezoning from Commercial Planned Unit Development (CPUD) to Residential Planned Unit Development (RPUD); and

WHEREAS, the Local Planning Agency board held a properly noticed hearing at a regularly scheduled meeting on June 9, 2022, 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 Johnston Group and 751 Central Parkway, LLC (applicant) representing Cypress Holding, LLC (property owner) for a 4.88-acre parcel of land; and

WHEREAS, the City of Stuart has determined the need to change the Land Development Zoning District for said lands; and

WHEREAS, the City Commission, has considered the Petitioner's voluntary request for zoning designations, and has also considered the recommendation of City staff; 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 Rezoning; 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 foregoing recitals are true and adopted as findings of fact and conclusions of law.

WHEREAS, the property is legally described in **"Exhibit A"** of this ordinance. A map depicting the property is attached hereto as **"Exhibit B"** and made a part hereof by reference; and development conditions including a timetable for construction attached hereto as **"Exhibit C."**

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

SECTION 1: 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:

a. **Site Plan, Sheet SP-1, prepared by *Litterick Landscape Architecture*, dated April 7, 2022.**

b. **Site Details, Sheet SP-2, prepared by *Litterick Landscape Architecture*, dated April 6, 2022.**

c. **Fire Access Exhibit, Sheet SP-3, prepared by *Litterick Landscape Architecture*, dated February 21, 2022.**

d. **Boundary & Topographic Survey, Sheets 1-3 of 3, prepared by *Engineering Design & Construction, Inc.*, dated February 23, 2022.**

e. **Landscape Plans, Sheets LP-1 through LP-3, prepared by *Litterick Landscape Architecture,* dated April 7, 2022.**

f. **Landscape Plan, Sheet LP-4, prepared by *Litterick Landscape Architecture,* dated April 6, 2022.**

g. **Tree Disposition Plan, Sheets TD-1 and TD-2, prepared by *Litterick Landscape Architecture,* dated February 21, 2022.**

h. **Sign Plan, Sheet MS-1, prepared by *Camilo Lopez,* dated March 30, 2022.**

i. **Pool Cabana, Sheet A-1, prepared by *Specialty Engineering Consultants, Inc.*, dated February 21, 2022.**

j. **Elevations, 4-Unit Building Type I, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.**

k. **Elevations, 4-Unit Building Type II, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.**

l. **Elevations, 5-Unit Building, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.**

m. **Elevations, 6-Unit Building, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.**

n. **Floor Plans, 7-Unit Building, prepared by *Specialty Engineering Consultants, Inc.*, dated February 21, 2022.**

o. **Floor Plan, Plan A through C, prepared by *Specialty Engineering Consultants, Inc.,* dated November 5, 2021.**

p. **Preliminary Engineering Plan, Sheet 1 & 2 of 2, prepared by *Engineering Design & Construction, Inc.*, dated April 6, 2022.**

q. **Lift Station Site Plan, prepared by *City of Stuart Utilities & Engineering Department*, dated October 2021.**

r. **Lift Station Report, 10 pages, prepared by *Engineering Design & Construction, Inc.,* dated February 2022.**

s. **Photometric Plan, 1 page, dated January 3, 2022.**

t. **Traffic Analysis, 28 pages, prepared by *O'Rourke Engineering & Planning,* dated February 21, 2022.**

u. **Environmental Assessment, 13 pages, prepared by *Engineering Design & Construction, Inc.,* dated March 22, 2022.**

v. **Drainage Calculations & Surface Water Management Report, 149 pages, prepared by *Engineering Design & Construction, Inc.*, dated March 2022.**

SECTION 2: The Land Development (Zoning) District designation on the City of Stuart Official Zoning Map shall be established as "Residential Planned Unit Development (RPUD)" amended by this ordinance to allow for 60 townhome units.

SECTION 3: This ordinance becomes effective upon adoption.

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 is hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the Developer of the site, this ordinance shall prevail.

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 the Owners, 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 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 RPUD 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 RPUD 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 8: This Ordinance shall be effective upon the following to occur: adoption by the City Commission, and proper execution and acceptance by the Owner.

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, including the Acceptance and Agreement by the Owner, the City Clerk is directed to record this Ordinance in the Public Records of Martin County, Florida.

Ordinance No. 2487-2023;
Sailfish Cay RPUD

Passed on first reading the 27th day of February, 2023.

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

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

ADOPTED on second and final reading this 13th day of March, 2023.

ATTEST:

MARY R. KINDEL 4/3/2023
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

Sailfish Cay RPUD – Ordinance 2487-2023

ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN A RESIDENTIAL PLANNED UNIT DEVELOPMENT AND IN 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 ABOVE ORDINANCE. IF IT IS LATER DISCOVERED THAT THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS HAVE FAILED IN ANY MATERIAL WAY TO DEVELOP THIS RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) ACCORDING TO THIS ORDINANCE, ITS CONDITIONS, AND THE DEVELOPMENT PLANS AND DOCUMENTS, THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THIS ORDINANCE MAY BE AMENDED OR REPEALED BY THE CITY COMMISSION, AND THAT OTHER ACTIONS MAY BE TAKEN AGAINST THE UNDERSIGNED BY THE CITY, INCLUDING BUT NOT LIMITED TO CODE ENFORCEMENT ACTIONS, PERMIT AND LICENSING REVOCATIONS, AND ALL APPLICABLE CIVIL AND CRIMINAL ACTIONS.

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

WITNESSES:

Print Name: Garey N. Mauch

Print Name: Robert H. Sands

Cypress Holding, LLC

By: _____

Jeffrey H. Sands, Managing Member

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this 27th day of March, 2023, by Jeffrey H. Sands, Managing Member of Cypress Holding, LLC.

Kathleen M. Boyd

Notary Public, State of ~~Florida~~ New Jersey

My Commission Expires:

Notary Seal

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced _____

Kathleen M. Boyd
NOTARY PUBLIC OF NEW JERSEY
Commission Expires
April 2, 2023

Sailfish Cay RPUD – Ordinance 2487-2023

CITY'S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before The above Ordinance, Acceptance and Agreement was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 3rd day of April, 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)

Susej Teresa Meleqi
Comm.:HH 224191
Expires: Feb. 3, 2026
Notary Public - State of Florida

Susej Meleqi
Signature of Notary Public
Printed Name: Susej T. Meleqi

"EXHIBIT A" – LEGAL DESCRIPTION

TOWNE PARK, ACCORDING TO THE PLAT THEIROF AS RECORDED IN PLAT BOOK 11, PAGE 85, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA. CONTAINING 4.88 ACRES, MORE OR LESS.

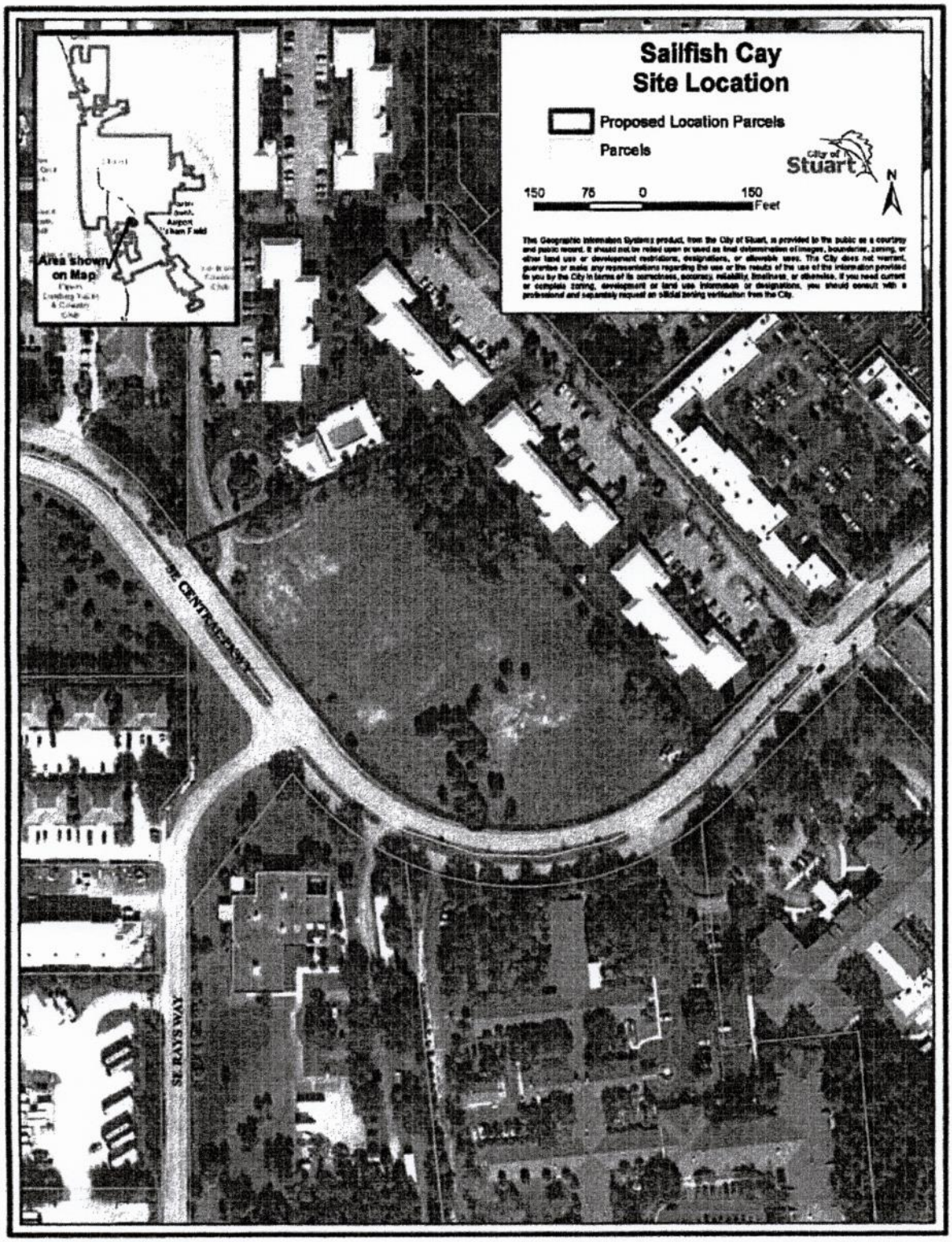
PARCEL ID# 09-38-41-011-000-00001-1

ADDRESS: 751 SE CENTRAL PARKWAY, STUART

(The remainder of this page intentionally left blank)

Ordinance No. 2487-2023;
Sailfish Cay RPUD

"EXHIBIT B" – LOCATION MAP



"EXHIBIT C" – DEVELOPMENT CONDITIONS

Approved Plans and Documents:

The Sailfish Cay RPUD project and use thereof shall comply with the following plans and documents:

a. **Site Plan, Sheet SP-1, prepared by *Litterick Landscape Architecture*, dated April 7, 2022.**

b. **Site Details, Sheet SP-2, prepared by *Litterick Landscape Architecture*, dated April 6, 2022.**

c. **Fire Access Exhibit, Sheet SP-3, prepared by *Litterick Landscape Architecture*, dated February 21, 2022.**

d. **Boundary & Topographic Survey, Sheets 1-3 of 3, prepared by *Engineering Design & Construction, Inc.*, dated February 23, 2022.**

e. **Landscape Plans, Sheets LP-1 through LP-3, prepared by *Litterick Landscape Architecture,* dated April 7, 2022.**

f. **Landscape Plan, Sheet LP-4, prepared by *Litterick Landscape Architecture,* dated April 6, 2022.**

g. **Tree Disposition Plan, Sheets TD-1 and TD-2, prepared by *Litterick Landscape Architecture,* dated February 21, 2022.**

h. **Sign Plan, Sheet MS-1, prepared by *Camilo Lopez,* dated March 30, 2022.**

i. **Pool Cabana, Sheet A-1, prepared by *Specialty Engineering Consultants, Inc.*, dated February 21, 2022.**

j. **Elevations, 4-Unit Building Type I, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.**

k. **Elevations, 4-Unit Building Type II, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.**

l. **Elevations, 5-Unit Building, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.**

m. **Elevations, 6-Unit Building, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.**

n. **Floor Plans, 7-Unit Building, prepared by *Specialty Engineering Consultants, Inc.*, dated February 21, 2022.**

o. **Floor Plan, Plan A through C, prepared by *Specialty Engineering Consultants, Inc.*, dated November 5, 2021.**

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u. **Environmental Assessment, 13 pages, prepared by *Engineering Design & Construction, Inc.*, dated March 22, 2022.**

v. **Drainage Calculations & Surface Water Management Report, 149 pages, prepared by *Engineering Design & Construction, Inc.*, dated March 2022.**

General Conditions

1. The project build-out date shall be five (5) years from the date this ordinance is recorded in the official records book of Martin County.

2. Any modifications to the Master RPUD Site Plan, Sheet SP-1, prepared by *Litterick Landscape Architecture*, dated April 7, 2022, 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.

3. The maximum building height within the RPUD shall be two (2) stories or 30 feet. Height shall be measured from the lowest permissible finished first floor elevations to the surface of a flat roof or to the eaves of a pitched roof. The peak of a pitched roof may not exceed fifteen (15) feet above the maximum building height.

4. A sidewalk connection has already been installed north of Building 8 connecting the sidewalk in front of Building 7.

5. Prior to the issuance of the first building permit, the Developer shall schedule through the Building Department, a pre-construction meeting.

6. All gutters, downspouts, vents, and louvers attached to the building shall be painted to match the surface to which it is attached.

7. By acceptance of this Development Order, the Applicant acknowledges and agrees to abide by the terms of Florida Statute 166.033 pertaining to state and federal agency permits.

8. Consistent with F.S. 163.31801 and prior to the issuance of each building permit, the owner shall pay all applicable impact fees.

9. The Developer agrees to match, dollar for dollar, the City's Capital Improvement Budget, up to, but not to exceed $32,000, towards improvements of the Poppleton Creek Dog Park (the "Contribution"). The Contribution shall be made within 90 days of written notification by the City to the Developer that said improvements have commenced. The Developer's obligation to make the Contribution shall be contingent upon improvements to Poppleton Creek Dog Park being made within 24 months of the execution of this Ordinance.

Landscaping

10. The common areas including, but not limited to, the project's cabana and pool area shall be installed with landscaping with an irrigation system of enough capacity to maintain the landscaping in a healthy growing condition.

11. 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.

12. 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 Pervious and Open Space

13. Not less than 30% of the RPUD shall be open space that may include landscaped buffer areas as depicted on the Site & Landscape Plans, prepared by *Litterick Landscape Architecture,* as described in **"Exhibit C"**.

14. Development of the Subject Property as a RPUD shall include an impervious area of not more than 148,345 square feet or 3.4 acres (69.7% of the site).

Tree Mitigation

15. The project shall comply with the project's Tree Mitigation/Tree Disposition Chart, Sheet TD-2, prepared by *Litterick Landscape Architecture*, as referenced in **"Exhibit C"**.

Prior to Issuance of Site Permits

16. Prior to the issuance of the first site permit, the Applicant shall provide a digital boundary survey and civil plan.

17. Prior to the issuance of the first site permit, the Civil Plans shall be reviewed and approved by all applicable City departments and consultants, if deemed necessary by the City.

18. Prior to the issuance of the first site permit, 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.

19. Prior to the issuance of the first site permit, the Applicant shall submit to the City for review and approval a revised drainage report with:

    (1) Survey data showing the elevations of the roads and parking of Towne Park North development, and

    (2) A simulation model utilizing this data for the 10-year, 1-day storm to demonstrate that there will be no flooding on the Towne Park North site as a result of the Sailfish Cay Development. If the submitted simulation model shows any adverse drainage effects on the Towne Park North site, the Applicant shall provide to the City for review and approval revised development plans that correct this condition.

20. Prior to the issuance of the first site permit, the applicant shall submit to the City for review and approval a stormwater model to reflect full retention pond recovery at 72 hours. If the submitted simulation model does not show full recovery, the Applicant shall provide to the City for review and approval revised development plans that correct this condition.

21. Prior to issuance of the first site permit, the Applicant shall provide to the City Development Department a Stormwater Management System Operation and Maintenance Plan for review and approval. The Plan shall provide general maintenance requirements and require that inspection of all bioswales occur on a quarterly basis and following a storm event. If standing water persists longer than 72 hours after a normal summer rain event, or if wetland vegetation such as cattails grow in the pond, the stormwater facility must be repaired, using such methods as such as scarifying or raking the pond bottom, or removing the bottom foot (12 inches) of a soil and replacement with clean sand.

22. All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.

Development and Construction

23. Prior to the issuance of a Certificate of Occupancy for each building, an inspection from the Development Department is required.

24. Prior to the issuance of the first building permit, the Applicant shall schedule through the Building Department a pre-construction meeting.

25. Any tree proposed for onsite relocation that does not survive shall be replaced at a 1/1 ratio per caliper inch, or as otherwise approved by the City's Development Director.

26. Prior to the issuance of the Certificate of Occupancy for each building, all new ground-mounted and rooftop mechanical equipment shall be screened from view, unless otherwise exempted by the City Fire Marshal and the Public Works Department.

27. At no time shall staging of construction vehicles and/or service vehicles occur within a public right-of-way.

28. The Developer, successors, or assigns shall be responsible for the maintenance of all onsite landscaping, stormwater maintenance, concrete/asphalt/pavers, and all other site elements approved within the Development Documents.

29. The Developer shall install landscaping at the development's entry and within all perimeter buffers as shown on the landscaping plans prior to the first certificate of occupancy for a residential unit.

30. The proposed cabana and pool landscaping shall be completed before the certificate of occupancy has been issued for the sixth (6^{th}) residential unit or within 12 months from the start of any development activity, whichever occurs first.

31. Prior to the issuance of the first building permit, the Developer shall obtain a tree removal permit to eradicate all invasive vegetation from the entire site and shall subsequently request an inspection from the City.

32. Prior to first certificate of occupancy of the last building to be constructed, the Developer shall provide an engineer's written confirmation attesting that the RPUD's stormwater system is in place and functioning in compliance with all approved plans and specifications.

33. 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 Developer as necessary during construction in order to reduce the dust generated on-site.

34. All utility improvements constructed by the Developer within City's right-of-way, shall be constructed in a manner, and form acceptable to the City's Utilities & Engineering Department.

35. The project's native planting schemes at the lake and within the bioswales 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 Stormwater Basins."

36. Temporary or freestanding storage units are prohibited on the property once construction is complete.

37. All on-site lighting shall be cast downward and shielded from adjacent properties.

38. Site work including but not limited to land preparation, lake excavation, clearing and grading, drainage and water, sewer and irrigation lines, and private road shall be reviewed

and approved by the City's Public Works department and the City's engineering consultant prior to permitting. Specifically, but not limited to:

a. Private Road (entry and within the development)

b. Central Parkway right-of-way

c. All public and private sidewalks

d. Proposed Lake & Bioswales

e. Cabana and Pool

Signage

39. All signs throughout the RPUD must have a consistent treatment, as to number, location, size, height, lighting, and materials with a unified theme throughout the Planned Unit Development. The Development's monument sign shall adhere to the Sign Plan prepared by *Camilo Lopez* referenced in **"Exhibit C."**

Platting - HOA Requirements & Future Amendments

40. Plat approval per Section 11.01.06.1 of the Land Development Code shall occur prior to any future development permit for any development activity. No permits for development activities including, but not limited to, site work and infrastructure, shall be issued by the City unless and until a plat has been approved by the City Commission and recorded in the Martin County Public Records.

41. The plat shall provide an easement for the Towne Park North monument sign in favor of the Towne Park Homeowner's Association (HOA) for maintenance and to allow the sign to remain on the Sailfish Cay RPUD project site.

42. The plat shall provide a 10-foot maintenance easement for the lake retention wall located on the south side of the lake.

43. Easements shall be provided for licensed cable services.

44. The RPUD may be conveyed to 60 separate homeowners without further amendment to this Ordinance. Prior to application for any development, the Applicant/Developer shall form a HOA (Homeowners Association) or other similar entity acceptable to the City Attorney, which shall be singularly responsible for the perpetual maintenance of the common site, right-of-way road shoulder and median. The HOA Declarations shall also include restrictions regarding boats, boat trailers, sheds, etc.

45. The HOA, once formed, upon request from the City shall submit a report to the City, signed and sealed by a professional engineer certifying that the on-site stormwater management system is maintained and functioning as designed.

46. The HOA, once formed, shall require in its declaration that all homeowners that purchase from the Developer are prohibited for a period of two (2) consecutive years, from the date of purchase, from renting the purchased unit.

47. The Developer shall install a catch basin, and pipe, at Developer's expense, to create an outfall from the Towne Park North (TPN) low land area to the water retention pond on the Property (the "TPN Outfall").

48. City of Stuart waste receptacles, including recycle shall be stored in garages only. No yard waste shall be placed in the street. The City will provide a single bill to the HOA for trash pick-up.

49. The Developer and home-owners association shall request and consent to law enforcement entry to the Property and enforcement of state and city laws to include traffic enforcement. Additionally, the City of Stuart Police Department shall have authority to enforce city laws and all conditions of development of Ordinance 2487-2023.

50. The HOA shall maintain all new fences.

51. Any applications to amend this Ordinance shall be limited to the Developer or the Home-Owners Association.

52. The HOA shall regulate any permits for guest parking.



PLAN C

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SW 6221
BODY STUCCO	EXTRA WHITE	SW 7006
STUCCO SIDING	AVEARY BLUE	SW 6778
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SW 7006
SHUTTER	MOODY BLUE	SW 6221
GARAGE DOOR	MOODY BLUE	SW 6221

PLAN A

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SW 6221
BODY STUCCO	EXTRA WHITE	SW 7006
STUCCO SIDING	AVEARY BLUE	SW 6778
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SW 7006
SHUTTER	MOODY BLUE	SW 6221
GARAGE DOOR	MOODY BLUE	SW 6221

PLAN B

BUILDING COLOR		
FRONT DOOR	EXTRA WHITE	SW 7006
BODY STUCCO	EXTRA WHITE	SW 7006
STUCCO SIDING	AVEARY BLUE	SW 6778
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SW 7006
SHUTTER	MOODY BLUE	SW 6221
GARAGE DOOR	MOODY BLUE	SW 6221

PLAN A

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SW 6221
BODY STUCCO	EXTRA WHITE	SW 7006
STUCCO SIDING	AVEARY BLUE	SW 6778
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SW 7006
SHUTTER	MOODY BLUE	SW 6221
GARAGE DOOR	MOODY BLUE	SW 6221

1 FRONT
3/16" = 1'-0"





3 LEFT SIDE ELEVATION
3/16" = 1'-0"

4 RIGHT ELEVATION
3/16" = 1'-0"



2 REAR
3/16" = 1'-0"

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ELEVATIONS

SHEET INFORMATION
4-UNIT BUILDING 1

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

CLIENT INFORMATION

SPECIALTY ENGINEERING CONSULTANTS, Inc
1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

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561 - 752 - 5542 FAX

FILE NAME.
SCALE
DATE 10/20/2021
RVD. BY Checker
DRWN. BY Author

REVISION

SEAL
D. ADAM LeBLANC PE #77012

SHEET #
A-2



PLAN C PLAN A PLAN A PLAN C

1 FRONT
3/16" = 1'-0"



3 LEFT SIDE ELEVATION
3/16" = 1'-0"



4 RIGHT SIDE ELEVATION
3/16" = 1'-0"



2 REAR
3/16" = 1'-0"

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ELEVATIONS

SHEET INFORMATION
4-UNIT BUILDING TYPE II

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

CLIENT INFORMATION

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SHEET #
A-2



PLAN C PLAN B PLAN A PLAN B PLAN C

1 FRONT
3/16" = 1'-0"



3 LEFT SIDE ELEVATION
3/16" = 1'-0"



4 RIGHT SIDE ELEVATION
3/16" = 1'-0"



2 REAR
3/16" = 1'-0"

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ELEVATIONS

SHEET INFORMATION
5-UNIT BUILDING

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

CLIENT INFORMATION

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SHEET #
A-2



PLAN C PLAN B PLAN A PLAN B PLAN A PLAN C

1 FRONT
3/16" = 1'-0"



3 LEFT SIDE ELEVATION
3/16" = 1'-0"



4 RIGHT SIDE ELEVATION
3/16" = 1'-0"



2 REAR
3/16" = 1'-0"

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ELEVATIONS

SHEET INFORMATION
6-UNIT BUILDING

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

CLIENT INFORMATION

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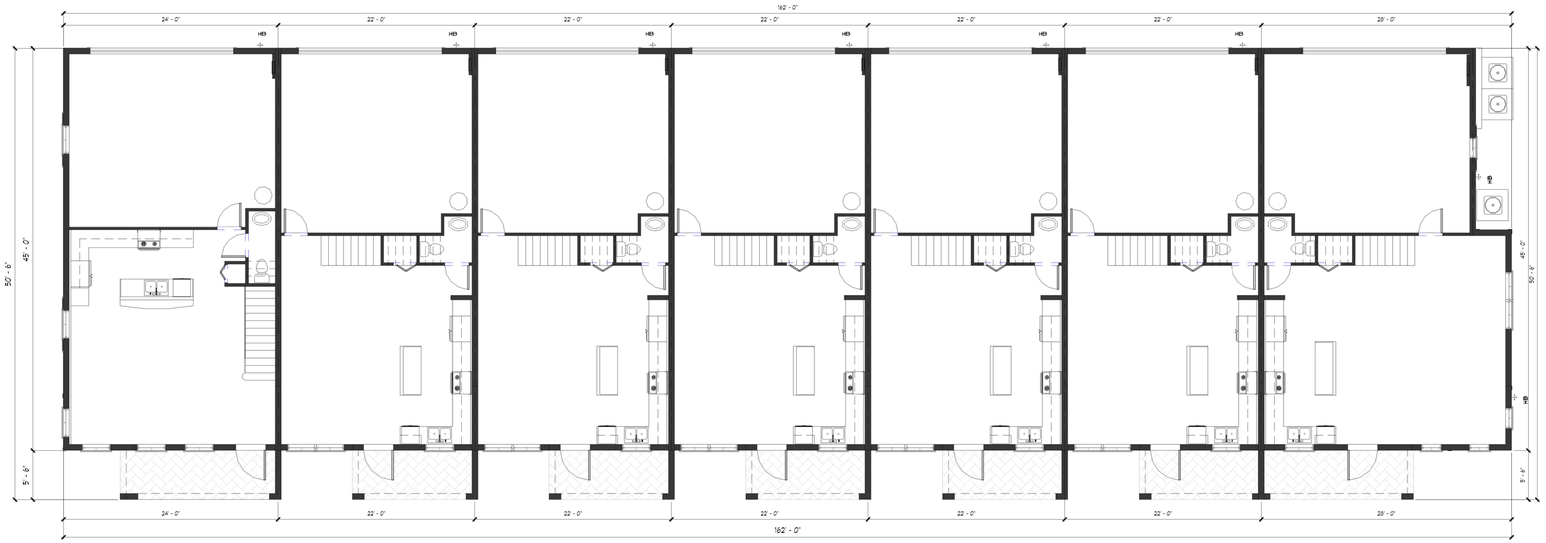
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SHEET #
A-2



2 2nd Flr
1/8" = 1'-0"



PLAN B **PLAN A** **PLAN A** **PLAN A** **PLAN A** **PLAN A** **PLAN C**

1 1ST FLOOR PLAN
1/8" = 1'-0"

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FLOOR PLANS

SHEET INFORMATION
7-UNIT BUILDING

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

CLIENT INFORMATION

SPECIALTY ENGINEERING CONSULTANTS, Inc

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SCALE

DATE 11/01/2021

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SHEET #
A-1



1 FRONT
1/8" = 1'-0"

PLAN B **PLAN A** **PLAN A** **PLAN A** **PLAN A** **PLAN A** **PLAN C**

BUILDING COLOR		
FRONT DOOR	EXTRA WHITE	SW 7006
BODY STUCCO	EXTRA WHITE	SW 7006
STUCCO SIDING	AVIARY BLUE	SW 6778
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SW 7006
SHUTTER	MOODY BLUE	SW 6221
GARAGE DOOR	MOODY BLUE	SW 6221

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SW 6221
BODY STUCCO	EXTRA WHITE	SW 7006
STUCCO SIDING	AVIARY BLUE	SW 6778
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SW 7006
SHUTTER	MOODY BLUE	SW 6221
GARAGE DOOR	MOODY BLUE	SW 6221

BUILDING COLOR		
FRONT DOOR	MOODY BLUE	SW 6221
BODY STUCCO	EXTRA WHITE	SW 7006
STUCCO SIDING	AVIARY BLUE	SW 6778
ROOF	ASPHALT SHINGLE	GREY
FASCIA/TRIM	EXTRA WHITE	SW 7006
SHUTTER	MOODY BLUE	SW 6221
GARAGE DOOR	MOODY BLUE	SW 6221



3 LEFT SIDE ELEVATION
1/8" = 1'-0"



4 RIGHT SIDE ELEVATION
1/8" = 1'-0"



2 REAR
1/8" = 1'-0"

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ELEVATIONS

SHEET INFORMATION
7-UNIT BUILDING

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

CLIENT INFORMATION

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FL. CA. #009217

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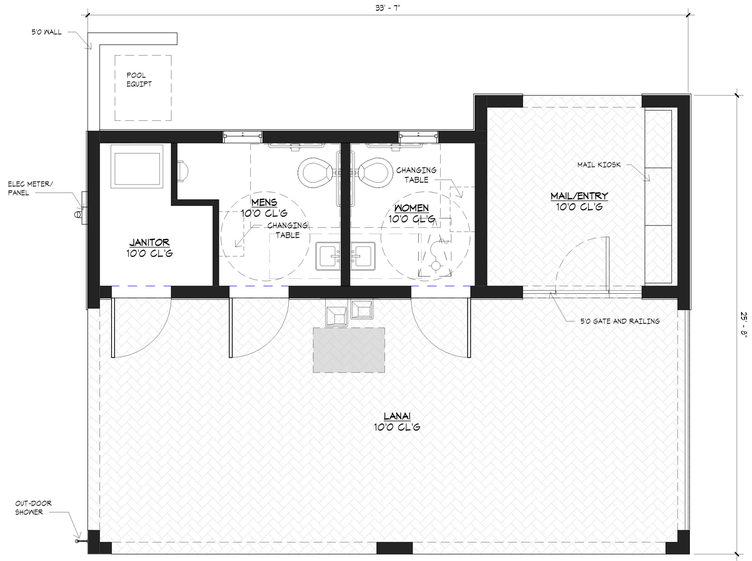
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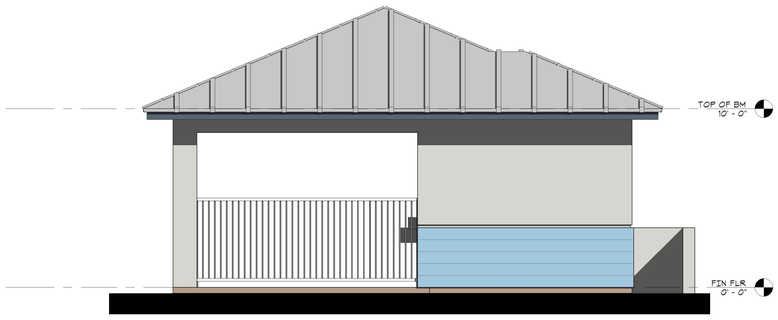
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A-2

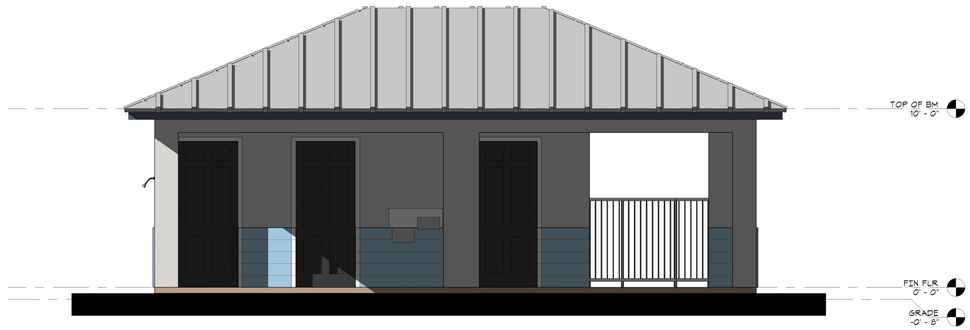
AREA CALCULATION	
	AREA
ENTRY	136 SF
LANAI	483 SF
REST RM/JANITOR	202 SF
	821 SF
Grand total	821 SF



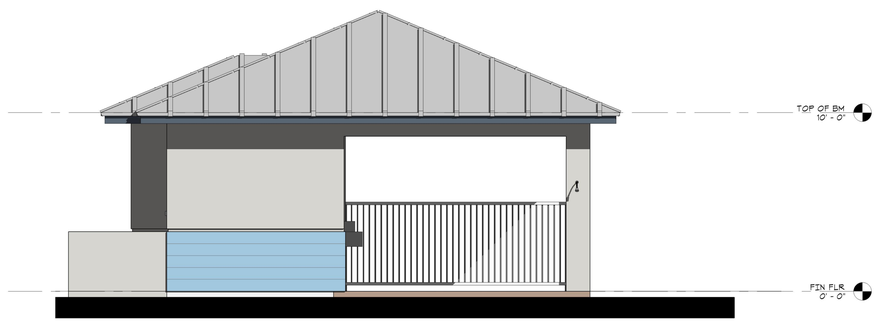
1 FIN FLR
1/4" = 1'-0"



6 LEFT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



5 RIGHT ELEVATION
1/4" = 1'-0"



4 FRONT ELEVATION
1/4" = 1'-0"

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POOL CABANA

PROJECT INFORMATION
SAILFISH CAY
STUART, FLORIDA

SHEET INFORMATION

CLIENT INFORMATION

SPECIALTY ENGINEERING CONSULTANTS, Inc

1599 SW 30th AVE.
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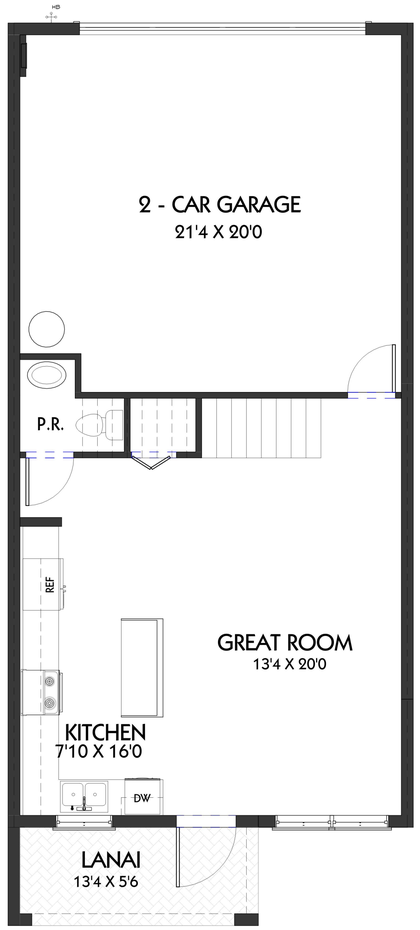
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A-1




SAILFISH
BAY



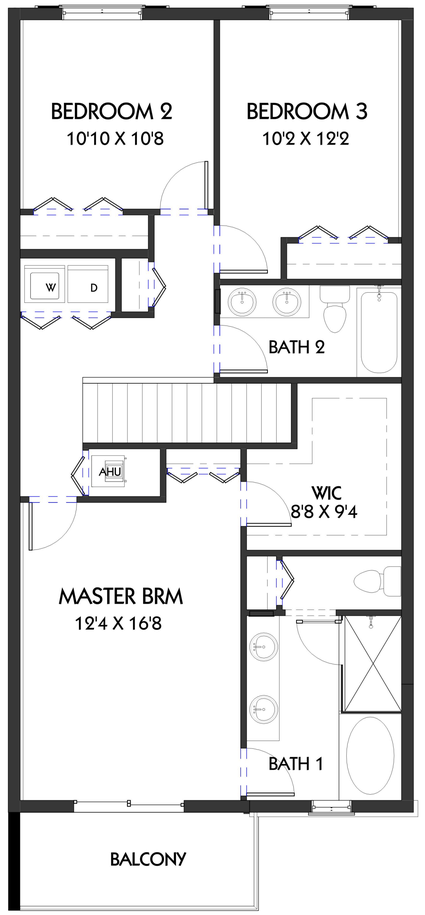




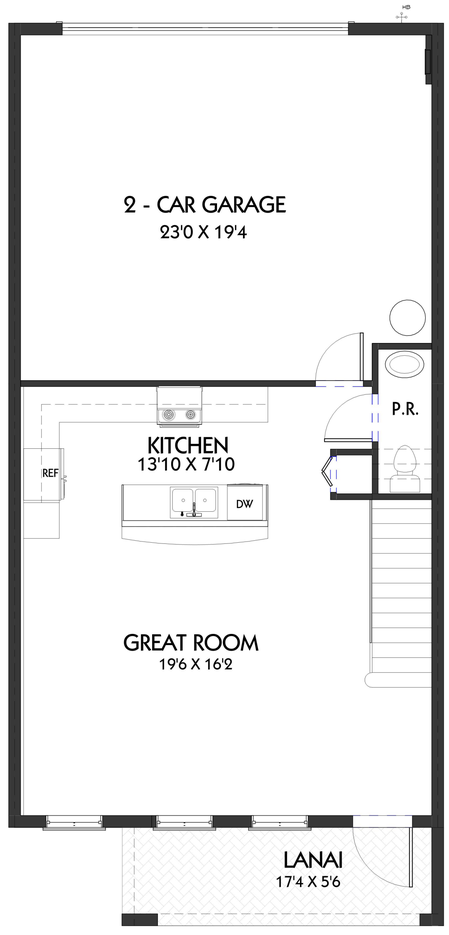
1 1ST FLOOR
1/4" = 1'-0"

PLAN A

AREA CALCULATION	
Comments	Area
1ST FLOOR A/C	544 SF
2ND FLOOR A/C	953 SF
	1497 SF
BALCONY	73 SF
GARAGE	447 SF
LANAI	73 SF
	594 SF
Grand total	2091 SF



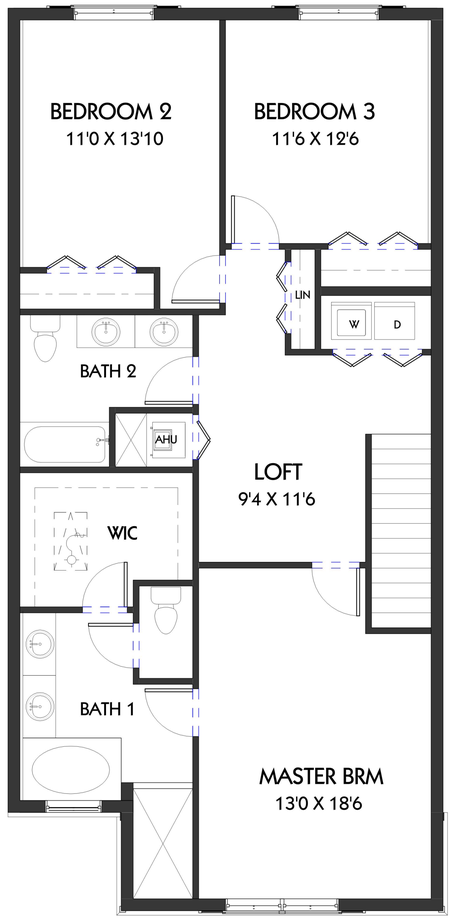
2 2ND FLOOR
1/4" = 1'-0"



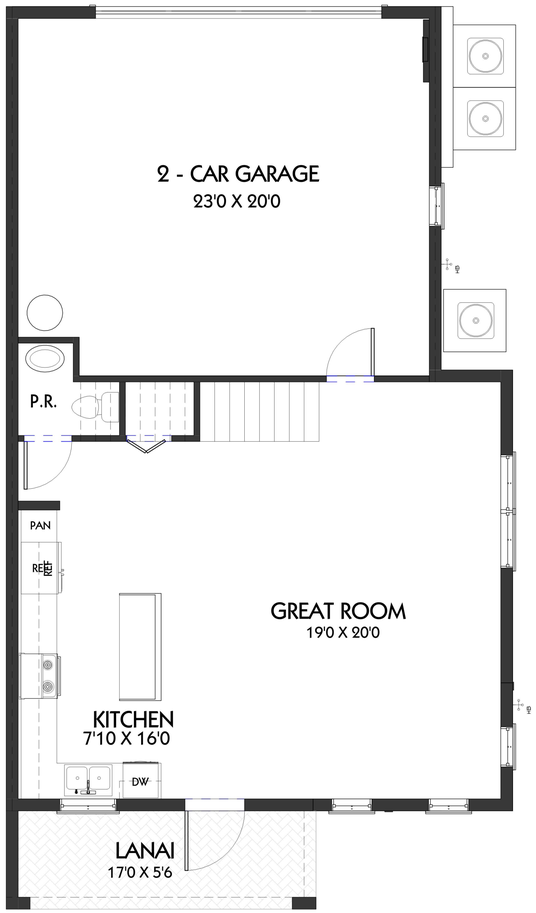
1 1ST FLOOR
1/4" = 1'-0"

PLAN B

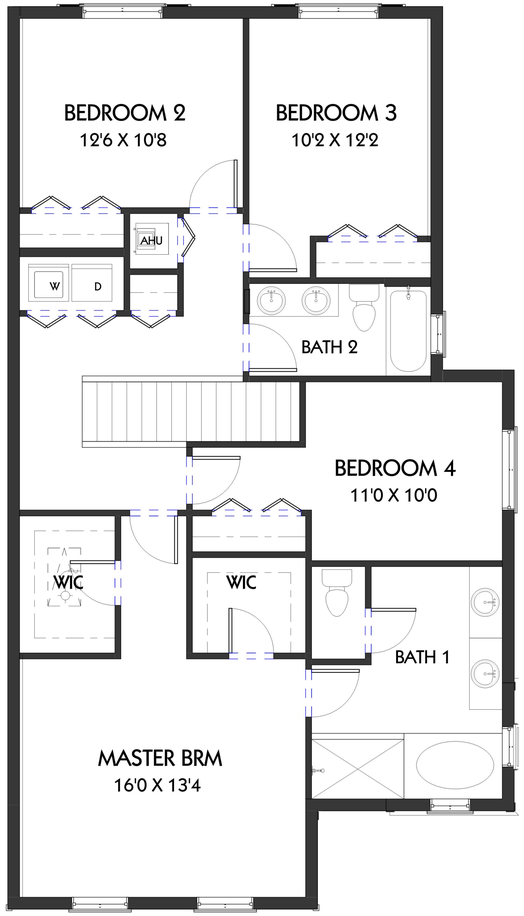
AREA CALCULATION	
Comments	Area
1ST FLOOR A/C	600 SF
2ND FLOOR A/C	1127 SF
	1727 SF
GARAGE	466 SF
LANAI	97 SF
	563 SF
	2291 SF



2 2ND FLOOR
1/4" = 1'-0"



1 1ST FLOOR
1/4" = 1'-0"



2 2ND FLOOR
1/4" = 1'-0"

PLAN C

AREA CALCULATION	
Comments	Area
1ST FLOOR A/C	691 SF
2ND FLOOR A/C	1233 SF
	1923 SF
GARAGE	488 SF
LANAI	95 SF
	583 SF
Grand total	2506 SF

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 ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

TOWNE PARK APARTMENTS
FLU: INSTITUTIONAL (INST)
ZONING: R-3 (MULTI-FAMILY/OFFICE)

S64°35'52"W(C) 376.35'
S65°00'00"W(P)

PRIVATE RECREATION EASEMENT ABANDONED (O.R. 2282, PG 2150)

N41°51'50"W(C) 561.54'
S41°27'42"E(P)

N
0 30
(IN FEET)
1 inch = 30 ft.

TOWNE PARK APARTMENTS
FLU: INSTITUTIONAL (INST)
ZONING: R-3 (MU

STOP BAR & STOP SIGN, TYP.

PERVIOUS PAVER PLANTERS

EXISTING MEDIANS TO BE LANDSCAPED (SEE LANDSCAPE PLANS)

PROPOSED ON-STREET PARKING (PERVIOUS CONCRETE)

EXISTING GRASSED MEDIAN

PROPOSED ON-STREET PARKING (PERVIOUS CONCRETE)

L=524.99' R=320.00'
Δ=093°59'57"

LANDSCAPE ISLAND

PROPOSED ON-STREET PARKING (PERVIOUS CONCRETE)

PROPOSED ON-STREET PARKING (PERVIOUS CONCRETE)

GRASSED MEDIAN

S45°10'02"W(P)
S44°45'54"W(C)
44.75'

S48°32'18"W(P)
S48°08'10"W(C)
20.00'

"RELATION"
FLU: OFFICE/RESIDENTIAL
ZONING: R-3 (MULTI-FAMILY/OFFICE)

"SOLARIS"
FLU: INSTIT
ZONING: RE

EXISTING MEDIANS TO BE LANDS

General Data
Name: FD -STUART
Library: Custom
Region: Local
Type: Fire Truck 2
Class: Emergency - Fire - Pumper
Lock to Lock Time: 6.0 sec.
Steering Lock Angle: 40.0 deg.

Displayed Data
Plan View Data / Profile View Data
Creation Units: inches
Overall Vehicle Length: 456.0 in

Current Part Data
Tractor: Full
Width: 115.2
Steering: Front Only
456.0
101.4 230.8 0.0

Front Axle Group
Axles: 1
Wheels: 2
Track: 82.9 in

Rear Axle Group
Axles: 2
Wheels: 4
Track: 82.9 in

ENGINEERS & SURVEYORS ENVIRONMENTAL
PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

JJL DESIGNED BY
JJL DRAWN BY
21-353 sailfish cay (7.dwg FILENAME
AT- FIRE LAYOUT
AS SHOWN SCALE
17TH FEBRUARY 2022 DATE

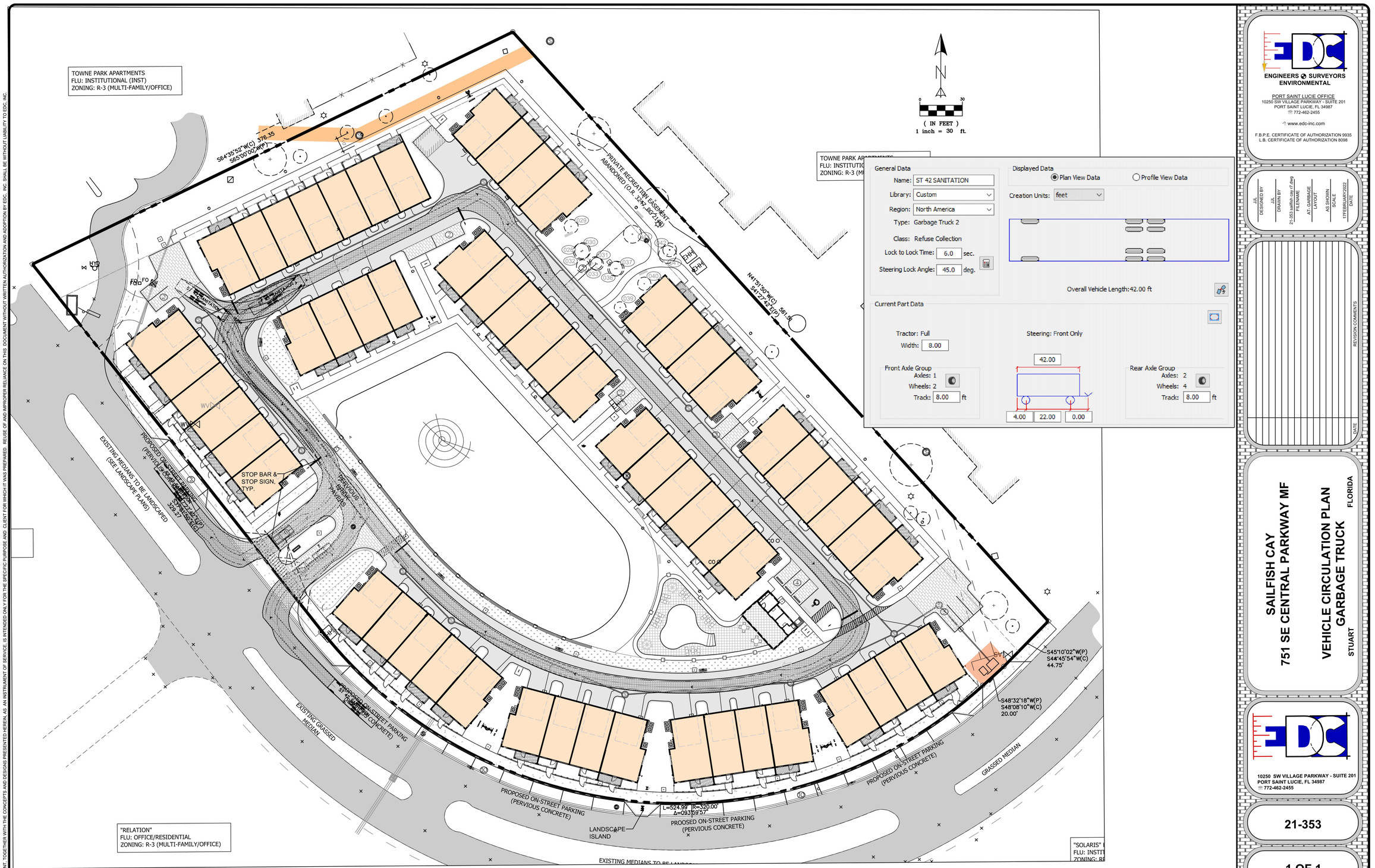
REVISION COMMENTS
DATE

SAILFISH CAY
751 SE CENTRAL PARKWAY MF
VEHICLE CIRCULATION PLAN
FIRE TRUCK
STUART FLORIDA

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-353

1 OF 1



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PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

JJL DESIGNED BY
JJL DRAWN BY
21-353 sailfish cay (7 dwg FILENAME
AT- GARBAGE LAYOUT
AS SHOWN SCALE
17TH/BRUARY/2022 DATE

REVISION COMMENTS
DATE

SAILFISH CAY
751 SE CENTRAL PARKWAY MF
STUART

VEHICLE CIRCULATION PLAN
GARBAGE TRUCK
FLORIDA

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-353

1 OF 1

ENGINEERS & SURVEYORS
ENVIRONMENTAL

Drainage Calculations
& Surface Water Management Report

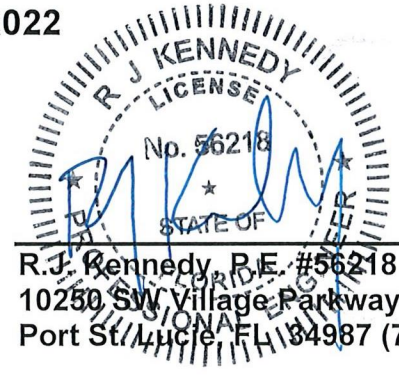
For

Sailfish Cay
751 SE Central Parkway

Prepared By: Mark Landsman

Engineering Design & Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987
Board of Professional Engineers Certificate of Authorization Number 9935

March 2022



MAR 2 5 2022

R.J. Kennedy, P.E. #56218 Date
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987 (772) 462-2455

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1.0 Executive Summary

The Sailfish Cay project proposes to develop a portion of a previously permitted Towne Park Professional Center and Condominiums. The Town Park Condominiums are located adjacent to and north of the Town Park Professional Center basin (4.88 acres – Sailfish Cay basin). Sailfish Cay proposes a multi-family residential community consisting of 60 townhomes with associated site improvements such as parking, a clubhouse with pool and a stormwater management system. The stormwater management system will consist of a 0.5-acre lake that will treat stormwater generated from the proposed development as well as accepting off-site flows from the Towne Park Condominiums to the north. The ultimate outfall for the project will remain the same in the post development condition, which discharges stormwater to the south to the Towne Park South (McCreary Offices) basin. Discharges eventually reach the Poppleton Creek and ultimately the St Lucie River. The project proposes low-impact development as part of the stormwater management system to limit run-off, retain additional stormwater, and reduce overall nitrogen and phosphorus discharge loads. The associated appendices include supporting documentation for assumptions made in this report.

2.0 History and Existing Storm Water Management System

In July 1990, the District approved of an ERP (Permit No. 43-00600-S, Application 900626-8) for a project known as McCreary Offices, which limits the discharge rate for the Towne Park North to 4.0 cfs.

In February 1992, the District approval of an ERP (Permit No. 43-00245-S-03, Application 920113-6) which identifies the control elevation, and minimum elevations for the proposed Sailfish Cay project.

The project site is generally flat with grades ranging from 11.3 to 15.1 NAVD. The center of the site has a slight mound that helps to sheet flows excess stormwater from the north to the south, eventually discharging to an existing culvert that conveys stormwater under

SE Central Parkway towards the south into the McCreary Offices basin. Stormwater is then conveyed through the McCreary Offices and underneath SE Rays Way into a ditch that runs north and south towards the Poppleton Creek. The ultimate outfall for the project is the Poppleton Creek and eventually the St Lucie River. Please see Appendix A for a map that depicts the stormwater flow path.

3.0 Drainage Calculation Summary

3.1 Project Description

The project is bound by the existing Towne Park Condominiums to the north and the east with a zoning designation of R-3 Multifamily residential. To the south of the project is the SE Central Parkway and eventually the McCreary offices and Solaris Healthcare Facility. The McCreary offices have a zoning designation of R-3 Multifamily residential, while the Solaris Healthcare Facility has a zoning designation of RPUD (Residential PUD). To the west of the project is the SE Central Parkway and existing developments with a zoning designation of CPUD (Commercial PUD).

Table 1-Site Details

Parcel ID	Size (acres)	Proposed FLU	Jurisdiction	Zone
09-38-41-011-00001-1	4.88	Multifamily	City of Stuart	RPUD

3.2 Datum

All elevations included on the project construction plans are in reference to the North American Vertical Datum 1988. The vertical datum conversion has been determined to be approximately 1.50 feet in the project area. This is used to convert NGVD to NAVD, in other words NGVD elevation minus 1.50 feet = NAVD elevation.

3.3 Proposed Stormwater Management System

The proposed stormwater management system for the site consists of a series of inlets connected via underground pipes and exfiltration trench system that convey stormwater to the on-site wet detention system (lake). The project accepts off site flows from the Towne Park Condominiums as stated in the drainage report for the Towne Park Professional Center. A copy of the drainage report is attached in Appendix E. A 10' drainage easement for the benefit of the Towne Park Condominiums runs through the center of the Sailfish Cay property allowing stormwater to discharge from the Towne Park Condominiums to the McCreary offices to the south. The applicant proposes to modify this easement in order to develop the site. Discharges from the Town Park Condominiums will be routed through the Sailfish Cay stormwater management system. Water quality will not be provided however, attenuation will be provided for this discharge via a control structure located in the proposed lake. A 590 linear foot exfiltration trench is proposed to assist in water quality treatment prior to discharging to the on-site lake for further treatment. The volume from the exfiltration trench is not counted towards stormwater capacity volume.

3.4 Low-Impact Development (LID)

The Sailfish Cay project proposes low-impact development (LID) as part of the stormwater management system. Bio-swales are proposed that are capable of providing up to 0.04 ac-ft of treatment volume before overflowing excess stormwater into the proposed lake. The site will also utilize 0.19 acres of pervious pavers to reduce the amount of run-off into the stormwater management system. The pervious pavers will count 50% towards pervious and 50% towards impervious. In addition, the water quality weir in the lake is set at an elevation of 11.00 NAVD which is greater than the required elevation of 9.74 NAVD. The required detention volume remaining in the lake is 0.18 ac-ft (at stage 9.74 NAVD), however the applicant is providing 1.32 ac-ft of detention volume (at stage 11.00 NAVD). This additional 1.32 ac-ft of detention volume equates to an excess treatment volume of over 730%.

3.5 Land Use Tables

The following Tables 2 and 3 outline the pre-development land use for the site versus the post development land use. An existing access easement on the southwest corner of the subject property consists of the only impervious area in the pre-development condition.

Table 2-Pre-Development Land Use

Land Use	Area (ac)	Percentage of Site (%)
Impervious (Pavement Concrete)	0.042	0.8%
Building	0.00	0.00%
Pervious (not including wetlands)	4.84	99.2%
Basin Area	**4.88**	**100**

Table 3-Post Development Land Use

Land Use	Impervious Area (ac)	Pervious Area (ac)	Percentage of Site (%)
Building	1.63	0.00	33.40%
Pervious Pavers	0.095	0.095	3.89%
Pavement and Concrete	1.156	0.00	23.69%
Lake	0.50	0.128	12.86%
Bio-Swale	0.00	0.12	2.46%
Pervious	0.00	1.16	23.77%
Site Area:	**3.381**	**1.503**	**100**

3.6 Control Elevation

The control elevation for the project is at 8.50 NAVD. A geotechnical report was completed by Andersen Andre Consulting Engineers, Inc. on July 19, 2020 (included in Appendix D), which provides water table elevations and a hydraulic conductivity used in the exfiltration trench design. The borings in the report reveal that the water table was encountered approximately 7-feet below the surface, which results in a water table of approximately 6.00 NAVD. The borings were completed at the start of the wet season, therefore, it is anticipated that the wet season high water table would be approximately 2.5' higher than the water table encountered in the borings.

A review of an adjacent project known as Seaside, which is to the west of the Sailfish Cay property revealed a control elevation of 6.0 NAVD. It is assumed that the control elevation for this site will be lower than Sailfish Cay due to the proximity to the Poppleton Creek. According to the Towne Park Professional Center Drainage Report, the control elevation of the Towne Park Condos is at 8.5 NAVD. Flows from this site are routed into the Sailfish Cay site via sheet flow. A control elevation of 8.5 NAVD for the Towne Park Condos confirms the control elevation for the site should also be at 8.5 NAVD.

3.7 Tailwater

The tailwater condition for the site was derived from the assumed elevation of the drainage ditch that accepts discharges from the Towne Park North properties (Towne Park Condominiums and proposed Sailfish Cay), which are located on the north side of SE Central Parkway. As a conservative approach, the design storm tailwater condition was used for all simulations, except the 100-year 3-day storm event, which was modeled with zero discharge.

Table 4-Tailwater Condition

Time (hr)	Stage (ft) NAVD
0	10.00
55	11.25
70	12.25
360	10.00

3.8 Net Improvement (BMPTrains)

Due to the site changing land use from undeveloped to multi-family residential, net improvement calculations were performed to determine the required retention volume to reduce total nitrogen and phosphorus discharge loads. The BMP treatment train is set up as 3 catchments in series. Nitrogen and phosphorus removal efficiency is achieved by a combination of 590 LF of exfiltration trench, a lake that provides 16.556 ac-ft of permanent pool volume and a retention pond with a raised bleeder. The required

retention to meet efficiency for the entire treatment train is 2.44 inches. The exfiltration trench provides 1.13 inches of treatment while the retention pond provides 1.31 inches. Please see Appendix B for the details on the BMPTrains calculations.

3.9 Water Quality Treatment

The project proposes to treat run-off volume from the 4.88-acre site. Treatment for the discharge from the Towne Park Condominium is not provided in the proposed stormwater management system for the project. The treatment volume provided is 150% of the treatment volume due to the ultimate outfall being an Outstanding Florida Waterbody (OFW – St Lucie River). Due to the change in use for the site, net improvement retention volume controls.

Table 5-Water Quality Treatment Volume

	1-inch Over the Project Area	**2.5-inches Times Percent Impervious**	**Net Improvement**
Water Quality Treatment Volume (ac-ft)	0.41	0.61	**0.99**

In order to achieve the required water quality treatment for the project, an exfiltration trench in combination with a lake is proposed. The exfiltration trench is capable of treating 0.46 ac-ft of volume, while the remaining 0.44 ac-ft is provided in the lake with a raised bleeder at an elevation of 10.00 NAVD. The exfiltration trench is directly connected to a control structure that has a weir set at 10.40 NAVD which provides 0.46 ac-ft of retention volume. Discharges from this control structure are then routed to the on-site lake for continuation of stormwater treatment. A control structure within the lake has a proposed weir elevation of 11.00 NAVD which provides 1.32 ac-ft of detention treatment volume between the bleeder and the weir. The total treatment volume for the stormwater management system is 1.80 ac-ft.

3.10 Discharge Rates

The discharge rate for the project is controlled by the existing ERP which states that the maximum rate is 4.0 cfs. The proposed Sailfish Cay site accepts off site flows from the adjacent Towne Park Condominiums during the design storm event. The stormwater management system for Sailfish Cay does not propose to treat the accepting discharge from Towne Park Condominiums, however, attenuation will be provided. According to City of Stuart Code a pre vs post discharge rate analysis was completed on the 3-year/1-day, 5-year/1-day, 10-year/3-day and 25-year/3-day storm events. The following Table 6 provides the ICPR results of the discharge rates for the project. Please see Appendix C for further information on the ICPR inputs and results.

Table 6-Discharge Rates

Storm Event	Pre-Development	Post Development
3-year/1-day	2.69 cfs	1.22 cfs
5-year/1-day	3.28 cfs	1.38 cfs
10-year/3-day	5.41 cfs	1.98 cfs
25-year/3-day	6.05 cfs	3.62 cfs

3.11 Minimum Road and Parking

The minimum road and parking elevation for the site is dictated by the maximum elevation of the 10-year 1-day storm event result from the ICPR simulation. The following Table 7 outlines the minimum road and parking for the Sailfish Cay project.

Table 7-Minimum Road Elevation

ICPR Result	Proposed Minimum Road
12.45 NAVD	12.50 NAVD

3.12 Minimum Finished Floor

The minimum finished floor elevation for the site is dictated by the maximum elevation of the 100-year 3-day storm event stage (zero discharge) from the ICPR simulation. The adjacent Towne Park Condominiums have finished floor elevations that range from 13.65 NAVD to 13.97 NAVD. As such, the proposed minimum finished floor for the Sailfish Cay project will be consistent with existing adjacent finished floor elevations. The following Table 8 outlines the ICPR result for the 100-year 3-day storm event and the proposed minimum finished floor for the project. To prevent flooding upstream in the Towne Park North Condos, a flap gate is proposed in the drainage structure that accepts flows from the Towne Park North Condos.

Table 8-Minimum Finished Floor Elevation

Basin	ICPR Result	Minimum FFE
Sailfish Cay	13.75 NAVD	14.00 NAVD
Towne Park North Condos	13.55 NAVD	13.65 NAVD*

*13.65 NAVD represents the lowest existing FFE for the Towne Park North Condos

3.13 Perimeter Berm

The perimeter berm for the site is controlled by the maximum stage of the 25-year/3-day design storm event. The maximum stage of the design storm is 12.86 NAVD, therefore the perimeter berm will be seat at a stage of 12.90 NAVD.

3.14 Control Structure

The site is proposed with two control structures to limit discharge and attenuate stormwater from the site. The exfiltration system has a proposed control structure for retention to meet water quality standards for net improvement. The proposed control structure for the exfiltration system consists of a modified FDOT C box with an internal weir set at an invert elevation of 10.40 NAVD. Discharges from this control structure are conveyed to the on-site lake for continuing treatment and attenuation. The control

structure in the lake is a modified FDOT C box with a raised bleeder and weir. The raised bleeder is set at an invert elevation of 10.00 NAVD to achieve the appropriate nitrogen and phosphorus loading reductions. The proposed weir is a 1-foot wide by 3-inch in height slot with an invert elevation of 11.00 NAVD. The weir is sized to limit the discharge from the project to under 4.0 cfs. An overflow weir (box rim) is proposed to provide relief to the stormwater management system during a major rain event. The rim of the box has an elevation of 12.70 NAVD.

3.15 City of Stuart 72-Hour Treatment Volume

According to City of Stuart code, a stormwater management system must recover the required treatment volume within 72 hours. The required water quality treatment volume for the project is 0.44 ac-ft (19,167 cubic feet). In order to demonstrate that the system is capable of recovering the required treatment volume in 72 hours, a retention pond recovery model was built with the PONDS software.

Based on the USDA web soil maps, an estimated vertical hydraulic conductivity (k_v) and horizontal hydraulic conductivity (k_h) value can be used in the PONDS model. The horizontal hydraulic conductivity (k_h) is estimated to be 35.92 ft/day and the vertical hydraulic conductivity (k_v) is estimated to be 14.54 ft/day. Since 40% of the proposed lake will have a bulkhead, a weighted horizontal hydraulic conductivity is used. Since the depth of the bulkhead is unknown a conservative approach assumes that the bulkhead will be installed at a depth that is equal to the base of the aquifer. As such, h_2 is equal to zero. The below equation calculates the horizontal hydraulic conductivity used in the PONDS model.

$$k_{avg} = \left(\frac{L_{unwalled}}{L_{Total}}\ x\ k_h\right) + \left(\frac{L_{walled}}{L_{Total}}\ x\ \frac{h_2}{h_1}\ x\ k_h\right)$$

$$k_{avg} = \left(\frac{362}{604}\ x\ 35.92\right) + \left(\frac{242}{604}\ x\ \frac{0}{11.5}\ x\ 35.92\right) = 21.53\ \frac{ft}{day}$$

Since a pond is proposed, the vertical hydraulic conductivity is only applied to the lake banks. The lake banks have a maximum area for unsaturated infiltration of 7,789 sq ft. The results of the demonstration conclude that the proposed stormwater management system is capable of recovering the required treatment volume within 72 hours. At the 72-hour mark, the stage in the pond is at 9.29 NAVD; the water quality weir is set at an elevation of 11.00 NAVD. The volume of water that is available to be treated between elevations 9.29 NAVD and 11.00 NAVD is 1.03 ac-ft. This exceeds the required water quality treatment volume of 0.66 ac-ft using the Outstanding Florida Waterbody (OFW) criteria, which is 150% of the standard volume.

4.0 Conclusion

The Sailfish Cay project consists of a proposed multi-family residential community with associated site improvements. The site has an existing ERP, which once included the expansion of the Towne Park Condominiums, however, construction of the expansion into the Sailfish Cay project area never occurred. The existing ERP and drainage report help to identify the stormwater discharges that are accpeted by the proposed stormwater management system for the Sailfish Cay project. The proposed stormwater management system is capable of accepting off site flows and treating on-site run-off according the local and SFWMD standards. Please see the associated appendices for supporting documentation.

Appendix A: Basin Maps and Basin Information

Zoning Map
Stuart, Florida

Development Department
November 1, 2017

Legend

Zoning Districts

- Annexed - Martin County Zoning District (City Zoning TBD)

Commercial Districts
- B-1 - Business Limited
- B-2 - Business General
- B-3 - Business Restricted
- B-4 - Limited Business/Manufacturing

East Stuart Districts
- BMU - Business and Mixed Use
- GRO - General Residential and Office
- SFD - Single-Family and Duplex

Residential Districts
- R-1 Single Family - General
- R-1A Single Family - Estate
- R-2 Residential - Duplex
- R-3 Residential - Multi-Family/Duplex

Planned Unit Development (PUD) Districts
- RPUD - Residential PUD
- CPUD - Commercial PUD
- IPUD - Industrial PUD
- MXPUD - Mixed Use PUD
- PSPUD - Public Service PUD

Urban Districts
- UC - Urban Center
- UG - Urban General
- UH - Urban Highway
- UN - Urban Neighborhood
- UW - Urban Waterway

Other Districts
- IND - Industrial
- PUBLIC
- HOSPITAL
- Municipal Boundary
- Unincorporated Martin County
- S.E. Ocean Blvd Overlay Zone

Jensen Beach
Ocean Breeze Park
Community of Rio
North Fork St Lucie River
St Lucie River Basin
Sewall's Point
St Lucie River
Poppalton Creek
Palm City
WITHAM FIELD

N W E S

0 0.15 0.3 0.6 0.9 1.2 1.5 Miles

Disclaimer :

This Geographic Information System product, from the City of Stuart, is provided to the public as a courtesy and public record. It should not be relied upon or used as a final determination or designation of images, boundaries, zoning or other land use or development restrictions, designations or allowable uses. The City does not warrant, guarentee or make any representations regarding the use or the results of the use of the information provided to you by the City in terms of its' correctness, accuracy, reliablity, timeliness, or otherwise. If you need current or complete zoning, development or land use information or designations, you should consult with a professional and separately request an official zoning verification from the City.

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: CYPRESS HOLDINGS, LLC.

SCHEDULE B-II ITEMS

TITLE COMMITMENT PREPARED BY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 1094514 A1
COMMITMENT DATE: MAY 23, 2021, AT 11:00 PM

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.

5. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.

6. ALL MATTERS CONTAINED ON THE PLAT OF TOWNE PARK, AS RECORDED IN PLAT BOOK 11, PAGE 85, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **SHOWN ON SURVEY.**

10. EASEMENT FOR PERRY CABLE TV CORP. RECORDED IN O.R. BOOK 548, PAGE 987, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY; BLANKET IN NATURE.**

11. SANITARY SEWER LIFT STATION EASEMENT RECORDED IN O.R. BOOK 675, PAGE 299, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **SHOWN ON SURVEY.**

12. SEWER, WATER AND LIFT STATION EASEMENT AGREEMENT RECORDED IN O.R. BOOK 706, PAGE 850, AS AFFECTED BY INSTRUMENT RECORDED IN O.R. BOOK 2003, PAGE 1824, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
EASEMENT #1 SHOWN ON SURVEY, EASEMENT #3 TERMINATED/ABANDONED BY O.R. BOOK 2003, PAGE 1826.

13. ACCESS, INGRESS AND EGRESS AND UTILITY EASEMENT AGREEMENT WITH TOWNE PARK NORTH CONDOMINIUM RECORDED IN O.R. BOOK 706, PAGE 833, AS AFFECTED BY INSTRUMENT RECORDED IN O.R. BOOK 2003, PAGE 1824, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **EASEMENT TERMINATED/ABANDONED.**

14. RECREATION EASEMENT AGREEMENT RECORDED IN O.R. BOOK 706, PAGE 839, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
LICENSE AGREEMENT TERMINATED BY O.R 3247, P.G 2148.

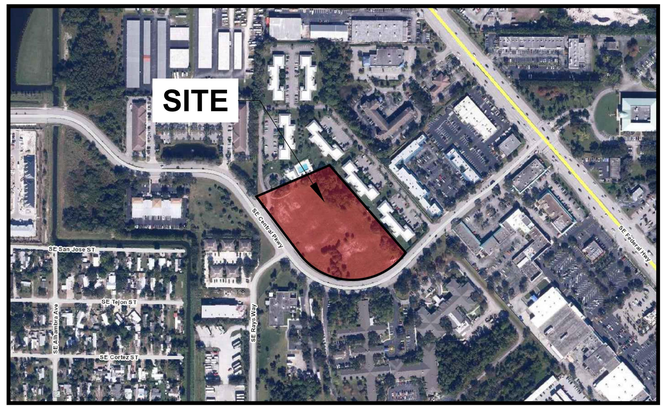
15. DRAINAGE EASEMENT AGREEMENT RECORDED IN O.R. BOOK 706, PAGE 859 AS AFFECTED BY AGREEMENT RECORDED IN O.R. BOOK 2003, PAGE 1822, MARTIN COUNTY, FLORIDA. **TO BE RELOCATED.**

17. RESOLUTION NUMBER 43-06 RECORDED IN O.R. BOOK 2143, PAGE 1710, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
SHOWN ON SURVEY.

18. ORDINANCE NUMBER 2106-07 RECORDED IN O.R. BOOK 2285, PAGE 943, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY; BLANKET IN NATURE.

CERTIFIED TO:

1. JOHNSTON GROUP DEVELOPMENT & DESIGN, INC.
2. 751 SE CENTRAL, LLC.


SITE
SE Central Pkwy
SE Dan Ave St
SE Dan Ave St
SE Dan Ave St

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: CYPRESS HOLDINGS, LLC.



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

ENGINEERS SURVEYORS ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

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FIELD CREW	SV
FILENAME	21-353.DWG
SCALE	AS SHOWN
DATE	February 18, 2022

DATE	REVISION COMMENTS
2/18/22	REVISED PER CLIENT COMMENT (EASEMENT LABEL) - SPT

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: CYPRESS HOLDING, LLC.

RECORD INFORMATION
SEC. 9, TWNSHP. 38 SOUTH, RGE. 41 EAST
MARTIN COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-353

2 OF 3

Z:\EDC-2021\21-353 - Johnston - 751 SE Central Parkway MF\SURVEY\Dwg - PDF\Survey\21-353 BTT_rev1.dwg, 2/18/2022 2:40 PM
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BOUNDARY & TOPOGRAPHIC SURVEY

FOR: CYPRESS HOLDINGS, LLC.



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

TREE TABLE:

TAG#	TREE NAME	DIAMETER(IN)
1101	PALM	
1102	PALM	
1103	PALM	
1104	PALM	
1105	PALM	
1106	PALM	
1107	PALM	
1108	PALM	
1109	PINE	20
1110	PINE	16
1111	PINE	12
1112	PINE	12
1113	PINE	10
1114	PALM	
1115	PINE	12
1116	PINE	14
1117	PINE	14
1118	PALM	
1119	PINE	15
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1121	PINE	12
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1123	PINE	8
1124	PINE	10
1125	PINE	14
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1127	PALM	
1128	PINE	8
1129	PINE	20
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1131	PINE	20
1132	PINE	16
1133	PINE	14
1134	PALM	
1135	PINE	10
1136	PINE	10
1137	PINE	10
1138	PALM	
1139	PALM	
1140	PALM	
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1142	PALM	
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1176	PALM	
1177	PALM	
1178	PALM	
1179	PALM	
1180	PALM	
1181	PALM	
1183	PALM	
1184	PALM	
1185	PALM	
1186	PALM	
1187	PALM	
1188	PALM	
1189	PALM	
1190	PALM	
1191	PALM	
1192	PALM	
1193	PALM	
1194	PALM	
1195	PINE	12
1196	PALM	
1197	PALM	
1198	MAHOGANY	13
1199	PINE	15
1200	PINE	13
1201	PINE	13
1202	MAHOGANY	6
1203	PALM	
1204	PINE	8
1205	PALM	
1206	PINE	16
1207	PALM	
1208	PINE	10
1209	PINE/FIG	48
1210	PINE	13
1211	PINE	15
1212	PINE	16
1213	PALM	
1214	PINE	20
1215	PINE	7

ENGINEERS SURVEYORS ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	LS
CHECKED BY	MTO
FIELD CREW	SV
FILENAME	21-353.DWG
SCALE	AS SHOWN
DATE	February 18, 2022

DATE	REVISION COMMENTS
2/18/22	REVISED PER CLIENT COMMENT (EASEMENT LABEL) - SPT

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: CYPRESS HOLDING, LLC.

RECORD INFORMATION
SEC. 9, TWNSHP. 38 SOUTH, RGE. 41 EAST
MARTIN COUNTY, FLORIDA

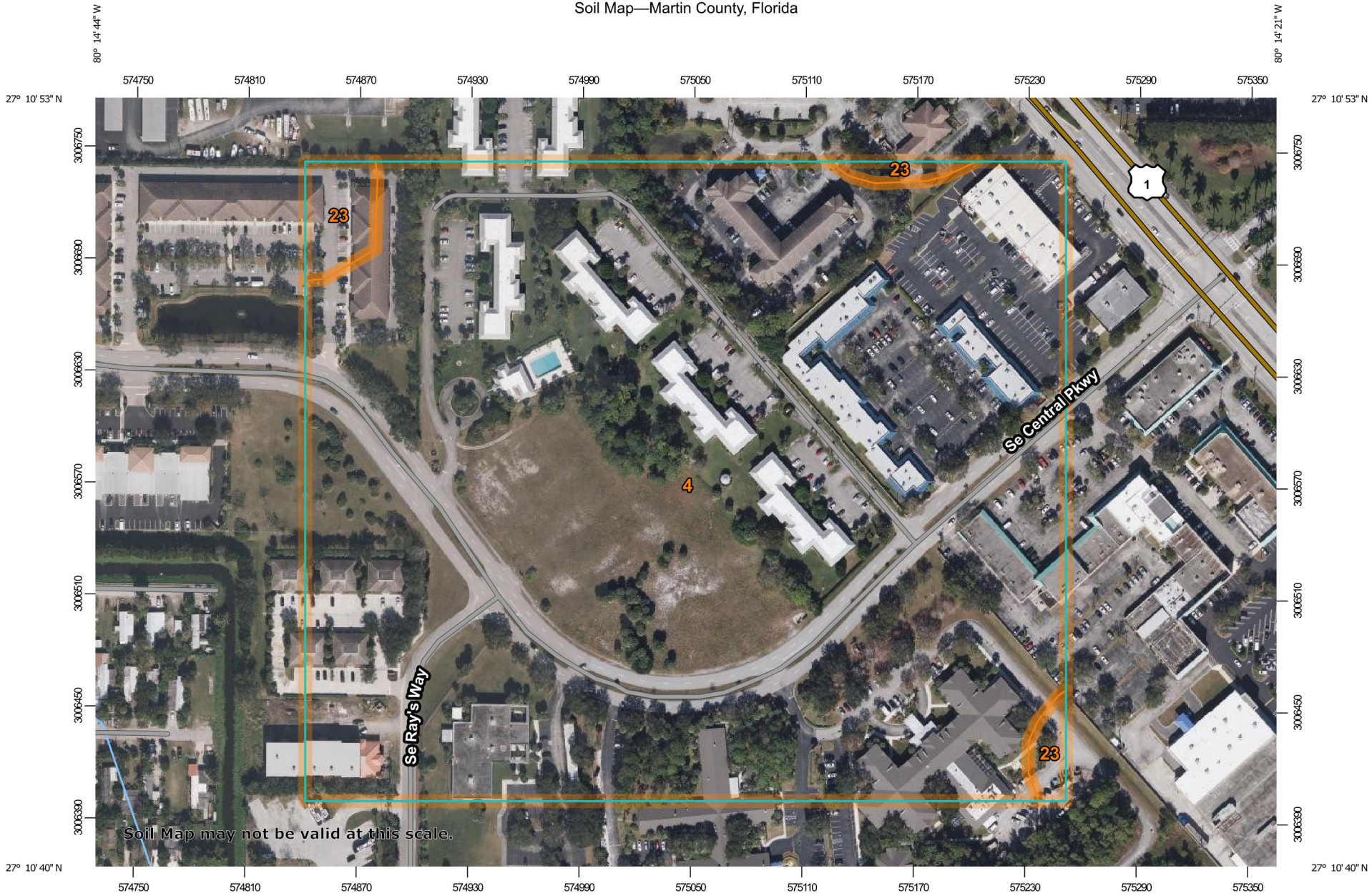
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-353

3 OF 3

Z:\EDC-2021\21-353 - Johnston - 751 SE Central Parkway MF\SURVEY\Dwg - PDF\Survey\21-353 BFT_rev1.dwg, 2/18/2022 2:49 PM
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Sailfish Cay ERP's
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Tijuana Flats
Jupiter Donuts
Ex. Pipe and MES
Sonny's BBQ
App# 900626-8CE:
Fujiyama
App# 941026-6CE:
Supreme Meats
Goodwill Stuart Store & Donation Center
CareerSource Research Coast
Solaris Senior Living Stuart
Morning Glory Cafe
CS to 25' Drainage E
Solaris HealthCare Parkway
Big Lots
Monterey Glass Specialists
NAPA Auto Parts - Performance
Google Earth
800 ft
N



Map Scale: 1:2,910 if printed on A landscape (11" x 8.5") sheet.

N

0 40 80 160 240 Meters

0 100 200 400 600 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 20, Aug 25, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 21, 2021—Feb 4, 2021

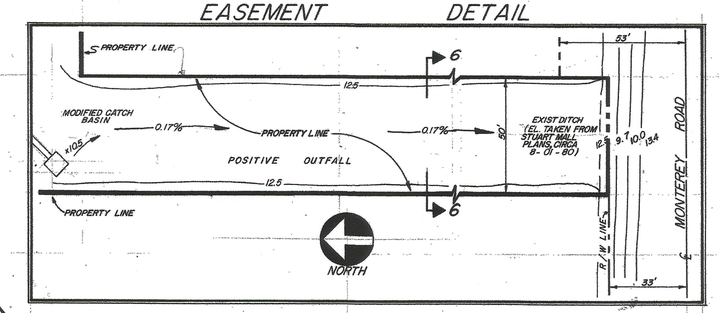
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	33.9	97.3%
23	Urban land, 0 to 2 percent slopes	0.9	2.7%
Totals for Area of Interest		**34.8**	**100.0%**

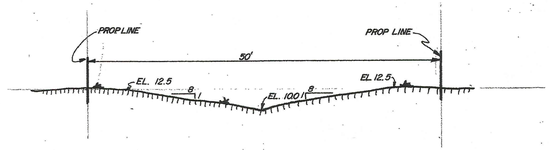
AF 13308

EASEMENT DETAIL



NORTH

SCALE - 1" = 50'



SECTION 6-6

	JOB NO.: 333-01	SHEET TITLE: DRAINAGE PLAN
	FIELD BK.:	
	FILE NO.:	PROJECT: TOWNE PARK SOUTH

PROFESSIONAL ENGINEER
FLORIDA CERT. NO. 19658

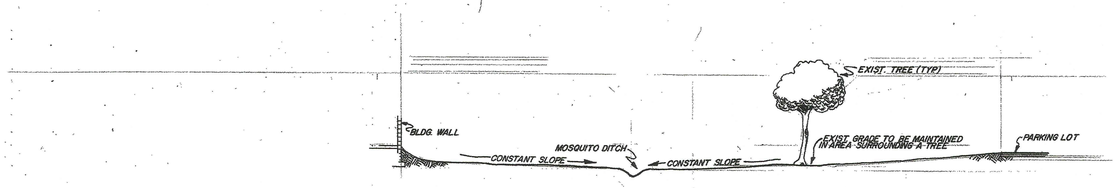
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DESIGNERS · LAND PLANNERS · CONSULTANTS
41 KINDRED AVE. · STUART, FLORIDA
(305) 287-0525

SHEET NO. 6 OF 18

AF 13308

NORTH

SCALE - 1" = 50'



SECTION 5C-5C

NOTE:
TYPICAL SECTION FOR MOSQUITO DITCH AND SURROUNDING RETENTION AREA .

REVISIONS		
BY	DATE	DESCRIPTION
M.M.	7/27/81	ADD · SWALE

DRAWN BY: R.F.P. JR./WANG	CHECK BY: W. J. M.
DATE: 4 - 28 - 81	SCALE: 1" = 50'

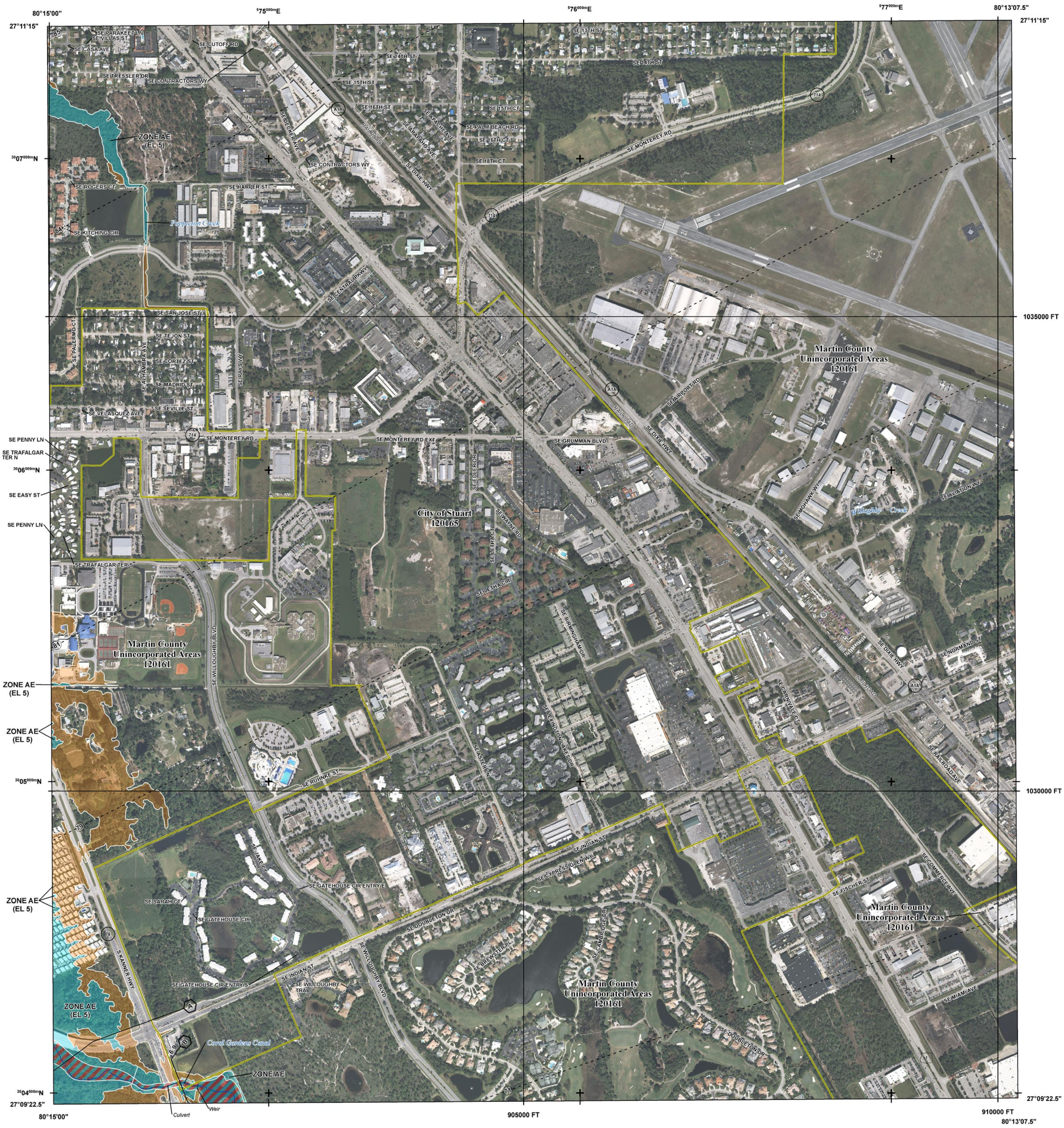
PROFESSIONAL ENGINEER
FLORIDA CERT. NO. 19658

JOB NO.: 333 - 01	SHEET TITLE: DRAINAGE PLAN
FIELD BK.:	PROJECT: TOWNE PARK NORTH
FILE NO.:	

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SHEET NO. 5 OF 18

X = 10
Y = 8



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT

HTTPS://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A,V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- E 18.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided in digital format by the Martin County Information Technology Services Department, dated 2003, 2012 and 2015; the Florida Department of Transportation, dated 2014, 2015 and 2016; the U.S. Geological Survey, dated 2006; and the U.S. Department of Agriculture, dated 2016.

SCALE

Map Projection:
State Plane Transverse Mercator, Florida East Zone 0901; North American Datum 1983; Western Hemisphere; Vertical Datum: NAVD 88

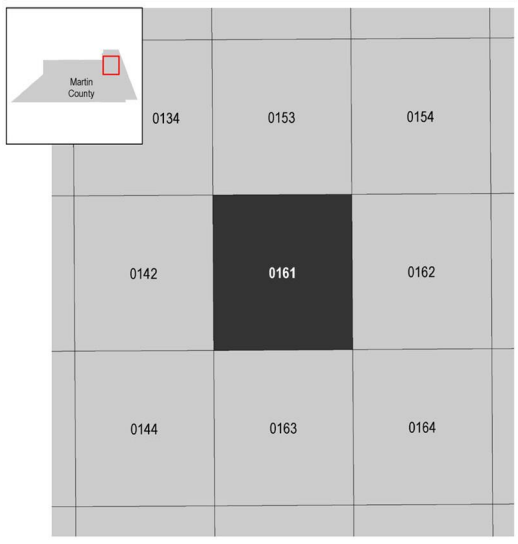
N

1 inch = 500 feet 1:6,000

0 250 500 750 1,000 2,000 feet

0 125 250 500 meters

PANEL LOCATOR



FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

MARTIN COUNTY, FLORIDA
and Incorporated Areas

PANEL 161 OF 527

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
MARTIN COUNTY	120161	0161	H
STUART, CITY OF	120165	0161	H

VERSION NUMBER
2.3.3.2

MAP NUMBER
12085C0161H

MAP REVISED
FEBRUARY 19, 2020

Appendix B: Drainage Calculations

GENERAL SITE INFORMATION: V 8.6

GO TO INTRODUCTION PAGE

2/18/2022

Blue Numbers =	Input data
Red Numbers =	Calculated or Carryover

Select the appropriate Meteorological Zone, input the appropriate Mean Annual Rainfall amount and select the type of analysis

NAME OF PROJECT

Sailfish Cay

HELP Rainfall

VIEW ZONE MAP

Meteorological Zone (Please use zone map): CLICK ON CELL BELOW TO SELECT — Zone 2

Mean Annual Rainfall (Please use rainfall map): 55.00 Inches

VIEW MEAN ANNUAL RAINFALL MAP

Type of analysis: CLICK ON CELL BELOW TO SELECT — Net improvement

Treatment efficiency (N, P) (ex 80 70 (no decimal points) **use only for specified removal efficiency**): % %

GO TO WATERSHED CHARACTERISTICS

Select the STORMWATER TREATMENT ANALYSIS Button below to begin analyzing the effectiveness of Best Management Practices.

Model documentation and example problems.

STORMWATER TREATMENT ANALYSIS

Systems available for analysis:
Retention Basin with option for calculating effluent concentration
Wet Detention
Exfiltration Trench
Pervious Pavement
Stormwater Harvesting
Biofiltration
Greenroof
Rainwater Harvesting
Managed Aquatic Plants Detention
Vegetated Natural Buffer
Vegetated Filter Strip
Swale
Rain Garden
Tree Well
Lined reuse pond
User Defined BMP

RESET INPUT FOR STORMWATER TREATMENT ANALYSIS

There is a user's manual for the BMPTRAINS model. It can be downloaded from www.stormwater.ucf.edu. The results from the example problems shown in the manual however may not reflect current model results due to ongoing updates of the model.

METHODOLOGY FOR CALCULATING REQUIRED TREATMENT EFFICIENCY

METHODOLOGY FOR RETENTION SYSTEMS

METHODOLOGY FOR WET DETENTION SYSTEMS

METHODOLOGY FOR GREENROOF SYSTEMS

METHODOLOGY FOR WATER HARVESTING SYSTEMS

WATERSHED CHARACTERISTICS V 8.6

GO TO STORMWATER TREATMENT ANALYSIS

Blue Numbers = Input data
Red Numbers = Calculated

LAND USES/EMC

SELECT CATCHMENT CONFIGURATION

2/18/2022

CLICK ON CELL BELOW TO SELECT CONFIGURATION

D - 3 Catchment-Series

VIEW CATCHMENT CONFIGURATION

GO TO GENERAL SITE INFORMATION PAGE

For comingling, the off-site catchment must be upstream. The delay is only for retention BMPs and must be used in hours as measured by the time of concentration at a one inch/hour rain

COMINGLING | MULTI-LAND USE

Delay [hrs] | CATCHMENT NO.1 NAME: SailFish Cay

max delay = 15 hrs.

VIEW AVERAGE ANNUAL RUNOFF "C" Factor

VIEW EMC & FLUCCS

GO TO GIS LANDUSE DATA

OVERWRITE DEFAULT CONCENTRATIONS USING:

	PRE:		POST:	
EMC(N):		mg/L		mg/L
EMC(P):		mg/L		mg/L

USE DEFAULT CONCENTRATIONS

CLICK ON CELL BELOW TO SELECT		Average annual pre runoff volume:	2.624 ac-ft/year
Pre-development land use:	Undeveloped - Ruderal/Upland Pine: TN=1.694 TP=0.162	Average annual post runoff volume (note no BMP area):	12.086 ac-ft/year
with default EMCs		Pre-development Annual Mass Loading - **Nitrogen:**	5.481 kg/year
CLICK ON CELL BELOW TO SELECT		Pre-development Annual Mass Loading - **Phosphorus:**	0.524 kg/year
Post-development land use:	Multi-Family: TN=2.320 TP=0.520	Post-development Annual Mass Loading - **Nitrogen:**	34.580 kg/year
with default EMCs		Post-development Annual Mass Loading - **Phosphorus:**	7.751 kg/year
Total pre-development catchment area:	4.880 AC		
Total post-development catchment or for BMP analysis:	4.880 AC		
Pre-development Non DCIA CN:	80.00		
Pre-development DCIA percentage:	0.90 %		
Post-development Non DCIA CN:	92.00		
Post-development DCIA percentage:	58.80 %		
Estimated BMP Area (No loading from this area)	0.500 AC		

CATCHMENT NO.2 NAME:

OVERWRITE DEFAULT CONCENTRATIONS:

	PRE:		POST:	
EMC(N):		mg/L		mg/L
EMC(P):		mg/L		mg/L

USE DEFAULT CONCENTRATIONS

CLICK ON CELL BELOW TO SELECT		Average annual pre runoff volume:	ac-ft/year
Pre-development land use:		Average annual post runoff volume (note no BMP area):	ac-ft/year
with default EMCs		Pre-development Annual Mass Loading - **Nitrogen:**	kg/year
CLICK ON CELL BELOW TO SELECT		Pre-development Annual Mass Loading - **Phosphorus:**	kg/year
Post-development land use:		Post-development Annual Mass Loading - **Nitrogen:**	kg/year
with default EMCs		Post-development Annual Mass Loading - **Phosphorus:**	kg/year
Total pre-development catchment area:	AC		
Total post-development catchment or BMP analysis area:	AC		
Pre-development Non DCIA CN:			
Pre-development DCIA percentage:	%		
Post-development Non DCIA CN:			
Post-development DCIA percentage:	%		
Estimated BMP Area (No loading from this area)	AC		

CATCHMENT NO.3 NAME:

OVERWRITE DEFAULT CONCENTRATIONS:

	PRE:		POST:	
EMC(N):		mg/L		mg/L
EMC(P):		mg/L		mg/L

USE DEFAULT CONCENTRATIONS

CLICK ON CELL BELOW TO SELECT		Average annual pre runoff volume:	ac-ft/year
Pre-development land use:		Average annual post runoff volume (note no BMP area):	ac-ft/year
with default EMCs		Pre-development Annual Mass Loading - **Nitrogen:**	kg/year
CLICK ON CELL BELOW TO SELECT		Pre-development Annual Mass Loading - **Phosphorus:**	kg/year
Post-development land use:	PLEASE SELECT LAND USE:	Post-development Annual Mass Loading - **Nitrogen:**	kg/year
with default EMCs		Post-development Annual Mass Loading - **Phosphorus:**	kg/year
Total pre-development catchment area:	AC		
Total post-development catchment or BMP analysis area:	AC		
Pre-development Non DCIA CN:			
Pre-development DCIA percentage:	%		
Post-development Non DCIA CN:			
Post-development DCIA percentage:	%		
Estimated BMP Area (no loading from this area)	AC		

CATCHMENT NO.4 NAME:

OVERWRITE DEFAULT CONCENTRATIONS:

	PRE:		POST:	
EMC(N):		mg/L		mg/L
EMC(P):		mg/L		mg/L

USE DEFAULT CONCENTRATIONS

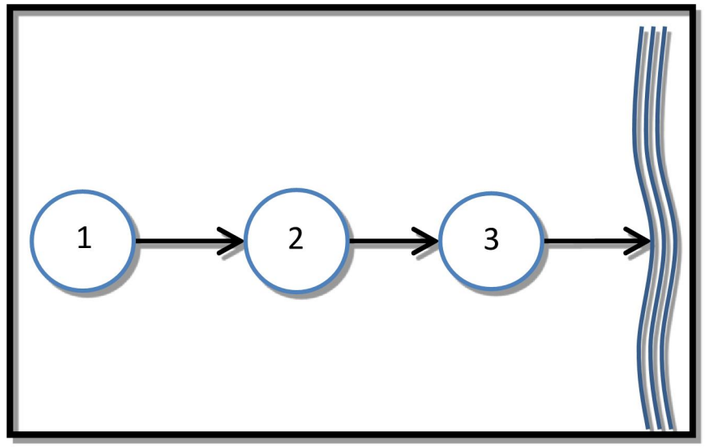
CLICK ON CELL BELOW TO SELECT		Average annual pre runoff volume:	ac-ft/year
Pre-development land use:		Average annual post runoff volume (note no BMP area):	ac-ft/year
with default EMCs		Pre-development Annual Mass Loading - **Nitrogen:**	kg/year
CLICK ON CELL BELOW TO SELECT		Pre-development Annual Mass Loading - **Phosphorus:**	kg/year
Post-development land use:	PLEASE SELECT LAND USE:	Post-development Annual Mass Loading - **Nitrogen:**	kg/year
with default EMCs		Post-development Annual Mass Loading - **Phosphorus:**	kg/year
Total pre-development catchment area:	AC		
Total post-development catchment or BMP analysis area:	AC		
Pre-development Non DCIA CN:			
Pre-development DCIA percentage:	%		
Post-development Non DCIA CN:			
Post-development DCIA percentage:	%		
Estimated BMP Area (no loading from this area)	AC		

STORMWATER TREATMENT ANALYSIS:	V 8.6	GO TO GENERAL SITE INFORMATION PAGE	Blue Numbers =	Input data
			Red Numbers =	Calculated

If not done, specify pre- and post-development watershed characteristics.

2/18/2022

GO TO WATERSHED CHARACTERISTICS



Total Required Treatment Efficiency:

Required Treatment Eff (**Nitrogen**):	84	%
Required Treatment Eff (**Phosphorus**):	93	%

Select one of the BMPs below to analyze efficiency or review the summary data.

RETENTION BASIN	WET DETENTION / MAP	EXFILTRATION TRENCH	RAIN GARDEN / depression storage	SWALE	USER DEFINED BMP
PERVIOUS PAVEMENT	STORMWATER HARVESTING	FILTRATION	View Media Mixes	NOTE !!!: All individual system must be sized prior to being analyzed in conjunction with other systems. Please read instructions in the CATCHMENT AND TREATMENT SUMMARY RESULTS tab for more information.	
GREENROOF	RAINWATER HARVESTING	LINED REUSE POND & UNDERDRAIN INPUT	GO TO COST ANALYSIS WORKSHEET		
VEGETATED NATURAL BUFFER	VEGETATED FILTER STRIP	TREE WELL	CATCHMENT AND TREATMENT SURFACE		

WET DETENTION / MANAGED AQUATIC PLANTS: 2/18/2022 V 8.6

Blue Numbers =	Input data
Red Numbers =	Calculated or Carryover

Also called: FLOATING ISLANDS and includes a wet detention pond: | **Sailfish Cay**

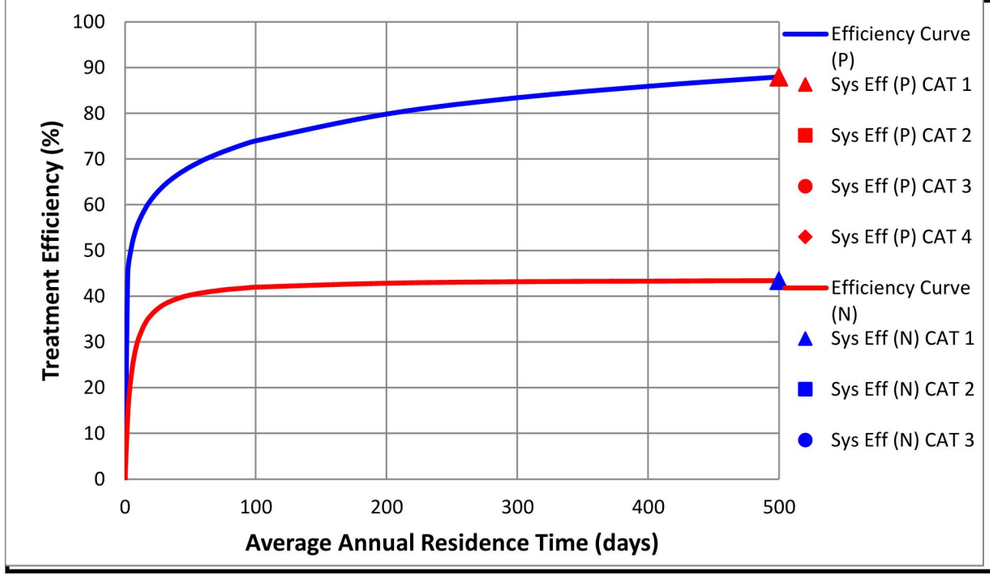
GO TO STORMWATER TREATMENT ANALYSIS

	SailFish Cay	Catchment 2	Catchment 3	Catchment 4	
Total pre-development catchment area:	4.880	0.000	0.000	0.000	ac
Total post-development catchment area:	4.380	0.000	0.000	0.000	ac
Average annual residence time (between 1 and 500 days)	500.00				days
Littoral Zone or other improvements used?*	YES	NO	NO		
Littoral Zone or other improvement efficiency credit:	0.10	0.00	0.00		%
Floating Wetland or Mats used in the design:	NO	NO	NO		
Floating Wetland or Mats credit:	0.00	0.00	0.00		%
Total **Nitrogen** removal required:	84.150				%
Total **Phosphorus** removal required:	93.237				%
Total **Nitrogen** removal efficiency:	43.427	0.000	0.000	0.000	%
Total **Phosphorous** removal efficiency:	87.968	0.000	0.000	0.000	%
Is the wet detention sufficient:	NO				
Average annual runoff volume:	12.086				ac-ft/yr

* pond coverage must follow Regulatory Requirements

Wet Detention Pond Characteristic:

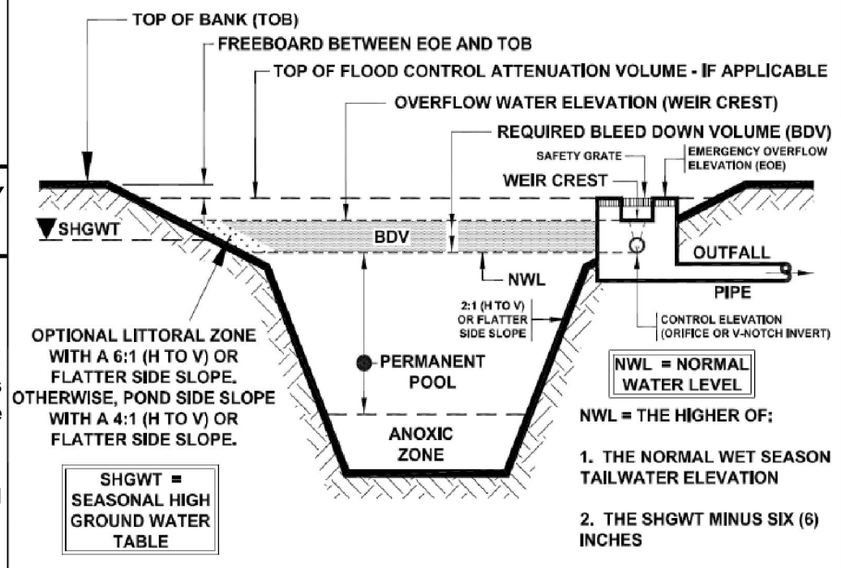
Minimum Pond Permanent Pool Volume:	16.556				ac-ft



NOTE FOR TREATMENT EFFICIENCY GRAPH:

The purpose of the treatment efficiency graphs is to help illustrate the treatment efficiency of the wet detention system as the function of average annual residence time (and permanent pool volume). The graph illustrates that there is a point of diminished return as the permanent pool volume is substantially increased. Therefore, to provide the most economical BMP treatment system, other alternatives such as "treatment trains" and compensatory treatment should be considered.

REQUIRED REMAINING TREATMENT EFFICIENCIES OF TREATMENT SYSTEM IN SERIES WITH FLOATING ISLANDS WITH WET DETENTION. USE FOR SIZING OF TREATMENT SYSTEM IN SERIES WITH FLOATING ISLANDS WITH WET DETENTION.



TYPICAL X-SECTION OF A WET DETENTION SYSTEM

Source of Graphic: draft **STORMWATER QUALITY APPLICANT'S HANDBOOK** dated March 2010, by the Department of Environmental Protection, available at: http://www.dep.state.fl.us/water/wetlands/erp/rules/stormwater, March 2010

RETENTION BASIN: 2/18/2022 V 8.6

Blue Numbers =	Input data
Red Numbers =	Calculated or Carryover

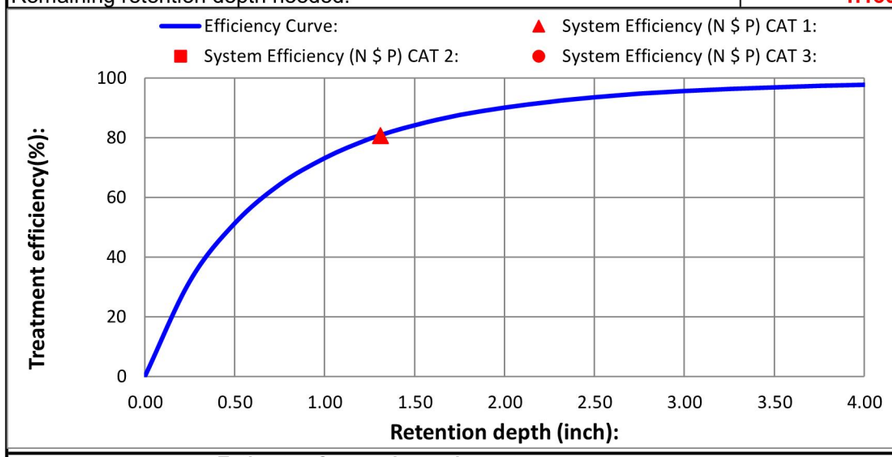
RETENTION BASIN SERVING: Sailfish Cay

GO TO STORMWATER TREATMENT ANALYSIS

Loadings from BMP area are contained by the BMP, thus no BMP area load.	SailFish Cay	Catchment 2	Catchment 3	Catchment 4	
Watershed area cotributing to basin:	4.380	0.000	0.000	0.000	ac
Required Treatment Eff (**Nitrogen**):	84.150				%
Required Treatment Eff (**Phosphorus**):	93.237				%
Required retention depth over the watershed to meet required efficiency:	2.440	0.000	0.000	0.000	in
Required water quality retention volume:	0.890	0.000	0.000	0.000	ac-ft

RETENTION BASIN FOR MULTIPLE TREATMENT SYSTEMS (if there is a need for additional removal efficiencies in a series of BMPs):

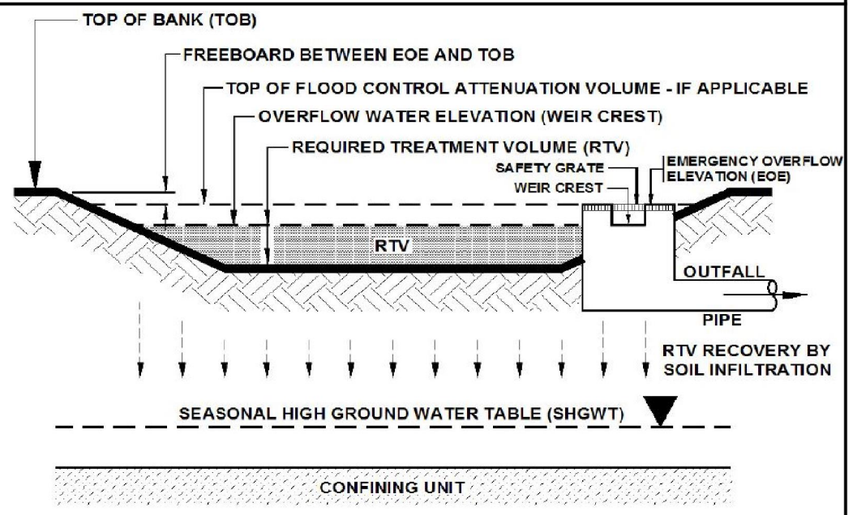
Retention volume based on retention depth and Total area - BMP area	0.478	0.000	0.000	0.000	ac-ft
Provided retention depth (0.1-3.99 inches over the watershed)	1.310				in
Provided treatment efficiency (**Nitrogen**):	80.797	0.000	0.000	0.000	%
Provided treatment efficiency (**Phosphorus**):	80.797	0.000	0.000	0.000	%
Remaining treatment efficiency (**Nitrogen**):	17.460				%
Remaining treatment efficiency (**Phosphorus**):	64.783				%
Remaining retention depth needed:	1.130	0.000	0.000	0.000	in



NOTE FOR TREATMENT EFFICIENCY GRAPH:

The purpose of this graph is to help illustrate the treatment efficiency of the retention system as the function of retention depth **for a single BMP and in a single catchment**. The graph illustrates that there is a diminished return as the retention depth is increased. Thus evaluations of other alternatives in "treatment trains" and compensatory treatment should be considered. **NOTE:** the retention volume can not exceed 3.99 inches to be within the range of data used to determine effectiveness.

HELP - EXAMPLE PROBLEM 3



TYPICAL CROSS SECTION OF A "DRY" RETENTION SYSTEM

View Media Mixes

Estimate of groundwater impacts	Catchment 1	Catchment 2	Catchment 3	Catchment 4
Use only down flow media mix before water enters the ground, specify type				
Nitrogen mass reduction in groundwater discharge (%)				
Phosphorus mass reduction in groundwater discharge (%)				

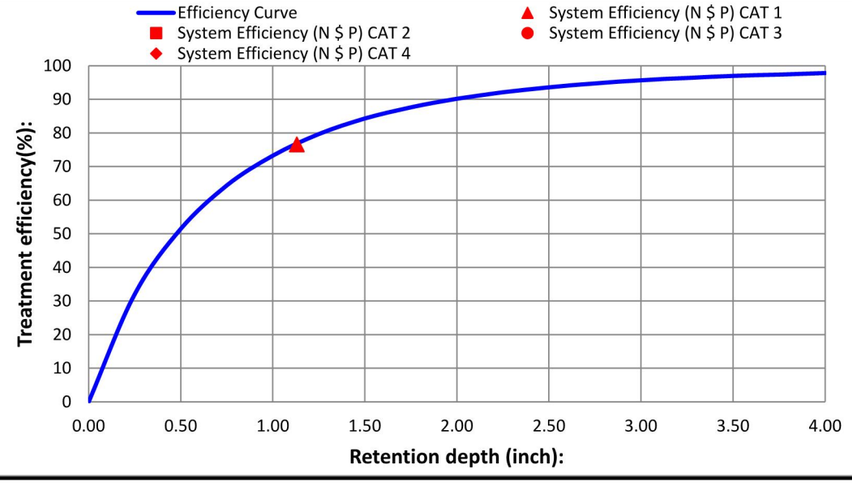
Source of Graphic: draft **STORMWATER QUALITY APPLICANT'S HANDBOOK** dated March 2010, by the Department of Environmental Protection, available at: http://www.dep.state.fl.us/water/wetlands/erp/rules/stormwater, March 2010.

EXFILTRATION TRENCH: 2/18/2022 V 8.6

EXFILTRATION TRENCH SERVING:	Sailfish Cay				
Note: There are loadings from this BMP area above the trench.	SailFish Cay	Catchment 2	Catchment 3	Catchment 4	
Contributing catchment area:	4.880	0.000	0.000	0.000	ac
Required treatment efficiency (**Nitrogen**):	84.150				%
Required treatment efficiency (**Phosphorus**):	93.237				%
Required retention for the entire catchment to meet required efficiency:	2.440	0.000	0.000	0.000	in
Required water quality retention volume:	0.992	0.000	0.000	0.000	ac-ft

This is an underground system, thus there is no surface area loading reduction for the area of exfiltration

Provided retention depth(0.1-3.99 inches):	1.130				in
Provided treatment efficiency (**Nitrogen**):	76.625	0.000	0.000	0.000	%
Provided treatment efficiency (**Phosphorus**):	76.625	0.000	0.000	0.000	%
Remaining treatment efficiency needed (**Nitrogen**):	32.192				%
Remaining treatment efficiency needed (**Phosphorus**):	32.192				%
Remaining retention depth needed if retention:	1.310	0.000	0.000	0.000	in



NOTE FOR TREATMENT EFFICIENCY GRAPH:

The purpose of this graph is to help illustrate the treatment efficiency of the retention system as the function of retention depth. The graph illustrates that there is a point of diminished return as the retention depth is substantially increased. Therefore, to provide the most economical BMP treatment system, other alternatives such as "treatment trains" and compensatory treatment should be considered.

CATCHMENTS AND TREATMENT SURFACE DISCHARGE SUMMARY V 8.6

CALCULATION METHODS:

1. The effectiveness of each BMP in a single catchment is converted to an equivalent capture volume.
2. Certain BMP treatment train combinations have not been evaluated and in practice they are at this time not used, an example is a greenroof following a tree well.
3. Wet detention is last when used in a single catchment with other BMPs, except when followed by filtration

PROJECT TITLE	Sailfish Cay	Optional Identification	Stormwater Management System	
	SailFish Cay	Catchment 2	Catchment 3	Catchment 4
BMP Name	Retention Basin			
BMP Name	Exfiltration Trench			
BMP Name	Wet Detention/ MAPs			

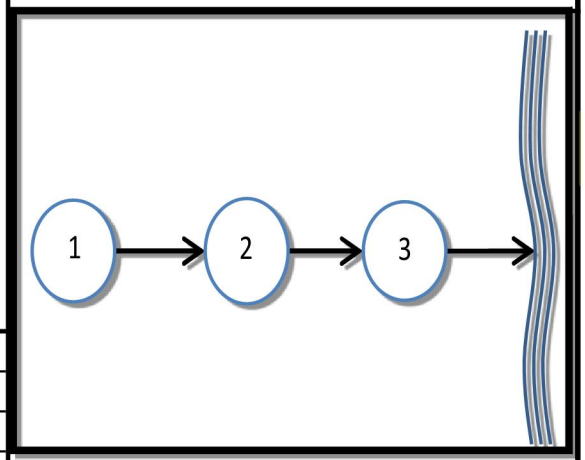
Surface Water Discharge Summary Performance of Entire Watershed

Catchment Configuration	D - 3 Catchment-Series		2/18/2022
Nitrogen Pre Load (kg/yr)	5.48		BMPTRAINS MODEL
Phosphorus Pre Load (kg/yr)	0.52		
Nitrogen Post Load (kg/yr)	34.58		
Phosphorus Post Load (kg/yr)	7.75		
Target Load Reduction (N) %	84		
Target Load Reduction (P) %	93		
Target Discharge Load, N (kg/yr)	5.53		
Target Discharge Load, P (kg/yr)	0.54		
Provided Overall Efficiency, N (%):	95		
Provided Overall Efficiency, P (%):	98		
Discharged Load, N (kg/yr & lb/yr):	1.84	4.05	
Discharged Load, P (kg/yr & lb/yr):	0.17	0.37	
Load Removed, N (kg/yr & lb/yr):	32.74	72.12	
Load Removed, P (kg/yr & lb/yr):	7.58	16.70	

Treatment Objectives or Target for

TN MET

TP MET



EXFILTRATION TRENCH DESIGN

Methodology per SFWMD ERP Permit Information Manual, March 2014

Volumetric Parameters

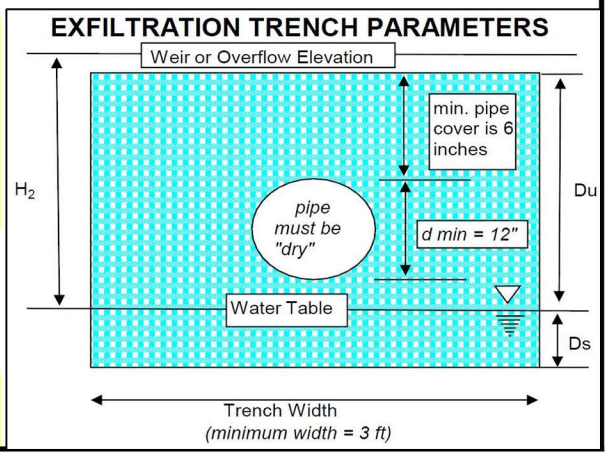
Water quality volume, V_{wq} (Ac-ft)	0.660	*WQ governed by 2.5" x % Impervious
Water quality volume, V_{wq} (Ac-in)	7.92	
Additional Volume, V_{add} (Ac-ft)	0.000	* Additional ***retention storage volume*** as required to meet water quality standards
Additional Volume, V_{add} (Ac-in)	0.00	
Total exfiltration volume, V (Ac-ft)	0.66	
Total exfiltration volume, V (Ac-in)	7.92	

Basin Hydrology & Soil Parameters

Hydraulic conductivity, K (cfs/ft^2-ft head)	5.70E-04	* From geotechnical report
Basin area, A (Ac)	4.88	
Basin soil storage, S (in)	0.54	* Input S value from basin calcs sheet
Basin curve number, CN	95	
Design rainfall, P (in)	11.00	* Input design storm rainfall
Exfiltration storage depth, d_{exf} (in)	1.62	= V / A
Exfiltration rainfall depth, P_{exf} (in)	9.38	= P - d_{exf}
Exfiltration soil storage, S_{exf} (in)	2.16	= S + d_{exf}
Exfiltration curve number, CN_{exf}	82	* Adjusted CN for ICPR Routing Model

Exfiltration Trench Parameters

Trench top elevation, EL_{top} (ft-datum)	10.50
Bubble Up-Dry Detention, EL_{inv} (ft-datum) (Weir)	10.40
Trench bottom elevation, El_{bot} (ft-datum)	6.00
Trench width, W (ft)	7.00
Wet Season High Water Table (ft-datum)(CE)	8.50
Head on saturated surface, H_2 (ft)	1.90
Unsaturated trench depth, D_u (ft)	2.00
Saturated trench depth, D_s (ft)	2.50
Perforated pipe invert, (ft-datum)	8.50
Perforated pipe diameter, (in)	24



Governing Equations

If Ds < Du, and W < 2*(Ds + Du) ➡ No / Yes ➡

$$L = \frac{V}{k \times (H2*W + 2*H2*Du - Du^2 + 2*H2*Ds) + (1.39 \times 10^{-4} * W * Du)}$$

If Ds > Du, or W > 2*(Ds + Du) ➡ Yes / No ➡

$$L = \frac{V}{k \times (2*H2*Du - Du^2 + 2*H2*Ds) + (1.39 \times 10^{-4} * W * Du)}$$

Calculations and Results

Calculated trench length required, L (ft)	841.4
Proposed trench length, L (ft)	590.0
Volume treated, V (Ac-ft)	0.46
Volume remaining to be treated (Ac-ft)	0.20
Proposed storage depth, d (in)	1.14

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CN Calculations for Towne Park North Condos

Project: Sailfish Cay
Project #: 21-353
Engineer: MDL
Date: 3/22/2022
Revised:

Land Use Table

Use	Imp. (ac)	Pervious (ac)	Total (ac)
Building =	1.405	0.000	1.405
Impervious =	2.570	0.000	2.570
Dry Retention Area =	0.000	0.000	0.000
Wetland Area =	0.000	0.000	0.000
Developed Compacted Open Space =	0.000	4.614	4.614
Undeveloped or Preserve Land =	0.000	0.000	0.000
TOTAL =	3.975	4.614	8.589

Stage-Area Table

:see stage-storage chart for information.

Find Curve Number:

Avg. Pervious Ground El. = 11.50
Control Elevation = 8.50
Distance to Water Table = 3.00

Soil Storage Table

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.25	7.7	6.3	5.0
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T.".

Developed Compacted Pervious Area = 4.61 *Does not include BMP area
Undeveloped Pervious Area = 0.00
Soil Storage = 5.40
Soil Moisture Storage (S) = 2.18 inches
Curve Number = **82**

Sailfish Cay On-Site Drainage Calculations

Pre Development Stormwater Calculations

Project: Sailfish Cay
Project #: 21-353
Engineer: MDL
Date: 2/16/2022
Revised:

Land Use Table

Use	Imp. (ac)	Pervious (ac)	Total (ac)
Buildings =	0.000	0.000	0.00
Pavement and Concrete =	0.042	0.000	0.04
Pond =	0.000	0.000	0.00
Pervious =	0.000	4.840	4.84
TOTAL =	0.04	4.84	4.88

Stage-Area Table

:see stage-storage chart for information.

Find Curve Number:

Avg. Pervious Ground El. =	12.50
Avg. Seasonal High Water Table =	8.50
Control Elevation =	8.50
Distance to Water Table =	4.00

Land Use and CN Calcs

Land Use	Area	Soil Grp	CN	Product	NRCS Cover
Buildings =	0.00	N/A	98	0	Impervious
Pavement and Concrete =	0.04	N/A	98	4	Impervious
Pond =	0.00	N/A	98	0	Impervious
Pervious =	4.84	D	80	387	Open - Good
TOTAL =	4.88			391	
			Weighted CN =	80	

* Stormwater BMP Area considered impervious with CN = 98, per SFWMD ERP Manual 5.7.8

**Wetlands CN Based on reccomended design value from SJRWMD Technical Publication 85-5 "A Guide to SCS Runoff Procedures"

Time of Concentration

The following formulas are per the SCS "Urban Hydrology for Small Watersheds" Technical Publication-55.

Sheet flow occurs over plane surfaces.

$$T_{sf} = \frac{.007 * (n * L)^{.8}}{(P_2)^{.5} * (s)^{.4}}$$

T_{sf} = Time of Sheet Flow (hour)
n = Mannings Roughness Coefficient
P_2 = 2-year 24-hour Rainfall (inches)
s = Slope of Hydraulic Grade (feet/feet)
L = Flow Length (feet)

After 300-feet sheet flow usually becomes shallow concentrated flow.

(Unpaved) $V = 16.1345 * (s)^{.5}$
(Paved) $V = 20.3282 * (s)^{.5}$

s = Slope of Hydraulic Grade (feet/feet)
V = Average Velocity (feet/second)

Use the velocity to solve for travel time.

$$T_t = \frac{L}{3600 * V}$$

T_t = Travel Time (hour)
L = Flow Length (feet)
V = Average Velocity (feet/second)

When determining flows in open channels use Manning's equation.

$$V = \frac{1.49 * r^{.67} * s^{.5}}{n}$$

r = Hydraulic Radius (feet) equal to a/p_w
s = Slope of Hydraulic Grade (feet/feet)
V = Average Velocity (feet/second)
n = Mannings Roughness Coefficient
a = cross sectional area (sq.ft.)
p_w = wetted perimeter (feet)

* Use the velocity to solve for travel time with the formula above.

This following calculations for the project have a segmented travel flow line.

T_1 = On site (sheet flow).

Parameters for T_{1A} :	n =	0.011	coefficient
	P_2 =	5.00	inches
	s =	0.001	foot/foot
	L =	0	feet

T_{1A} =	0.0000	hour	=	0.00 minutes
T_t =	0.0000	hour	=	0.0

Parameters for T_{1b} :	n =	0.400	coefficient
	P_2 =	5.00	inches
	s =	0.003	foot/foot
	L =	0	feet

T_{1B} =	0.0000	hour	=	0.00 minutes
T_t =	0.0000	hour	=	0.0

Parameter for T2:

V= 0.51021769

V=	0.51	
s =	0.001	foot/foot
L =	630	feet

T_1 =	0.3431	hour	=	20.59 minutes
T_t =	0.3431	hour	=	21.0

TC= total T1A+T1B+T2 21.0

Post Development -Stage Storage Calculations

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft)																	
					10.00	10.50	11.00	11.50	12.00	12.50	13.00	13.50	14.00	14.50	15.00	15.50	16.00	16.50	17.00	17.50	18.00	18.50	19.00	19.50
Pavement and Concrete	Linear	0.04	12.40	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.03	0.05	0.08	0.10	0.12	0.14	0.16	0.18	0.20	0.22	0.24	0.26	0.29
Landscape	Linear	4.84	10.30	15.10	0.00	0.02	0.25	0.73	1.46	2.44	3.68	5.16	6.90	8.89	11.14	13.55	15.97	18.39	20.81	23.23	25.65	28.07	30.49	32.91
	Sub-Total:	4.88		Totals:	0.00	0.02	0.25	0.73	1.46	2.44	3.69	5.20	6.96	8.97	11.23	13.67	16.11	18.55	20.99	23.43	25.87	28.32	30.76	33.20
Building Pads		0.00	*Not included in Stage-storage calculations																					
	Total:	4.88																						

ICPR Volume to Area Conversion

$A_2 = 2((V_2-V_1)/(S_2-S_1)) - A1$

Stage	Volume
Basin Storage (Does not include exfil)	
10.00	0.00
10.50	0.02
11.00	0.25
11.50	0.73
12.00	1.46
12.50	2.44
13.00	3.69
13.50	5.20
14.00	6.96
14.50	8.97
15.00	11.23
15.50	13.67
14.00	16.11

Post Development Stormwater Calculations

Project: Sailfish Cay
Project #: 21-353
Engineer: MDL
Date: 2/16/2022
Revised:

Land Use Table

Use	Imp. (ac)	Pervious (ac)	Total (ac)
Buildings =	1.629	0.000	1.63
Pervious Pavers =	0.095	0.095	0.19
Pavement and Concrete =	1.156	0.000	1.16
Pond =	0.500	0.128	0.63
Bio-Swale =	0.000	0.120	0.12
Pervious =	0.000	1.160	1.16
TOTAL =	3.38	1.50	4.88

Stage-Area Table

:see stage-storage chart for information.

Find Curve Number:

Avg. Pervious Ground El. =	13.00
Avg. Seasonal High Water Table =	8.50
Control Elevation =	8.50
Distance to Water Table =	4.00

Land Use and CN Calcs

Land Use	Area	Soil Grp	CN	Product	NRCS Cover
Buildings =	1.63	N/A	98	160	Impervious
Pervious Pavers =	0.19	D	80	15	Pervious/Impervious
Pavement and Concrete =	1.16	N/A	98	113	Impervious
Pond =	0.50	N/A	98	49	Impervious
Bio-Swale =	0.12	D	98	12	Impervious
Pervious =	1.29	D	80	103	Open - Good
TOTAL =	4.88			452	
			Weighted CN =	93	

* Stormwater BMP Area considered impervious with CN = 98, per SFWMD ERP Manual 5.7.8
**Wetlands CN Based on reccomended design value from SJRWMD Technical Publication 85-5 "A Guide to SCS Runoff Procedures"

Time of Concentration

The following formulas are per the SCS "Urban Hydrology for Small Watersheds" Technical Publication-55.

Sheet flow occurs over plane surfaces.

$$T_{sf} = \frac{.007 * (n * L)^{.8}}{(P_2)^{.5} * (s)^{.4}}$$

T_{sf} = Time of Sheet Flow (hour)
n = Mannings Roughness Coefficient
P_2 = 2-year 24-hour Rainfall (inches)
s = Slope of Hydraulic Grade (feet/feet)
L = Flow Length (feet)

After 300-feet sheet flow usually becomes shallow concentrated flow.

(Unpaved) $V = 16.1345 * (s)^{.5}$
(Paved) $V = 20.3282 * (s)^{.5}$

s = Slope of Hydraulic Grade (feet/feet)
V = Average Velocity (feet/second)

Use the velocity to solve for travel time.

$$T_t = \frac{L}{3600 * V}$$

T_t = Travel Time (hour)
L = Flow Length (feet)
V = Average Velocity (feet/second)

When determining flows in open channels use Manning's equation.

$$V = \frac{1.49 * r^{.67} * s^{.5}}{n}$$

r = Hydraulic Radius (feet) equal to a/p_w
s = Slope of Hydraulic Grade (feet/feet)
V = Average Velocity (feet/second)
n = Mannings Roughness Coefficient
a = cross sectional area (sq.ft.)
p_w = wetted perimeter (feet)

* Use the velocity to solve for travel time with the formula above.

This following calculations for the project have a segmented travel flow line.

T_1 = On site (sheet flow).

Parameters for T_{1A} :	n =	0.011	coefficient
	P_2 =	5.00	inches
	s =	0.001	foot/foot
	L =	0	feet

T_{1A} =	0.0000	hour	=	0.00 minutes
T_t =	0.0000	hour	=	0.0

Parameters for T_{1b} :	n =	0.400	coefficient
	P_2 =	5.00	inches
	s =	0.003	foot/foot
	L =	0	feet

T_{1B} =	0.0000	hour	=	0.00 minutes
T_t =	0.0000	hour	=	0.0

Parameter for T2:

V= 0.51021769

V=	0.51	
s =	0.001	foot/foot
L =	934	feet

T_1 =	0.5087	hour	=	30.52 minutes
T_t =	0.5087	hour	=	31.0

TC= total T1A+T1B+T2 31.0

Post Development Water Quality Calculations

Project: Sailfish Cay
Project #: 21-353

Engineer MDL
Date 2/16/2022
Revised:

1-inch Over the Project Area - per SFWMD

(Treated Volume) 1-inch * 1-ft/12-in * **4.88** (PROJECT AREA (EXCLUDES UNDEV/WETLANDS)) = 0.41 ac-ft (TREATED VOLUME)

2.5-inches Times the Percent Impervious - per SFWMD

(Site Area) 4.88 (PROJECT AREA (AC)) - (0.50 (LAKES (AC)) + 1.63 (ROOFS (AC))) = 2.75 ac (SITE AREA)

(Impervious Area) 2.75 (SITE AREA (AC)) - 1.42 (PERVIOUS AREA (AC)) = 1.33 ac (IMPERVIOUS AREA)

(% Impervious) IMPERVIOUS AREA * 100% / SITE AREA (AC) = 48.38%

(2.5-in * % Imp.) 2.5-inches * 48.38% (PERCENT IMPERVIOUS) = 1.21 (INCHES TO BE TREATED)

(Treated Volume) 1.21 (TREATED (IN)) * 1-ft/12-in * 4.38 (PROJECT AREA - LAKES (AC)) = 0.44 (TREATED VOLUME)

	SFWMD - STND	OFW - 150%	
Required Wet Detention =	**0.44**	**0.66**	
Required Dry Detention =	**0.33**	**0.50**	
Required Retention =	**0.22**	**0.33**	
	2.5" Times Impervious Governs		

* An additional 0.5-inch of pretreatment for industrial or commercial projects will be needed.
* Per SFWMD, standard water quality volume is 100% for wet detention, 75% for dry detention, and 50% for dry retention
* OFW volume is 150% of the standard SFWMD criteria

Post Development -Stage Storage Calculations

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft) 8.50	9.00	9.50	10.00	10.50	11.00	11.50	12.00	12.50	13.00	13.50	14.00	14.50	15.00	15.50	16.00	16.50	17.00	17.50	18.00
Pond @ CE	Vertical	0.5000	8.50	8.50	0.00	0.25	0.50	0.75	1.00	1.25	1.50	1.75	2.00	2.25	2.50	2.75	3.00	3.25	3.50	3.75	4.00	4.25	4.50	4.75
Pond Slopes	Linear	0.1280	8.50	10.50	0.00	0.01	0.03	0.07	0.13	0.19	0.26	0.32	0.38	0.45	0.51	0.58	0.64	0.70	0.77	0.83	0.90	0.96	1.02	1.09
Bio-Swale Bottom	Vertical	0.0167	12.50	14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.02	0.03	0.04	0.05	0.05	0.06	0.07	0.08
Bio-Swale Slopes	Linear	0.1033	12.50	14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.03	0.08	0.13	0.18	0.23	0.28	0.34	0.39	0.44	0.49
SWM WQTV Volume					**0.00**	**0.26**	**0.53**	**0.82**	**1.13**	**1.44**	**1.76**	**2.07**	**2.38**	**2.70**	**3.01**	**3.33**	**3.64**	**3.95**	**4.27**	**4.58**	**4.90**	**5.21**	**5.52**	**5.84**
Exfiltration Trench	Vertical		8.50		0.00	0.11	0.24	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36
Total WQTV Volume					**0.00**	**0.37**	**0.77**	**1.18**	**1.49**	**1.80**	**2.12**	**2.43**	**2.74**	**3.06**	**3.37**	**3.69**	**4.00**	**4.31**	**4.63**	**4.94**	**5.26**	**5.57**	**5.88**	**6.20**
Pavement and Concrete	Linear	1.35	12.50	14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.45	1.01	1.68	2.36	3.03	3.70	4.37	5.05	5.72	6.39
Landscape	Linear	1.16	10.50	14.00	0.00	0.00	0.00	0.00	0.00	0.04	0.17	0.37	0.66	1.04	1.49	2.03	2.61	3.19	3.77	4.35	4.93	5.51	6.09	6.67
	Sub-Total:	3.25		**Totals:**	**0.00**	**0.37**	**0.77**	**1.18**	**1.49**	**1.84**	**2.28**	**2.80**	**3.41**	**4.21**	**5.31**	**6.73**	**8.29**	**9.86**	**11.43**	**12.99**	**14.56**	**16.13**	**17.69**	**19.26**
Building Pads		1.63	*Not included in Stage-storage calculations																					
	Total:	4.88																						

ICPR Volume to Area Conversion

$A_2 = 2((V_2-V_1)/(S_2-S_1)) - A1$

Stage	Volume
Basin Storage (Does not include exfil)	
8.50	**0.00**
9.00	**0.26**
9.50	**0.53**
10.00	**0.82**
10.50	**1.13**
11.00	**1.48**
11.50	**1.92**
12.00	**2.44**
12.50	**3.05**
13.00	**3.85**
13.50	**4.95**
14.00	**6.37**

Set Water Quality Elevation

Total Water Quality Volume Required:	0.66 ac-ft	<---	Based on 2.5 times percent impervious (See WQTV Calculations)
Retention Volume Required for Net Improvement:	0.48 ac-ft	<---	Based on Net Improvement (See BMPTrains Calculations)
Retention Volume Remaining for Net Improvement:	0.48 ac-ft	<--	Based on remaining Retention Volume in Lake after Exfiltration and PPV in Lake
Retention Volume Stage for Net Improvement:	**9.41** NAVD	<---	Bleeder set at 10.00 NAVD
Detention Water Quality Volume Remaining:	**0.18** ac-ft		
Required Water Quality Detention Stage:	**9.73** NAVD		
Overflow Weir Elevation:	11.00 NAVD	<---	Proposed Weir Elevation
Water Quality Detention Volume Provided:	**1.32** ac-ft		
Total Water Quality Volume Provided:	**1.80** ac-ft		

Permanent Pool Volume

Depth (ft)	Stage (NAVD)	Area (ac)	Inc Vol (acft)	Total Vol (acft)
0	8	0.5	0	0
2	6	0.44	0.94	26.82
12	-4	0.3	3.7	30.52

Anoxic depth at 12 feet below normal pool

Post Development Bleeder Size Calculations

Project: Sailfish Cay | **Engineer:** MDL
Project #: 21-353 | **Date:** 2/16/2022

Allowed discharge in the first 24-hours is .5-inches of the required detention.

(Discharge Volume) 0.5-inch * 1-ft/12-in * 4.380 (PROJECT AREA - LAKES (AC)) = 0.183 (TREATED VOLUME) ac-ft

(Conversion) 1-day / 86,400-sec. * 43,560-sf / 1-acre * 0.183 (VOLUME (AC-FT)) = 0.092 (DISCHARGE) cfs

Basin Area = 7.970 ac

Lake Area = 0.000 ac

Bleeder Elevation = 10.00 ft

Bleeder Size (dia) = 3.00 in * First iteration use 3-inch diameter bleeder.

Number of bleeders = 1.00 * Enter the number of bleeders.

Water Quality Stage = 11.00 ft * Enter water quality staqe elevation from the stage-storage table spread sheet.

Bleeder Sizing:

Size bleeder to discharge at a rate of 0.5 in/day for the contributing area.

For circular orifice use the following equation.

$$A = \frac{Q}{4.8 * (H)^{.5}}$$

Q = Maximum Flow (cfs)
A = Cross Sectional Area (sq.ft.)
H = Head above bleeder centroid (ft)

Results, Q = 0.092 cfs
H = 0.875 feet

A = 0.0205 sq.ft.

For diameter of the circular orifice use the following equation.

$$d = \left(\frac{4 * A}{Pi}\right)^{.5}$$

d = diameter (ft)
A = Cross Sectional Area (sq.ft.)

Results, A = 0.0205 sq.ft.

d = 0.1615 feet

Finally, the diameter in inches

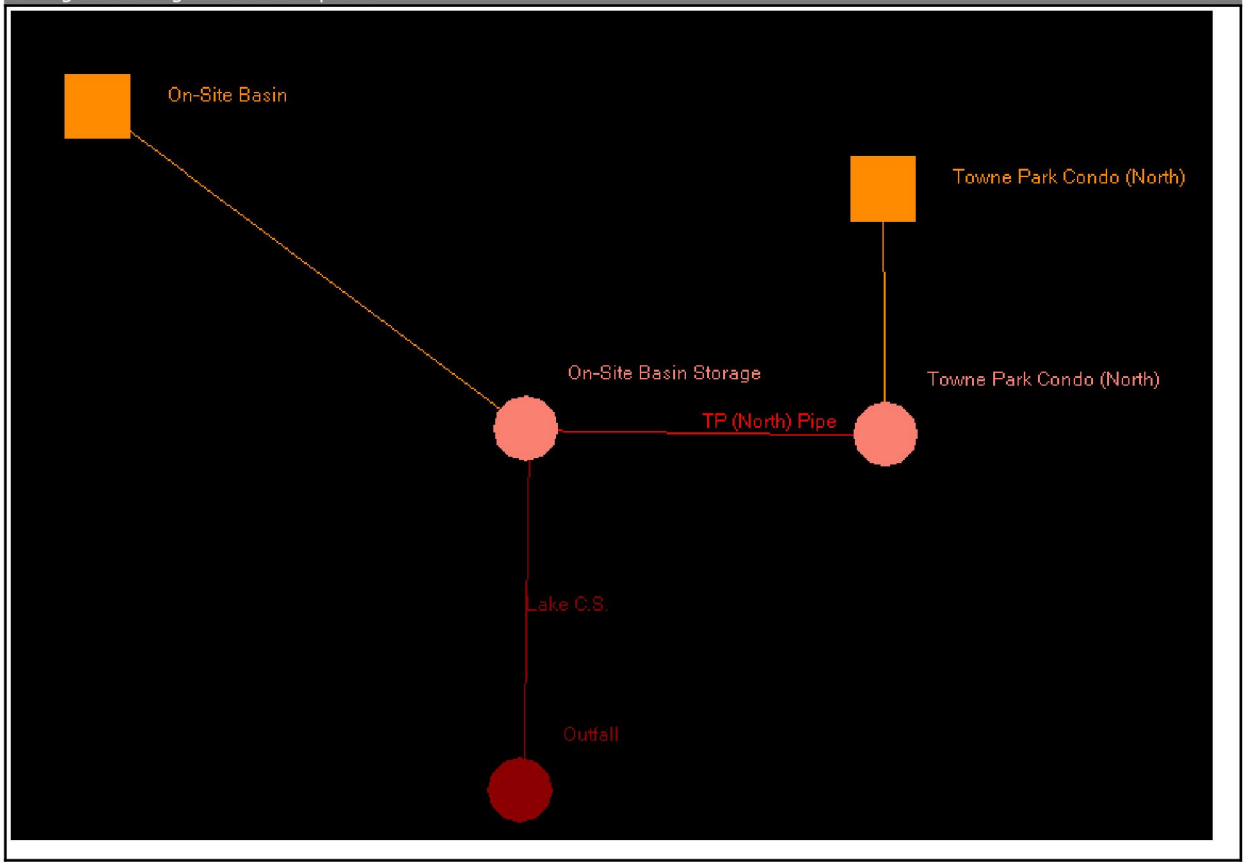
d = 1.94 inches Use minimum sized bleeder

* If diameter is larger than 3-inches than "Bleeder Size" input information needs to be revised until bleeder input size and output diameter equal each other.

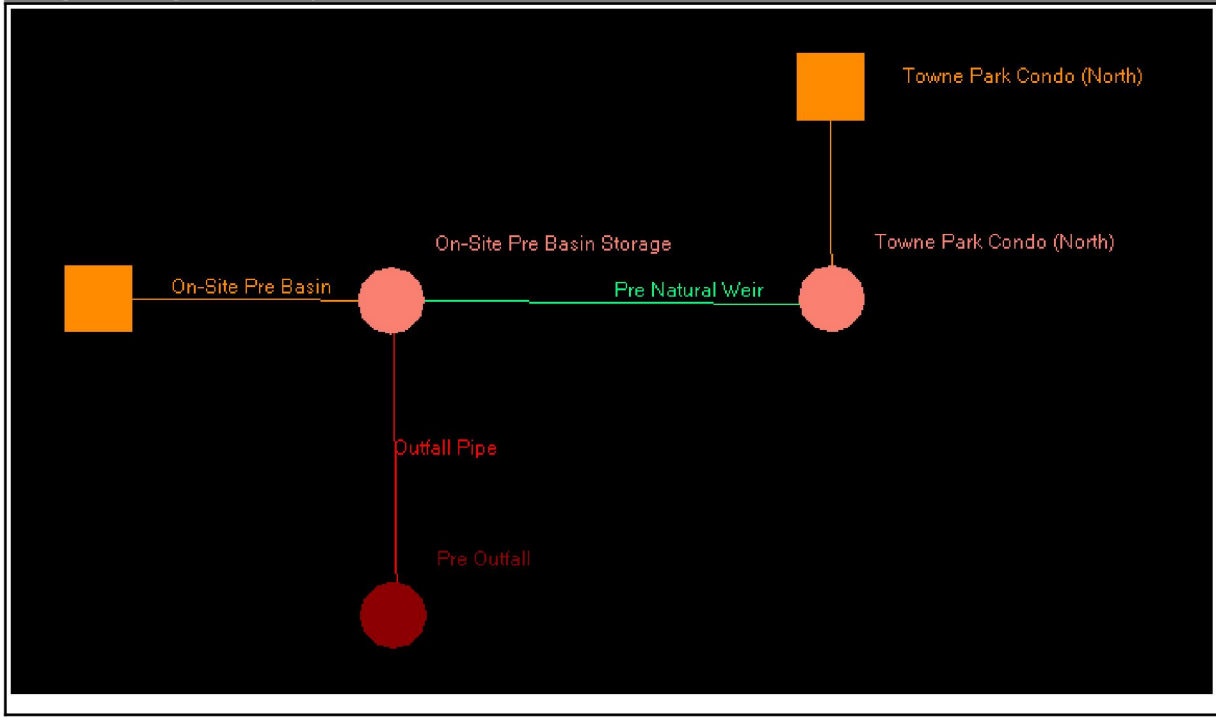
Note: add bleeder diameter to control elevation. Ensure that its less than weir elevation by three inches

Appendix C: ICPR Inputs and Results

Background Image: Post Development



Background Image: Pre-Development



Simulation: 10-1

Scenario: Post Development
Run Date/Time: 3/22/2022 3:19:19 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: Post Development
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SFWMD-72
Rainfall Amount: 7.00 in
Storm Duration: 72.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 10-3

Scenario: Post Development
Run Date/Time: 3/22/2022 3:19:43 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: Post Development
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: Post Development

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	9.50 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 100-3

Scenario: Post Development
Run Date/Time: 3/22/2022 10:51:22 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: Post Development
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SFWMD-72
Rainfall Amount: 15.00 in
Storm Duration: 72.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 25-3

Scenario: Post Development
Run Date/Time: 3/22/2022 3:20:35 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set: Post Development

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight Fact: 0.5 dec

dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain: Global

		Opt:	
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	11.00 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 3-1

Scenario: Post Development
Run Date/Time: 3/22/2022 3:21:05 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: Post Development
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: Post Development

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SCSIII-24
		Rainfall Amount:	5.00 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 5-1

Scenario: Post Development
Run Date/Time: 3/22/2022 3:21:34 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set: Post Development

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight Fact: 0.5 dec

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Opt: Global

Rainfall Name: ~SCSIII-24

Rainfall Amount: 6.00 in

Storm Duration: 72.0000 hr

Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (1D):	100 ft2
Energy Switch (1D):	Energy

Comment:

Simulation: 10-3

Scenario: Pre Development
Run Date/Time: 3/23/2022 10:43:40 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	Pre Development
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	Pre Development

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	9.50 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 25-3

Scenario:	Pre Development
Run Date/Time:	3/23/2022 10:44:35 AM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: Pre Development
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: Pre Development

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SFWMD-72
Rainfall Amount: 11.00 in
Storm Duration: 72.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 3-1

Scenario: Pre Development
Run Date/Time: 3/23/2022 10:45:34 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: Pre Development
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: Pre Development

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SCSIII-24
		Rainfall Amount:	5.00 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 5-1

Scenario: Pre Development
Run Date/Time: 3/23/2022 10:46:32 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: Pre Development
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: Pre Development

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SCSIII-24
Rainfall Amount: 6.00 in
Storm Duration: 72.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Curve Number: Post Development [Set]

Land Cover Zone	Soil Zone	Curve Number [dec]
Post Development	On-Site Basin	93.0
Post Development	TPC	82.0

Curve Number: Pre Development [Set]

Land Cover Zone	Soil Zone	Curve Number [dec]
Pre Development	On-Site Pre Basin	80.0
Pre Development	TPC	82.0

Manual Basin: On-Site Basin

Scenario: Post Development
Node: On-Site Basin Storage
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 31.0000 min
Max Allowable Q: 99999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH323
Peaking Factor: 323.0
Area: 4.8800 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
4.8800	Post Development	On-Site Basin	

Comment:

Manual Basin: Towne Park Condo (North)

Scenario: Post Development
Node: Towne Park Condo (North)
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 30.0000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH323
Peaking Factor: 323.0
Area: 8.5600 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
8.5600	Post Development	TPC	

Comment:

Manual Basin: On-Site Pre Basin

Scenario: Pre Development
Node: On-Site Pre Basin Storage
Hydrograph Method: NRCS Unit Hydrograph

Infiltration Method: Curve Number
Time of Concentration: 21.0000 min
Max Allowable Q: 999999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 4.8800 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
4.8800	Pre Development	On-Site Pre Basin	

Comment:

Manual Basin: Towne Park Condo (North)

Scenario: Pre Development
Node: Towne Park Condo (North)
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 30.0000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH323
Peaking Factor: 323.0
Area: 8.5600 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
8.5600	Pre Development	TPC	

Comment:

Node: On-Site Basin Storage

Scenario: Post Development
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 8.50 ft
Warning Stage: 14.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
8.50	0.00	0
9.00	0.26	11326
9.50	0.53	23087
10.00	0.82	35719
10.50	1.13	49223
11.00	1.48	64469
11.50	1.92	83635
12.00	2.44	106286
12.50	3.05	132858

Stage [ft]	Volume [ac-ft]	Volume [ft3]
13.00	3.85	167706
13.50	4.95	215622
14.00	6.37	277477

Comment:

Node Max Conditions w/ Times [Post Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
On-Site Basin Storage	10-1	14.00	12.45	0.0010	30.05	1.22	60097	62.4446	59.8632	0.0000	61.6613
On-Site Basin Storage	10-3	14.00	12.76	0.0010	30.05	1.98	72721	62.2219	60.2264	0.0000	62.1802
On-Site Basin Storage	100-3	14.00	13.75	0.0010	34.59	0.00	122986	72.8868	58.7508	60.0003	0.0000
On-Site Basin Storage	25-3	14.00	12.86	0.0010	30.05	3.62	76927	61.6890	59.9052	0.0000	61.6723
On-Site Basin Storage	3-1	14.00	12.20	0.0010	30.05	1.22	54141	76.2503	36.7421	0.0000	40.4503
On-Site Basin Storage	5-1	14.00	12.21	0.0010	30.05	1.38	54279	75.5283	36.7309	0.0000	40.9700

Node: Outfall

Scenario: Post Development
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 10.00 ft
Warning Stage: 14.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	10.00
0	0	0	55.0000	11.25
0	0	0	70.0000	12.25
0	0	0	360.0000	10.00

Comment:

Node Max Conditions w/ Times [Post Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Outfall	10-1	14.00	12.25	0.0006	1.22	0.26	0	70.0029	64.0446	61.6696	50.4073
Outfall	10-3	14.00	12.25	0.0006	1.98	0.19	0	70.0052	64.0136	62.1886	32.7635
Outfall	100-3	14.00	11.50	0.0003	0.00	0.00	0	70.0034	61.5868	0.0000	0.0000
Outfall	25-3	14.00	12.25	0.0006	3.62	0.18	0	70.0056	64.0306	61.6806	30.1319
Outfall	3-1	14.00	12.25	0.0006	1.22	0.66	0	70.0003	64.0253	40.4586	70.0003
Outfall	5-1	14.00	12.25	0.0006	1.38	0.61	0	70.0033	64.0116	40.9783	70.0033

Node: Towne Park Condo (North)

Scenario: Post Development
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 11.50 ft
Warning Stage: 14.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
11.50	0.00	0
12.50	2.66	115870
13.50	8.94	389426
14.00	13.40	583704

Comment:

Node Max Conditions w/ Times [Post Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Towne Park Condo (North)	10-1	14.00	12.44	-0.0300	16.80	30.05	184866	72.3113	0.0001	60.1834	0.0000
Towne	10-3	14.00	12.71	-0.0300	24.04	30.05	222789	72.2386	0.0001	60.1829	0.0000

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Park Condo (North)											
Towne Park Condo (North)	100-3	14.00	13.55	0.0010	39.76	0.00	341616	74.6534	60.5147	60.1670	0.0000
Towne Park Condo (North)	25-3	14.00	12.79	-0.0300	28.35	30.05	233625	65.4973	0.0001	60.1825	0.0000
Towne Park Condo (North)	3-1	14.00	11.81	-0.0300	6.91	30.05	86267	41.3086	0.0001	36.7998	0.0000
Towne Park Condo (North)	5-1	14.00	12.02	-0.0300	8.83	30.05	118240	41.7700	0.0001	36.8003	0.0000

Node: On-Site Pre Basin Storage

Scenario: Pre Development
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 10.00 ft
Warning Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
10.00	0.00	0
10.50	0.02	871
11.00	0.25	10890
11.50	0.73	31799
12.00	1.46	63598
12.50	2.44	106286
13.00	3.69	160736
13.50	5.20	226512
14.00	6.96	303178
14.50	8.97	390733
15.00	11.23	489179
15.50	13.67	595465

Comment:

Node Max Conditions w/ Times [Pre Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
On-Site Pre Basin Storage	10-3	0.00	12.32	0.0231	23.37	5.41	89007	62.0624	0.0001	0.0000	62.4624
On-Site Pre Basin Storage	25-3	0.00	12.44	0.0231	25.67	6.05	94443	62.1254	0.0001	60.2269	62.1337
On-Site Pre Basin Storage	3-1	0.00	12.23	0.0231	23.37	5.89	85009	72.4472	0.0001	0.0000	68.9821
On-Site Pre Basin Storage	5-1	0.00	12.23	0.0231	23.37	5.68	85042	72.3768	0.0001	0.0000	68.9450

Node: Pre Outfall

Scenario: Pre Development
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 10.00 ft
Warning Stage: 14.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	10.00
0	0	0	55.0000	11.25
0	0	0	70.0000	12.25
0	0	0	360.0000	10.00

Comment:

Node Max Conditions w/ Times [Pre Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Pre Outfall	10-3	14.00	12.25	0.0006	5.41	2.12	0	70.0041	64.0124	62.4624	69.9957
Pre Outfall	25-3	14.00	12.25	0.0006	6.05	1.42	0	70.0004	64.0171	62.1337	70.0004
Pre Outfall	3-1	14.00	12.25	0.0006	2.69	3.30	0	70.0056	64.0488	38.2942	69.9972
Pre Outfall	5-1	14.00	12.25	0.0006	3.28	3.26	0	70.0018	64.0117	38.3482	69.9935

Node: Towne Park Condo (North)

Scenario: Pre Development
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 11.50 ft
Warning Stage: 14.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
11.50	0.00	0
12.50	2.66	115870
13.50	8.94	389426
14.00	13.40	583704

Comment:

Node Max Conditions w/ Times [Pre Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Towne Park Condo (North)	10-3	14.00	12.32	-0.0231	24.04	23.37	166640	62.0624	0.0001	60.1834	0.0000
Towne Park Condo (North)	25-3	14.00	12.44	-0.0231	28.35	23.37	185602	62.1254	0.0001	60.1822	0.0000
Towne Park	3-1	14.00	12.23	-0.0231	6.91	23.37	152487	72.6139	0.0001	36.8001	0.0000

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Condo (North)											
Towne Park Condo (North)	5-1	14.00	12.23	-0.0231	8.83	23.37	152615	72.5351	0.0001	36.8009	0.0000

Drop Structure Link: Lake C.S.		Upstream Pipe		Downstream Pipe	
Scenario:	Post Development	Invert:	8.00 ft	Invert:	8.00 ft
From Node:	On-Site Basin Storage	Manning's N:	0.0110	Manning's N:	0.0110
		Geometry: Circular		Geometry: Circular	
To Node:	Outfall	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Link Count:	1	Bottom Clip			
Flow Direction:	Both	Default:	0.00 ft	Default:	0.00 ft
Solution:	Combine	Op Table:		Op Table:	
Increments:	0	Ref Node:		Ref Node:	
Pipe Count:	1	Manning's N:	0.0000	Manning's N:	0.0000
Damping:	0.0000 ft	Top Clip			
Length:	366.00 ft	Default:	0.00 ft	Default:	0.00 ft
FHWA Code:	0	Op Table:		Op Table:	
Entr Loss Coef:	0.00	Ref Node:		Ref Node:	
Exit Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Loss Coef:	0.00				
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Circular	Op Table:	
Invert:	10.00 ft	Ref Node:	
Control Elevation:	10.00 ft	Discharge Coefficients	
Max Depth:	0.25 ft	Weir Default:	3.200
		Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment: bleeder

Weir Component			
Weir:	2	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	Rectangular	Default:	0.00 ft
Invert:	11.00 ft	Op Table:	
Control Elevation:	11.00 ft	Ref Node:	
Max Depth:	0.25 ft	Discharge Coefficients	
Max Width:	1.00 ft	Weir Default:	3.200
Fillet:	0.00 ft	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment: weir

Weir Component			
Weir:	3	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Horizontal	Top Clip	
Geometry Type:	Rectangular	Default:	0.00 ft
Invert:	12.70 ft	Op Table:	
Control Elevation:	12.70 ft	Ref Node:	
Max Depth:	3.00 ft	Discharge Coefficients	
Max Width:	2.00 ft	Weir Default:	3.200
Fillet:	0.00 ft	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment: rim

Drop Structure Comment:

Weir Link: Pre Natural Weir			
Scenario:	Pre Development	Bottom Clip	
From Node:	Towne Park Condo (North)	Default:	0.00 ft
To Node:	On-Site Pre Basin Storage	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	Top Clip	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Rectangular	Ref Node:	
Invert:	11.10 ft	Discharge Coefficients	
Control Elevation:	11.10 ft	Weir Default:	2.800
Max Depth:	1.00 ft	Weir Table:	

Max Width:	33.00 ft		
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Comment:

Pipe Link: TP (North) Pipe		Upstream		Downstream	
Scenario:	Post Development	Invert:	6.00 ft	Invert:	6.00 ft
From Node:	Towne Park Condo (North)	Manning's N:	0.0130	Manning's N:	0.0130
		Geometry: Circular		Geometry: Circular	
To Node:	On-Site Basin Storage	Max Depth:	2.00 ft	Max Depth:	2.00 ft
		Bottom Clip			
Link Count:	1	Default:	0.00 ft	Default:	0.00 ft
Flow Direction:	Positive	Op Table:		Op Table:	
Damping:	0.0000 ft	Ref Node:		Ref Node:	
Length:	170.00 ft	Manning's N:	0.0000	Manning's N:	0.0000
FHWA Code:	0	Top Clip			
Entr Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Exit Loss Coef:	0.00	Op Table:		Op Table:	
Bend Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Location:	0.00 dec	Manning's N:	0.0000	Manning's N:	0.0000
Energy Switch:	Energy				

Comment:

Pipe Link: Outfall Pipe		Upstream		Downstream	
Scenario:	Pre Development	Invert:	10.04 ft	Invert:	10.83 ft
From Node:	On-Site Pre Basin Storage	Manning's N:	0.0130	Manning's N:	0.0130
		Geometry: Circular		Geometry: Circular	
To Node:	Pre Outfall	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Link Count:	1	Bottom Clip			
Flow Direction:	Both	Default:	0.00 ft	Default:	0.00 ft
Damping:	0.0000 ft	Op Table:		Op Table:	
Length:	100.00 ft	Ref Node:		Ref Node:	
FHWA Code:	0	Manning's N:	0.0000	Manning's N:	0.0000
Entr Loss Coef:	0.00	Top Clip			
Exit Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Loss Coef:	0.00	Op Table:		Op Table:	
Bend Location:	0.00 dec	Ref Node:		Ref Node:	
Energy Switch:	Energy	Manning's N:	0.0000	Manning's N:	0.0000

Comment:

PONDS Version 3.3.0278
Retention Pond Recovery - Refined Method
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Devo Seereeram, Ph.D., P.E.

Project Data

Project Name:	Sailfish Cay
Simulation Description:	Recovery Analysis
Project Number:	21-353
Engineer :	MDL
Supervising Engineer:	RJK
Date:	03-22-2022

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum):	-3.00
Water Table Elevation, [WT] (ft datum):	8.50
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day):	21.53
Fillable Porosity, [n] (%):	30.00
Unsaturated Vertical Infiltration Rate, [Iv] (ft/day):	14.54
Maximum Area For Unsaturated Infiltration, [Av] (ft²):	7789.0

Geometry Data

Equivalent Pond Length, [L] (ft):	230.0
Equivalent Pond Width, [W] (ft):	105.0

Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

Stage (ft datum)	Area (ft²)
8.50	0.0
9.00	11326.0
9.50	23087.0
10.00	35719.0
10.50	49223.0
11.00	64469.0
11.50	83635.0

Ditch Data

Ditch (or interceptor trench) parallel to length axis is inactive

Ditch (or interceptor trench) parallel to width axis is inactive

Discharge Structures

Discharge Structure #1 is inactive

Discharge Structure #2 is inactive

Discharge Structure #3 is inactive

Scenario Input Data

Scenario 1 :: Slug Load Recovery

Hydrograph Type: Slug Load
Modflow Routing: Routed with infiltration

Treatment Volume (ft^3) 19167

Initial ground water level (ft datum) 8.50 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.100	2.500	5.500	8.500	11.500
0.250	3.000	6.000	9.000	12.000
0.500	3.500	6.500	9.500	
1.000	4.000	7.000	10.000	
1.500	4.500	7.500	10.500	
2.000	5.000	8.000	11.000	

Modflow Log

MODFLOW CONTROL PARAMETERS
Perimeter boundary condition: constant head
Maximum iterations of outer loop: 150
Maximum iterations of inner loop: 60
Horizontal conductivity within pond: 1000000 (if ground water mound is expected to intersect pond bottom)
Instantanerous storage coefficient: Volumetric balance
Default head closure tolerance: .01
Default residual closure tolerance: .5
Target water budget error: 1
On failure to converge: Rerun limiting inner loop to one iteration
> Maximum number of iterations of outer loop: 500
Running Average Porosity is active
> Starting on pass: 2
> When outer iteration reaches: 50
> Number of data points: 4
Running Average Pond Stage (for discharge structures with tailwater) is active
> Starting on pass: 2
> When outer iteration reaches: 50
> Number of data points: 4
Grid size: 1000 ft (from pond centerline)
Mound Output: none

Begin Scenario 1 3/23/2022 10:17:59
End Scenario 1 3/23/2022 10:17:59

Detailed Results :: *Scenario 1 :: Slug Load Recovery*

Elapsed Time (hours)	Instantaneous Inflow Rate (ft^3/s)	Outside Recharge (ft/day)	Stage Elevation (ft datum)	Infiltration Rate (ft^3/s)	Combined Instantaneous Discharge Rate (ft^3/s)	Cumulative Inflow Volume (ft^3)	Cumulative Infiltration Volume (ft^3)	Combined Cumulative Discharge (ft^3)	Flow Type
0.000	3194.5000	0.00000	8.49999	0.00000	0	0.000	0.0	0	N.A.
0.002	3194.5000	0.00000	9.78891	1.31010	0	19167.000	7.9	0	U/P
2.400	0.0000	0.00000	9.69631	0.23436	0	19167.000	2713.4	0	U/S
6.000	0.0000	0.00000	9.64145	0.09924	0	19167.000	4213.9	0	S
12.000	0.0000	0.00000	9.58168	0.06304	0	19167.000	5762.2	0	S
24.000	0.0000	0.00000	9.49971	0.03969	0	19167.000	7739.1	0	S
36.000	0.0000	0.00000	9.43461	0.03007	0	19167.000	9191.6	0	S
48.000	0.0000	0.00000	9.37983	0.02414	0	19167.000	10336.8	0	S
60.000	0.0000	0.00000	9.33210	0.02005	0	19167.000	11277.0	0	S
72.000	0.0000	0.00000	9.28962	0.01702	0	19167.000	12068.8	0	S
84.000	0.0000	0.00000	9.25124	0.01468	0	19167.000	12747.7	0	S
96.000	0.0000	0.00000	9.21621	0.01280	0	19167.000	13337.0	0	S
108.000	0.0000	0.00000	9.18399	0.01126	0	19167.000	13853.6	0	S
120.000	0.0000	0.00000	9.15418	0.00997	0	19167.000	14309.7	0	S
132.000	0.0000	0.00000	9.12649	0.00887	0	19167.000	14714.8	0	S
144.000	0.0000	0.00000	9.10066	0.00793	0	19167.000	15076.2	0	S
156.000	0.0000	0.00000	9.07651	0.00712	0	19167.000	15400.1	0	S
168.000	0.0000	0.00000	9.05388	0.00641	0	19167.000	15691.2	0	S
180.000	0.0000	0.00000	9.03262	0.00578	0	19167.000	15953.6	0	S
192.000	0.0000	0.00000	9.01262	0.00523	0	19167.000	16190.7	0	S
204.000	0.0000	0.00000	8.99378	0.00474	0	19167.000	16405.5	0	S
216.000	0.0000	0.00000	8.97603	0.00431	0	19167.000	16600.5	0	S
228.000	0.0000	0.00000	8.95928	0.00392	0	19167.000	16777.9	0	S
240.000	0.0000	0.00000	8.94347	0.00358	0	19167.000	16939.5	0	S
252.000	0.0000	0.00000	8.92853	0.00327	0	19167.000	17087.1	0	S
264.000	0.0000	0.00000	8.91439	0.00299	0	19167.000	17222.1	0	S
276.000	0.0000	0.00000	8.90101	0.00274	0	19167.000	17345.7	0	S
288.000	0.0000	0.00000	8.88832	----	----	19167.000	17459.1	0	N.A.

Summary of Results *:: Scenario 1 :: Slug Load Recovery*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	8.50		
Maximum	0.002	9.79		
Inflow				
Rate - Maximum - Positive	0.002		3194.5000	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	0.002			19167.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	288.000			19167.0
Infiltration				
Rate - Maximum - Positive	0.002		1.3101	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	288.000			17459.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	288.000			17459.1
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	288.000			0.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	36.000	9.43		9191.6
72 Hour Stage and Infiltration Volume	72.000	9.29		12068.8

Appendix D: Geotechnical Report

LIMITED SUBSURFACE SOIL EXPLORATION AND PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION 4.88 ACRES - 751 SE CENTRAL PARKWAY STUART, MARTIN COUNTY, FLORIDA

AACE FILE NO. 21-222

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

834 SW Swan Avenue
Port St. Lucie, Florida 34983
Ph: 772-807-9191 Fx: 772-807-9192
www.aaceinc.com

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LIMITED SUBSURFACE SOIL EXPLORATION AND PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION 4.88 ACRES - 751 SE CENTRAL PARKWAY STUART, MARTIN COUNTY, FLORIDA

AACE FILE NO. 21-222

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- Appendix II — General Notes
- Appendix III — Soil Hydraulic Conductivity Test Reports
- Appendix IV — Project Limitations and Conditions

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.
Geotechnical Engineering
Construction Materials Testing
Environmental Consulting

AACE File No. 21-222
July 19, 2021

Johnston Group Development & Construction, Inc.
224 Chimney Corner Lane, Suite 3032
Jupiter, FL 33458

Attention: Mr. Ryan B. Johnston

LIMITED SUBSURFACE SOIL EXPLORATION AND
PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
4.88 ACRES - 751 SE CENTRAL PARKWAY
STUART, MARTIN COUNTY, FLORIDA

1.0 INTRODUCTION

In accordance with your request and authorization, Andersen Andre Consulting Engineers, Inc. (AACE) has completed a limited subsurface exploration and preliminary geotechnical engineering analyses for the above referenced project. The purpose of performing this evaluation was to explore shallow soil types and groundwater levels in order to provide preliminary Geotechnical Engineering recommendations for the development of the subject property. Our work included Standard Penetration Test (SPT) borings, hand auger borings, soil hydraulic conductivity (exfiltration) testing, laboratory testing, and engineering analysis.

This report documents our explorations and presents our findings, and summarizes our preliminary opinions. We note that it is recommended that additional subsurface soil explorations be performed once the final locations and details of the proposed development features have been determined. Complete recommendations for site preparation procedures and foundation design for the individual project components can be provided once these additional exploratory efforts have been completed.

1.1 Site Location and Description

The subject site is comprised of the following parcel located at 751 SE Central Parkway in Stuart, Martin County, Florida (within Section 9, Township 38 South, Range 41 East): Parcel ID 09-38-41-011-000-0000-1 (4.88 acres). A Site Vicinity Map (2021 Google Earth aerial photograph) which depicts the location of the site is included on the attached Figure No. 1. The site location is further shown superimposed on the "St. Lucie Inlet, Florida" USGS topographic quadrangle map (2003), also included on Figure No. 1. The USGS map depicts the subject site as relatively level and having an approximate surface elevation of 10 feet relative to the National Geodetic Vertical Datum of 1929. The subject site is depicted as vacant/undeveloped land on the USGS map. No obvious evidence of any mining, landfilling, etc. and no structures are visible on the subject property on the USGS Map.

The site is currently mostly vacant/idle and mainly covered by low grass/weeds, with a few isolated stands of pine and palm trees, and is bordered by properties developed with multi-family residential structures, commercial buildings, and assisted living facilities. Based on our review of readily available on-line historical aerial photographs, the northwestern portion of the site was previously occupied by two structures with associated surface parking; these structures appear to have been demolished around 2007-2008.

1.2 Project Description

Based on our conversations, we understand that you are currently in a due diligence period with respect to a potential purchase of the subject site. We further understand that, at this point, only preliminary information relative to soil types, groundwater levels, etc. is being requested.

Based on our review of the provided Conceptual Site Plan, we do understand that future site development is expected to consist of three-story townhome buildings with associated surface parking, a ±0.5-acre retention pond, and a clubhouse/swimming pool amenity. For this type of construction, we expect maximum wall loads of 3-5 kips per lineal foot and maximum column loads of 150 kips (if any). Further, we have assumed that 2-3 feet of fill will be necessary to raise site grades, with this fill potentially being obtained from the proposed lake.

Should our understanding of the future site development differ significantly from what is described above, we request that we be contacted and given the opportunity to review proposed development plans as they relate to the opinions expressed herein.

2.0 LIMITED FIELD EXPLORATION PROGRAM

Subsurface conditions were explored through a review of the U.S. Department of Agriculture (USDA) Web Soil Survey, through site reconnaissance, and by the performance of Standard Penetration Test (SPT) borings and shallow auger borings. Further, as requested, two soil hydraulic conductivity tests were performed. The purposes of the exploration were (1) to investigate subsurface conditions (i.e. soil types, groundwater levels, etc.) at the subject site, (2) to preliminarily obtain a measure of pertinent engineering properties of subsurface materials and (3) to present restrictions (if any) which these soil and groundwater conditions may place on the future site development.

2.1 Review of USDA Soil Survey

Based on our review of the USDA NRCS Web Soil Survey, the site is generally located in an area characterized by the Waveland and Immokalee fine sands (Map Unit 4) surficial soil type. In brief, this soil type is noted by the USDA NRCS to consist of sandy marine deposits originating from flatwoods within historic marine terraces, with fine sands and loamy sands present to depths in excess of 90 inches below grade. The approximate location of the site is shown superimposed on a copy of the USDA NRCS Web Soil Survey aerial photograph on Figure No. 1. Further, excerpts from the USDA NRCS Web Soil Survey summary report are included in Appendix I.

2.2 Field Work

The limited field exploration program consisted of performing three (3) Standard Penetration Test (SPT) borings and ten (10) hand auger borings at selected, accessible locations within the boundaries of the site. The SPT borings (ASTM D1586) were advanced to depths of 25 feet below the existing grades, and the auger borings (ASTM D1452) were advanced to depths of about 7 feet using 3-inch diameter hand (bucket) augers. In addition, two (2) soil hydraulic conductivity (exfiltration) tests were performed on the site.

Our site visits and field work were performed in the period July 14-16, 2021. The field work locations shown on Figure No. 2 were determined in the field by our field crew using the provided conceptual site plan, a hand-held GPS instrument, aerial photographs, and existing site features as references. The locations should be considered accurate only to the degree implied by the method of measurement used. We preliminarily anticipate that the actual locations are within 15 feet of those shown on Figure No. 2.

Summaries of AACE's field procedures are included in Appendix II, and the individual boring profiles are presented on the attached Sheets No. 1 and 2. Samples obtained during performance of the borings were visually classified in the field, and representative portions of the samples were transported to our laboratory in sealed sample jars for further classification. The soil samples recovered from our explorations will be kept in our laboratory for 60 days, then discarded unless you specifically request otherwise.

3.0 LABORATORY TESTING PROGRAM

Our drillers observed the soil recovered from the borings, placed the recovered soil samples in moisture proof containers, and maintained a log for each boring. The recovered soil samples, along with the field boring logs, were transported to our Port St. Lucie soils laboratory where they were visually examined by AACE's project engineer to determine their engineering classification. The visual classification of the samples was performed in general accordance with the Unified Soil Classification System, USCS. The results of our visual classifications and laboratory analyses are presented on the soil boring profiles on Sheets No. 1 and 2.

4.0 GENERAL SUBSURFACE CONDITIONS

4.1 General Soil Profile

Detailed subsurface conditions are illustrated on the soil boring profiles presented on Sheets No. 1 and 2. The stratification of the boring profiles represents our interpretation of the field boring logs and the results of laboratory examinations of the recovered samples. The stratification lines represent the approximate boundary between soil types. The actual transitions may be more gradual than implied.

In general, at the locations and depths explored, our borings encountered a thin mantle of topsoil (sands with roots/organics), followed by loose to medium dense fine sands (SP) reaching the termination depths of our borings. Further, a 2-3 ft thick stratum of hardpan-type soils was encountered in most borings within the upper 5-8 feet.

The above soil profile is outlined in general terms only; please refer to Sheets No. 1 and 2 for individual soil profile details.

4.2 Measured Groundwater Level

The groundwater table depth as encountered in the borings during the field investigations is shown adjacent to the soil profiles on the attached Sheets No. 1 and 2. As can be seen, at the time of our field work, the groundwater table was encountered at a depth of about 7 feet below the existing ground surface. Fluctuations in groundwater levels should be anticipated throughout the year primarily due to seasonal variations in rainfall and other factors that may vary from the time the borings were conducted.

4.3 Estimated Normal Seasonal High Groundwater Table

In general, the normal seasonal high groundwater table (NSHGWT) is likely during (or in the latter part of) the rainy season in South Florida, which typically ranges from June through September/October of each year. The water table elevations associated with a 100-year flood level (or during an extreme storm event) would be much higher than the normal seasonal high water table elevation. The normal seasonal high groundwater table can also be influenced by the presence of relief points such as canals, lakes, ponds, swamps, etc., as well as by the drainage characteristics of the in-situ soils.

Based upon our field explorations and laboratory examinations, measurements of the ambient groundwater levels, our review of the USDA soil survey, and considering the time of year when our explorations were performed, we estimate that the NSHGWT is about 2 feet above the levels encountered in the borings.

The estimated NSHGWT elevation does not provide any assurance that the groundwater levels will not exceed these estimated levels during any given year in the future. Drainage impediments, storm events or other such occurrences may result in groundwater levels exceeding our estimates. If a more accurate determination of the seasonal groundwater level variations on this site is prudent for the design of the project, we would recommend installing piezometers to allow for a prolonged period of groundwater monitoring.

4.4 Soil Hydraulic Conductivity Testing

Two (2) soil hydraulic conductivity tests were performed at the locations shown on Figure No. 2. In general, the tests were performed in substantial accordance with methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (ERPIM), Volume IV, and yielded the following results.

Soil Hydraulic Conductivity Test Results

Test No.	Groundwater Depth (ft-bls)	Flow Rate, Q (cfs)	Hydraulic Conductivity, K (cfs/sqf - ft head)
EX-1	Not Encountered	2.0×10^{-2}	6.9×10^{-4}
EX-2	Not Encountered	1.3×10^{-2}	4.5×10^{-4}

The soil hydraulic conductivity test reports are included in Appendix III.

5.0 PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION

5.1 General

The following preliminary evaluation is based on a review of the attached soil boring profiles, our understanding of the project and its current status, and on our experience with similar projects and subsurface conditions. Once plans for development of the subject site have been finalized, the preliminary evaluation presented herein should be supplemented with additional field explorations designed specifically for the proposed construction.

5.2 Structures

In summary, it is our preliminary opinion that the soils on this site are generally adequate to support future 3-story townhome construction on conventional spread foundations or monolithic slabs following typical site preparation methods.

Overall, future site preparation procedures for this site will include clearing of the vegetation currently present on the site (making sure to fully remove stumps/roots), backfilling of craters from removed tree stumps, leveling of uneven terrain, and proofrolling of the building and parking/driveway areas with heavy vibratory compaction equipment. Once the site has been properly prepared, conventional shallow foundations or monolithic slabs proportioned for an allowable soil bearing pressure of 2,500 pounds per square foot (psf) can be used for support of future low-rise residential construction.

5.3 Pavements

The results of our preliminary exploration indicate that the subject site, if prepared properly, is typically suitable for supporting parking/drive areas using a conventional flexible pavement section with an asphaltic concrete wearing surface, a calcareous base course, and compacted, stabilized subgrade. Site preparation is anticipated to consist of the removal of organic topsoil (where encountered) and densification of near-surface soils by compacting the cleared and grubbed ground surface with conventional compaction equipment prior to the placement of embankment soils and/or pavement.

In order to reduce the potential for premature roadway distress, including base deterioration or failure, a minium separation of 18 inches should be maintained between the estimated normal seasonal high groundwater level and the bottom of the limerock/coquina pavement base course. If this is not possible, the use of an asphaltic "black-base" (i.e. FDOT Type B-12.5) or the installation of roadway edge underdrains may be required.

5.4 Retention Pond and Use of Fill Soils (Borrow Suitability)

Based on visual examination the recovered soil samples, and on our experience from numerous similar projects the Stuart/Martin County area, we offer the following general comments with regards to the suitability of the encountered soils for use as structural fill materials:

- Organic topsoil is not considered suitable for use as any type of fill, other than in landscaped areas or other non-structural areas.

- Fine sands (SP) should be suitable to serve as fill soils and with proper moisture control should densify using conventional compaction equipment. Soils obtained from below the water table may require time to dry sufficiently. However, these materials should be suitable for relatively unrestricted use as fill and embankment.

- Most of our borings encountered a relatively shallow, thin stratum of dark brown/brown fine sands (SP) with silt fines and hardpan fragments (hardpan-type soils); this stratum may be significantly more cemented and hard in areas not explored. While hardpan is generally suitable for use as a fill material, hardpan-type soils can be challenging for several reasons:

    - Hardpan can be difficult to excavate, often requiring special equipment, especially in confined excavations such as utility trenches.
    - Excavated hardpan-type soils are often boulder-size chunks of cemented soils which are not easily broken down for re-use as structural fill.
    - When hardpan-type soils are field-pulverized into fragments that can be compacted to an adequately dense matrix, the in-place soil often fails the relative compaction test because during laboratory preparation, the soil is pulverized into smaller particles, resulting in a denser laboratory matrix than that which occurs in the field.

6.0 CLOSURE

The preliminary geotechnical evaluation submitted herein is based on the data obtained from the soil borings presented on Sheets No. 1 and 2, our understanding of the proposed project and its current status, and the assumed loading conditions previously described. Should the proposed site development differ significantly from what is described herein we request that we be notified to ensure that the preliminary recommendations presented herein are valid for the project. Additional limitations and conditions to this report are presented in Appendix IV.

This report includes the recommendation to perform additional exploratory borings within future developement areas prior to completing project plans and specifications. Specific and design-level geotechnical engineering recommendations for site preparation, grading, foundation design, pavement construction, etc. can be provided following these additional explorations.

This report has been prepared in accordance with generally accepted soil and foundation engineering practices for the exclusive use of Johnston Group Development & Construction, Inc. for the proposed subject project. No other warranty, expressed or implied, is made.

We are pleased to be of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please contact us.

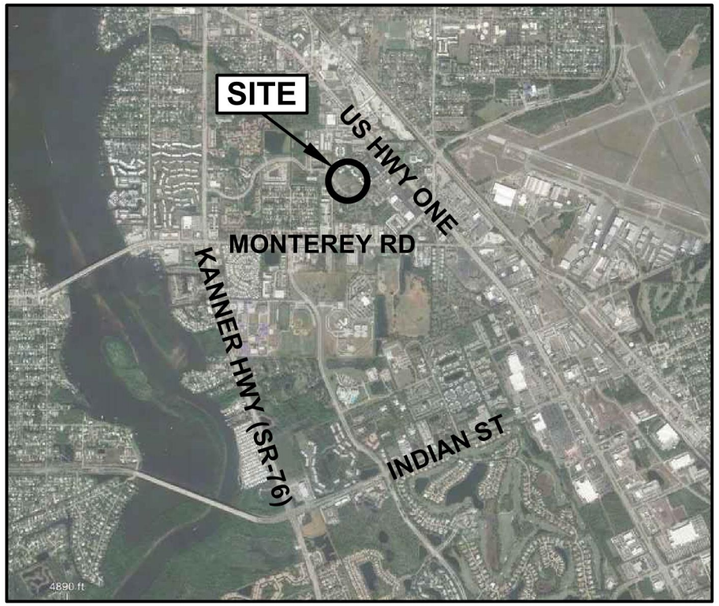
Sincerely,
ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

PETER GREGERS ANDERSEN ★ LICENSE No. 57956 ★ STATE OF FLORIDA PROFESSIONAL ENGINEER

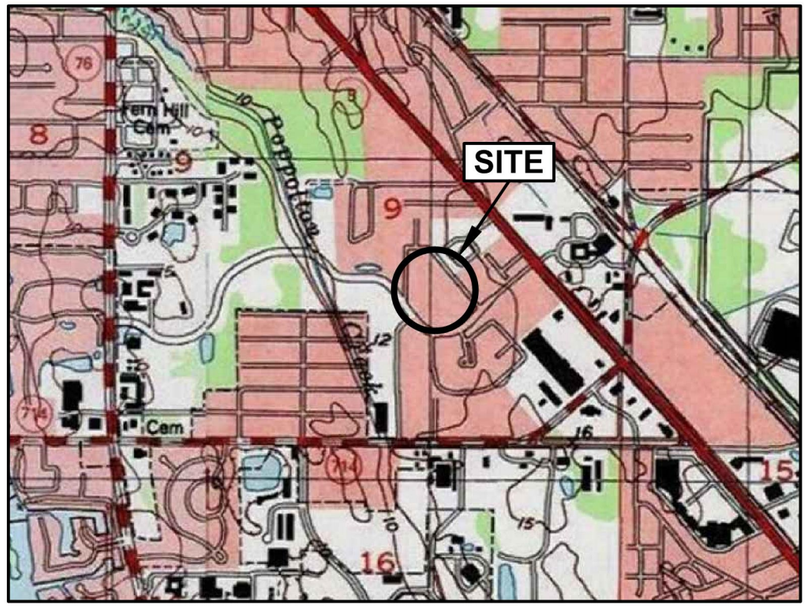
Peter G. Andersen, P.E.
Principal Engineer
Fla. Reg. No. 57956
7-19-21

David P. Andre, P.E.
Principal Engineer
Fla. Reg. No. 53969
7/19/21

2021 AERIAL PHOTOGRAPH



2003 USGS TOPOGRAPHIC QUADRANGLE MAP OF "ST. LUCIE INLET, FL"



USDA SOIL SURVEY MAP



PUBLIC LAND SURVEY SYSTEM

Section 9, Township 38 South, Range 41 East

MARTIN COUNTY PROPERTY APPRAISER

Parcel ID 09-38-41-011-000-0000-1 (4.88 acres)

USDA NRCS SOIL TYPE WITHIN SITE BOUNDARY

4: Waveland and Immokalee fine sands

NORTH

NOT TO SCALE

Graphical sources:
- Google Earth Pro
- QUADS/Earth Survey
- USDA NRCS Web Soil Survey

AACE

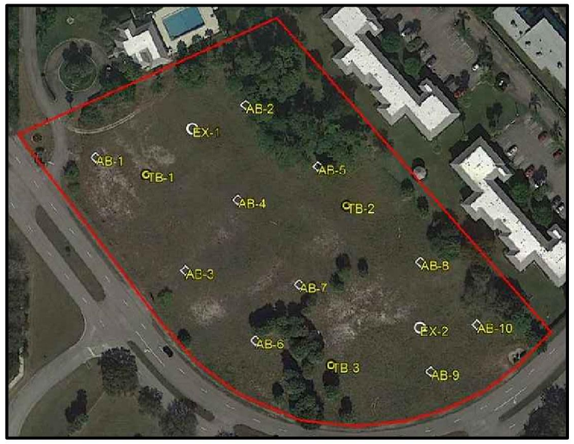
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SITE VICINITY MAPS

LIMITED SUBSURFACE SOIL EXPLORATION AND
PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
751 SE CENTRAL PARKWAY
STUART, MARTIN COUNTY, FLORIDA

Drawn by: PGA	Date: July 2021
Checked by: DPA	Date: July 2021
AACE File No: 21-222	**Figure No. 1**



LEGEND

TB-# Standard Penetration Test Boring

Hand Auger Boring (HAB-#)

EX-# Exfiltration Test

NOTES

Shown and noted field work locations are approximate, and were located using the provided site plan, aerial photographs, existing site features, and a hand-held GPS instrument. Atmospheric disturbances, forest canopy cover, local weather conditions, etc. may affect the accuracy of the GPS instrument readings. The shown field work locations should be considered accurate only to the degree implied by the method of measurement used.

NORTH

NOT TO SCALE

Graphical sources:
- **Google Earth Pro**
- **Conceptual Site Plan provided by Johnston Group**

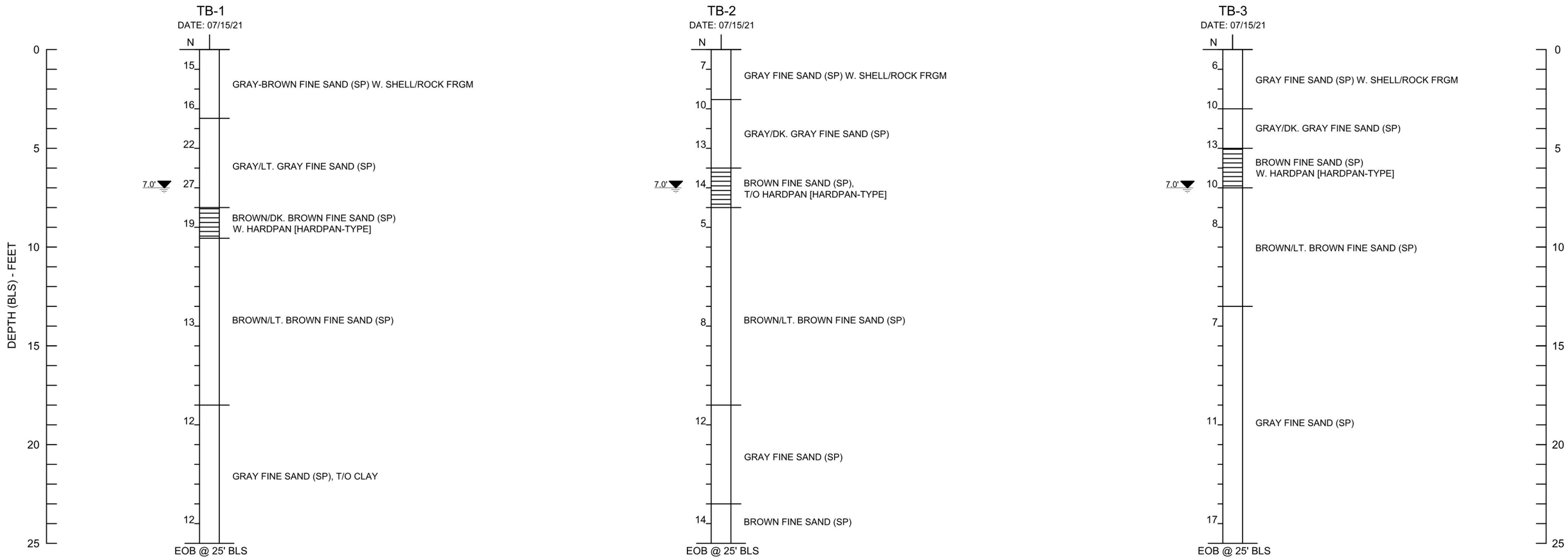


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FIELD WORK LOCATION PLAN

LIMITED SUBSURFACE SOIL EXPLORATION AND PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
751 SEWELL'S POINT ROAD
STUART, MARTIN COUNTY, FLORIDA

Drawn by: PGA	Date: July 2021
Checked by: DPA	Date: July 2021
AACE File No: 21-220	**Figure No. 2**



SOIL GRAPHICAL LEGEND:

FINE SAND (SP)

FINE SAND (SP) WITH OR WITH TRACES OF HARDPAN [HARDPAN-TYPE SOILS]

NOTE: 3"-6" of topsoil (sands w. roots/organics) encountered in most borings (not shown on boring profiles)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)
N	SPT RESISTANCE IN BLOWS PER FOOT
HAB-#	HAND AUGER BORING (ASTM D1452)
XX▼	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING
GWT N.E.	GROUNDWATER TABLE NOT ENCOUNTERED
EOB	END OF BORING
BLS	BELOW LAND SURFACE
FRGM	FRAGMENTS
SP	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS]
	USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION
	EXCEPT FOR NOTED LABORATORY TESTS
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)

DRILL CREW CHIEF: DB
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
CASING: NONE
SPLIT-SPOON SAMPLER:
- LENGTH: 24"
- OUTSIDE DIAMETER: 2.0"

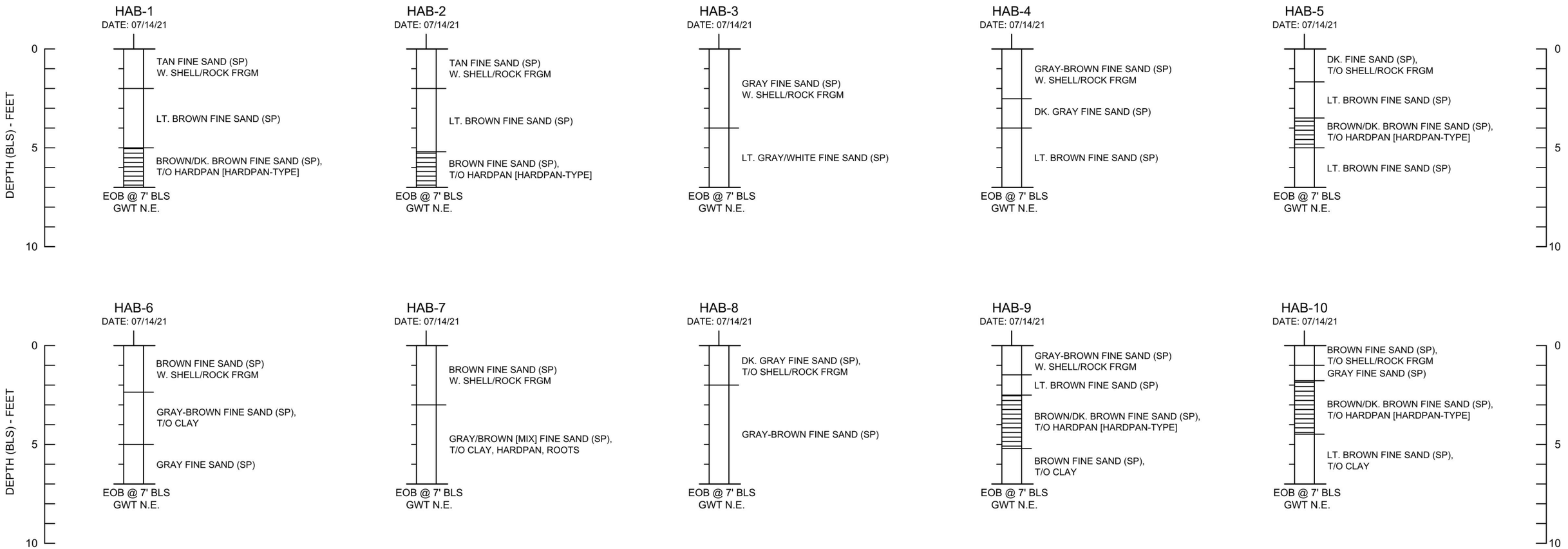
SPT HAMMER:
- AVERAGE DROP: 30"
- WEIGHT: 140 LBS
- TYPE: SAFETY/MANUAL

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SOIL BORING PROFILES

LIMITED SUBSURFACE SOIL EXPLORATION AND PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
751 SE CENTRAL PARKWAY
STUART, MARTIN COUNTY, FLORIDA

Drawn by: PGA	Date: July 2021
Checked by: DPA	Date: July 2021
AACE File No: 21-222	**Sheet No. 1**



SOIL GRAPHICAL LEGEND:

FINE SAND (SP)

FINE SAND (SP) WITH OR WITH TRACES OF HARDPAN [HARDPAN-TYPE SOILS]

NOTE: 3"-6" of topsoil (sands w. roots/organics) encountered in most borings (not shown on boring profiles)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)
N	SPT RESISTANCE IN BLOWS PER FOOT
HAB-#	HAND AUGER BORING (ASTM D1452)
XX▼	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING
GWT N.E.	GROUNDWATER TABLE NOT ENCOUNTERED
EOB	END OF BORING
BLS	BELOW LAND SURFACE
FRGM	FRAGMENTS
SP	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)

DRILL CREW CHIEF: DB
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
CASING: NONE
SPLIT-SPOON SAMPLER:
- LENGTH: 24"
- OUTSIDE DIAMETER: 2.0"

SPT HAMMER:
- AVERAGE DROP: 30"
- WEIGHT: 140 LBS
- TYPE: SAFETY/MANUAL

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SOIL BORING PROFILES

LIMITED SUBSURFACE SOIL EXPLORATION AND PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
751 SE CENTRAL PARKWAY
STUART, MARTIN COUNTY, FLORIDA

Drawn by: PGA	Date: July 2021
Checked by: DPA	Date: July 2021
AACE File No: 21-222	**Sheet No. 3**

APPENDIX I

USDA NRCS Web Soil Survey Summary Report

United States Department of Agriculture

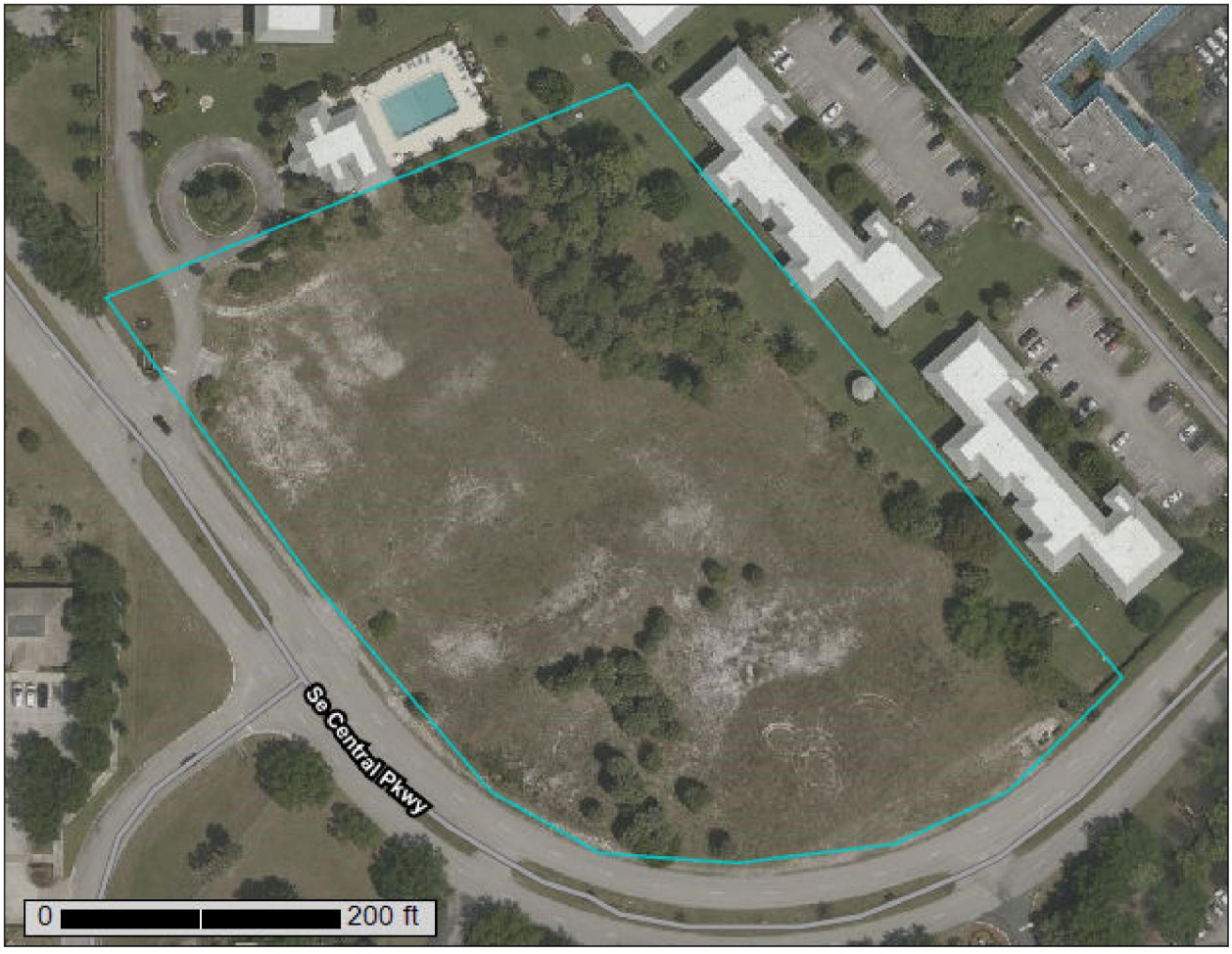
NRCS

Natural Resources Conservation Service

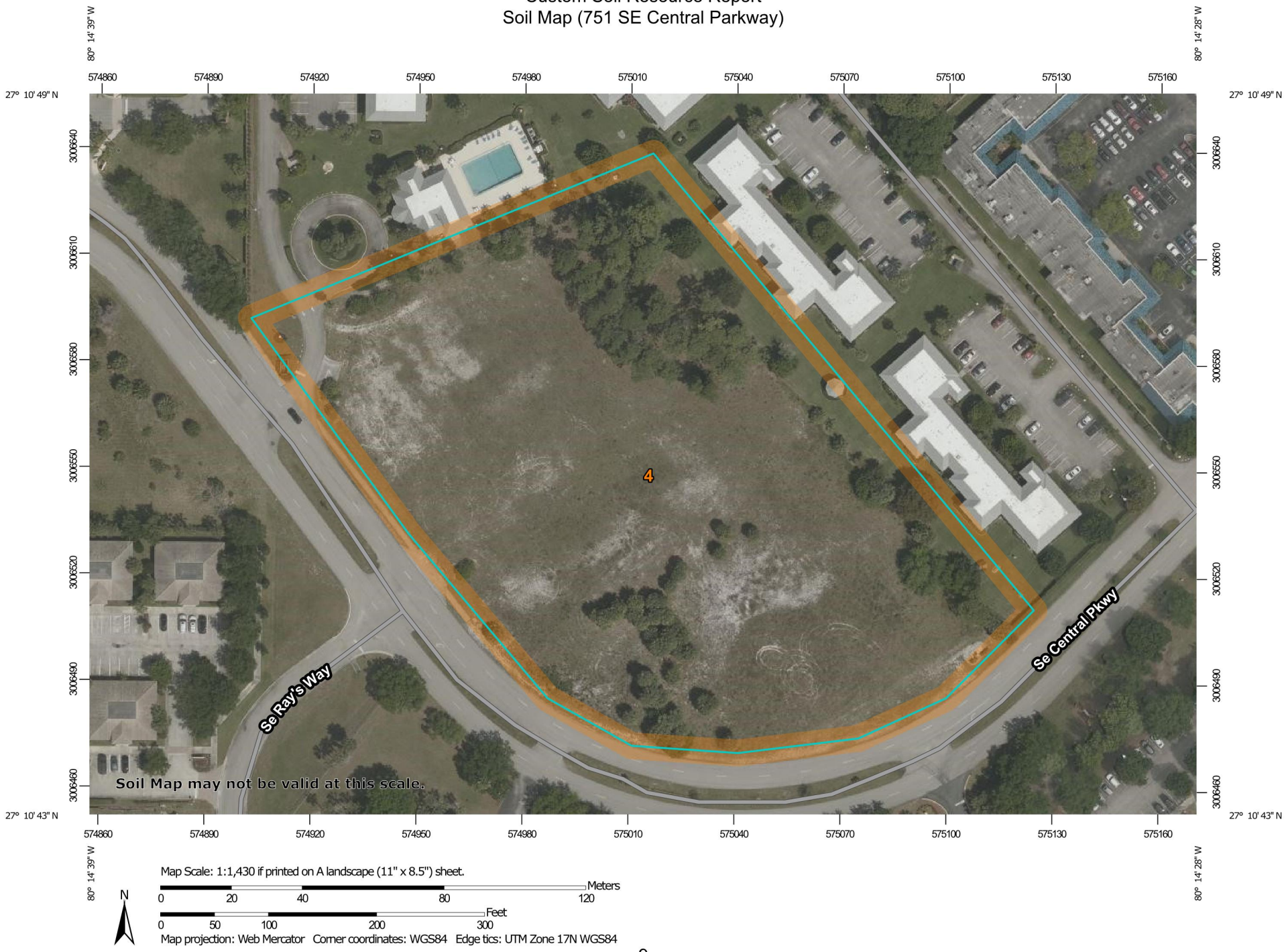
A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Martin County, Florida

751 SE Central Parkway



Soil Map (751 SE Central Parkway)



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 19, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 8, 2019—Mar 28, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (751 SE Central Parkway)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	5.2	100.0%
Totals for Area of Interest		**5.2**	**100.0%**

Map Unit Descriptions (751 SE Central Parkway)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Martin County, Florida

4—Waveland and Immokalee fine sands

Map Unit Setting

National map unit symbol: 1jq7n
Elevation: 0 to 80 feet
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Waveland and similar soils: 41 percent
Immokalee and similar soils: 39 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Waveland

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
Eg - 4 to 43 inches: fine sand
Bh1 - 43 to 47 inches: fine sand
Bh2 - 47 to 77 inches: loamy fine sand
Cg1 - 77 to 91 inches: fine sand
Cg2 - 91 to 99 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 30 to 50 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 1.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL), South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

Description of Immokalee

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 35 inches: fine sand
Bh - 35 to 54 inches: fine sand
BC - 54 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL), South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

Minor Components

Lawnwood

Percent of map unit: 4 percent
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL), South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

Basinger

Percent of map unit: 4 percent

Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL), Slough (R156BY011FL)
Hydric soil rating: Yes

Nettles

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL), South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

Salerno

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL), South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

Placid

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL), Freshwater Marshes and Ponds (R156BY010FL)
Hydric soil rating: Yes

Jonathan

Percent of map unit: 3 percent
Landform: Rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL), South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

APPENDIX II

General Notes

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SOIL BORING, SAMPLING AND TESTING METHODS

GENERAL

Andersen Andre Consulting Engineers, Inc. (AACE) borings describe subsurface conditions only at the locations drilled and at the time drilled. They provide no information about subsurface conditions below the bottom of the boreholes. At locations not explored, surface conditions that differ from those observed in the borings may exist and should be anticipated.

The information reported on our boring logs is based on our drillers' logs and on visual examination in our laboratory of disturbed soil samples recovered from the borings. The distinction shown on the logs between soil types is approximate only. The actual transition from one soil to another may be gradual and indistinct.

The groundwater depth shown on our boring logs is the water level the driller observed in the borehole when it was drilled. These water levels may have been influenced by the drilling procedures, especially in borings made by rotary drilling with bentonitic drilling mud. An accurate determination of groundwater level requires long-term observation of suitable monitoring wells. Fluctuations in groundwater levels throughout the year should be anticipated.

The absence of a groundwater level on certain logs indicates that no groundwater data is available. It does not mean that groundwater will not be encountered at that boring location at some other point in time.

STANDARD PENETRATION TEST

The Standard Penetration Test (SPT) is a widely accepted method of in situ testing of foundation soils (ASTM D-1586). A 2-foot (0.6m) long, 2-inch (50mm) O.D. split-barrell sampler attached to the end of a string of drilling rods is driven 24 inches (0.60m) into the ground by successive blows of a 140-pound (63.5 Kg) hammer freely dropping 30 inches (0.76m). The number of blows needed for each 6 inches (0.15m) increments penetration is recorded. The sum of the blows required for penetration of the middle two 6-inch (0.15m) increments of penetration constitutes the test result of N-value. After the test, the sampler is extracted from the ground and opened to allow visual description of the retained soil sample. The N-value has been empirically correlated with various soil properties allowing a conservative estimate of the behavior of soils under load. The following tables relate N-values to a qualitative description of soil density and, for cohesive soils, an approximate unconfined compressive strength (Qu):

Cohesionless Soils:	**N-Value**	**Description**
	0 to 4	Very loose
	4 to 10	Loose
	10 to 30	Medium dense
	30 to 50	Dense
	Above 50	Very dense

Cohesive Soils:	N-Value	Description	Qu
	0 to 2	Very soft	Below 0.25 tsf (25 kPa)
	2 to 4	Soft	0.25 to 0.50 tsf (25 to 50 kPa)
	4 to 8	Medium stiff	0.50 to 1.0 tsf (50 to 100 kPa)
	8 to 15	Stiff	1.0 to 2.0 tsf (100 to 200 kPa)
	15 to 30	Very stiff	2.0 to 4.0 tsf (200 to 400 kPa)
	Above 30	Hard	Above 4.0 tsf (400 kPa)

The tests are usually performed at 5 foot (1.5m) intervals. However, more frequent or continuous testing is done by AACE through depths where a more accurate definition of the soils is required. The test holes are advanced to the test elevations by rotary drilling with a cutting bit, using circulating fluid to remove the cuttings and hold the fine grains in suspension. The circulating fluid, which is bentonitic drilling mud, is also used to keep the hole open below the water table by maintaining an excess hydrostatic pressure inside the hole. In some soil deposits, particularly highly pervious ones, flush-coupled casing must be driven to just above the testing depth to keep the hole open and/or prevent the loss of circulating fluid. After completion of a test borings, the hole is kept open until a steady state groundwater level is recorded. The hole is then sealed by backfilling, either with accumulated cuttings or lean cement.

Representative split-spoon samples from each sampling interval and from different strata are brought to our laboratory in air-tight jars for classification and testing, if necessary. Afterwards, the samples are discarded unless prior arrangement have been made.

POWER AUGER BORINGS

Auger borings (ASTM D-1452) are used when a relatively large, continuous sampling of soil strata close to the ground surface is desired. A 4-inch (100 mm) diameter, continuous flight, helical auger with a cutting head at its end is screwed into the ground in 5-foot (1.5m) sections. It is powered by the rotary drill rig. The sample is recovered by withdrawing the auger our of the ground without rotating it. The soil sample so obtained, is classified in the field and representative samples placed in bags or jars and returned to the AACE soils laboratory for classification and testing, if necessary.

HAND AUGER BORINGS

Hand auger borings are used, if soil conditions are favorable, when the soil strata are to be determined within a shallow (approximately 5-foot [1.5m]) depth or when access is not available to power drilling equipment. A 3-inch (75mm) diameter hand bucket auger with a cutting head is simultaneously turned and pressed into the ground. The bucket auger is retrieved at approximately 6-inch (0.15m) interval and its contents emptied for inspection. On occasion post-hole diggers are used, especially in the upper 3 feet (1m) or so. Penetrometer probings can be used in the upper 5 feet (1.5m) to determine the relative density of the soils. The soil sample obtained is described and representative samples put in bags or jars and transported to the AACE soils laboratory for classification and testing, if necessary.

UNDISTURBED SAMPLING

Undisturbed sampling (ASTM D-1587) implies the recovery of soil samples in a state as close to their natural condition as possible. Complete preservation of in situ conditions cannot be realized; however, with careful handling and proper sampling techniques, disturbance during sampling can be minimized for most geotechnical engineering purposes. Testing of undisturbed samples gives a more accurate estimate of in situ behavior than is possible with disturbed samples.

Normally, we obtain undisturbed samples by pushing a 2.875-inch (73 mm) I.D., thin wall seamless steel tube 24 inches (0.6 m) into the soil with a single stoke of a hydraulic ram. The sampler, which is a Shelby tube, is 30 (0.8 m) inches long. After the sampler is retrieved, the ends are sealed in the field and it is transported to our laboratory for visual description and testing, as needed.

ROCK CORING

In case rock strata is encountered and rock strength/continuity/composition information is needed for foundation or mining purposes, the rock can be cored (ASTM D-2113) and 2-inch to 4-inch diameter rock core samples be obtained for further laboratory analyses. The rock coring is performed through flush-joint steel casing temporarily installed through the overburden soils above the rock formation and also installed into the rock. The double- or triple-tube core barrels are advanced into the rock typically in 5-foot intervals and then retrieved to the surface. The barrel is then opened so that the core sample can be extruded. Preliminary field measurements of the recovered rock cores include percent recovery and Rock Quality Designation (RQD) values. The rock cores are placed in secure core boxes and then transported to our laboratory for further inspection and testing, as needed.

SFWMD EXFILTRATION TESTS

In order to estimate the hydraulic conductivity of the upper soils, constant head or falling head exfiltration tests can be performed. These tests are performed in accordance with methods described in the South Florida Water Management District (SFWMD) Permit Information Manual, Volume IV. In brief, a 6 to 9 inch diameter hole is augered to depths of about 5 to 7 feet; the bottom one foot is filled with 57-stone; and a 6-foot long slotted PVC pipe is lowered into the hole. The distance from the groundwater table and to the ground surface is recordedand the hole is then saturated for 10 minutes with the water level maintained at the ground surface.

If a constant head test is performed, the rate of pumping will be recorded at fixed intervals of 1 minute for a total of 10 minutes, following the saturation period.

LABORATORY TEST METHODS

Soil samples returned to the AACE soils laboratory are visually observed by a geotechnical engineer or a trained technician to obtain more accurate description of the soil strata. Laboratory testing is performed on selected samples as deemed necessary to aid in soil classification and to help define engineering properties of the soils. The test results are presented on the soil boring logs at the depths at which the respective sample was recovered, except that grain size distributions or selected other test results may be presented on separate tables, figures or plates as discussed in this report.

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

The soil descriptions shown on the logs are based upon visual-manual procedures in accordance with local practice. Soil classification is performed in general accordance with the United Soil Classification System and is also based on visual-manual procedures.

BOULDERS (>12" [300 MM]) and COBBLES (3" [75 MM] TO 12" [300 MM]):

GRAVEL:

Coarse Gravel:	3/4" (19 mm) to 3" (75 mm)
Fine Gravel:	No. 4 (4.75 mm) Sieve to 3/4" (19 mm)

Descriptive adjectives:

0 - 5%	– no mention of gravel in description
5 - 15%	– trace
15 - 29%	– some
30 - 49%	– gravelly (shell, limerock, cemented sands)

SANDS:

COARSE SAND:	No. 10 (2 mm) Sieve to No. 4 (4.75 mm) Sieve
MEDIUM SAND:	No. 40 (425 µm) Sieve to No. 10 (2 mm) Sieve
FINE SAND:	No. 200 (75 µm) Sieve to No. 40 (425 µm) Sieve

Descriptive adjectives:

0 - 5%	– no mention of sand in description
5 - 15%	– trace
15 - 29%	– some
30 - 49%	– sandy

SILT/CLAY: < #200 (75µM) Sieve

SILTY OR SILT: $PI < 4$
SILTY CLAYEY OR SILTY CLAY: $4 \leq PI \leq 7$
CLAYEY OR CLAY: $PI > 7$

Descriptive adjectives:

< - 5%	– clean (no mention of silt or clay in description)
5 - 15%	– slightly
16 - 35%	– clayey, silty, or silty clayey
36 - 49%	– very

ORGANIC SOILS:

Organic Content	**Descriptive Adjectives**	**Classification**
0 - 2.5%	Usually no mention of organics in description	See Above
2.6 - 5%	slightly organic	add “with organic fines” to group name
5 - 30%	organic	SM with organic fines
		Organic Silt (OL)
		Organic Clay (OL)
		Organic Silt (OH)

Organic Clay (OH)

HIGHLY ORGANIC SOILS AND MATTER:

Organic Content	**Descriptive Adjectives**	**Classification**
30 - 75%	sandy peat	Peat (PT)
	silty peat	Peat (PT)
> 75%	amorphous peat	Peat (PT)
	fibrous peat	Peat (PT)

STRATIFICATION AND STRUCTURE:

Descriptive Term		**Thickness**
with interbedded		
seam	--	less than ½ inch (13 mm) thick
layer	--	½ to 12-inches (300 mm) thick
stratum	--	more than 12-inches (300 mm) thick
pocket	--	small, erratic deposit, usually less than 1-foot
lens	--	lenticular deposits
occasional	--	one or less per foot of thickness
frequent	--	more than one per foot of thickness
calcareous	--	containing calcium carbonate (reaction to diluted HCL)
hardpan	--	spodic horizon usually medium dense
marl	--	mixture of carbonate clays, silts, shells and sands

ROCK CLASSIFICATION (FLORIDA) CHART:

Symbol	Typical Description
LS	Hard Bedded Limestone or Caprock
WLS	Fractured or Weathered Limestone
LR	Limerock (gravel, sand, silt and clay mixture)
SLS	Stratified Limestone and Soils

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

LEGEND FOR BORING LOGS

N:	Number of blows to drive a 2-inch OD split spoon sampler 12 inches using a 140-pound hammer dropped 30 inches
R:	Refusal (less than six inches advance of the split spoon after 50 hammer blows)
MC:	Moisture content (percent of dry weight)
OC:	Organic content (percent of dry weight)
PL:	Moisture content at the plastic limit
LL:	Moisture content at the liquid limit
PI:	Plasticity index (LL-PL)
qu:	Unconfined compressive strength (tons per square foot, unless otherwise noted)
-200:	Percent passing a No. 200 sieve (200 wash)
+40:	Percent retained above a No. 40 sieve
US:	Undisturbed sample obtained with a thin-wall Shelby tube
k:	Permeability (feet per minute, unless otherwise noted)
DD:	Dry density (pounds per cubic foot)
TW:	Total unit weight (pounds per cubic foot)

APPENDIX III

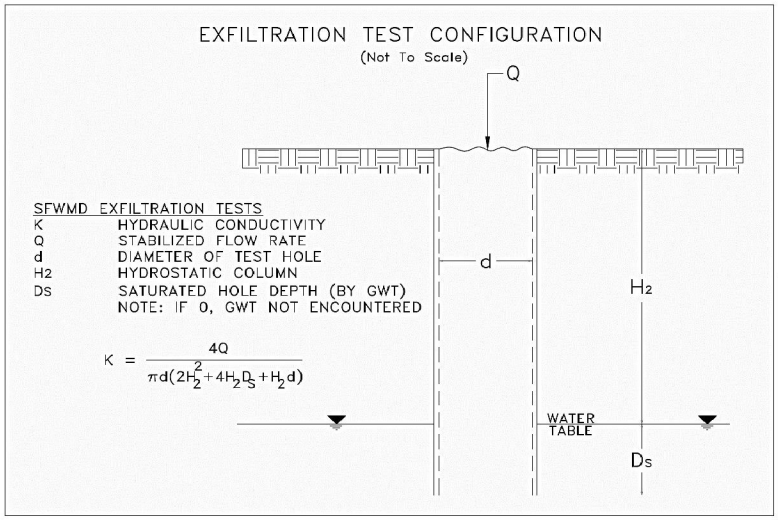
Soil Hydraulic Conductivity Test Reports

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	**EX-1**	**Project Name**	**751 SE Central Parkway**	**Weather Conditions**	Overcast
		Project Number	**21-222**	**Temperature**	87F
		Test Location	**Refer to Figure No. 2**	**Technician**	RL/MM
		Date	**07/16/2021**	**Engineer**	PA

DIAMETER OF TEST HOLE (FEET): **d** =	0.5	
DEPTH OF TEST HOLE (FEET): H_1 =	6	
DEPTH TO WATER TABLE (FEET): H_2 =	6	(+)
SATURATED HOLE DEPTH (FEET): D_s =	0	
METER READING (Gallons): V_i =	0	@ 0.00 MIN
METER READING (Gallons): V_F =	91	@ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	9.10	
"STABILIZED" FLOW RATE (CFS): Q =	**2.0E-02**	
HYDRAULIC CONDUCTIVITY (CFS / FT^2 - FT. HEAD): K =	**6.9E-04**	



Soil Profile	
Depth (in-bls)	**Description**
0 - 24	Light brown fine sand (SP) w. shell/rock fragments
24 - 65	Gray-brown fine sand (SP)
65 - 72	Dark brown fine sand (SP) w. hardpan [hardpan-type]
Groundwater not encountered	

NOTES:

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).

The K-value was calculated based on the exfiltration test procedure as shown hereon.

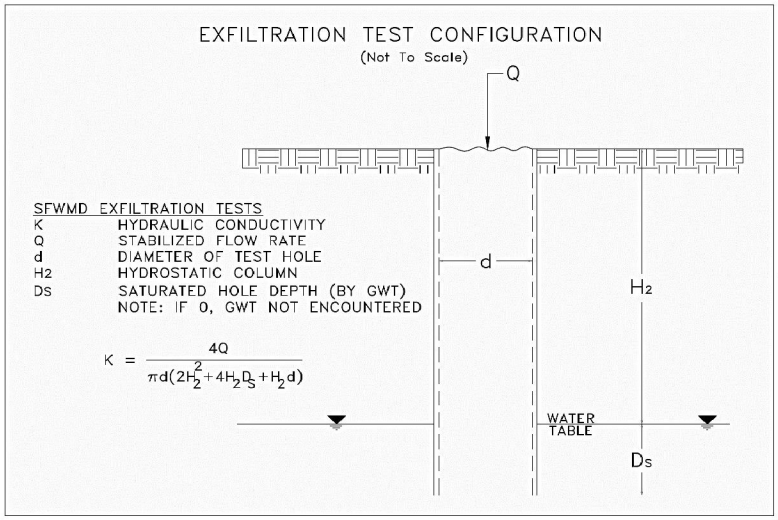
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	**EX-2**	**Project Name**	**751 SE Central Parkway**	**Weather Conditions**	Overcast
		Project Number	**21-222**	**Temperature**	87F
		Test Location	**Refer to Figure No. 2**	**Technician**	RL/MM
		Date	**07/16/2021**	**Engineer**	PA

DIAMETER OF TEST HOLE (FEET): **d** =	0.5	
DEPTH OF TEST HOLE (FEET): H_1 =	6	
DEPTH TO WATER TABLE (FEET): H_2 =	6	(+)
SATURATED HOLE DEPTH (FEET): D_s =	0	
METER READING (Gallons): V_i =	0	@ 0.00 MIN
METER READING (Gallons): V_F =	59	@ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	5.90	
"STABILIZED" FLOW RATE (CFS): Q =	**1.3E-02**	
HYDRAULIC CONDUCTIVITY (CFS / FT^2 - FT. HEAD): K =	**4.5E-04**	



Soil Profile	
Depth (in-bls)	**Description**
0 - 20	Light brown fine sand (SP), t/o shell/rock fragments
20 - 44	Gray fine sand (SP)
44 - 60	Dark brown fine sand (SP) w. hardpan [hardpan-type]
60 - 72	Tan fine sand (SP)
Groundwater not encountered	

NOTES:

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).

The K-value was calculated based on the exfiltration test procedure as shown hereon.

The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

APPENDIX IV

AACE Project Limitations and Conditions

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

Project Limitations and Conditions

Andersen Andre Consulting Engineers, Inc. has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made herein. Further, the report, in all cases, is subject to the following limitations and conditions:

VARIABLE/UNANTICIPATED SUBSURFACE CONDITIONS

The engineering analysis, evaluation and subsequent recommendations presented herein are based on the data obtained from our field explorations, at the specific locations explored on the dates indicated in the report. This report does not reflect any subsurface variations (e.g. soil types, groundwater levels, etc.) which may occur adjacent or between borings.

The nature and extent of any such variations may not become evident until construction/excavation commences. In the event such variations are encountered, Andersen Andre Consulting Engineers, Inc. may find it necessary to (1) perform additional subsurface explorations, (2) conduct in-the-field observations of encountered variations, and/or re-evaluate the conclusions and recommendations presented herein.

We at Andersen Andre Consulting Engineers, Inc. recommend that the project specifications necessitate the contractor immediately notifying Andersen Andre Consulting Engineers, Inc., the owner and the design engineer (if applicable) if subsurface conditions are encountered that are different from those presented in this report.

No claim by the contractor for any conditions differing from those expected in the plans and specifications, or presented in this report, should be allowed unless the contractor notifies the owner and Andersen Andre Consulting Engineers, Inc. of such differing site conditions. Additionally, we recommend that all foundation work and site improvements be observed by a Andersen Andre Consulting Engineers, Inc. representative.

SOIL STRATA CHANGES

Soil strata changes are indicated by a horizontal line on the soil boring profiles (boring logs) presented within this report. However, the actual strata change may be more gradual and indistinct. Where changes occur between soil samples, the locations of the changes must be estimated using the available information and may not be at the exact depth indicated.

SINKHOLE POTENTIAL

Unless specifically requested in writing, a subsurface exploration performed by Andersen Andre Consulting Engineers, Inc. Is not intended to be an evaluation for sinkhole potential.

MISINTERPRETATION OF SUBSURFACE SOIL EXPLORATION REPORT

Andersen Andre Consulting Engineers, Inc. is responsible for the conclusions and recommendations presented herein, based upon the subsurface data obtained during this project. If others render conclusions or opinions, or make recommendations based upon the data presented in this report, those conclusions, opinions and/or recommendations are not the responsibility of Andersen Andre Consulting Engineers, Inc.

CHANGED STRUCTURE OR LOCATION

This report was prepared to assist the owner, architect and/or civil engineer in the design of the subject project. If any changes in the construction, design and/or location of the structures as discussed in this report are planned, or if any structures are included or added that are not discussed in this report, the conclusions and recommendations contained in this report may not be valid. All such changes in the project plans should be made known to Andersen Andre Consulting Engineers, Inc. for our subsequent re-evaluation.

USE OF REPORT BY BIDDERS

Bidders who are reviewing this report prior to submission of a bid are cautioned that this report was prepared to assist the owners and project designers. Bidders should coordinate their own subsurface explorations (e.g.; soil borings, test pits, etc.) for the purpose of determining any conditions that may affect construction operations. Andersen Andre Consulting Engineers, Inc. cannot be held responsible for any interpretations made using this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which may affect construction operations.

IN-THE-FIELD OBSERVATIONS

Andersen Andre Consulting Engineers, Inc. attempts to identify subsurface conditions, including soil stratigraphy, water levels, zones of lost circulation, “hard” or “soft” drilling, subsurface obstructions, etc. However, lack of mention in the report does not preclude the presence of such conditions.

LOCATION OF BURIED OBJECTS

Users of this report are cautioned that there was no requirement for Andersen Andre Consulting Engineers, Inc. to attempt to locate any man-made, underground objects during the course of this exploration, and that no attempts to locate any such objects were performed. Andersen Andre Consulting Engineers, Inc. cannot be responsible for any buried man-made objects which are subsequently encountered during construction.

PASSAGE OF TIME

This report reflects subsurface conditions that were encountered at the time/date indicated in the report. Significant changes can occur at the site during the passage of time. The user of the report recognizes the inherent risk in using the information presented herein after a reasonable amount of time has passed. We recommend the user of the report contact Andersen Andre Consulting Engineers, Inc. with any questions or concerns regarding this issue.

Important Information about Your

Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you* — should apply the report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final,* because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

Rely, on Your ASFE-Member Geotechncial Engineer for Additional Assistance

Membership in ASFE/The Best People on Earth exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your ASFE-member geotechnical engineer for more information.

ASFE THE GEOPROFESSIONAL BUSINESS ASSOCIATION

8811 Colesville Road/Suite G106, Silver Spring, MD 20910
Telephone: 301/565-2733 Facsimile: 301/589-2017
e-mail: info@asfe.org www.asfe.org

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IIGER03135.0MRP

Appendix E: Supporting Drainage Report

MATHERS ENGINEERING
CORPORATION

2431 SE Dixie Highway
Stuart, FL 34996
Phone: (772) 287-0525
Fax: (772) 220-8686

Drainage Report

Towne Park Professional Center

December 2007
Revised September 2008

For: **City of Stuart / South Florida Water Management District**
Stormwater Management Review

_____
Date

William J. Mathers, P.E.
Florida License 19658

Table of Contents

I. Drainage Summary
II. Field test results
III. Technical Analysis with exhibits

Drainage Summary

Drainage Summary

Key Points:

- Consistent with the original Towne Park North design, the Professional Center site will receive pass-through flows from the Condominiums.
- Based on the McCreary Offices SFWMD Permit No. 43-00600-S, Application No. 900626-8, allowable discharge for Towne Park North is ±4 cfs.
- Offsite receiving body stage information for 10 yr – 1 day and 25 yr – 3 day events based on McCreary Office tailwater stages.
- The 100 year- 3 day storm event was analyzed without discharge to the Towne Park system.
- 860 LF of exfiltration trench required to store 2" over the entire site. 908 LF of trench provided.
- The soil boring by GFA indicates a depth to water table of 4.5 ft during the dry season (8.0' NGVD). Estimated wet season water table is at el 10.0' NGVD.

Results:

Pre-Development 25 yr - 3 day storm event:
North Condominium Basin 14.80 NGVD
Professional Center Basin 14.99 NGVD

Post Development 10 yr - 1 day storm flood stage:
North Condominium Basin 14.02 NGVD
Professional Center Basin 14.09 NGVD
Minimum proposed parking elevation is elevation 15.00 NGVD

Post Development 25 yr - 3 day storm flood stage:
North Condominium Basin 14.64 NGVD
Professional Center Basin 14.67 NGVD
Discharge 3.24 cfs (0.24 cfs/acre) < 4 cfs allowable
Proposed site berm is at elevation 15.50 NGVD

Post Development 100 yr - 3 day storm flood stage:
Professional Center Basin 15.87 NGVD
Proposed building FFE elevation is 16.00 NGVD

Field Test Results

June 4, 2008

Mr. Michael DiEgidio
MJD Construction, Inc.
3456 SW Deggeller Court
Palm City, Florida 34990

Reference: Report of Hydraulic Conductivity Field Test
Proposed Townpark Professional Center
Stuart, Martin County, Florida
GFA Project No.: 08-0418

Dear Mr. DiEgidio:

As requested, GFA International completed one hydraulic conductivity test at the referenced site on May 27, 2008. The test was performed near an existing ditch/swale area. The table below presents the results of our field tests:

Location	Depth to Groundwater level (ft)	Hydraulic Conductivity (cm/sec)	Hydraulic Conductivity (cfs/ft^2)	Hydraulic Conductivity (ft/day)
EX-1 150'EX10'N from the Site's Driveway Entrance	3.6	5.14 E-03	1.68 E-04	14.5

GFA appreciated the opportunity to be of service to you and if you have any questions, please don't hesitate to call our office at 772-489-9989.

Mario C. Fuquene, P.E.
Registered Engineer #60583
State of Florida

USUAL OPEN - HOLE TEST EVALUATION
SOUTH FLORIDA WATER MANAGEMENT METHOD

Client:	MJD Contractors	Test No.:	EX-1	Date:	05/27/08
Project:	Town Park Professional Center	Well Depth:	3.6 Feet	Analyst:	Mario C. Fuquene
Job No.:	08-0418	Location:	150' East of Driveway Entrance		

Water Level	Hole Depth	Ds	t1	t2	H1	H2	K
3.6	5.7	2.1	0.0	60.0	3.6	2.350	0.000115
3.6	5.7	2.1	0.0	60.0	2.4	1.433	0.000169

Equation for K Value: $\frac{d*Ln(H1/H2)}{(2H1+2H2+4Ds + d)*(t2 - t1)}$

Where: k = **1.685E-04** cfs/ft^2 Hydraulic conductivity (**5.14E-03** cm/sec)
d = **0.33** ft Diameter of tests hole
K = **14.5593893** ft/day

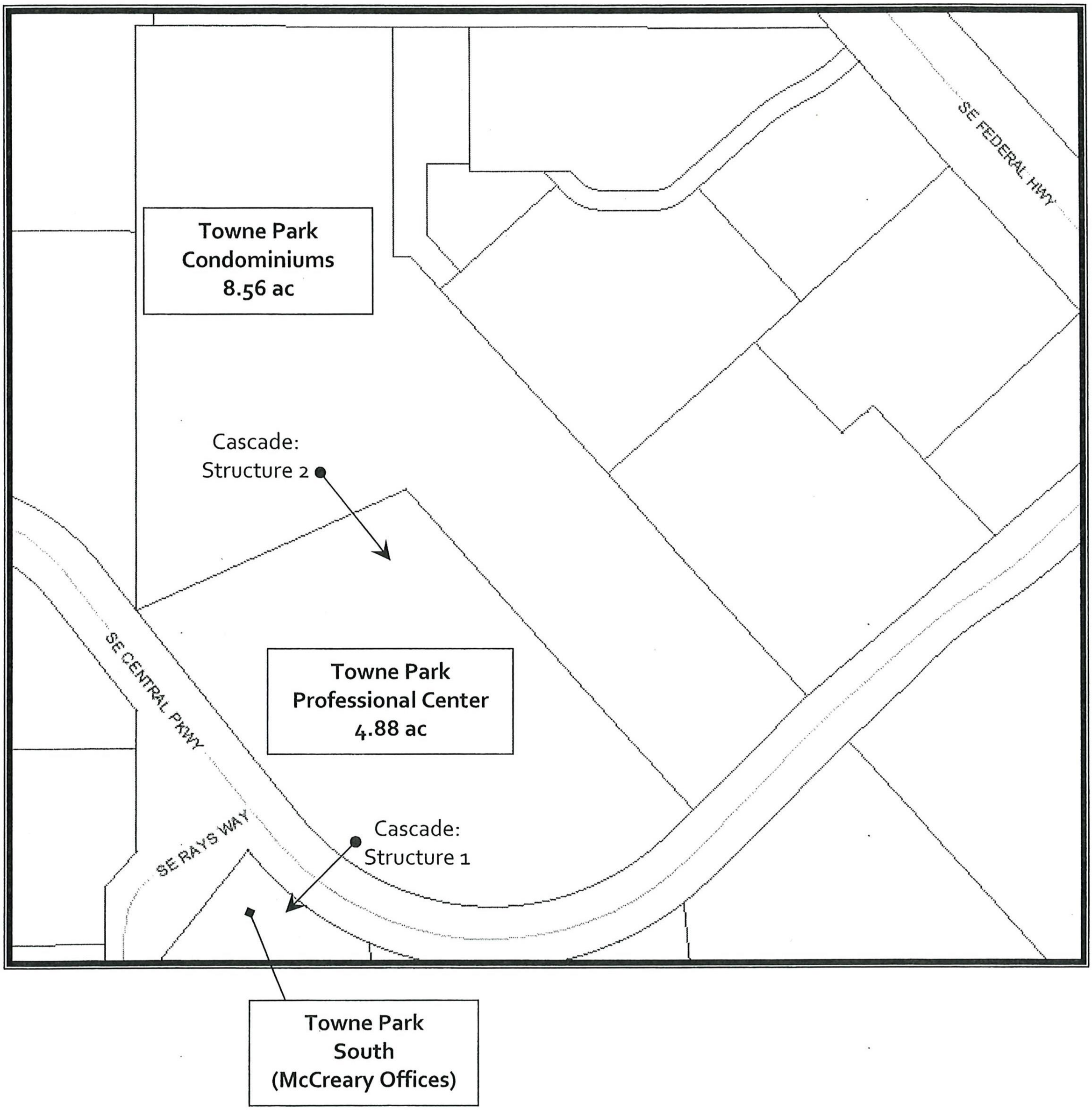
Soil profile:	EX-1
0.0 - 2"	Dk. Brown SAND, trace roots & Shells
2" - 8"	Lt. Brown m-f SAND, tr Shells
8" - 1.7'	Tan m-f SAND, trace Shells
1.7' - 2.6'	Black Peat
2.6' - 3.8'	Black to gray f-m SAND
3.8' - 5.7'	Tan to Dk. Brown f-m SAND, trace silt

MATHERS ENGINEERING
CORPORATION

2431 SE Dixie Hwy.
Stuart, FL 34996
Phone: (561) 287-0525
Fax: (561) 220-8686

Technical Analysis

Master Drainage Exhibit



Drainage Exhibit:

Poppleton Creek Flow Path



Runoff Volume Recovery

Retention Size:

Retention Area	**29910** sf	

Abstraction Volume:

Max Retenion Vol (see Stage-Storage)	2.71 ac-ft	=	118048 cf
Saturated Soil Depth	1 ft		
Saturated Soil Volume	29910 cf		
Void Ratio	15 %		
Void Volume	4487 cf		
Total =	**122534** cf		

Permeability Coefficient (k):

Maximum Drawdown Time	12 days
Abstraction Rate	10211 cf/day
Minimum Permeability Coefficient (k)	**0.3** ft/day

Factor of Safety:

Ex-1 Average Permiability (k) see A & M soils report	14.5 ft/day
FS =	**42.47**

I. Introduction

The proposed development site is located on SE Central Parkway opposite SE Rays Way. Currently a church/worship area exists on site. Site serves as a means of conveyance of stormwater from the Towne Park North Condominium south to the Central Parkway swale as part of the Towne Park master drainage system.

The site's soil classification is Waveland sand (4) Sand with a 10" depth to the wet season water table, as referenced in the "Soil Survey of Martin County" by Soil and Water Conservation District. The development in the area has reduced the Season High Water Table.

The soil boring by GFA indicates a depth to water table of 4.5 ft during the dry season (8.0' NGVD). Estimated wet season water table is at el 10.0' NGVD.

The project will consist of 212,720 sf or 4.88 ac parcel containing a proposed (7) buildings with a proposed total 42,000 sf building footprint.

II. Design Criterion:

- 10 yr - 1 day storm = 7" of rainfall (for parking elevation)
- 25 yr - 3 day storm = 11" of rainfall (for berm elevation/dischage)
- 100 yr - 3 day storm = 15" of rainfall (for building FFE)
- SFWMD Water Quality
- Pre-treatment

Towne Park Condominiums
(Off-Site Contributing Drainage)

III. Calculations:

A. Towne Park Condos (Offsite contributing Drainage):

1. Site Data:

Total Area: $Total_Area := 8.589 acre$

Impervious Area:

Building Area $B := 61200 ft^2$

Pavement Area $Pa := 110630 ft^2$

Sidewalk/Conc pad Area $Sa := 1330 ft^2$

Lake Area $La := 0 ft^2$

Total Impervious $Imperv := B + Pa + Sa$

Pervious Area: $Perv := Total_Area - Imperv$

$Perv = 200976.84\ ft^2$

Percent Pervious: $\%Perv := \frac{Perv}{Total_Area}$ $\%Perv = 53.72\%$

2. Soil Storage:

Depth to W.T.	Coastal Stor (in.)	Devel. Avail (in.)	Flatwood Stor (in.)	Devel. Avail (in.)	Depressional Stor (in.)	Devel. Avail (in.)
		75%		75%		75%
1'	0.6	0.45	0.6	0.45	0.6	0.45
2'	2.5	1.88	2.5	1.88	2.1	1.58
3'	6.6	4.95	5.4	4.05	4.4	3.30
4'	10.9	8.18	9	6.75	6.8	5.10
5'	14.65	10.99	12.18	9.14		0.00
6'	19.6	14.70	16.27	12.20		0.00
Developed Available Storage is Calculated @ 75% of the Type of Storage						
I.E. (Coastal, Flatwoods, Depressional, etc...)						
For 5' and 6' depth to water, please see attached letter from SFWMD						
for verification of use of depths greater than 4' deep.						

$S := 4.05 \cdot in$ $Sw := S \cdot \%Perv$ $Sw = 2.18\ in$

3. Stage Storage:

Elevation	Retention/Pavement		Pipe	Total
	Area	Volume	Volume	Volume
NGVD	sf	ac-ft	cf	ac-ft
13	65005	0.00	0	0.00
14	167150	2.66	0	2.66
15	379811	8.94	0	8.94
15.5	396925	13.40	0	13.40

4. Pre - Treatment Calculations:

First 1/2" of runoff: $R := .5 \cdot in \cdot T$ $R = 0.36\ acre \cdot ft$

5. SFWMD Water Quality

Criteria 1: First 1" of runoff:

First 1" of runoff: $R := 1 \cdot in \cdot T$ $R = 0.72\ acre \cdot ft$

For Dry Detention x 75% $R1b := R \cdot 75\%$ $R1b = 0.54\ acre \cdot ft$

Dry Retention 50% credit: $R1c := R \cdot 50\%$ $R1c = 0.36\ acre \cdot ft$

$$14 - \frac{(14 - 13) \cdot (2.66 \cdot acre \cdot ft - R1b)}{2.66 acre \cdot ft - 0.00 \cdot acre \cdot ft} = 13.2$$ **= SFWMD Water Quality Stage**

Criteria 2: 2.5" x % Impervious:

a. Site Area, for Water Quality Pervious / Impervious Calculations Only

$Site_Area := T - (La + B)$ $Site_Area = 312936.84\ ft^2$ $Site_Area = 7.18\ acre$

b. Impervious Area, for Water Quality pervious / Impervious Calculations Only
= (Site Area for Water Quality Pervious / Impervious) - Pervious

$Iq := Site_Area - Perv$ $Iq = 111960\ ft^2$ $Iq = 2.57\ acre$

$$Percentage_Imp := \frac{Iq}{Site_Area}$$ $Percentage_Imp = 0.36$

c. For 2.5 inches x Percentage Impervious

$Treated := 2.5 \cdot in \cdot Percentage_Imp$ $Treated = 0.89\ in$

d. Compute Volume Required for Quality Detention as Per SFWMD

$R1 := Treated \cdot (T - La)$ $R1 = 0.64\ acre \cdot ft$

Pre-Development
Towne Park Professional
(On-Site)

B. Pre-developed Towne Park Prof. Site (Onsite):

1. Site Data:

Total Area: $Total_Area := 212720 \cdot ft^2$ $Total_Area = 4.88\ acre$

Impervious Area:

Building Area $B := 9748 ft^2$

Pavement Area $Pa := 18274 ft^2$

Sidewalk/Conc pad Area $Sa := 2233 ft^2$

Total Impervious $Imperv := B + Pa + Sa$

Pervious Area: $Perv := Total_Area - Imperv$

$Perv = 182465\ ft^2$

Percent Pervious: $\%Perv := \frac{Perv}{Total_Area}$ $\%Perv = 85.78\%$

2. Soil Storage:

Depth to W.T.	Coastal Stor (in.)	Devel. Avail (in.)	Flatwood Stor (in.)	Devel. Avail (in.)	Depressional Stor (in.)	Devel. Avail (in.)
		75%		**75%**		**75%**
1'	0.6	0.45	0.6	0.45	0.6	0.45
2'	2.5	1.88	2.5	1.88	2.1	1.58
3'	6.6	4.95	5.4	4.05	4.4	3.30
4'	10.9	8.18	9	6.75	6.8	5.10
5'	14.65	10.99	12.18	9.14		0.00
6'	19.6	14.70	16.27	12.20		0.00
Developed Available Storage is Calculated @ 75% of the Type of Storage						
I.E. (Coastal, Flatwoods, Depressional, etc...)						
For 5' and 6' depth to water, please see attached letter from SFWMD						
for verification of use of depths greater than 4' deep.						

$S := 4.05 \cdot in$ $Sw := S \cdot \%Perv$ $Sw = 3.47\ in$

3. Stage Storage:

Elevation	Retention/Pavement		Pipe	Total
	Area	Volume	Volume	Volume
NGVD	sf	ac-ft	cf	ac-ft
13	14000	0.00	0	0.00
14	14000	0.32	0	0.32
15	107000	1.71	0	1.71
15.5	200000	3.47	0	3.47

4. Estimated Runoff Volume:

25 yr - 3 day rainfall depth $P := 11.0 \cdot in$

$$Qpre := \left[\frac{(P - .2 \cdot Sw)^2}{P + .8 \cdot Sw} \right] \qquad Qpre = 7.71\ in$$

$Vol_pre := Qpre \cdot Total_Area$ $\qquad Vol_pre = 3.14\ acre \cdot ft$

Post-Development
Towne Park Professional
(On-Site)

C. Developed Towne Park Prof. Site (Onsite):

1. Site Data:

Total Area $T := Total_Area$ $T = 4.88\ acre$

Impervious Area

Building Area $B := 42000 \cdot ft^2$ $B = 0.96\ acre$

Pavement Area $Pa := (59723) \cdot ft^2$

Sidewalk, Conc pad, Area $Sa := (17210) \cdot ft^2$

Lake Area $La := 0ft^2$

Preserve Area $Preserve := 0ft^2$

Wetland Area $Wetland := 0ft^2$

Total Impervious Area $I := B + Pa + Sa$

$I = 2.73\ acre$ $I = 2.73\ acre$ $\frac{I}{T} = 55.91\%$

Pervious Area:

Total Area - Impervious Area = Total Pervious Area

$Perv := T - I$ $Perv = 93787\ ft^2$

Percent Pervious: $\%Perv := \frac{Perv}{T}$ $\%Perv = 44.09\%$

2. Soil Storage:

Land Use	Area (sf)	Grade (ft-NGVD)	Area x Grade
Building	42000	16	672000
Pavement / Drive	59723	15.2	907789.6
Sidewalk	17210	15.5	266755
Dry Detention / Swale	39000	12	468000
Pervious (Not Dry Detention)	54787	15	821805
			3136349.6
Total Site Area	212720		
Weighted Site Grade		14.74	

Depth to W.T.	Coastal Stor (in.)	Devel. Avail (in.) 75%	Flatwood Stor (in.)	Devel. Avail (in.) 75%	Depressional Stor (in.)	Devel. Avail (in.) 75%
1'	0.6	0.45	0.6	0.45	0.6	0.45
2'	2.5	1.88	2.5	1.88	2.1	1.58
3'	6.6	4.95	5.4	4.05	4.4	3.30
4'	10.9	8.18	9	6.75	6.8	5.10
5'	14.65	10.99	12.18	9.14		0.00
6'	19.6	14.70	16.27	12.20		0.00

Developed Available Storage is Calculated @ 75% of the Type of Storage
I.E. (Coastal, Flatwoods, Depressional, etc...)
For 5' and 6' depth to water, please see attached letter from SFWMD
for verification of use of depths greater than 4' deep.

$S := 6.75 \cdot in$ $Sw := S \cdot \%Perv$ $Sw = 2.98\ in$

3. Stage Storage

Tree Area

Average Tree Size: $TreeDiam := 24in$

$$TreeA := 3.14 \cdot \left(\frac{TreeDiam}{2} \right)^2$$

$Trees := 28$ $TotalTreeArea := TreeA \cdot Trees$

$TotalTreeArea = 87.92\ ft^2$ Approx 90sf

Dry-Detention Area @ EL 11 $14000ft^2 - 90ft^2 = 13910\ ft^2$

Dry-Detention Area @ EL 15 $30000ft^2 - 90ft^2 = 29910\ ft^2$

Elevation	Dry-Detention		Pavement		Swale		Pipe	Total
	Area	Volume	Area	Volume	Area	Volume	Volume	Volume
NGVD	sf	ac-ft	sf	ac-ft	sf	ac-ft	cf	ac-ft
10.9	0	0.00	0	0.00	0	0.00	0	0.00
11	13910	0.02	0	0.00	0	0.00	0	0.02
12	17910	0.38	0	0.00	0	0.00	0	0.38
13	21910	0.84	0	0.00	0	0.00	0	0.84
14	25910	1.39	0	0.00	0	0.00	0	1.39
15	29910	2.03	27464	0.32	0	0.00	0	2.34
15.5	29910	2.37	59723	0.82	9000	0.05	0	3.24
16	29910	2.71	59723	1.50	9000	0.15	0	4.37

4. Pre - Treatment Calculations:

First 1/2" of runoff: $R := .5 \cdot in \cdot T$ $R = 0.2\,acre \cdot ft$

5. SFWMD Water Quality

Criteria 1: First 1" of runoff:

First 1" of runoff: $R := 1 \cdot in \cdot T$ $R = 0.41\,acre \cdot ft$

Criteria 2: 2.5" x % Impervious:

a. Site Area, for Water Quality Pervious / Impervious Calculations Only

$Site_Area := T - (La + B)$ $Site_Area = 170720\,ft^2$ $Site_Area = 3.92\,acre$

b. Impervious Area, for Water Quality pervious / Impervious Calculations Only
= (Site Area for Water Quality Pervious / Impervious) - Pervious

$Iq := Site_Area - Perv$ $Iq = 76933\,ft^2$ $Iq = 1.77\,acre$

$$Percentage_Imp := \frac{Iq}{Site_Area} \qquad Percentage_Imp = 0.45$$

c. For 2.5 inches x Percentage Impervious

$Treated := 2.5 \cdot in \cdot Percentage_Imp$ $Treated = 1.13\,in$

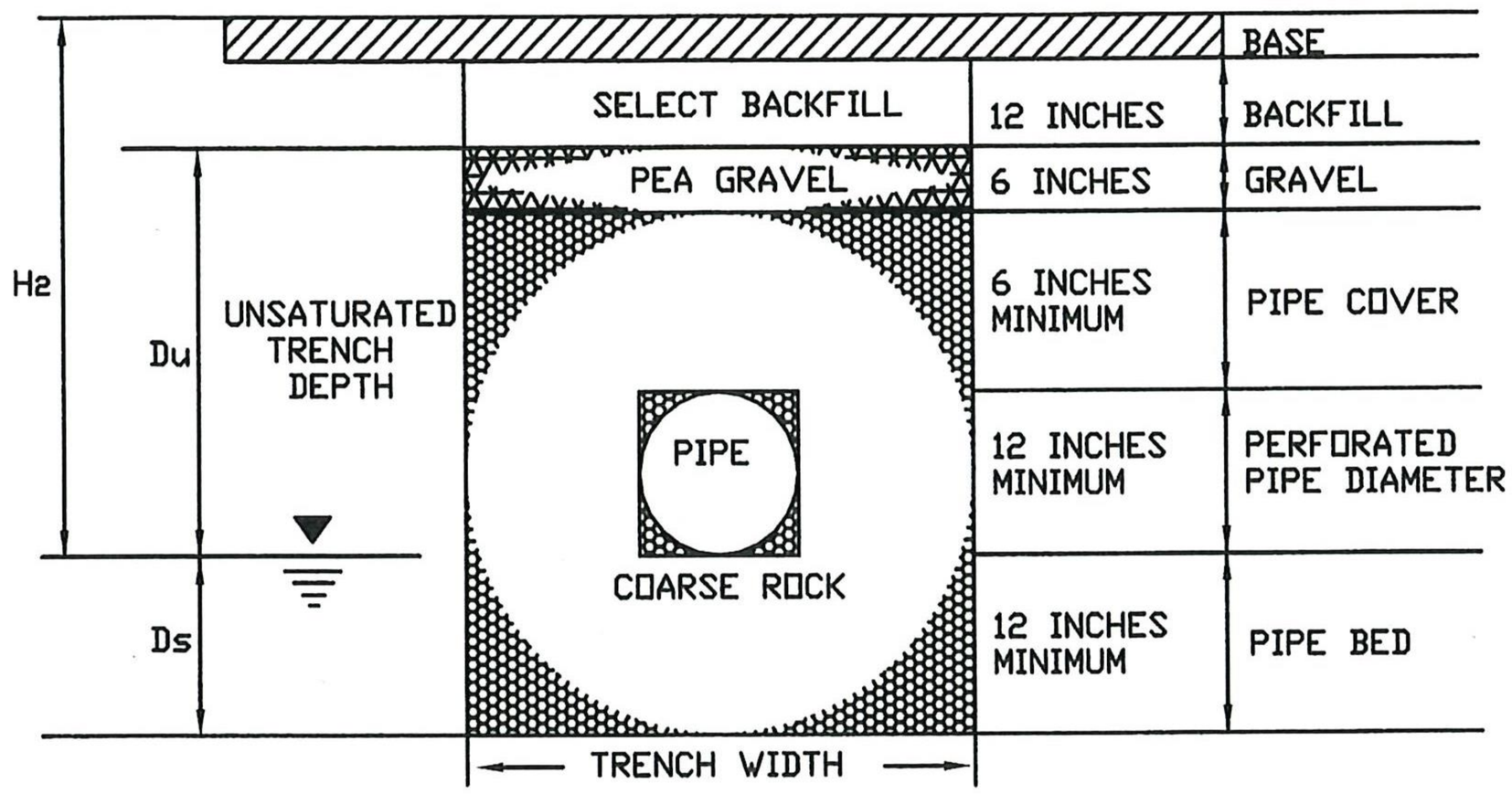
d. Compute Volume Required for Quality Detention as Per SFWMD

$R1 := Treated \cdot (T - La)$ $R1 = 0.46\,acre \cdot ft$

Dry Detention 75% credit: $R1a := R1 \cdot 75\%$ $R1a = 0.34\,acre \cdot ft$

$$12 - \frac{(12 - 11) \cdot (0.38 \cdot acre \cdot ft - R1a)}{0.38 acre \cdot ft - 0.02 \cdot acre \cdot ft} = 11.9$$ **= SFWMD Water Quality Stage**

6. Trench Drain Evaluation:
SFWMD Trench Drain Calculations From Codes - Calcs Take into account abstraction value from soils.



Trench Calculations for Length of Trench
Rainfall To be Stored in Trenches in inches?

K value from Soils Test? $K := .000168$ CFS/FT^2-FT. Head

H2 Depth to Water Table? $H2 := 4 \cdot ft$ Design Condition

Du Non - Saturated Trench Depth? $Du := 4 \cdot ft$

Ds Saturated Depth of Trench? $Ds := 1 \cdot ft$

W Trench Width? $W := 6 \cdot ft$

$H := Du + Ds$ $H = 5\ ft$

Volume of Rainfall Calculated? $Vtrench := T \cdot 2in$

$Vtrench = 0.81\ acre \cdot ft$

Vtrench < R1 **(Required Water Quality/ Pre-treatment Volume)**

$$L := \frac{\left(\frac{Vtrench}{acre \cdot in}\right) \cdot ft^3}{K \cdot \left(H2 \cdot W + 2 \cdot H2 \cdot Du - Du^2 + 2 \cdot H2 \cdot Ds\right) + (.000139) \cdot W \cdot Du} \qquad L = 856.73\ ft$$

Upland Developed Basin Rainfall adjusted for trench

$$7\,\underline{in} - \frac{Vtrench}{T} = 5\,\underline{in}$$

$$11\,\underline{in} - \frac{Vtrench}{T} = 9\,\underline{in}$$

$$15\,\underline{in} - \frac{Vtrench}{T} = 13\,\underline{in}$$

7. 100 YR - 3 day:

Design Storm Runoff Volume:

$$\underline{Q100_3day} := \left[\frac{(\underline{P} - .2\cdot\underline{Sw})^2}{\underline{P} + .8\cdot\underline{Sw}}\right] \quad \text{where:} \quad \underline{P} := 13\cdot\underline{in} \qquad \underline{Sw} = 2.98\,\underline{in}$$

$$\underline{Q100_3day} = 10\,\underline{in} \qquad \underline{V100} := \underline{Q100_3day}\cdot\underline{Total_Area}$$

$$\underline{V100} = 4.07\,\underline{acre}\cdot\underline{ft} \quad \textbf{= 100 year - 3 day volume}$$

Storm Stage:

Interpolating information from the stage/storage analysis:

$$16.0 - \frac{(16.0 - 15.5)\cdot(4.37\cdot\underline{acre}\cdot\underline{ft} - \underline{V100})}{4.37\underline{acre}\cdot\underline{ft} - 3.24\cdot\underline{acre}\cdot\underline{ft}} = 15.87 \textbf{= 100 year - 3 day stage}$$

D. Results

Towne Park Pre-developed Site:

The 25 yr - 3 day storm event:
North Condominium Basin 14.80 NGVD
Professional Center Basin 14.99 NGVD

Towne Park Developed Site:

1. The 10 yr - 1 day storm flood stage:
North Condominium Basin 14.02 NGVD
Professional Center Basin 14.09 NGVD
Minimum proposed parking elevation is elevation 15.00 NGVD

2. The 25 yr - 3 day storm flood stage:
North Condominium Basin 14.64 NGVD
Professional Center Basin 14.97 NGVD
Proposed site berm is at elevation 15.50 NGVD
Discharge 3.24 cfs (0.24 cfs/acre) < 4 cfs allowable

3. The 100 yr - 3 day storm flood stage:
Professional Center Basin 15.87 NGVD
Proposed building FFE elevation is 16.00 NGVD

Project Name: Towne Park Prof.
Reviewer: WJM
Project Number: 2065-01
  Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr
  Time Step: 0.2 hr,   Iterations: 10

Basin 1: TP Condos

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 25 year
  3 Day Rainfall: 11 inches
  Area: 8.58899 acres
  Ground Storage: 2.18 inches
  Time of Concentration: 0.5 hours
  Initial Stage: 13 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
13.00	0.00
14.00	2.66
15.00	8.94
15.50	13.40

Basin 2: TP Prof PRE DEV

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 25 year
  3 Day Rainfall: 11 inches
  Area: 4.88 acres
  Ground Storage: 3.47 inches
  Time of Concentration: 0.5 hours
  Initial Stage: 11 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
13.00	0.00
14.00	0.32
15.00	1.71
15.50	3.47

Structure: 1

  From Basin: TP Condos
  To Basin: TP Prof PRE DEV
  Structure Type: Gravity
    Weir: Broad Crested, Crest Elev = 13 ft NGVD, Length = 4 ft, Weir Coef = 3.2
    Bleeder: None
    Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	13.00	11.00
12.00	0.59	0.05	0.00	0.00	13.00	13.00
24.00	1.18	0.19	0.11	0.00	13.05	13.06
36.00	2.04	0.41	1.24	-0.06	13.20	13.24
48.00	2.91	0.48	3.74	-0.16	13.42	13.48
60.00	8.22	29.66	9.29	-0.54	14.17	14.36
72.00	11.00	0.82	32.48	-1.16	14.80	14.98
84.00	11.00	0.00	32.73	-1.18	14.80	14.98
96.00	11.00	0.00	32.73	-1.18	14.80	14.98
108.00	11.00	0.00	32.73	-1.18	14.80	14.98

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
120.00	11.00	0.00	32.73	-1.18	14.80	14.98
132.00	11.00	0.00	32.73	-1.18	14.80	14.98
144.00	11.00	0.00	32.73	-1.18	14.80	14.98
156.00	11.00	0.00	32.73	-1.18	14.80	14.98
168.00	11.00	0.00	32.73	-1.18	14.80	14.98
180.00	11.00	0.00	32.73	-1.18	14.80	14.98
192.00	11.00	0.00	32.73	-1.18	14.80	14.98
204.00	11.00	0.00	32.73	-1.18	14.80	14.98
216.00	11.00	0.00	32.73	-1.18	14.80	14.98
228.00	11.00	0.00	32.73	-1.18	14.80	14.98
240.00	11.00	0.00	32.73	-1.18	14.80	14.98
252.00	11.00	0.00	32.73	-1.18	14.80	14.98
264.00	11.00	0.00	32.73	-1.18	14.80	14.98
276.00	11.00	0.00	32.73	-1.18	14.80	14.98
288.00	11.00	0.00	32.73	-1.18	14.80	14.98
300.00	11.00	0.00	32.73	-1.18	14.80	14.98
312.00	11.00	0.00	32.73	-1.18	14.80	14.98
324.00	11.00	0.00	32.73	-1.18	14.80	14.98
336.00	11.00	0.00	32.73	-1.18	14.80	14.98
348.00	11.00	0.00	32.73	-1.18	14.80	14.98
360.00	11.00	0.00	32.73	-1.18	14.80	14.98

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	32.73	77.20	-32.92	72.20

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
TP Condos	14.80	77.40	13.00	0.00
TP Prof PRE DE	14.99	72.60	11.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
TP Condos	6.27	0.00	-1.45	0.00	7.71	0.00
TP Prof PRE DE	3.13	-1.45	0.00	0.00	1.69	0.00

Project Name: Towne Park Prof.
Reviewer: WJM
Project Number: 2065-01
  Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr
  Time Step: 0.2 hr,   Iterations: 10

Basin 1: TP Prof

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 24 hr
  Design Frequency: 10 year
  1 Day Rainfall: 5 inches
  Area: 4.88 acres
  Ground Storage: 2.98 inches
  Time of Concentration: 0.5 hours
  Initial Stage: 11 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
11.00	0.02
12.00	0.38
13.00	0.84
14.00	1.39
15.00	2.34
15.50	3.24

Basin 2: TP Condos

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 24 hr
  Design Frequency: 10 year
  1 Day Rainfall: 5 inches
  Area: 8.55999 acres
  Ground Storage: 2.49 inches
  Time of Concentration: 0.5 hours
  Initial Stage: 13 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
13.00	0.00
14.00	2.66
15.00	8.94
15.50	13.40

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	12.00
12.00	12.00
24.00	12.02
48.00	12.53
60.50	14.61
72.00	13.72
360.00	12.00

Structure: 1

  From Basin: TP Prof
  To Basin: Offsite1
  Structure Type: Gravity
    Weir: None
    Bleeder: None

Pipe: Diameter = 1.25 ft, Manning's n = 0.01, Length = 453 ft
US Invert Elev = 12 ft NGVD, DS Invert Elev = 10 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	-3.62	0.00	11.00	12.00
12.00	3.28	6.79	1.91	-0.21	12.28	12.00
24.00	5.00	0.25	1.05	1.61	12.10	12.02
36.00	5.00	0.00	0.16	2.01	12.27	12.27
48.00	5.00	0.00	0.26	2.09	12.53	12.53
60.00	5.00	0.00	-3.05	0.27	13.82	14.53
72.00	5.00	0.00	2.01	-0.72	14.03	13.72
84.00	5.00	0.00	1.74	-0.02	13.88	13.65
96.00	5.00	0.00	1.65	0.29	13.79	13.58
108.00	5.00	0.00	1.63	0.54	13.71	13.51
120.00	5.00	0.00	1.63	0.77	13.63	13.43
132.00	5.00	0.00	1.62	1.01	13.56	13.36
144.00	5.00	0.00	1.62	1.24	13.49	13.29
156.00	5.00	0.00	1.62	1.47	13.42	13.22
168.00	5.00	0.00	-0.68	1.54	13.41	13.15
180.00	5.00	0.00	-0.60	1.56	13.05	13.07
192.00	5.00	0.00	0.21	1.83	13.01	13.00
204.00	5.00	0.00	0.13	1.99	12.93	12.93
216.00	5.00	0.00	0.26	2.10	12.87	12.86
228.00	5.00	0.00	0.28	2.18	12.79	12.79
240.00	5.00	0.00	0.28	2.25	12.72	12.72
252.00	5.00	0.00	0.28	2.31	12.65	12.65
264.00	5.00	0.00	0.28	2.37	12.58	12.57
276.00	5.00	0.00	0.27	2.42	12.51	12.50
288.00	5.00	0.00	0.27	2.46	12.44	12.43
300.00	5.00	0.00	0.27	2.51	12.36	12.36
312.00	5.00	0.00	0.27	2.55	12.29	12.29
324.00	5.00	0.00	0.27	2.59	12.22	12.22
336.00	5.00	0.00	0.27	2.63	12.15	12.14
348.00	5.00	0.00	0.27	2.67	12.08	12.07
360.00	5.00	0.00	0.28	2.71	12.01	12.00

Structure: 2

From Basin: TP Condos
To Basin: TP Prof
Structure Type: Gravity
Weir: None
Bleeder: None
Pipe: Diameter = 2 ft, Manning's n = 0.01, Length = 50 ft
US Invert Elev = 13.2 ft NGVD, DS Invert Elev = 13 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	13.00	11.00
12.00	3.28	13.19	0.15	0.00	13.18	12.28
24.00	5.00	0.45	0.77	0.93	13.42	12.10
36.00	5.00	0.00	0.28	1.40	13.25	12.27
48.00	5.00	0.00	0.14	1.60	13.18	12.53
60.00	5.00	0.00	-9.53	0.39	13.60	13.82
72.00	5.00	0.00	-5.91	-0.49	13.94	14.03
84.00	5.00	0.00	-8.34	0.10	13.71	13.88
96.00	5.00	0.00	-8.47	0.36	13.62	13.79
108.00	5.00	0.00	-8.50	0.57	13.54	13.71
120.00	5.00	0.00	-8.51	0.76	13.46	13.63
132.00	5.00	0.00	-8.51	0.95	13.39	13.56
144.00	5.00	0.00	-8.51	1.15	13.32	13.49
156.00	5.00	0.00	-8.51	1.34	13.25	13.42
168.00	5.00	0.00	8.24	1.55	13.22	13.41
180.00	5.00	0.00	0.36	1.31	13.28	13.05

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
192.00	5.00	0.00	0.17	1.55	13.19	13.01
204.00	5.00	0.00	0.10	1.68	13.15	12.93
216.00	5.00	0.00	0.06	1.76	13.12	12.87
228.00	5.00	0.00	0.04	1.81	13.10	12.79
240.00	5.00	0.00	0.03	1.84	13.08	12.72
252.00	5.00	0.00	0.02	1.87	13.07	12.65
264.00	5.00	0.00	0.02	1.89	13.07	12.58
276.00	5.00	0.00	0.02	1.91	13.06	12.51
288.00	5.00	0.00	0.01	1.92	13.05	12.44
300.00	5.00	0.00	0.01	1.94	13.05	12.36
312.00	5.00	0.00	0.01	1.95	13.05	12.29
324.00	5.00	0.00	0.01	1.96	13.04	12.22
336.00	5.00	0.00	0.01	1.96	13.04	12.15
348.00	5.00	0.00	0.01	1.97	13.04	12.08
360.00	5.00	0.00	0.01	1.98	13.03	12.01

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	2.94	13.20	-3.62	0.00
2	9.19	74.60	-9.94	52.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
TP Prof	14.09	67.80	11.00	0.00
TP Condos	14.02	68.00	13.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
TP Prof	1.07	1.97	2.71	0.02	0.38	-0.03
TP Condos	2.07	0.00	1.97	0.00	0.09	0.00

Project Name: Towne Park Prof.
Reviewer: WJM
Project Number: 2065-01
  Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr
  Time Step: 0.2 hr,   Iterations: 10

Basin 1: TP Prof

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 25 year
  3 Day Rainfall: 9 inches
  Area: 4.88 acres
  Ground Storage: 2.98 inches
  Time of Concentration: 0.5 hours
  Initial Stage: 11 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
11.00	0.02
12.00	0.38
13.00	0.84
14.00	1.39
15.00	2.34
15.50	3.24

Basin 2: TP Condos

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 25 year
  3 Day Rainfall: 11 inches
  Area: 8.55999 acres
  Ground Storage: 2.49 inches
  Time of Concentration: 0.5 hours
  Initial Stage: 13 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
13.00	0.00
14.00	2.66
15.00	8.94
15.50	13.40

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	12.00
12.00	12.00
24.00	12.02
48.00	12.53
60.50	14.61
72.00	13.72
360.00	12.00

Structure: 1

  From Basin: TP Prof
  To Basin: Offsite1
  Structure Type: Gravity
    Weir: None
    Bleeder: None

Pipe: Diameter = 1.25 ft, Manning's n = 0.01, Length = 453 ft
US Invert Elev = 12 ft NGVD, DS Invert Elev = 10 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	-3.62	0.00	11.00	12.00
12.00	0.48	0.00	0.26	-0.33	11.99	12.00
24.00	0.97	0.04	0.27	-0.32	12.02	12.02
36.00	1.67	0.13	0.29	-0.31	12.28	12.27
48.00	2.38	0.17	0.30	-0.11	12.54	12.53
60.00	6.72	12.68	-1.78	-1.29	14.28	14.53
72.00	9.00	0.36	3.24	0.70	14.59	13.72
84.00	9.00	0.00	2.53	3.55	14.20	13.65
96.00	9.00	0.00	-0.33	5.41	13.86	13.58
108.00	9.00	0.00	-1.03	5.89	13.73	13.51
120.00	9.00	0.00	-1.13	6.18	13.64	13.43
132.00	9.00	0.00	-1.15	6.42	13.56	13.36
144.00	9.00	0.00	-1.16	6.65	13.49	13.29
156.00	9.00	0.00	-1.16	6.89	13.42	13.22
168.00	9.00	0.00	-0.90	6.99	13.25	13.15
180.00	9.00	0.00	0.30	6.99	13.08	13.07
192.00	9.00	0.00	0.21	7.27	13.01	13.00
204.00	9.00	0.00	0.13	7.43	12.93	12.93
216.00	9.00	0.00	-0.02	7.54	12.87	12.86
228.00	9.00	0.00	-0.13	7.62	12.79	12.79
240.00	9.00	0.00	-0.15	7.69	12.72	12.72
252.00	9.00	0.00	-0.16	7.75	12.65	12.65
264.00	9.00	0.00	-0.17	7.81	12.58	12.57
276.00	9.00	0.00	-0.18	7.86	12.51	12.50
288.00	9.00	0.00	-0.18	7.90	12.44	12.43
300.00	9.00	0.00	-0.18	7.95	12.36	12.36
312.00	9.00	0.00	-0.19	7.99	12.29	12.29
324.00	9.00	0.00	-0.19	8.03	12.22	12.22
336.00	9.00	0.00	-0.19	8.07	12.15	12.14
348.00	9.00	0.00	-0.19	8.11	12.08	12.07
360.00	9.00	0.00	-0.22	8.15	12.01	12.00

Structure: 2

From Basin: TP Condos
To Basin: TP Prof
Structure Type: Gravity
Weir: None
Bleeder: None
Pipe: Diameter = 2 ft, Manning's n = 0.01, Length = 50 ft
US Invert Elev = 13.2 ft NGVD, DS Invert Elev = 13 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	13.00	11.00
12.00	0.59	0.02	0.00	0.00	13.00	11.99
24.00	1.18	0.16	0.01	0.00	13.04	12.02
36.00	2.04	0.38	0.09	0.04	13.14	12.28
48.00	2.91	0.46	0.25	0.20	13.23	12.54
60.00	8.22	29.08	-6.79	-0.87	14.17	14.28
72.00	11.00	0.81	2.60	0.08	14.53	14.59
84.00	11.00	0.00	2.20	2.56	14.14	14.20
96.00	11.00	0.00	9.18	4.23	13.71	13.86
108.00	11.00	0.00	8.97	4.64	13.56	13.73
120.00	11.00	0.00	8.92	4.88	13.47	13.64
132.00	11.00	0.00	8.90	5.08	13.39	13.56
144.00	11.00	0.00	8.90	5.28	13.32	13.49
156.00	11.00	0.00	8.90	5.47	13.25	13.42
168.00	11.00	0.00	0.32	5.41	13.24	13.25
180.00	11.00	0.00	0.35	5.31	13.28	13.08

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
192.00	11.00	0.00	0.16	5.54	13.19	13.01
204.00	11.00	0.00	0.09	5.67	13.15	12.93
216.00	11.00	0.00	0.06	5.74	13.12	12.87
228.00	11.00	0.00	0.04	5.79	13.10	12.79
240.00	11.00	0.00	0.03	5.83	13.08	12.72
252.00	11.00	0.00	0.02	5.86	13.07	12.65
264.00	11.00	0.00	0.02	5.88	13.07	12.58
276.00	11.00	0.00	0.02	5.90	13.06	12.51
288.00	11.00	0.00	0.01	5.91	13.05	12.44
300.00	11.00	0.00	0.01	5.92	13.05	12.36
312.00	11.00	0.00	0.01	5.93	13.05	12.29
324.00	11.00	0.00	0.01	5.94	13.04	12.22
336.00	11.00	0.00	0.01	5.95	13.04	12.15
348.00	11.00	0.00	0.01	5.96	13.04	12.08
360.00	11.00	0.00	0.01	5.96	13.03	12.01

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	3.24	72.00	-3.62	0.00
2	9.26	95.60	-9.54	52.60

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
TP Prof	14.67	66.60	11.00	0.00
TP Condos	14.64	64.80	13.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
TP Prof	2.52	5.96	8.15	0.02	0.38	-0.03
TP Condos	6.05	0.00	5.96	0.00	0.09	0.00

Stormwater Maintenance Plan

Exfiltration: (To be maintained by Owner)

The drainage system serving this project consists primarily of a below surface trench drain network and a Control Structure. Three of the inlets are placed in the parking lot area and seven in the grassed area. The three in the parking lot will be subject to less potential debris than the seven in the grassed area. The other inlets are subject to debris and therefore the tops are raised an additional 0.5' above the grass to help reduce sediments and debris from entering the trench drain system. The inlets are equipped with aluminum debris baffles.

During construction the inlets will have 1/2" plywood wrapped with filter cloth placed under the inlet grate to prevent debris from entering the system. This protection will remain until after final approvals and all landscaping has been completed.

- Inspection of the drainage inlets with removal of the grates shall be done in the months of May, July, and November of each year to remove any accumulation of debris. Inspection of the Control Structure should also be done in these months to remove any accumulation of debris.

- Once every three years the inlets and pipes shall be flushed and pumped by a company specializing in this type of cleaning.

- Should the rainwater begin to overflow the inlet tops, with the rainfall being less than 3 to 4 inches within a 4 hour period, then the system is to be inspected and cleaned as necessary.

- If required in control structures, skimmers are to be maintained periodically every time catch basin maintenance occurs.

Catch Basin Maintenance: (To be maintained by Owner)

Catch Basins shall have regularly scheduled maintenance a minimum of 1 time a year. Scheduled maintenance shall include but not be limited to clearing of all debris within the catch basin and removal of any obstructions in and around the catch basin. Catch Basins shall be maintained after any major storm event.

Nuisance Exotics: (To be maintained by Owner)

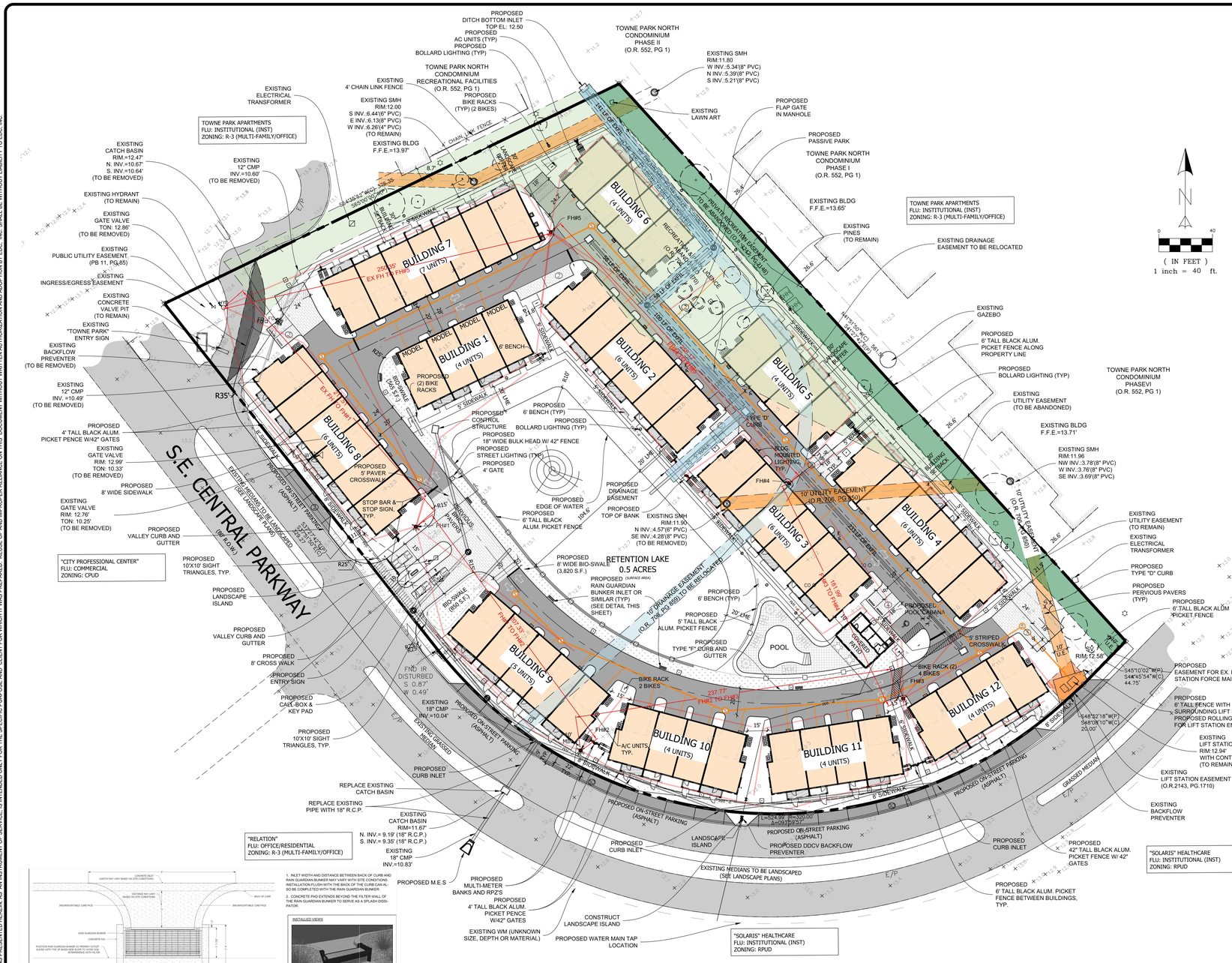
Stormwater management system will be monitored continually for nuisance exotics to ensure that no regrowth occurs.

Pervious Concrete: (To be maintained by Owner)

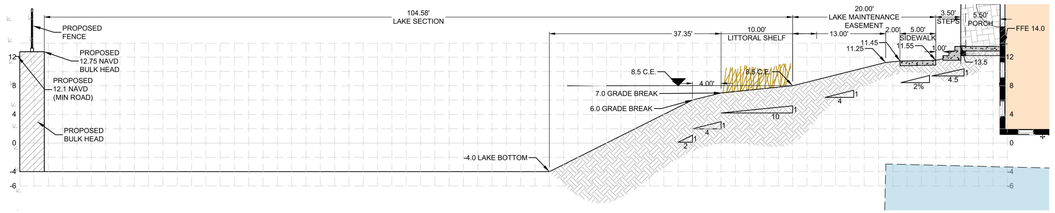
Also, the drainage system serving this project consists of pervious concrete. The sands upper layer is rapid draining and the water table is 4 feet deep. Therefore, the maintenance will primarily consist of keeping the retention area free of debris and the pervious concrete free of clays.

- Once every ten years the pervious concrete can be flushed and vacuumed by a company specializing in this type of cleaning.

- Should the rainwater begin to pond, with the rainfall being less than 3 inches within a 4-hour period, then the pervious concrete is to be inspected and cleaned as stated above.

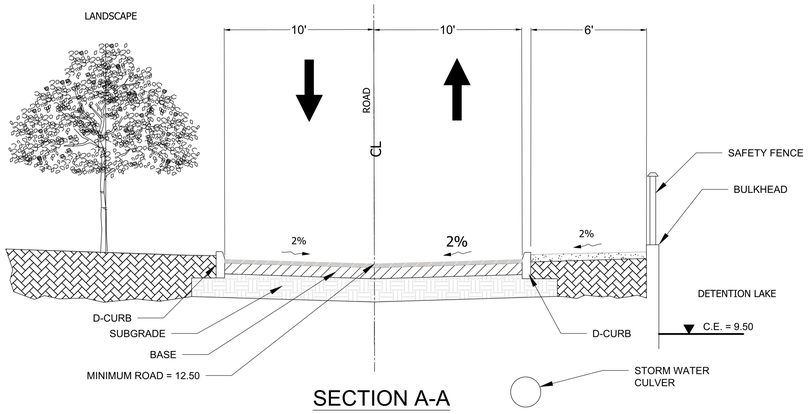

S.E. CENTRAL PARKWAY
(86' R.O.W.)
BUILDING 1 (4 UNITS)
BUILDING 2 (6 UNITS)
BUILDING 3 (6 UNITS)
BUILDING 4 (6 UNITS)
BUILDING 5 (4 UNITS)
BUILDING 6 (4 UNITS)
BUILDING 7 (7 UNITS)
BUILDING 8 (6 UNITS)
BUILDING 9 (5 UNITS)
BUILDING 10 (4 UNITS)
BUILDING 11 (4 UNITS)
BUILDING 12 (4 UNITS)
POOL
RETENTION LAKE
0.5 ACRES
TOWNE PARK APARTMENTS
FLU: INSTITUTIONAL (INST)
ZONING: R-3 (MULTI-FAMILY/OFFICE)
"CITY PROFESSIONAL CENTER"
FLU: COMMERCIAL
ZONING: CPUD
"RELATION"
FLU: OFFICE/RESIDENTIAL
ZONING: R-3 (MULTI-FAMILY/OFFICE)
"SOLARIS" HEALTHCARE
FLU: INSTITUTIONAL (INST)
ZONING: RPUD
TOWNE PARK NORTH CONDOMINIUM PHASE II (O.R. 552, PG 1)
TOWNE PARK NORTH CONDOMINIUM RECREATIONAL FACILITIES (O.R. 552, PG 1)
TOWNE PARK NORTH CONDOMINIUM PHASE I (O.R. 552, PG 1)
TOWNE PARK NORTH CONDOMINIUM PHASEVI (O.R. 552, PG 1)
PROPOSED DITCH BOTTOM INLET TOP EL: 12.50
PROPOSED AC UNITS (TYP)
PROPOSED BOLLARD LIGHTING (TYP)
EXISTING 4' CHAIN LINK FENCE
PROPOSED BIKE RACKS (TYP) (2 BIKES)
EXISTING ELECTRICAL TRANSFORMER
EXISTING SMH RIM:12.00 S INV.:6.44'(6" PVC) E INV.:6.13'(8" PVC) W INV.:6.26'(4" PVC) (TO REMAIN)
EXISTING BLDG F.F.E.=13.97'
EXISTING CATCH BASIN RIM.=12.47' S. INV.=10.67' S. INV.=10.64' (TO BE REMOVED)
EXISTING 12" CMP INV.=10.60' (TO BE REMOVED)
EXISTING HYDRANT (TO REMAIN)
EXISTING GATE VALVE TON: 12.86' (TO BE REMOVED)
EXISTING PUBLIC UTILITY EASEMENT. (PB 11, PG.85)
EXISTING INGRESS/EGRESS EASEMENT
EXISTING CONCRETE VALVE PIT (TO REMAIN)
EXISTING "TOWNE PARK" ENTRY SIGN
EXISTING BACKFLOW PREVENTER (TO BE REMOVED)
EXISTING 12" CMP INV. =10.49' (TO BE REMOVED)
PROPOSED 4' TALL BLACK ALUM. PICKET PENCE W/42" GATES
EXISTING GATE VALVE RIM: 12.99' TON: 10.33' (TO BE REMOVED)
PROPOSED 8' WIDE SIDEWALK
EXISTING GATE VALVE RIM: 12.76' TON: 10.26' (TO BE REMOVED)
PROPOSED VALLEY CURB AND GUTTER
PROPOSED 10'X10' SIGHT TRIANGLES, TYP.
PROPOSED LANDSCAPE ISLAND
PROPOSED VALLEY CURB AND GUTTER
PROPOSED 8' CROSS WALK
PROPOSED ENTRY SIGN
PROPOSED CAT-BOX & KEY PAD
PROPOSED 10'X10' SIGHT TRIANGLES, TYP.
PROPOSED M.E.S
PROPOSED MULTI-METER BANKS AND RPZ'S
PROPOSED 4' TALL BLACK ALUM. PICKET PENCE W/42" GATES
EXISTING WM (UNKNOWN SIZE, DEPTH OR MATERIAL)
PROPOSED WATER MAIN TAP LOCATION
CONSTRUCT LANDSCAPE ISLAND
REPLACE EXISTING CATCH BASIN
REPLACE EXISTING PIPE WITH 18" R.C.P.
EXISTING CATCH BASIN RIM=11.67' N. INV.= 9.19' (18" R.C.P.) S. INV.= 9.35' (18" R.C.P.)
EXISTING 18" CMP INV.=10.83'
PROPOSED CURB INLET
EXISTING 18" CMP INV. =10.04'
PROPOSED ON-STREET PARKING (ASPHALT)
EXISTING GRASSED MEDIAN
PROPOSED 5' PAVER CROSSWALK
STOP BAR & STOP SIGN, TYP.
PROPOSED CONTROL STRUCTURE
PROPOSED 6' BENCH (TYP)
PROPOSED BOLLARD LIGHTING (TYP)
PROPOSED 18" WIDE BULK HEAD W/ 42" FENCE
PROPOSED STREET LIGHTING (TYP)
PROPOSED 4' GATE
PROPOSED EDGE OF WATER
PROPOSED TOP OF BANK
PROPOSED 6' TALL BLACK ALUM. PICKET FENCE
EXISTING SMH RIM:11.90 N INV.:4.57'(6" PVC) SE INV.:4.28'(8" PVC) (TO BE REMOVED)
PROPOSED 8' WIDE BIO-SWALE (3,820 S.F.)
BIO-SWALE (650 S.F.)
PROPOSED RAIN GUARDIAN BUNKER INLET OR SIMILAR (TYP) (SEE DETAIL THIS SHEET)
PROPOSED 6' BENCH (TYP)
PROPOSED 5' TALL BLACK ALUM. PICKET FENCE
PROPOSED TYPE "E" CURB AND GUTTER
PROPOSED DRAINAGE EASEMENT
10' DRAINAGE EASEMENT (O.R. 2967, PG 1960) TO BE RELOCATED
EXISTING SMH RIM:11.80 W INV.:5.34'(8" PVC) N INV.:5.39'(8" PVC) S INV.:5.21'(8" PVC)
EXISTING LAWN ART
PROPOSED FLAP GATE IN MANHOLE
PROPOSED PASSIVE PARK
EXISTING BLDG F.F.E.=13.65'
EXISTING PINES (TO REMAIN)
EXISTING DRAINAGE EASEMENT TO BE RELOCATED
PRIVATE RECREATION EASEMENT (TO BE ABANDONED O.R. 552, PG 1)
RECREATIONAL AMENITY (O.R. 552, PG 1)
EXISTING GAZEBO
PROPOSED 6' TALL BLACK ALUM. PICKET FENCE ALONG PROPERTY LINE
PROPOSED BOLLARD LIGHTING (TYP)
EXISTING UTILITY EASEMENT (TO BE ABANDONED)
EXISTING BLDG F.F.E.=13.71'
EXISTING SMH RIM:11.96 NW INV.:3.78'(8" PVC) W INV.:3.76'(8" PVC) SE INV.:3.69'(8" PVC)
10' UTILITY EASEMENT (O.R. 708, PG 500)
EXISTING UTILITY EASEMENT (TO REMAIN)
EXISTING ELECTRICAL TRANSFORMER
PROPOSED TYPE "D" CURB
PROPOSED PERVIOUS PAVERS (TYP)
PROPOSED 6' TALL BLACK ALUM PICKET FENCE
PROPOSED 6' STRIPED CROSSWALK
PROPOSED POOL CABANA
BIKE RACK (2) 4 BIKES
BIKE RACK 2 BIKES
PROPOSED EASEMENT FOR EX. LIFT STATION FORCE MAIN
PROPOSED 6' TALL FENCE WITH FABRIC SURROUNDING LIFT STATION
PROPOSED ROLLING GATE FOR LIFT STATION ENTRANCE
EXISTING LIFT STATION RIM:12.94' WITH CONTROL BOX (TO REMAIN)
EXISTING LIFT STATION EASEMENT (O.R.2143, PG.1710)
EXISTING BACKFLOW PREVENTER
PROPOSED 42" TALL BLACK ALUM. PICKET FENCE W/ 42" GATES
PROPOSED 6' TALL BLACK ALUM. PICKET FENCE BETWEEN BUILDINGS, TYP.
EXISTING MEDIANS TO BE LANDSCAPED (SEE LANDSCAPE PLANS)
PROPOSED DDCV BACKFLOW PREVENTER
PROPOSED ON-STREET PARKING (ASPHALT)
LANDSCAPE ISLAND
PROPOSED CURB INLET
GRASSED MEDIAN
6' SIDEWALK
5' SIDEWALK
30' LAKE
10' UTILITY EASEMENT (O.R. 708, PG 500)
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FH#2222
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FH#2235
FH#2236
FH#2237

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 ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

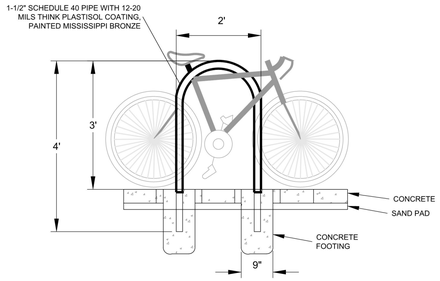


TYPICAL LAKE CROSS SECTION W/ LITTORAL PLANTINGS

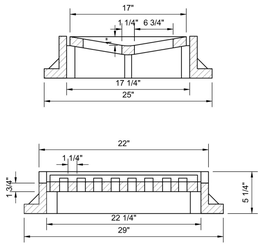
SCALE: 1:10



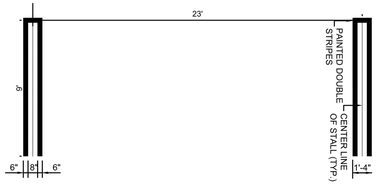
SECTION A-A



BIKE RACK DETAIL



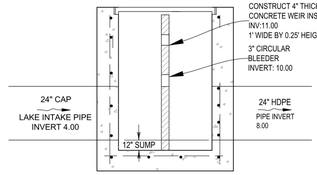
VALLEY CURB INLET

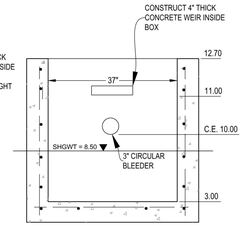


TYPICAL PARALLEL PARKING STALL

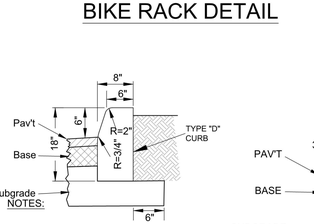
1" = 5'







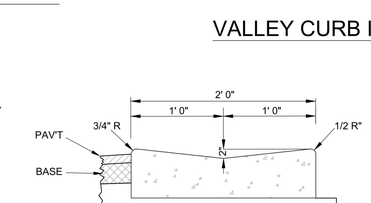
MODIFIED TYPE 'C' CONTROL STRUCTURE



1. Use 3,000 P.S.I. concrete at 28 days for construction.

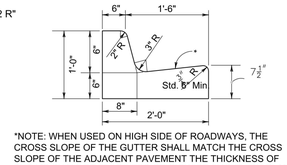
TYPE "D" CURB

2. Subgrade to extend an additional 6" beyond Type "D" Curb.
3. Type "D" Curb to be constructed in accordance with FDOT Index #522-001.



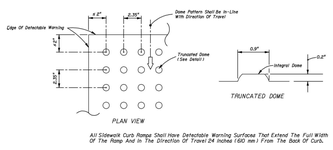
NOTES:
3,000 P.S.I. CONCRETE AT 28 DAYS

2' VALLEY GUTTER



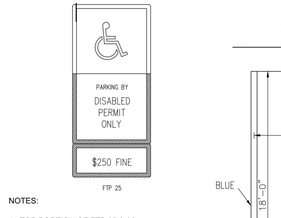
*NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

TYPE F



NOTES:
REFER TO FDOT INDEX 304 FOR FURTHER DETAILS

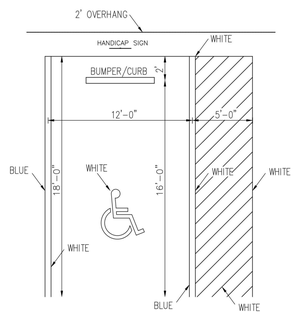
DETECTABLE WARNING



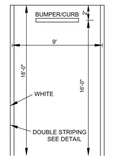
FTP 25

NOTES:

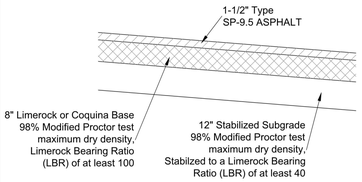
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.



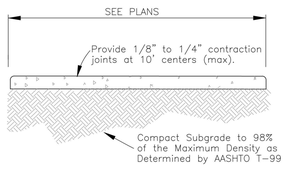
HANDICAP SPACE DETAIL



18' PARKING STALL DETAIL



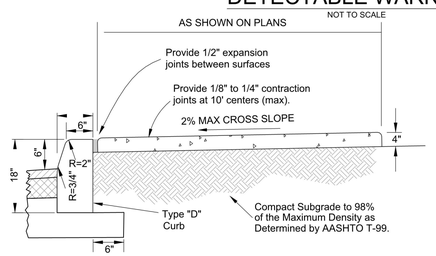
TYPICAL PAVEMENT SECTION



NOTES:
1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Sidewalk thickness to be increased to 6" thick at driveway locations.
3. All repairs required during sidewalk shall be removed and replaced 10' minimum to next full joint.

4" THICK SIDEWALK DETAIL

NOT TO SCALE

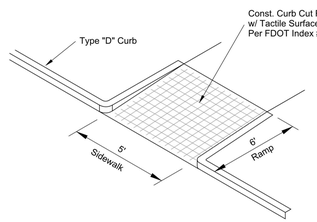


NOTES:

1. Use 4,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.

TYPE "D" CURB & SIDEWALK COMBINATION

NOT TO SCALE

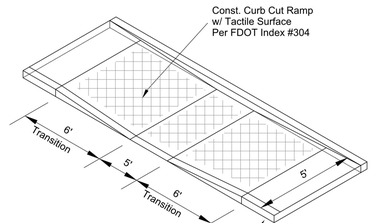


NOTE:

1. Sidewalk is perpendicular to curb.

CURB CUT RAMP

NOT TO SCALE



NOTE:

1. Sidewalk is parallel to curb.

HANDICAP CURB CUT RAMP

NOT TO SCALE

ENGINEERS SURVEYORS ENVIRONMENTAL
PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

JJL DESIGNED BY
JJL DRAWN BY
21-353 saltfish cay (8.dwg FILENAME
PEP (2) LAYOUT
AS SHOWN SCALE
6 APRIL 2022 DATE

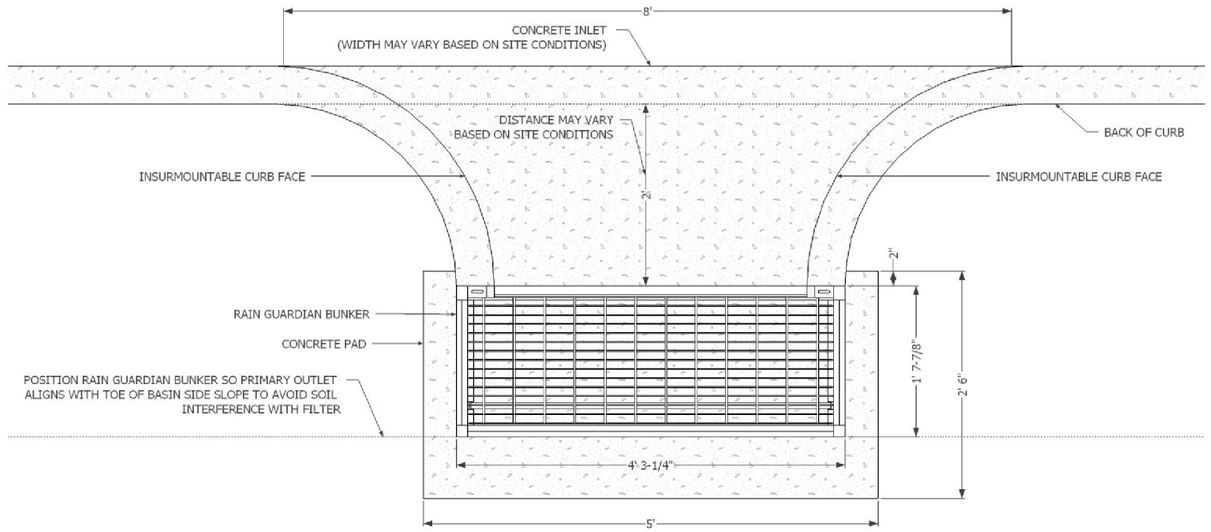
REVISION COMMENTS
DATE

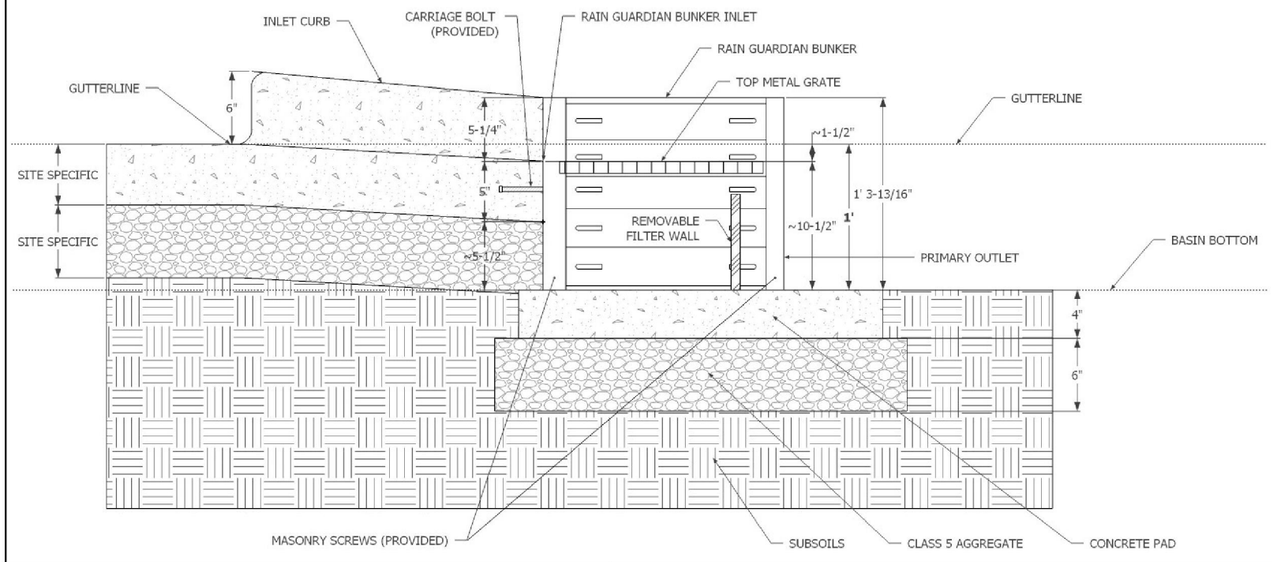
SAILFISH CAY
751 SE CENTRAL PARKWAY MF
PRELIMINARY ENGINEERING PLAN
STUART FLORIDA

R.J. KENNEDY, P.E. (DATE)
#56218
10250 SW VILLAGE PARKWAY, SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-353

2 OF 2



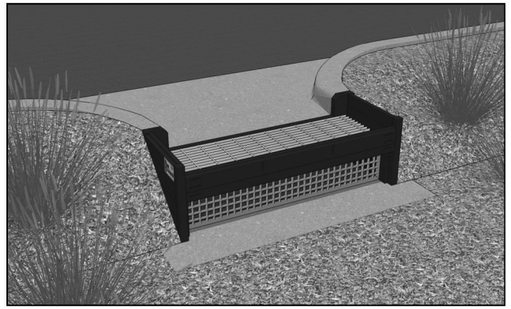


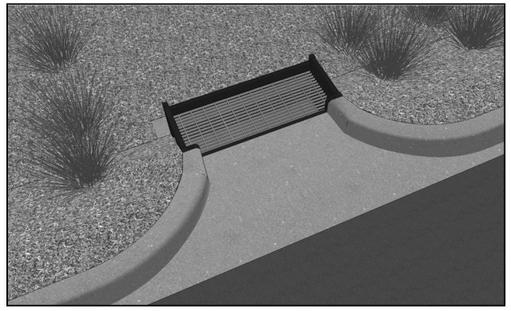
PLAN VIEW NOTES

1. INLET WIDTH AND DISTANCE BETWEEN BACK OF CURB AND RAIN GUARDIAN BUNKER MAY VARY WITH SITE CONDITIONS. INSTALLATION FLUSH WITH THE BACK OF THE CURB CAN ALSO BE COMPLETED WITH THE RAIN GUARDIAN BUNKER.

2. CONCRETE PAD EXTENDS BEYOND THE FILTER WALL OF THE RAIN GUARDIAN BUNKER TO SERVE AS A SPLASH DISSIPATOR.

INSTALLED VIEWS





CROSS-SECTION VIEW NOTES

1. THE TOP OF THE CLASS 5 BASE (COMPACTED TO 95% STANDARD PROCTOR) IS PRECISELY 1'4" BELOW THE GUTTERLINE ELEVATION.

2. THE TOP OF THE CONCRETE PAD IS PRECISELY 1' BELOW THE GUTTERLINE.

INSTALLATION NOTES

1. INSTALL THE CONCRETE PAD WITH A 1' 10" OFFSET FROM THE BACK OF THE CURB TO ACCOMMODATE THE CONCRETE INLET. THIS DISTANCE MAY VARY BASED ON SITE CONDITIONS, BUT CONSIDERATIONS SHOULD INCLUDE SLOPE OF THE INLET AND BASIN SIDE SLOPES ADJACENT TO THE RAIN GUARDIAN BUNKER. POSITION RAIN GUARDIAN BUNKER SO PRIMARY OUTLET ALIGNS WITH TOE OF BASIN SIDE SLOPE TO AVOID SOIL INTERFERENCE WITH REMOVABLE FILTER WALL. THE CONCRETE PAD SHOULD BE REINFORCED WITH REBAR.

2. EXCAVATE 1' 10" BELOW THE GUTTERLINE ELEVATION (I.E. THE BIORETENTION OVERFLOW ELEVATION) TO ACCOMMODATE THE 1' PONDING DEPTH, 6" CLASS 5 AGGREGATE, AND 4" CONCRETE PAD TO WHICH THE RAIN GUARDIAN BUNKER WILL BE SECURED. THEREFORE, THE TOP OF THE FINISHED CONCRETE PAD IS PRECISELY 1' BELOW THE GUTTERLINE ELEVATION. THE TOP OF THE RAIN GUARDIAN BUNKER METAL GRATE WILL BE 10-1/2" ABOVE THE TOP OF THE CONCRETE PAD AND 1-1/2" BELOW THE GUTTERLINE ELEVATION TO ACCOMMODATE A SLOPED INLET FROM THE GUTTER TO THE RAIN GUARDIAN BUNKER.

3. THE RAIN GUARDIAN BUNKER SHOULD BE POSITIONED 2" FROM THE EDGE OF THE CONCRETE PAD CLOSEST TO THE BACK OF THE CURB. THEREFORE, THE RAIN GUARDIAN BUNKER WILL BE 2' FROM THE BACK OF THE CURB.

4. USING THE PILOT HOLE IN EACH OF THE FOUR CORNER POSTS, PREDRILL 5/32" HOLES INTO THE CONCRETE PAD WITH A 4-1/2" MASONRY BIT AND HAMMER DRILL.

5. SECURE RAIN GUARDIAN BUNKER TO CONCRETE PAD WITH FOUR 3/16" X 2-3/4" MASONRY SCREWS (PROVIDED).

6. INSTALL FRAMING FOR INLET BETWEEN RAIN GUARDIAN BUNKER AND BACK OF CURB. TOP ELEVATIONS OF THE FRAMING SHOULD MATCH THE TOP OF THE CURB ON THE STREET SIDE AND THE TOP OF THE RAIN GUARDIAN BUNKER ON THE BIORETENTION SIDE.

7. WHEN POURING THE CONCRETE INLET, ENSURE THE CARRIAGE BOLTS ON THE RAIN GUARDIAN BUNKER ARE SURROUNDED BY AT LEAST 2" OF CONCRETE ON ALL SIDES.

8. SIDE CURBS OF THE POURED INLET MUST HAVE AN INSURMOUNTABLE PROFILE TO PREVENT WATER FLOW FROM OVERTOPPING THE DOWNSTREAM SIDE OF THE INLET.

9. WRAP CABLE THROUGH TOP METAL GRATE AND SECURE WITH PROVIDED CLAMP. ENSURE SUFFICIENT SLACK EXISTS IN CABLE TO ALLOW FOR GRATE REMOVAL AND PLACEMENT IN CONCRETE INLET DURING CLEANING. REMOVABLE FILTER WALL SHOULD BE INSTALLED WITH FILTER FABRIC FACING THE RAIN GUARDIAN BUNKER INLET.

RAIN GUARDIAN
U.S. PATENT NO. 8,501,016

PRETREATMENT FOR BIORETENTION

Rain Gardens • Swales • Filtration Basins • Infiltration Basins

www.RainGuardian.biz

RAIN GUARDIAN BUNKER
PRETREATMENT CHAMBER
BIORETENTION PONDING DEPTH: 1'
TYPICAL DETAIL

REVISION HISTORY

REV	BY	DATE	DESCRIPTION
A	MDH	12/1/15	BUNKER—1'
SCALE		VARIABLE	
U.S. PATENT		8,501,016	

Anoka Conservation District
1318 McKay Dr. NE, Suite 300
Ham Lake, MN 55304
763-434-2030

October 21, 2021 **Revised: ~~02/17/202~~2 03/22/2022**

751 SE Central LLC
224 Chimney Corner Lane
Suite 3032
Jupiter, FL 33458
ATTN: RyanJohnston

VIA Email: liz@johnstongroupinc.com

Reference: **Environmental Assessment**
751 SE Central Parkway
Stuart, Florida
Parcel ID # 09-38-41-011-000-00001-1

Dear Mr. Fischer,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Stuart developmental review regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.

Madison Quinones, BS, FWC AGTA, AWB®
Wildlife Biologist | Project Scientist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel IDs: 09-38-41-011-000-00001-1
751 SE Central Parkway
Stuart, Florida

Date: October 21, 2021 **Revised: ~~02/17/2022~~ 03/22/2022**
Project # 21-353

Prepared For:
751 SE Central LLC
224 Chimney Corner Lane
Jupiter, FL 33458
ATTN: Ryan Johnston
liz@johnstongroupinc.com

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID # 09-38-41-011-000-00001-1) comprised of 4.88 acres. The property is classified by the Martin County Property Appraiser as vacant institutional land (land use code 7000). The subject property has a Future Land Use Designation of Institutional (INST) and is located in the Residential – Multi Family / Office (R3) zoning district. The subject property is located at 751 SE Central Parkway in Stuart, Florida. The subject property is further located within Section 09, Township 38 South, and Range 41 East.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on October 20, 2021 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The upland habitat consisted of the following FLUCCS (Florida Land Use & Cover Classification System) code; 740 – disturbed lands. According to Google Earth aerial images, the land was previously cleared and developed during the late 90s to early 2000s. The buildings appeared to be demolished in 2007-2008. Since then, the land has been maintained via mowing. It is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat.

Common Name	Species Name
Cabbage Palm	*Sabal Palmetto*
Slash Pine	*Pinus elliottii var. densa*
Saw Palmetto	*Serenoa repens*
Broom Grass	*Andropogon spp.*
Bahia Grass**	*Paspalum notatum*
Brazilian Pepper**	*Schinus terebinthifolia*

***Nuisance Vegetation**
****Exotic/Invasive Vegetation**

Table 1: This table lists a representative sample of upland vegetative species observed during the site visit.

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. None of these components were found during the field reconnaissance on the property.

Please refer to the attached Florida Land Use and Cover Classification System (FLUCCS) map for the approximate location of the habitat(s) delineated onsite.

WILDLIFE EVALUATION:
EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. The potential for gopher tortoise habitat was observed on site. EDC's FWC Authorized Agent conducted a 100% gopher tortoise survey on February 21, 2022. No burrows were located on site. Please be aware that the survey expires after 90 days. If the survey expires prior to construction commencement, another 100% survey will be conducted prior to any land clearing activity.

Due to there being no native upland habitat, wetlands, and/or other surface waters located on site, historical and continued anthropogenic disturbance (clearing, development, mowing, etc.), and no connection to any adjoining significant native habitats, it is unlikely that any other listed animal species is located onsite.

SOIL COMPOSITION:
Based on a review of the US Department of Agriculture (USDA) Web Soil Survey, the site is composed of:

Waveland sand – This is a nearly level, poorly drained soil found in broad open areas of the flatwoods. The natural vegetation associated with this soil type is slash pine and an understory of saw palmetto, gallberry, fetterbush, running oak, and dwarf huckleberry. Grasses are pineland threeawn, bluestem and panicum. Typically, the surface layer is dark gray sand with a light gray and grayish brown subsurface layer. Under natural conditions, this soil is not suited to cultivate crops or for pasture because of ponding. However, if intensive management, soil improving measures and a good water control system are implemented, the soil is suitable for vegetable crops and pasture.

Immokalee fine sand – This is a poorly drained soil found in broad areas of flatwoods. Typically the surface layer is very dark gray fine sand about 6 inches thick. The subsurface layer extends to a depth of 35 inches and is fine sand. The seasonal high water table in Immokalee soil is at a depth of 6 to 8 inches from June through September. During the remainder of the year it is typically at a depth of 18 to 40 inches. Natural vegetation consists of slash pine and scattered oak with an understory of saw palmetto, gallberry, fetterbush, pineland threeawn, chalky bluestem, and Indian grass. This soil is poorly suited for crops and citrus. Water control measures are needed to overcome excessive wetness.

CITY OF STUART REGULATIONS:
The following lists the City of Stuart Land Development Code (LDC) that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

Section 5.04.00: *No site clearing of any land within the city shall be permitted without city approval. For sites where less than 25% of the development site exists as native vegetative area, all native vegetative areas shall be preserved.*

No native upland habitat was located on site. It is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat.

Section 5.05.00: *A tree location map shall be included with the application for site plan approval. Protected trees include slash pines with a DBH of ten inches, or any other tree referenced in chapter V of the LDC with a DBH of 4.5 inches (City of Stuart Tree List) or with a DBH of six inches for flowering trees (City of Stuart Flowering Tree List).*

Trees meeting the City of Stuart protected tree species criteria are located on site and a tree survey will need to be conducted to include with the site plan submittal.

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID # 09-38-41-011-000-00001-1) comprised of 4.88 acres. The property is classified by the Martin County Property Appraiser as vacant institutional land (land use code 7000). The subject property is located at 751 SE Central Parkway in Stuart, Florida.

It is the professional opinion of EDC that there is no native upland habitat or wetlands located on site. However, it is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat. Accordingly, trees meeting the City of Stuart protected tree species criteria are located on site and a tree survey will need to be conducted to include with the site plan submittal. Further tree protection actions such as mitigation, may be required based off the survey.

Lastly, gopher tortoise habitat was observed on site and a 100% gopher tortoise survey was conducted by EDC's Florida Fish and Wildlife Conservation Commission (FWC) Authorized Agent and no burrows were located onsite. Due to there being no native upland habitat, wetlands, and/or other surface waters located on site, historical and continued anthropogenic disturbance (clearing, development, mowing, etc.), and no connection to any adjoining significant native habitats, it is unlikely that any other listed animal species is located onsite.

ENGINEERS ◕ SURVEYORS ◕ ENVIRONMENTAL

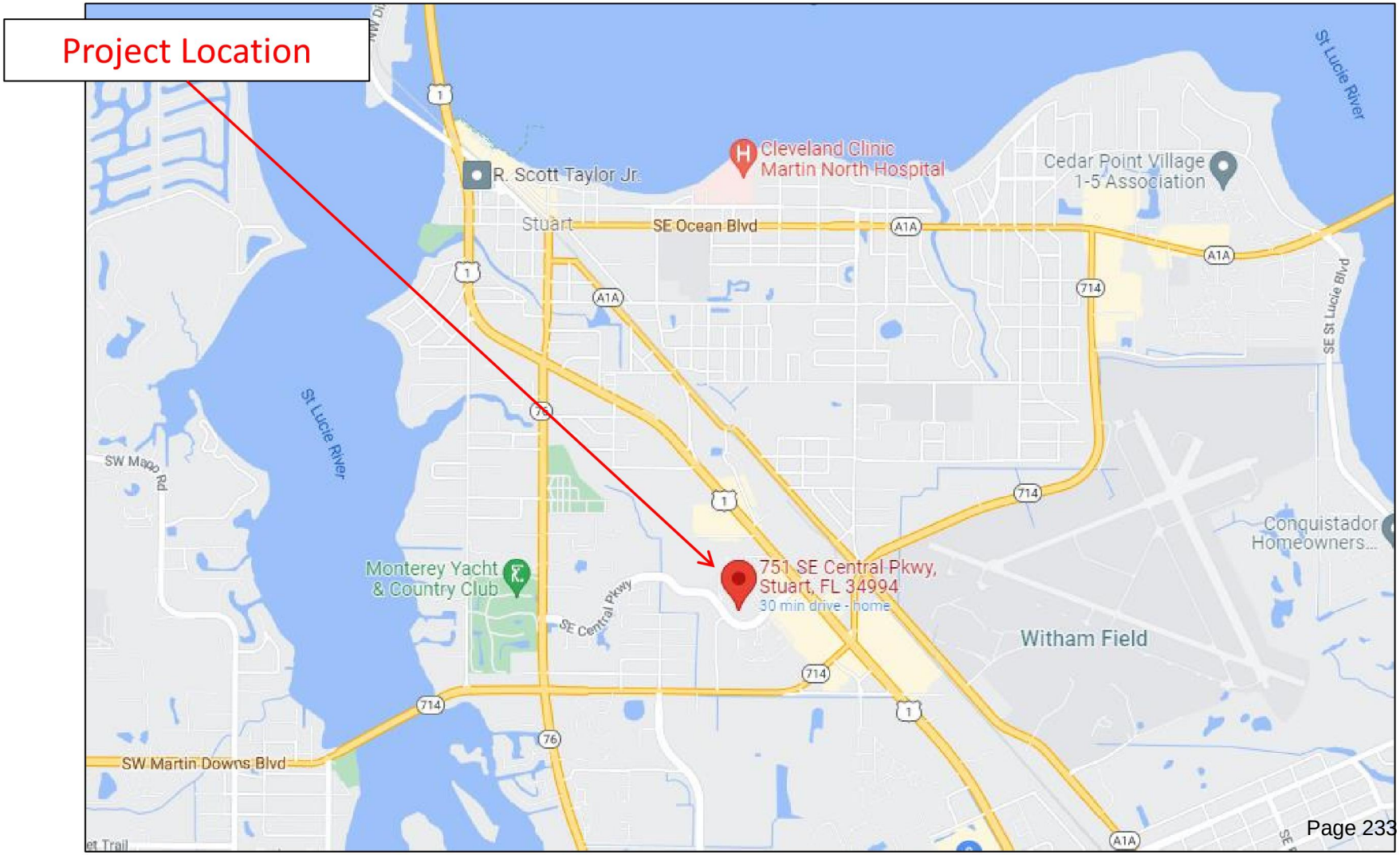
Environmental Assessment

751 SE Central Parkway
Stuart, Florida

Location Map

Project: 21-353	Johnston Group Inc.	10/21/2021

N



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

751 SE Central Parkway
Stuart, Florida

Property Appraiser Map

Project: 21-353	Johnston Group Inc.	10/21/2021

N



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

751 SE Central Parkway
Stuart, Florida

Soil Map

Project: 21-353	Johnston Group Inc.	10/21/2021

N

Martin County, Florida (FL085)

Martin County, Florida (FL085)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	4.8	100.0%
Totals for Area of Interest		**4.8**	**100.0%**



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

751 SE Central Parkway
Stuart, Florida

Florida Land Use, Cover and Forms Classification System (FLUCCS) Map

Project: 21-353	Johnston Group Inc.	10/21/2021

N

FLUCCS Codes	
740	Disturbed Lands

***This map demonstrates an approximation of habitat boundaries on site.**



ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Environmental Assessment

751 SE Central Parkway
Stuart, Florida

1995 Google Earth Aerial

Project: 21-353	Johnston Group Inc.	10/21/2021

N



ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Environmental Assessment

751 SE Central Parkway
Stuart, Florida

2003 Google Earth Aerial

Project: 21-353	Johnston Group Inc.	10/21/2021

N



ENGINEERS SURVEYORS ENVIRONMENTAL

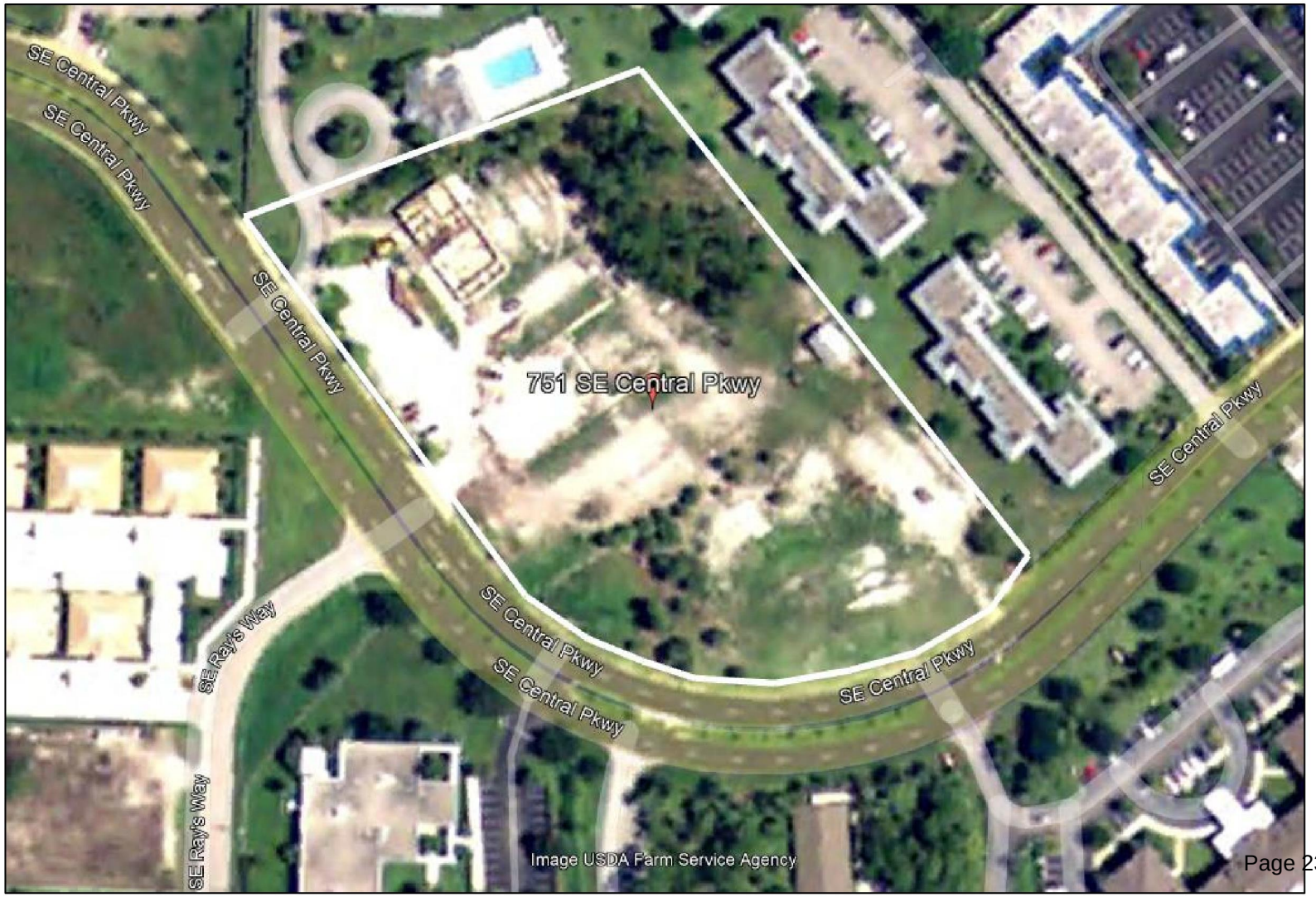
Environmental Assessment

751 SE Central Parkway
Stuart, Florida

2007 Google Earth Aerial

Project: 21-353	Johnston Group Inc.	10/21/2021

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ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

751 SE Central Parkway
Stuart, Florida

2009 Google Earth Aerial

Project: 21-353	Johnston Group Inc.	10/21/2021

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TECHNICAL MEMORANDUM

TO: JOHNSTON GROUP, INC.

FROM: EDC, INC. – ENVIRONMENTAL DIVISION

SUBJECT: 751 SE Central Parkway Gopher Tortoise Survey
Parcel ID: 09-38-41-011-000-00001-1

DATE: FEBRUARY 21, 2022

On February 21, 2022 Madison Quinones, a Florida Fish and Wildlife Conservation Commission (FWC) Authorized Gopher Tortoise Agent with EDC performed a 100% gopher tortoise survey on the above referenced property. Pedestrian transects were completed in compliance with FWC Gopher Tortoise Permitting Guidelines (April 2008 – revised July 2020). The 4.88 acre parcel is currently designated as vacant institutional land (land use code 7000) according to the Martin County Property Appraiser. EDC found no potentially occupied, occupied, and/or abandoned gopher tortoise burrows during the 100% survey of the property. Please be aware any land clearing activities occurring within a 25 foot radius of occupied or potentially occupied burrow(s) will require FWC approval. If during clearing a burrow or suspected burrow is discovered please contact the above referenced agent prior to restarting clearing activities.

Please be aware that this survey is only valid for 90 days. If land clearing is to occur after the 90 days of this survey, an updated survey may need to be completed.

Madison Quinones, BS, AWB®
FWC Authorized Gopher Tortoise Agent



ENGINEERS ◕ SURVEYORS ◕ ENVIRONMENTAL

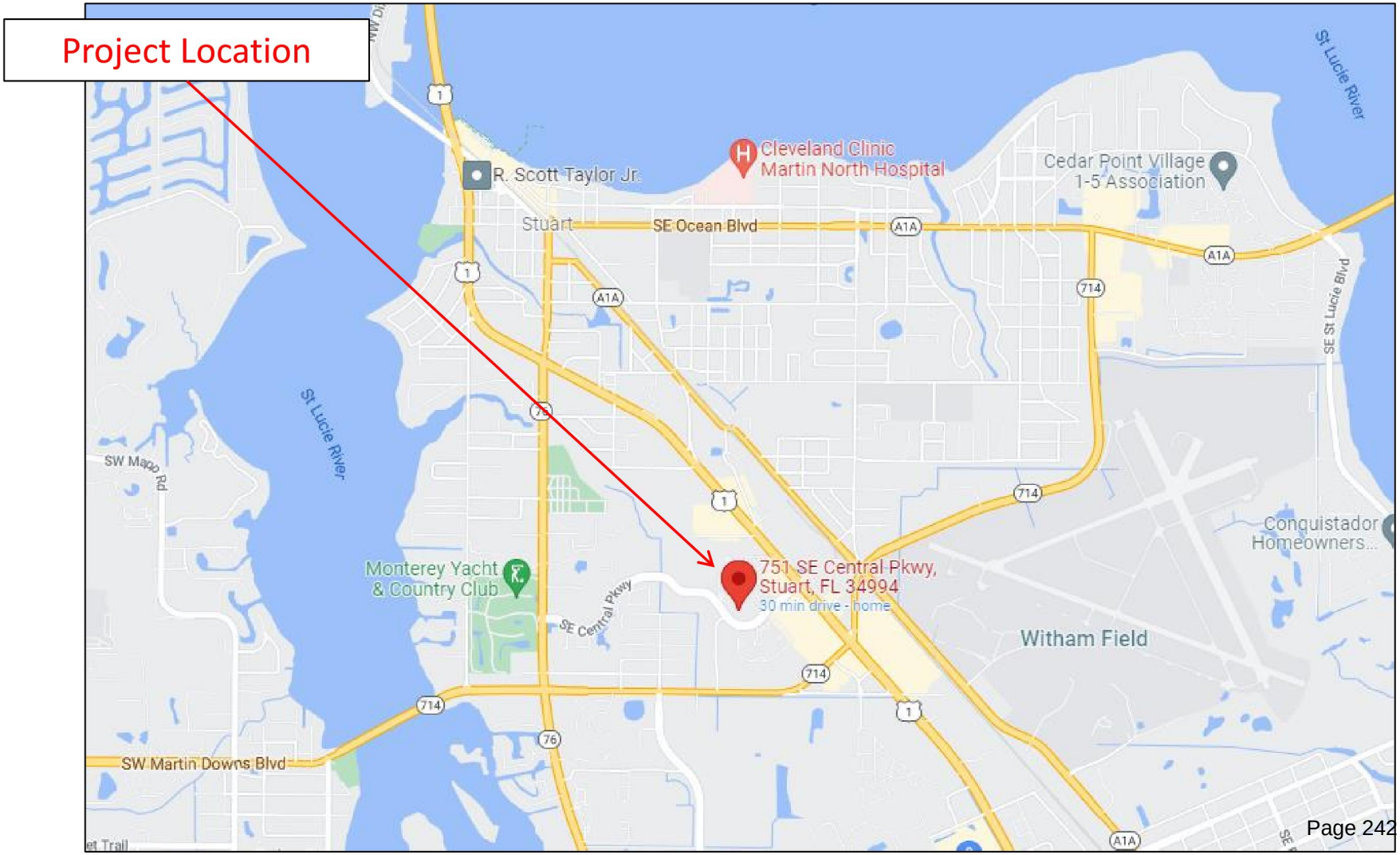
Gopher Tortoise Survey

751 SE Central Parkway
Stuart, Florida

Location Map

Project: 21-353	Johnston Group Inc.	02/21/2022

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ENGINEERS SURVEYORS ENVIRONMENTAL

Gopher Tortoise Survey

751 SE Central Parkway
Stuart, Florida

Property Appraiser Map

Project: 21-353	Johnston Group Inc.	02/21/2022

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ENGINEERS SURVEYORS ENVIRONMENTAL

Gopher Tortoise Survey

751 SE Central Parkway
Stuart, Florida

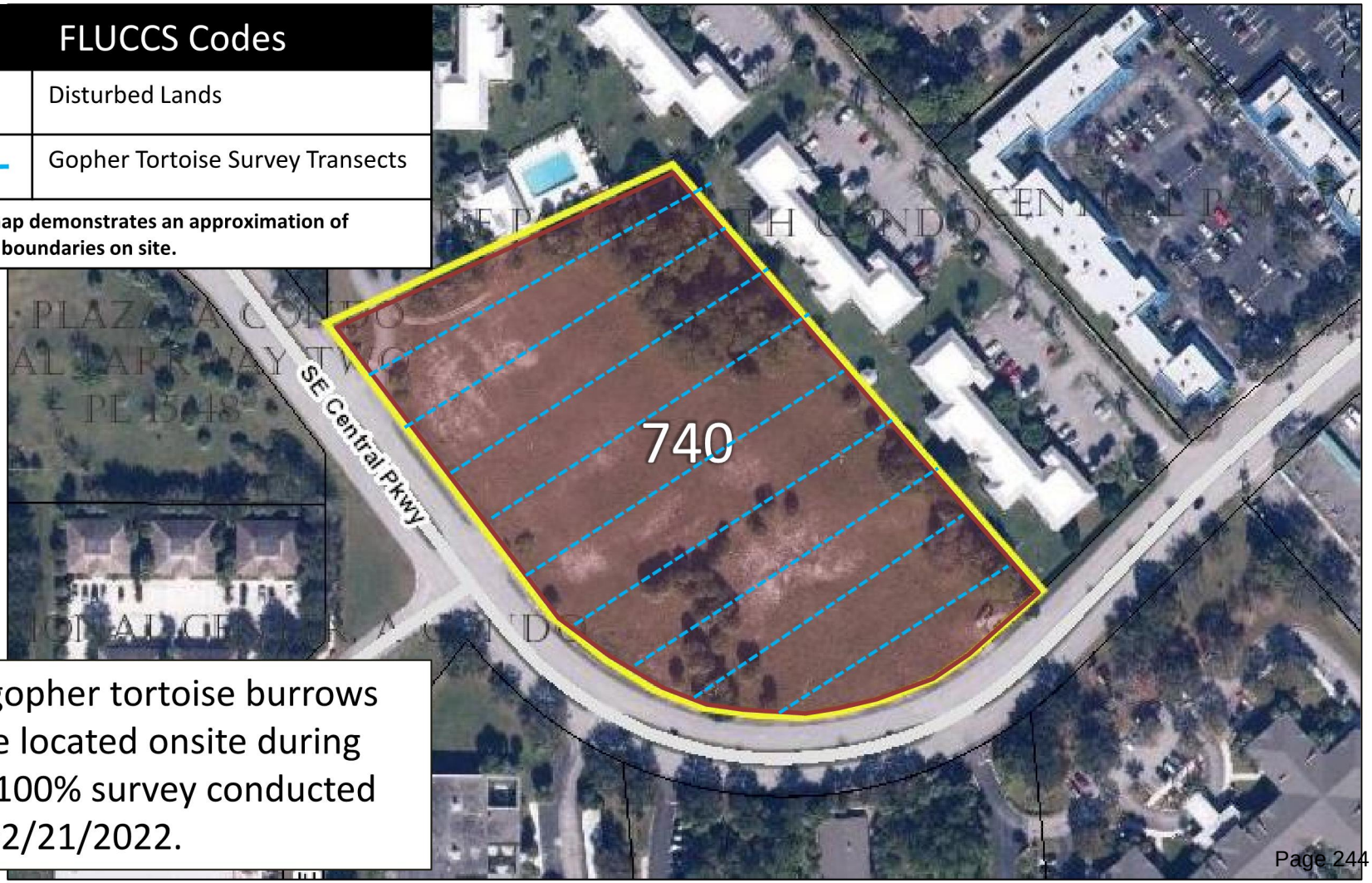
FLUCCS & Gopher Tortoise Survey Map

Project: 21-353	Johnston Group Inc.	02/21/2022

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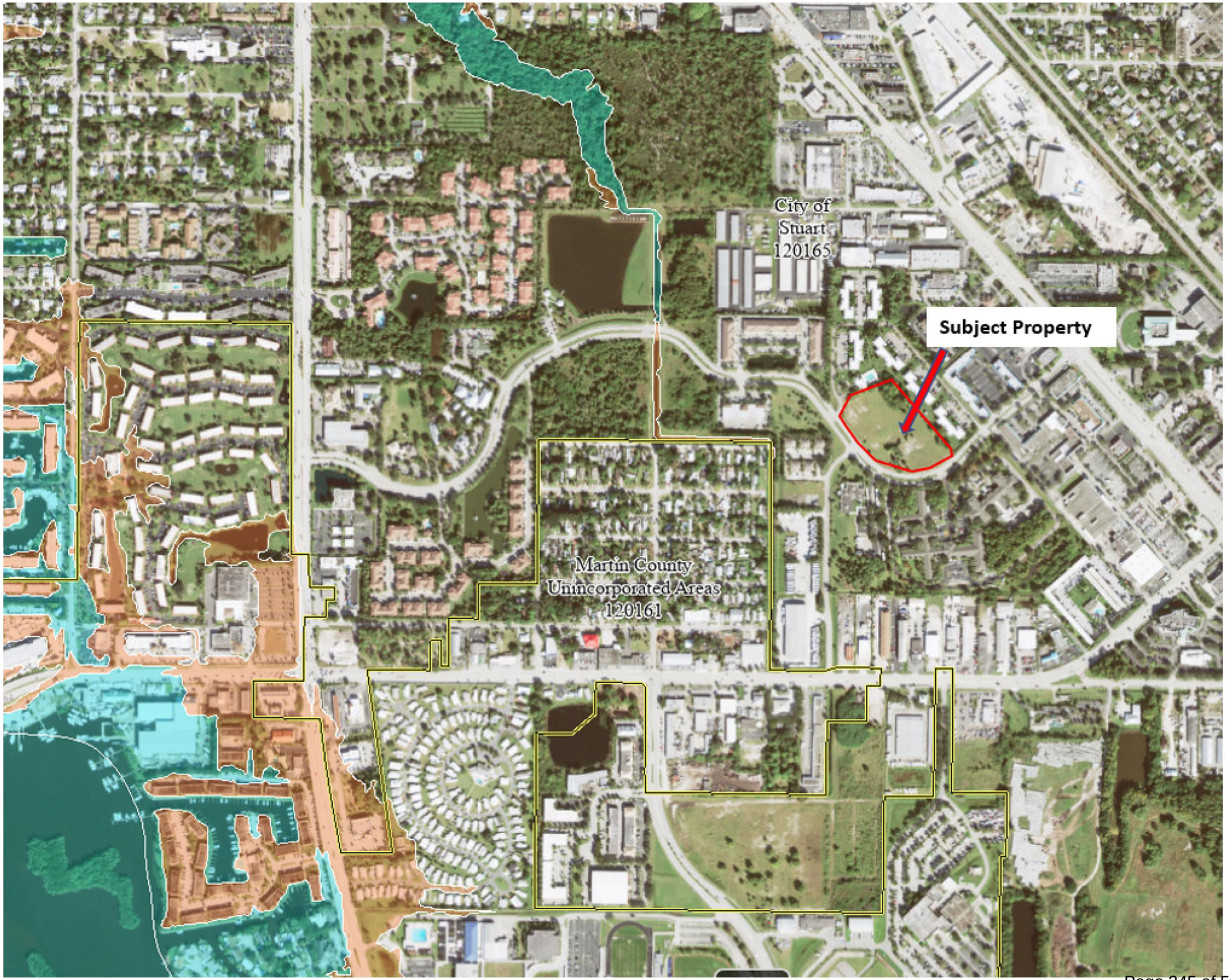
FLUCCS Codes	
740	Disturbed Lands
-----	Gopher Tortoise Survey Transects

***This map demonstrates an approximation of habitat boundaries on site.**



No gopher tortoise burrows were located onsite during the 100% survey conducted on 02/21/2022.

FEMA Exhibit



Fire Access Exhibit

0 5' 10' 20' 30' 40'

NORTH

NOTE: PLAN DEMONSTRATES WORST CASE SCENARIO FOR FIRE ACCESS BASED ON LARGEST BUILDING PROPOSED (7 UNITS, 2 STORY)

118' DISTANCE FROM FIRE TRUCK TO MIDPOINT OF REAR FACADE

120' DISTANCE FROM FIRE TRUCK TO MIDPOINT OF REAR FACADE

PROPERTY LINE

30' BUILDING SETBACK

30' LANDSCAPE BUFFER

5' SIDEWALK

BUILDING 7
(7 UNITS)

BUILDING 6
(4 UNITS)

BUILDING 1
(4 UNITS)

BIKE RACK
2 BIKES

NO PARKING
FIRE TRUCK

NO PARKING
FIRE TRUCK

PERVIOUS CONC., TYP.

5' SIDEWALK

FO

JOHNSTON GROUP
DEVELOPMENT & CONSTRUCTION
224 Chimney Corner Lane, Suite 3032
Jupiter, Florida 33458
561-691-4552

Litterick Landscape Architecture
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
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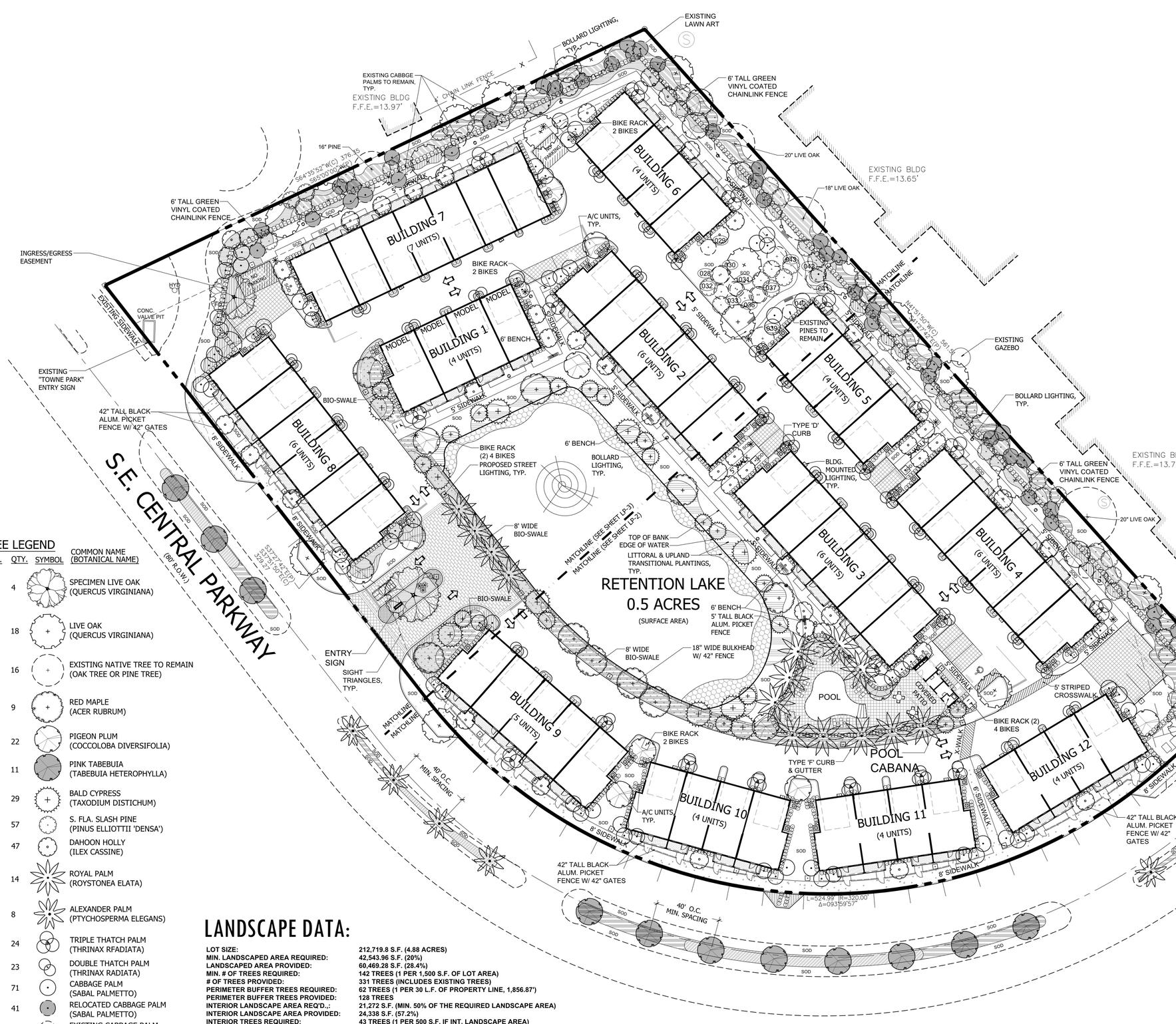
Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 10'

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	1/7/22
Job no.	
Revisions:	2/21/22

Sheet No.
SP-3



TREE LEGEND

ABB.	QTY.	SYMBOL	COMMON NAME (BOTANICAL NAME)
QV1	4		SPECIMEN LIVE OAK (QUERCUS VIRGINIANA)
QV	18		LIVE OAK (QUERCUS VIRGINIANA)
-	16		EXISTING NATIVE TREE TO REMAIN (OAK TREE OR PINE TREE)
AR	9		RED MAPLE (ACER RUBRUM)
CD	22		PIGEON PLUM (COCCOLOBA DIVERSIFOLIA)
TH	11		PINK TABEBUIA (TABEBUIA HETEROPHYLLA)
TD	29		BALD CYPRESS (TAXODIUM DISTICHUM)
PE	57		S. FLA. SLASH PINE (PINUS ELLIOTTII 'DENSA')
IC	47		DAHOON HOLLY (ILEX CASSINE)
RE	14		ROYAL PALM (ROYSTONEA ELATA)
PT1	8		ALEXANDER PALM (PTYCHOSPERMA ELEGANS)
TR3	24		TRIPLE THATCH PALM (THRINAX RFADIATA)
TR2	23		DOUBLE THATCH PALM (THRINAX RADIATA)
SP	71		CABBAGE PALM (SABAL PALMETTO)
RSP	41		RELOCATED CABBAGE PALM (SABAL PALMETTO)
-	8		EXISTING CABBAGE PALM (SABAL PALMETTO)

LANDSCAPE DATA:

LOT SIZE:	**212,719.8 S.F. (4.88 ACRES)**
MIN. LANDSCAPED AREA REQUIRED:	**42,543.96 S.F. (20%)**
LANDSCAPED AREA PROVIDED:	**60,469.28 S.F. (28.4%)**
MIN. # OF TREES REQUIRED:	**142 TREES (1 PER 1,500 S.F. OF LOT AREA)**
# OF TREES PROVIDED:	**331 TREES (INCLUDES EXISTING TREES)**
PERIMETER BUFFER TREES REQUIRED:	**62 TREES (1 PER 30 L.F. OF PROPERTY LINE, 1,856.87')**
PERIMETER BUFFER TREES PROVIDED:	**128 TREES**
INTERIOR LANDSCAPE AREA REQ'D.,:	**21,272 S.F. (MIN. 50% OF THE REQUIRED LANDSCAPE AREA)**
INTERIOR LANDSCAPE AREA PROVIDED:	**24,338 S.F. (57.2%)**
INTERIOR TREES REQUIRED:	**43 TREES (1 PER 500 S.F. IF INT. LANDSCAPE AREA)**
INTERIOR TREES PROVIDED:	**203 TREES**
% OF NATIVE TREES PROVIDED:	**100%**
% OF NATIVE SHRUBS PROVIDED:	**100%**

REFER TO SHEET LP-4 FOR PLANT LIST, PLANTING DETAILS & SPECIFICATIONS

Overall Landscape Plan

0 15' 30' 60' 90 120'

NORTH

JOHNSTON GROUP
DEVELOPMENT & CONSTRUCTION
224 Chimney Corner Lane, Suite 3032
Jupiter, Florida 33458
561-691-4552

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'GRADES AND STANDARDS' LATEST EDITION.

2. ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF STUART RATON CODE.

3. THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS CHANGES WITHOUT THE AUTHORIZATION OF THE CITY OF STUART, THE OWNER AND THE LANDSCAPE ARCHITECT.

4. THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

6. ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

7. ALL SOD SHALL BE STENOTAPHRUM SECONDATUM 'FLORITAM' (ST. AUGUSTINE SOD), UNLESS OTHERWISE NOTED.

8. ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO FLORIDA DEPARTMENT OF TRANSPORTATION SIGHT LINE GUIDELINES.

9. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30" AND 8' WITHIN SIGHT VISIBILITY TRIANGLES. 10' X 10' SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION, ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FDOT INDEX 546.

10. ALL LANDSCAPE ISLANDS AND BDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

11. ALL PROPOSED LANDSCAPE AREAS SHALL RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSING DEVICE ACCORDING TO LOCAL AND STATE CODES. IRRIGATION WATER SHALL BE PULLED FROM A WELL SOURCE AND CITY WATER WILL BE USED AROUND BUILDING.

12. ALL ABOVE GROUND UTILITIES SHALL BE SCREENED FROM VIEW ON THREE SIDES WITH AN APPROPRIATE HEDGE MATERIAL HEIGHT OF PLANT MATERIAL AT TIME OF INSTALLATION SHALL BE AT LEAST AS TALL AS THE UTILITY BEING SCREENED AND SHALL BE SPACED APPROPRIATELY IN ORDER TO PROVIDE COMPLETE SCREENING OF UTILITY WITHIN ONE YEAR OF INSTALLATION.

13. ALL TREES NOT LOCATED WITHIN A LANDSCAPE BED SHALL RECEIVE A 4-5" DIA. MULCH RING.

14. ALL EXOTIC AND NUISANCE VEGETATION SHALL BE REMOVED FROM SUBJECT PROPERTY PRIOR TO ANY CERTIFICATE OF OCCUPANCY.

15. TREES ARE TO BE INSTALLED WITH A 10' SEPARATION FROM FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A 10' SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER IN NO CASE SHALL A TREE ENCROACH INTO A UTILITY EASEMENT WITHOUT PRIOR BOCA UTILITIES APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 7.5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL.

16. ALL PLANT MATERIAL SHALL BE INSTALLED AT THE HEIGHT, SPREAD AND DBH SHOWN ON THE PLANT LIST, CONTAINER SIZES ARE GIVEN AS A SUGGESTION ONLY.

Litterick Landscape Architecture
LC26000482
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Sailfish Cay

751 Central Parkway

Stuart, Florida

Landscape Architect of Record

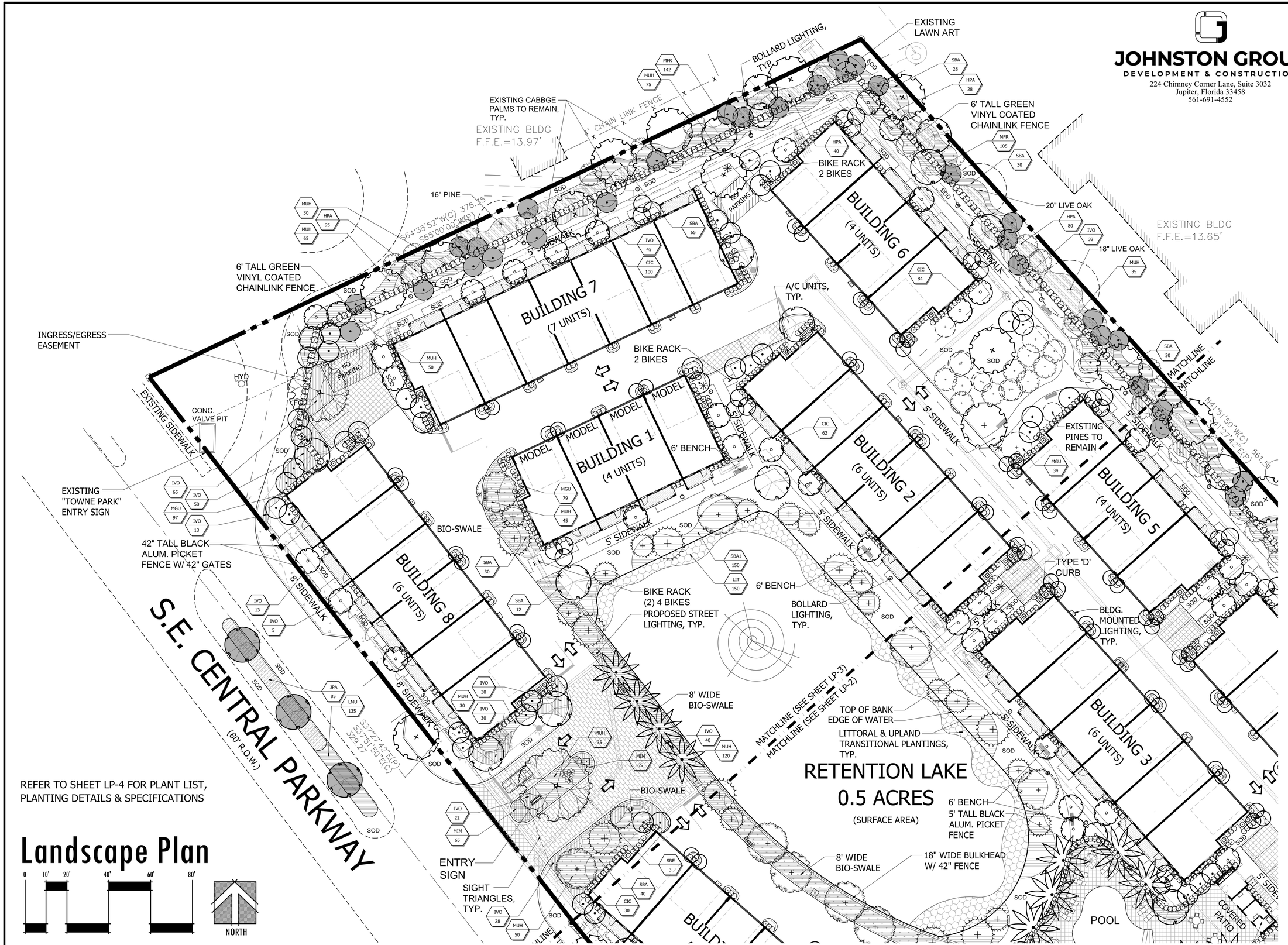
Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 30'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	11/5/21
Job no.	
Revisions:	11/22/21
	1/7/22
	1/24/22
	2/21/22
	3/30/22
	4/7/22

Sheet No.

LP-1



Litterick Landscape Architecture
LC26000482
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

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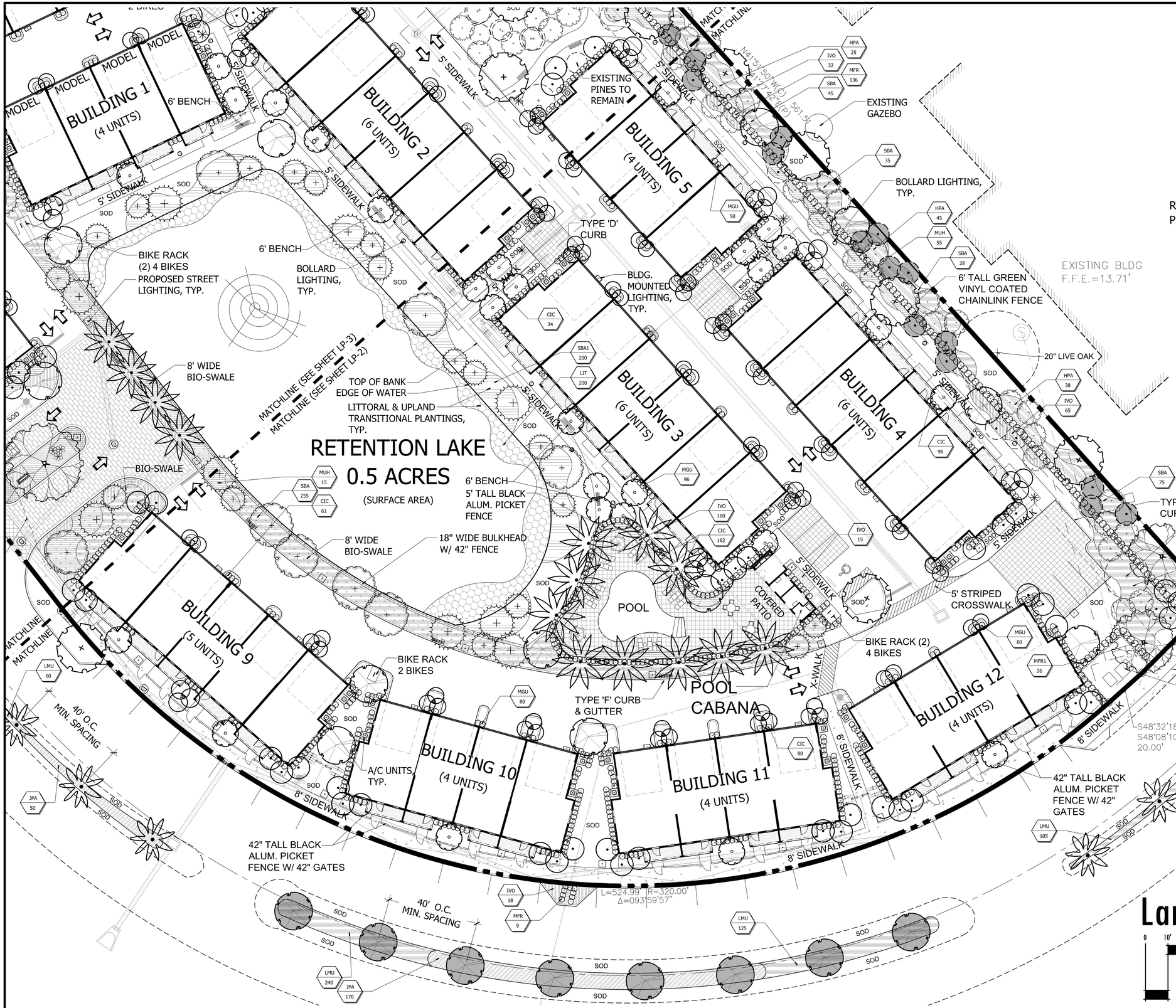
Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 20'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	11/5/21
Job no.	
Revisions:	11/22/21
	1/7/22
	1/24/22
	2/21/22
	3/30/22
	4/7/22

Sheet No.
LP-2



REFER TO SHEET LP-4 FOR PLANT LIST, PLANTING DETAILS & SPECIFICATIONS

Landscape Plan

0 10' 20' 40' 60' 80'

NORTH

JOHNSTON GROUP
DEVELOPMENT & CONSTRUCTION
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	1/7/22
	1/24/22
	2/21/22
	3/30/22
	4/7/22

Sheet No.
LP-3

PLANT LIST

	SYM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	NOTES:
* V	QV	18	QUERCUS VIRGINIANA	LIVE OAK	12' O.A., 2.5" DBH	6' MIN.	FULL & THICK, SINGLE TRUNK
* V	QV1	4	QUERCUS VIRGINIANA	LIVE OAK	18-20' O.A.,5" DBH	8' MIN.	FULL & THICK, SINGLE TRUNK SPECIMEN
* V	IC	47	ILEX CASSINE	DAHOON HOLLY	12' O.A., 2.5" DBH	6' MIN.	FULL & THICK
* V	TD	29	TAXODIUM DISTICHUM	BALD CYPRESS	8-12' O.A.	4-6'	FULL & THICK, STAGGER HEIGHTS EVENLY
* V	CD	22	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	12' O.A., 2.5" CAL.	5' MIN.	FULL & THICK, SINGLE TRUNK
* V	PE	57	PINUS ELLIOTTII 'DENSA'	S. FLA. SLASH PINE	12' O.A., 2.5" CAL.	6' MIN.	FULL & THICK, SINGLE TRUNK
* V	SP	71	SABAL PALMETTO	CABBAGE PALM (HURRICANE CUT)	8'-22' C.T.	-	FULL & THICK, STAGGER HEIGHTS, SLICK
* V	RSP	41	SABAL PALMETTO	RELOCATED CABBAGE PALM	VARY	-	FULL & THICK
* V	AR	9	ACER RUBRUM	RED MAPLE	12' O.A., 2.5" CAL.	6' SPD.	FULL & THICK
* V	TR2	23	THRINAX RADIATA	FL. THATCH PALM	12' O.A.	-	FULL & THICK, DOUBLE TRUNK
M	TR3	24	THRINAX RADIATA	FL. THATCH PALM	12' O.A.	-	FULL & THICK, TRIPLE TRUNK
* V	RE	14	ROYSTONEA ELATA	FL. ROYAL PALM	10' G.W.	-	FULL & THICK, MATCHED HEIGHTS
M	PT1	8	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	16' O.A. (10' C.T.)	-	FULL & THICK, SINGLE TRUNK MATCHED
V	TH	11	TABEBUIA HETEROPHYLLA	PINK TABEBUIA	12-14' O.A.	5' SPD.	FULL & THICK

	KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	O.C.	REMARKS
* V	CIC	709	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	#3, 24" MIN.	18" MIN.	24"	FULL & THICK TO BASE
* V	MUH	605	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	#3, 16" O.A.	16"	30"	FULL & THICK TO BASE
* V	MFR	392	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	#7, 36" O.A.	24"	30"	FULL & THICK TO BASE
* V	MFR1	26	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	6' O.A.	30"	30"	FULL & THICK TO BASE
* V	IVO	663	ILEX VOMITORIA	DWF. YAUPON HOLLY	#3, 16" O.A.	16"	24"	FULL & THICK TO BASE
* V	SBA	778	SPARTINA BAKERI	SAND CORD GRASS	#3, 24" O.A.	18"	36"	FULL & THICK TO BASE
* V	SBA1	350	SPARTINA BAKERI	SAND CORD GRASS	#1, 16" O.A.	12"	36"	FULL & THICK TO BASE
* V	MGU	516	MYRSINE GUIANENSIS	MYRSINE	#3, 24" O.A.	18"	24"	FULL & THICK TO BASE
* V	MIM	130	MIMOSA STRIGILLOSA	SUNSHINE MIMOSA	#1, FULL POT	12"	12"	FULL & THICK TO BASE
* V	HPA	351	HAMELIA PATENS	FIREBUSH	#3, 24" O.A.	18"	36"	FULL & THICK TO BASE
* V	SRE	3	SERENOA REPENS	SAW PALMETTO	#15, 36" O.A.	36"	A.S.	FULL & THICK TO BASE, CLUMP
M	LMU	665	LIRIOPE MUSCARI	GREEN LIRIOPE	#3, 14" O.A.	14"	18"	FULL & THICK TO BASE
M	JPA	335	JUNIPERUS CHINENSIS 'PARSONII'	PARSON'S JUNIPER	#3, 14" O.A.	16"	30"	FULL & THICK TO BASE
* V	LIT	350	LITTORAL PLANTS	SPECIES BELOW	LINERS	-	36"	FULL & THICK TO BASE

LITTORAL PLANTS

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	O.C.	REMARKS
25	THALIA GENICULATA	FIRE FLAG	LINER, 24" O.A.	36"	FULL & THICK
175	PONTEDERIA CORDATA	PICKERELL WEED	LINER, 18" O.A.	36"	FULL & THICK
150	JUNCUS EFFUSUS	SOFT RUSH	LINER, 12" O.A.	36"	FULL & THICK

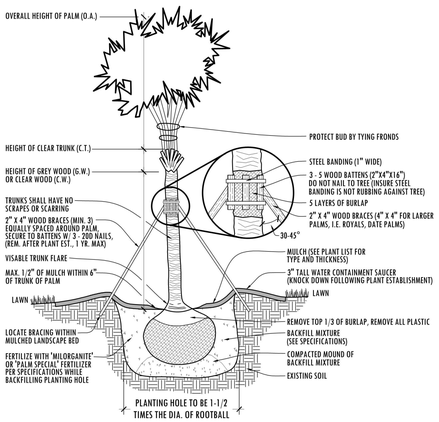
* ASTERISK DENOTES NATIVE PLANT MATERIAL
V INDICATES VERY DROUGHT TOLERANT PLANT MATERIAL
M INDICATES MODERATELY DROUGHT TOLERANT PLANT MATERIAL

SOD: ST. AUGUSTINE 'FLORITAM'
MULCH: 3" SHREDDED MELALEUCA MULCH (OR APPROVED RECYCLED MULCH) TO BE APPLIED TO ALL PLANTING BEDS.

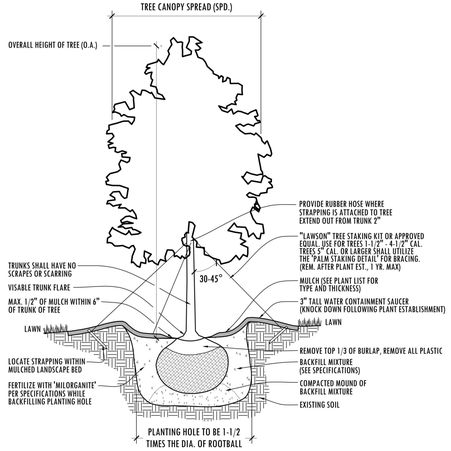
IRRIGATION NOTE:
ALL NEW LANDSCAPE AREAS SHALL BE RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

IRRIGATION WATER SOURCE: LAKE W/ RECHARGE WELL

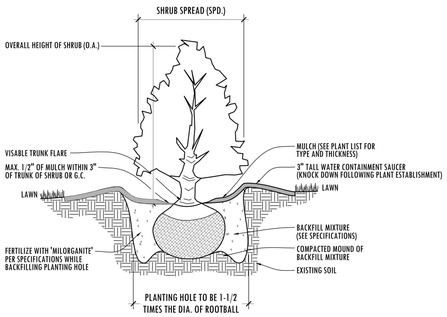
PLANTING DETAILS



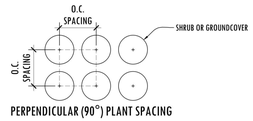
PALM PLANTING DETAIL



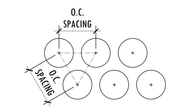
TREE PLANTING DETAIL



SHRUB & GROUNDCOVER PLANTING DETAIL



PERPENDICULAR (90°) PLANT SPACING



TRIANGULAR PLANT SPACING (RECOMMENDED)

PLANTING SPECIFICATIONS

1. SCOPE OF WORK

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. QUALITY ASSURANCE

LANDSCAPE CONTRACTOR MUST BE REGULARLY ENGAGED IN THE INSTALLATION OF LIVING PLANT MATERIAL. LABOR CREWS SHALL BE CONTROLLED AND DIRECTED BY A LANDSCAPE FOREMAN WELL VERSED IN LANDSCAPE INSTALLATION, PLANT MATERIALS, READING PLANS AND COORDINATION BETWEEN THE JOB AND NURSERY.

THE LANDSCAPE CONTRACTOR AND IRRIGATION CONTRACTOR SHALL REVIEW LAYOUT AND SCHEDULING PRIOR TO INSTALLATION OF MATERIAL. MINOR ADJUSTMENT TO IRRIGATION DESIGN MAY BE MADE IN RESPONSE TO THE NEEDS OF SPECIFIC PLANT MATERIAL. THE LANDSCAPE ARCHITECT MUST BE NOTIFIED OF SUCH CHANGES.

3. MATERIALS

PLANT SIZE AND QUALITY
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES AND PALMS FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE FREE OF WEEDS OR ANY OTHER OBJECTIONABLE VEGETATION.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

CONTAINER GROWN PLANTS SHALL HAVE A DEVELOPED ROOT STRUCTURE SO THAT THE ROOT MASS STAYS IN TACT WHEN REMOVED FROM CONTAINER. IN NO CASE SHALL THE PLANT CONTAIN CIRCLING ROOTS NOR BE ROOT-BOUND.

QUANTITIES
ALL QUANTITIES INDICATED ON THE PLANT LIST ARE INTENDED AS A GUIDE FOR THE BIDDERS AND DOES NOT RELIEVE THE BIDDER OF HIS RESPONSIBILITY TO DO A COMPREHENSIVE PLANT TAKE OFF. SHALL A DISCREPANCY OCCUR BETWEEN THE BIDDER'S TAKE OFF AN THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSION OF THE BID.

MULCH
MULCH SHALL BE A SHREDDED VARIETY AS SPECIFIED IN THE PLANT LIST. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3" EXCEPT FOR THOSE SPECIFIC SITUATIONS SHOWN BELOW IN SECTION 4 AND IN PLANTING DETAILS.

FERTILIZER
FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF 'MILORGANITE' ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS. FERTILIZE ALL NEW PLANTINGS PER RATES SHOWN BELOW:

TREES:
FERTILIZE NEW TREES WITH 'MILORGANITE' AT THE FOLLOWING RATES:
- 8" AND SMALLER: 2-4 LBS.
- 8"-12" TALL: 4-6 LBS.
- 12" AND TALER: 6-8 LBS.

(3 CUPS = 1 LB.)

SHRUBS:
FERTILIZE NEW SHRUBS AND ACCENTS WITH 'MILORGANITE' AT THE FOLLOWING RATES:
- 4-6" POTS: 1 CUP
- 1 GAL.: 1 CUP
- 3 GAL.: 1 CUP
- 7-10 GAL.: 2 CUPS
- 15 GAL. AND GREATER: 3 CUPS

PALM TREES:
FERTILIZE NEW PALM TREES WITH A "PALM SPECIAL" FERTILIZER IN SLOW RELEASE FORM. FERTILIZER SHALL CONTAIN AN ADDITIONAL MAGNESIUM AND MICRO-NUTRIENT AMENDMENT

SOIL
PLANTING SOIL SHALL BE SANDY LOAM AND SHALL CONTAIN A 25% MINIMUM AMOUNT OF DECOMPOSED ORGANIC MATTER. PLANTING SOIL SHALL BE FREE OF CLAY, STONES, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

WATER
WATER FOR PLANTING WILL BE AVAILABLE AT THE SITE AND WILL BE PROVIDED BY THE OWNER. LANDSCAPE CONTRACTOR SHALL NOT ASSUME THAT THE IRRIGATION SYSTEM WILL BE OPERATIONAL AT THE TIME OF PLANTING. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE ALL THE REQUIRED WATER NECESSARY TO MAINTAIN THE PLANT MATERIAL IN A HEALTHY GROWING CONDITION. THE WATERING MAY INCLUDE DEEP WATERING OF TREES ANT THE WATERING OF SHRUB AND GROUND COVER AREAS. ANY PLANT MATERIALS THAT DIE OR THAT ARE NOT IN A HEALTHY GROWING CONDITION DUE TO LACK OF WATER SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

4. EXECUTION

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

AFTER FINAL SETTLING OF BALLED AND BURLAPED PLANTS, LOOSEN BURLAP WRAPPING EXPOSING THE TOP OF THE ROOTBALL, LEAVING THE BALL UNBROKEN. REMOVE EXCESS AMOUNTS OF BURLAP TO ELIMINATE VOIDS WHICH MAY BE CAUSED UPON DECOMPOSITION.

CONTAINER GROWN PLANTS SHALL, WHEN DELIVERED, SHALL HAVE SUFFICIENCY GROWTH TO HOLD EARTH INTACT WHEN REMOVED FROM CONTAINER AND SHALL NOT BE ROOT BOUND. PLANT PITS FOR CONTAINER MATERIALS SHALL BE FORMED FLAT ON THE BOTTOM TO AVOID AIR POCKETS AT THE BOTTOM OF ROOT BALLS AND CONTAINERS SHALL BE REMOVED CAREFULLY TO PREVENT DAMAGE TO THE PLANT OR ROOT SYSTEMS.

TEST TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. PITS WHICH ARE FOUND NOT TO BE ADEQUATELY DRAINING SHALL BE EXCAVATED TO A A DEPTH SUFFICIENT FOR DRAINAGE AND BACKFILLING WITH GRAVEL OR CRUSHED ROCK. NO ALLOWANCES WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE.

PLANTING BED PREPARATION
ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS. COMPACT LAYER OF TOPSOIL IN PIT WITH A SLIGHTLY DISHED GRADE TO CENTER.

BACKFILL AROUND BALL WITH TOPSOIL AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF TOPSOIL BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF TOPSOIL IN BOTTOM BEFORE PLACING PLANTS. BACKFILL AROUND PLANTS WITH PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH. DO NOT PLACE MULCH AROUND BASE OF TRUNK/STEM.

PLANTING SOD

SODDING. SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING. SOD SHALL BE FIRM, TOUGH TEXTURE, HAVING A COMPACT GROWTH OF GRASS WITH GOOD ROOT DEVELOPMENT, AND SHALL CONTAIN NO BERMUDA GRASS, WEEDS OR ANY OTHER OBJECTIONABLE VEGETATION.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH GRADE ALL LANDSCAPE AREAS, ELIMINATING ALL BUMPS, DEPRESSIONS, STICKS, STONES AND OTHER DEBRIS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP, STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

5. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE
MAINTAIN LANDSCAPE WORK IMMEDIATELY AFTER PLANTING AND UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

IN THE EVENT OF SERIOUS DAMAGE FROM INSECTS OR DISEASE PRIOR TO FINAL ACCEPTANCE, THE PLANTS SHALL BE TREATED BY PREVENTATIVE OR REMEDIAL MEASURES APPROVED FOR GOOD HORTICULTURAL PRACTICE AT NO ADDITIONAL COST TO THE OWNER.

CLEAN UP
THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

ANY SOIL, PEAT OR SIMILAR MATERIAL WHICH HAS BEEN BROUGHT ONTO ANY PAVED AREAS SHALL BE REMOVED PROMPTLY KEEPING THESE AREAS CLEAN AS THE WORK PROGRESSES. UPON COMPLETION OF THE PLANTING, ALL EXCESS SOIL, STONES AND DEBRIS WHICH HAS NOT BEEN PREVIOUSLY CLEANED UP SHALL BE REMOVED FROM THE SITE.

INSPECTION & ACCEPTANCE
THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT UPON COMPLETION OF THE WORK TO REQUEST A FINAL INSPECTION OF THE INSTALLATION AND PLANT MATERIALS. THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WILL NOTIFY THE LANDSCAPE CONTRACTOR OF ANY DEFICIENCIES VIA A 'PUNCH LIST' WHICH SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR. CONDITIONAL LANDSCAPE ACCEPTANCE OF ALL PLANT MATERIAL AND WORKMANSHIP WILL BE GIVEN IN WRITING BY THE LANDSCAPE ARCHITECT AFTER ALL 'PUNCH LIST' ITEMS HAVE BEEN CORRECTED AND ANY PLANT REPLACEMENTS MADE. THIS ACCEPTANCE WILL BEGIN THE WARRANTEE PERIOD. DEFICIENCIES NOTED AFTER THE CONDITIONAL LANDSCAPE ACCEPTANCE SHALL BE RECTIFIED DURING THE WARRANTEE PERIOD AND PRIOR TO FINAL LANDSCAPE ACCEPTANCE.

GUARANTEE AND REPLACEMENT
ALL PLANT MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL LANDSCAPE ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ANY PLANT MATERIAL OR WORKMANSHIP THAT IS DEFICIENT OR HAS DIED SHALL BE REPLACED AT THE SAME SPECIFICATION NOTED IN THE APPROVED LANDSCAPE PLANS. REPLACEMENTS SHALL BE MADE BY THE LANDSCAPE CONTRACTOR WITHIN TWO (2) WEEKS OF NOTIFICATION BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER. WARRANTEES OF REPLACEMENT MATERIAL SHALL BE SIX (6) MONTHS FROM THE DATE OF REPLACEMENT INSTALLATION. DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM OR AUTOMOBILES OR BY NEGLIGENCE BY THE OWNER SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. UNLESS OTHERWISE ARRANGED WITH THE OWNER, THE CONTRACTOR IS RESPONSIBLE FOR GENERAL PLANT MAINTENANCE INCLUDING WATERING AND MOWING UP UNTIL THE DATE OF CONDITIONAL ACCEPTANCE.

PLANT MATERIAL SUBSTITUTION

THERE WILL BE NO SUBSTITUTION OF PLANT MATERIAL UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT AND/OR OWNER. THIS INCLUDES SPECIES AND SIZE OF PLANT MATERIAL.

JOHNSTON GROUP
DEVELOPMENT & CONSTRUCTION
224 Chimney Corner Lane, Suite 3032
Jupiter, Florida 33458
561-691-4552

LC26000482
Litterick Landscape Architecture
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Sailfish Cay
751 Central Parkway Stuart, Florida

Landscape Architect of Record

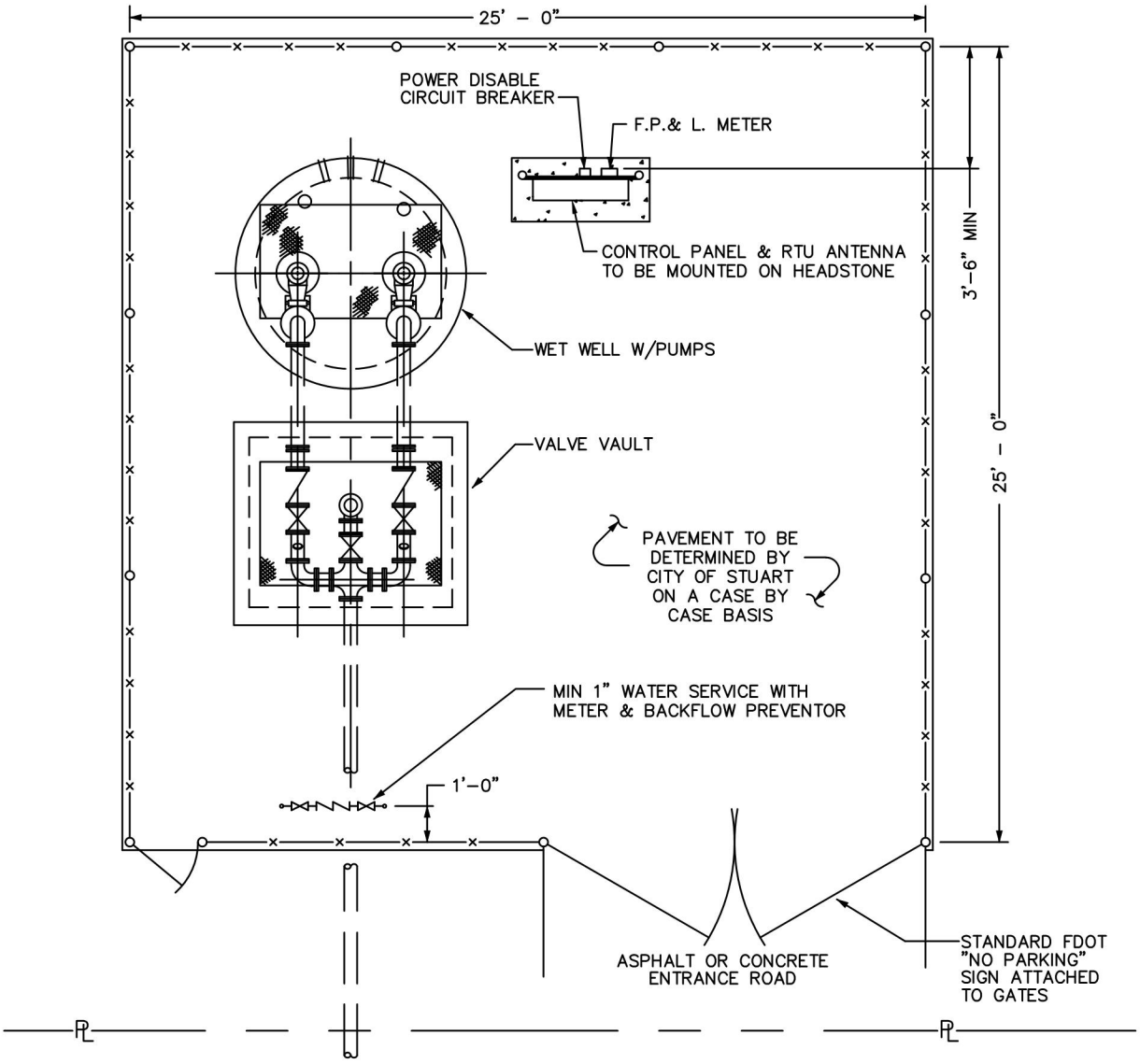
Jason M. Litterick, RLA
(LA0001677)

Scale: Not to Scale

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	11/5/21
Job no.	
Revisions:	11/22/21
	1/7/22
	1/24/22
	2/21/22
	3/30/22
	4/6/22

Sheet No.
LP-4

THIS DRAWING DEPICTS A GENERAL SITE PLAN ONLY. THE ENGINEER OF RECORD SHALL ORIENT THE COMPONENTS OF THE SYSTEM TO MEET SPECIFIC SITE PLAN CONDITIONS



NOTES:

1. MINIMUM 12' WIDE ASPHALT OR CONCRETE ENTRANCE ROAD.
2. ENTRANCE ROAD TO BE EITHER CONCRETE OR ASPHALT AND CONFORM TO FDOT SPECIFICATIONS.
3. PROVIDE TWO (2), 6' WIDE SWING OPEN GATES AT THE ENTRANCE ROAD AND A 30" WALK-IN GATE.
4. PROVIDE A 1" POLYETHYLENE WATER SERVICE LINE WITH METER BOX THAN A REDUCED PRESSURE BACKFLOW PREVENTION DEVICE LOCATED INSIDE FENCE.
5. THE CHAIN LINK FABRIC SHALL BE HOT-DIPPED GALVANIZED AFTER WEAVING. THE SIZE OF MESH SHALL BE 2" AND THE SIZE OF COATED WIRE SHALL BE 9 GAUGE. FABRIC HEIGHT SHALL BE 72". PRIVACY SLATS TO BE INSTALLED.
6. ALL POSTS, RAILS AND APPURTENANCES SHALL BE HOT-DIPPED ZINC-COATED STEEL. PIPE POSTS SHALL HAVE TOPS WHICH EXCLUDE MOISTURE. END, CORNER, PULL AND GATE POSTS SHALL BE BRACED WITH THE SAME MATERIAL AS TOP RAIL AND TRUSSED TO LINE POSTS WITH 3/8" RODS AND TIGHTENERS.
7. TOP AND BOTTOM RAIL SHALL BE 1 5/8" OD STANDARD WEIGHT PIPE, 2.27 LBS/FT, INTERMEDIATE POSTS SHALL BE 2" OD STANDARD WEIGHT PIPE, 2.27 LBS/FT AND POSTS FOR SWING GATES SHALL BE 4" OD STANDARD WEIGHT PIPE, 9.11 LBS/FT.
8. POSTS WHICH COME IN CONTACT WITH CONCRETE SHALL BE COATED WITH WATER BASE EPOXY.
9. LIFT STATION MUST BE SCREENED WITH EITHER LANDSCAPING (AT PLANT HEIGHT, NO GROW IN PERIOD) OR APPROVED OPAQUE FENCE MATERIAL. 10.GATE VALVE SHALL BE LOCATED AT OR NEAR CONNECTION TO FORCEMAIN.

Stuart

STANDARD UTILITY DETAILS
City of Stuart
Utilities & Engineering Department

121 S.W. Flagler Avenue, Stuart, Florida 34994

TYPICAL LIFT STATION SITE PLAN

DATE:	**OCTOBER 2021**	**SHEET NUMBER**
FILE NAME:	**2021 COS Std Details.dwg**	**55**

Lift Station Report

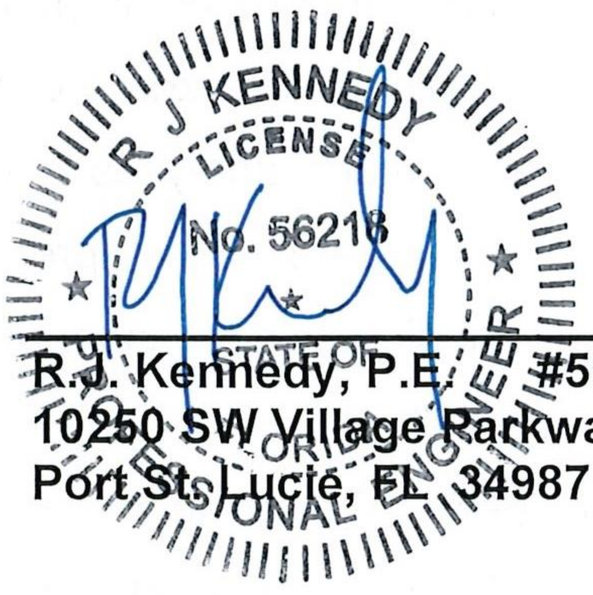
For

Sailfish Cay

Prepared By: Mark Landsman, E.I.

Engineering Design & Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987
Board of Professional Engineers Certificate of Authorization Number 9935

February 2022



2-21-22

R.J. Kennedy, P.E. #56218 Date
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987 (772) 462-2455

1.0 Introduction

The project known as Sailfish Cay proposes to develop a vacant lot into a 60-unit multi-family residential community at 751 SE Central Parkway in Stuart, Florida. The site has an existing lift station known as Station #37 – Towne Park. A lift station test form provided by the City of Stuart details some of the design aspects of the lift station. A copy of the test form is attached to this report. Since the lift station is existing, anti-flotation calculations are not provided.

2.0 ERC Determination

The city of Stuart defines an Equivalent Residential Connection (ERC) as 250 gallons of usage per day. The existing lift station currently serves condominiums known as Towne Park North consisting of 96 units and 1 clubhouse. Since each condo unit is residential and the clubhouse is a low intensity user of wastewater, each unit (including the clubhouse) accounts for 1 ERC. The proposed Sailfish Cay community proposes 60 townhomes with 1 pool cabana. Each proposed unit accounts for 1 ERC, therefore, the lift station proposes to serve a total of 158 ERC's or 39,500 gallons per day.

3.0 Lift Station Design

Since the lift station is existing, the float elevations are fixed. No modifications to the float elevations are proposed. The station has 2 alternating Flygt MT 3102 pumps with 464/162mm impellers. A copy of the pump curve is attached to this report. The first set of lift station calculations analyzes the existing conditions of the lift station, while the second set of calculations analyzes the proposed conditions of the lift station which include existing and future flows. A pressure chart provided by the City of Stuart for an adjacent lift station indicates a pressure of approximately 10 psi. After pipe loss and minor losses, it is assumed that the connecting pressure is approximately 11 psi. The existing pump impellers (464/162mm) under the existing conditions are capable of developing 82.9 GPM at 38.9 TDH. These impellers were not capable of handling the additional

flows due to the new development, therefore an upgrade to a 463/172mm impeller is required. The proposed impeller upgrade is capable of developing 144.3 GPM at 41.8 TDH in the proposed condition.

4.0 Conclusion

The Sailfish Cay project proposes to develop a 60-unit multi-family community that will connect to an existing lift station. The station proposes to service 158 units which equals 158 ERC's (39,500 GPD). An upgrade to the existing impellers is required for the pumps to serve the additional flows. The impellers need to be upgraded from the existing 464/162mm impellers to 463/172mm impellers.

The following attachments are included with this report:

- Lift Station Calculations
- Pump Data – Existing Impeller
- Pump Data – Proposed Impeller
- Lift Station Test Form
- Pressure Data

Lift Station Data Entry (Connecting Pressure = 11 PSI provided by City of Stuart)

Project: 21-353 Sailfish Cay
Engineer: RJK
Reg. No. 56218
Date: 2/15/2022

Company: Engineering, Design & Construction, Inc.
Calc'd By: MDL
Checked By: RJK

ESTIMATED FLOWS

Establishment	UNITS	ERC Factor	ERCs	GPD
Existing Flows from Towne Parke North	0.00	1.0000	0.00	-
96 Existing Units and 1 Clubhouse	97.00	1.0000	97.00	24,250
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
Other (Not Listed):	0.00	0.0000	0.00	-
		Total	**97.00**	**24,250**

Average Daily Flow:

GPD	Hours of Operation	ADF (GPM)
24,250.00	24.00	16.84

For lift station design use: 17.00

Maximum Daily Flow:

ADF (GPM)	Peaking Factor	MDF (GPM)	MDF/GPD
17.00	2.0	34.00	48,960.00

ADF (gpd)	Peak Hourly Factor
0 - 100,000	4.0
100,000 - 250,000	3.5
250,000 - 1,000,000	3.0
> 1,000,000	2.5

Peak Hourly Flow:

ADF (GPM)	Peaking Factor	PHF (GPM)	PHF/GPD
17.00	4.0	68.00	97,920.00

Station Design:

Wet-well Rim Elevation	12.94	NAVD
Discharge Elevation	8.94	NAVD
Influent Elevation	3.77	NAVD
Alarm Elevation	4.69	NAVD
Lag Pump On Elevation	3.61	NAVD
Lead Pump On Elevation	2.77	NAVD
Pump Off Elevation	1.86	NAVD
Wet-well Invert Elevation	-0.06	NAVD
Inside Diameter of Wet-Well	6.00	ft
Wet-Well Wall Thickness	0.25	ft
Top Slab Thickness	0.25	ft
Bottom Slab Thickness	1.33	ft
Bottom Slab Extension	2.00	ft

Force Main Design:

	Diameter [in]	Length [ft]
Discharge Pipe ->	4.00	9.00
Forcemain ->	6.00	950.00
	2.00	0.00

Pumps:

Model	Flygt - 3102 MT
HP	5
Impeller	464/162 mm
Voltage	240
Phase	3
RPM	1800
Shutoff Head	44

Total Dynamic Head

Dynamic Head Conditions:

Receiving Force Main - psi to feet conversion: 11.00 psi 25.38 ft

Static Lift Pump Off Elev. 1.86 NAVD Effluent Pipe Max Height 8.94 NAVD 7.08 ft

Total Static Head 32.46 ft

Force Main Minor Losses:

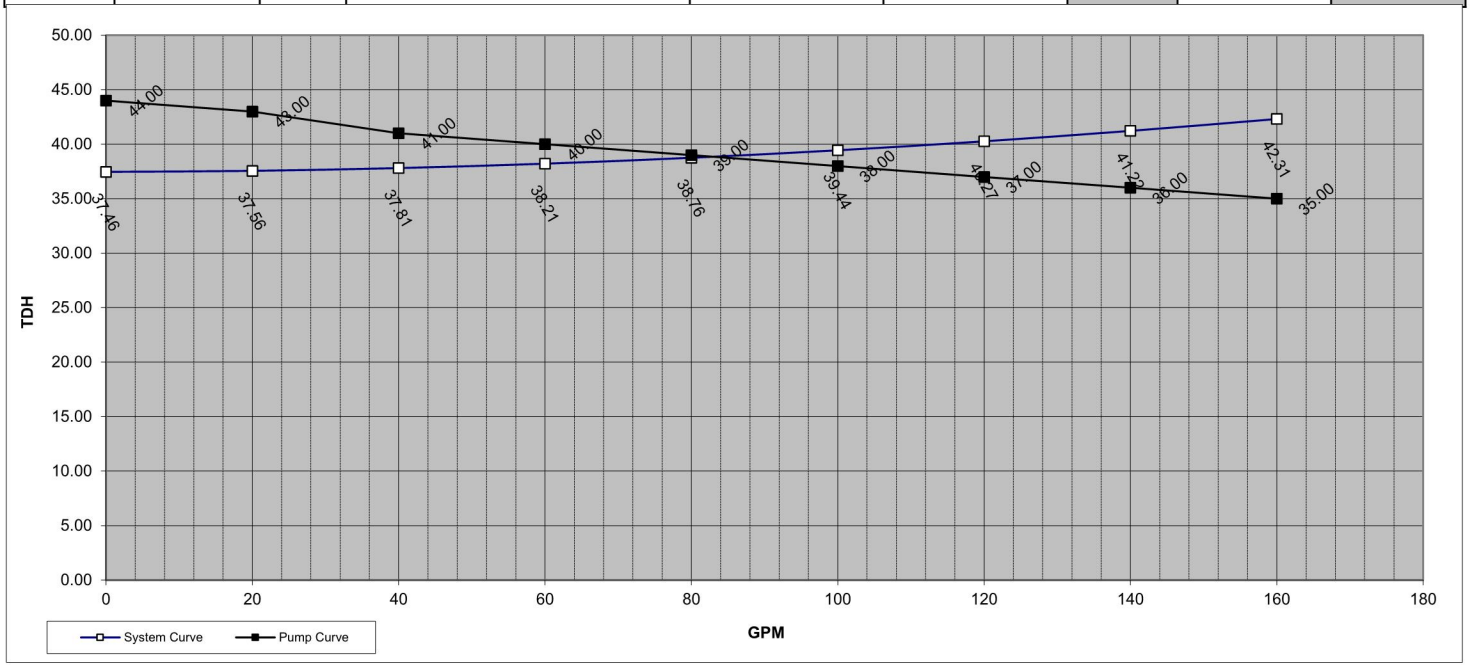
Fitting Loss in feet varies with velocity.

fitting (loss)	number	"k" value	No. x k
entrance/exit	2	1.00	2.00
90° Bend	3	0.80	2.40
45° Elbow	0	0.20	0.00
Cross - Branch	1	0.75	0.75
Tee - Branch	0	1.28	0.00
Plug Valve	0	0.77	0.00
Seat Gate Valve	1	0.17	0.17
Swing Check Valve	1	2.00	2.00
		Total (K)=	7.32

Force Main Friction Loss Formula: $H_p = 10.44L(Q^{1.85})/(C^{1.85}D^{4.8655})$

Flow Increment =	20
PVC Pipe Friction Factor - C =	120

Flow GPM	Flow CFS	Velocity ft/sec	Pipe Loss (h_p) ft	Minor Loss (h_f) ft	Total Static Head ft	Station Loss ft	TDH ft	Pumping Head ft
0	0.000	0.00	**0.00**	0	32.46	5	37.46	44.00
20	0.045	0.51	**0.06**	0.0296	32.46	5	37.56	43.00
40	0.089	1.02	**0.23**	0.1185	32.46	5	37.81	41.00
60	0.134	1.53	**0.48**	0.2667	32.46	5	38.21	40.00
80	0.178	2.04	**0.82**	0.4742	32.46	5	38.76	39.00
100	0.223	2.55	**1.24**	0.7409	32.46	5	39.44	38.00
120	0.267	3.06	**1.73**	1.0669	32.46	5	40.27	37.00
140	0.312	3.57	**2.31**	1.4522	32.46	5	41.22	36.00
160	0.357	4.09	**2.95**	1.8968	32.46	5	42.31	35.00



Conclusion: The **Flygt - 3102 MT w/ 464/162 mm Impeller** will develop **82.9** GPM @ **38.9** TDH

Forcemain Velocity at Grinder Flow:

V = 0.408 x (Q / (d)^2) **V = 2.11 ft/s**

Operating Range

Current Operating Parameters

Pump Rate [GPM]	ADF [GPM]	Optimum Cycle Time [Min]
82.88	17.00	30.0

Wet-well Volume Per Foot

Wet-well Diameter	Formula	Gal./Foot
6.00	$Vol = Diam^2 \times \frac{\pi}{4} \times \frac{7.4805\ gal}{ft^3}$	211.51

Optimum Operating Range Lead Pump (Based on optimum Cycle Time)

Optimum Volume [Gal]	Gal./Foot	Optimum Operating Range	
405.39	211.51	1.92	Feet
		Current lift station design: 0.91	Feet
		192.47	Gallons

Cycle/Run/Starts:

ADF (GPM) =	17.00	ADF CY. T. = Vol/(Pump Rate-ADF) + Vol/ADF	**14.24**	**Min.**
		ADF Run T. = Vol/(Pump Rate-ADF)	**2.92**	**Min.**
		ADF Starts Per Hour = Formula = 60/CY.T	**4.21**	**Starts**
MDF (GPM) =	34.00	MDF CY. T. = Vol/(Pump Rate-MDF) + Vol/MDF	**9.60**	**Min.**
		MDF Run T. = Vol/(Pump Rate-MDF)	**3.94**	**Min.**
		MDF Starts Per Hour = Formula = 60/CY.T	**6.25**	**Starts**
PHF (GPM) =	68.00	PHF CY. T. = Vol/(Pump Rate-PHF) + Vol/PHF	**15.77**	**Min.**
		PHF Run T. = Vol/(Pump Rate-PHF)	**12.94**	**Min.**
		PHF Starts Per Hour = Formula = 60/CY.T	**3.81**	**Starts**

Lift Station Data Entry (Connecting Pressure = 11 PSI provided by City of Stuart)

Project: 21-353 Sailfish Cay
Engineer: RJK
Reg. No. 56218
Date: 2/15/2022

Company: EDC, Inc.
Calc'd By: MDL
Checked By: RJK

ESTIMATED FLOWS

Establishment	UNITS	ERC Factor	ERCs	GPD
Existing Flows from Towne Parke North	0.00	0.0000	0.00	-
96 Existing Units and 1 Clubhouse	97.00	1.0000	97.00	24,250
Proposed Flows from Sailfish Cay	0.00	0.0000	0.00	-
60 Proposed Units and 1 Pool Cabana	61.00	1.0000	61.00	15,250
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
	0.00	0.0000	0.00	-
Other (Not Listed):	0.00	0.00	0.00	-
		Total	**158.00**	**39,500**

Average Daily Flow:

GPD	Hours of Operation	ADF (GPM)
39,500.00	24.00	27.43

For lift station design use: 28.00

Maximum Daily Flow:

ADF (GPM)	Peaking Factor	MDF (GPM)	MDF/GPD
28.00	2.0	56.00	80,640.00

ADF (gpd)	Peak Hourly Factor
0 - 100,000	4.0
100,000 - 250,000	3.5
250,000 - 1,000,000	3.0
> 1,000,000	2.5

Peak Hourly Flow:

ADF (GPM)	Peaking Factor	PHF (GPM)	PHF/GPD
28.00	4.0	112.00	161,280.00

Station Design:

Wet-well Rim Elevation	12.94	NAVD
Discharge Elevation	8.94	NAVD
Influent Elevation	3.77	NAVD
Alarm Elevation	3.77	NAVD
Lag Pump On Elevation	3.61	NAVD
Lead Pump On Elevation	2.77	NAVD
Pump Off Elevation	1.86	NAVD
Wet-well Invert Elevation	-0.06	NAVD
Inside Diameter of Wet-Well	6.00	ft
Wet-Well Wall Thickness	0.67	ft
Top Slab Thickness	0.25	ft
Bottom Slab Thickness	0.25	ft
Bottom Slab Extension	2.00	ft

Force Main Design:

	Diameter [in]	Length [ft]
Discharge Pipe ->	4.00	9.00
Force main ->	6.00	950.00
	10.00	0.00

Pumps:

Model	Flygt - 3102 MT
HP	5
Impeller	463/172 mm
Voltage	240
Phase	3
RPM	1800
Shutoff Head	51

Total Dynamic Head

Dynamic Head Conditions:

Receiving Force Main - psi to feet conversion: 11.00 psi 25.38 ft

Static Lift Pump Off Elev. 1.86 NAVD *Force Main Elev. = 8.94 NAVD 7.08 ft

Total Static Head 32.46 ft

Force Main Minor Losses:

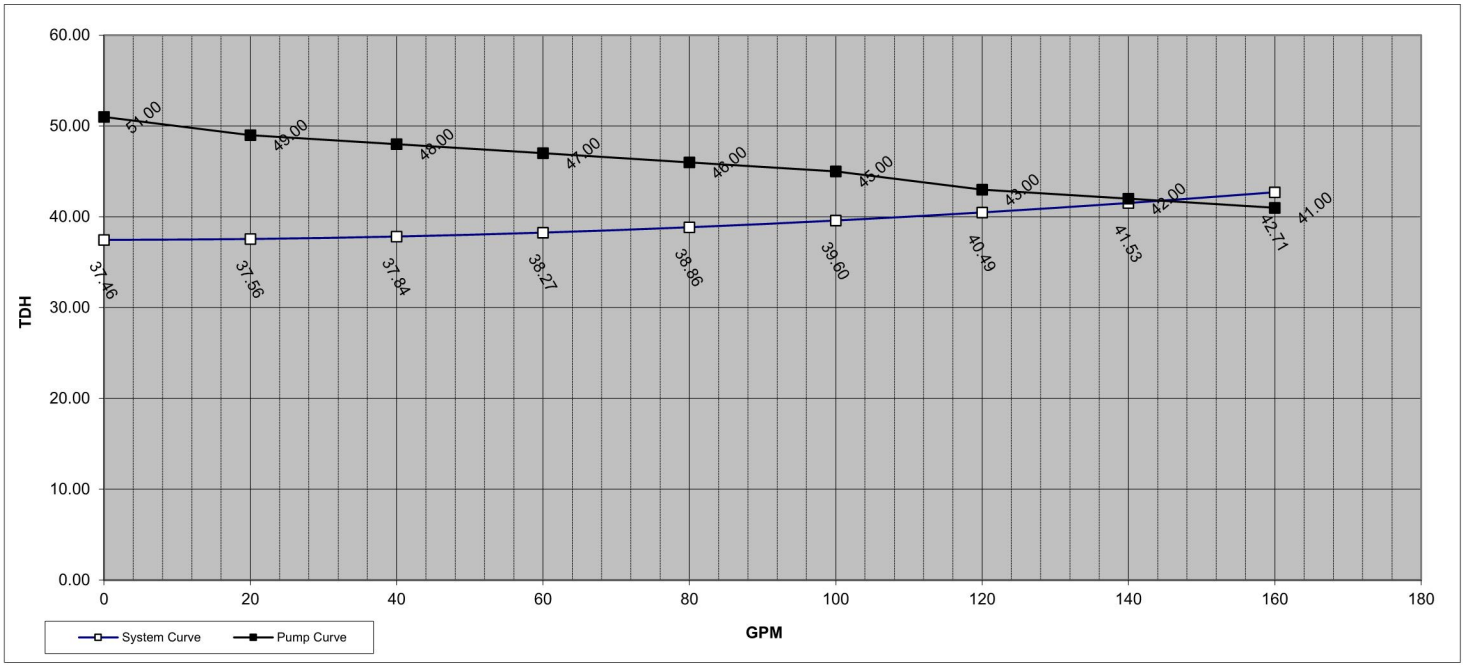
Fitting Loss in feet varies with velocity.

fitting (loss)	number	"k" value	No. x k
entrance/exit	2	1.00	2.00
90° Bend	3	0.80	2.40
45° Elbow	0	0.20	0.00
Cross - Branch	1	0.75	0.75
Tee - Branch	0	1.28	0.00
Plug Valve	0	0.77	0.00
Ball Valve	1	1.20	1.20
Swing Valve	1	2.50	2.50
		Total (K)=	8.85

Force Main Friction Loss Formula: $H_p = 10.44L(Q^{1.85})/(C^{1.85}D^{4.8655})$

Flow Increment =	**20**
PVC Pipe Friction Factor - C =	**120**

Flow GPM	Flow CFS	Velocity ft/sec	Pipe Loss (h_p) ft	Minor Loss (h_f) ft	Total Static Head ft	Station Loss ft	TDH ft	Pumping Head ft
0	0.000	0.00	**0.00**	0	32.46	5	37.46	51.00
20	0.045	0.51	**0.06**	0.0358	32.46	5	37.56	49.00
40	0.089	1.02	**0.23**	0.1433	32.46	5	37.84	48.00
60	0.134	1.53	**0.48**	0.3225	32.46	5	38.27	47.00
80	0.178	2.04	**0.82**	0.5733	32.46	5	38.86	46.00
100	0.223	2.55	**1.24**	0.8958	32.46	5	39.60	45.00
120	0.267	3.06	**1.73**	1.2899	32.46	5	40.49	43.00
140	0.312	3.57	**2.31**	1.7558	32.46	5	41.53	42.00
160	0.357	4.09	**2.95**	2.2932	32.46	5	42.71	41.00



Conclusion: **The** **Flygt - 3102 MT w/ 463/172 mm Impeller** **will develop** **144.3** **GPM @** **41.8** **TDH**

Forcemain Velocity at Grinder Flow:

V = 0.408 x (Q / (d)^2) **V =** **3.68** **ft/s**

Operating Range

Current Operating Parameters

Pump Rate [GPM]	ADF [GPM]	Optimum Cycle Time [Min]
144.34	28.00	30.0

Wet-well Volume Per Foot

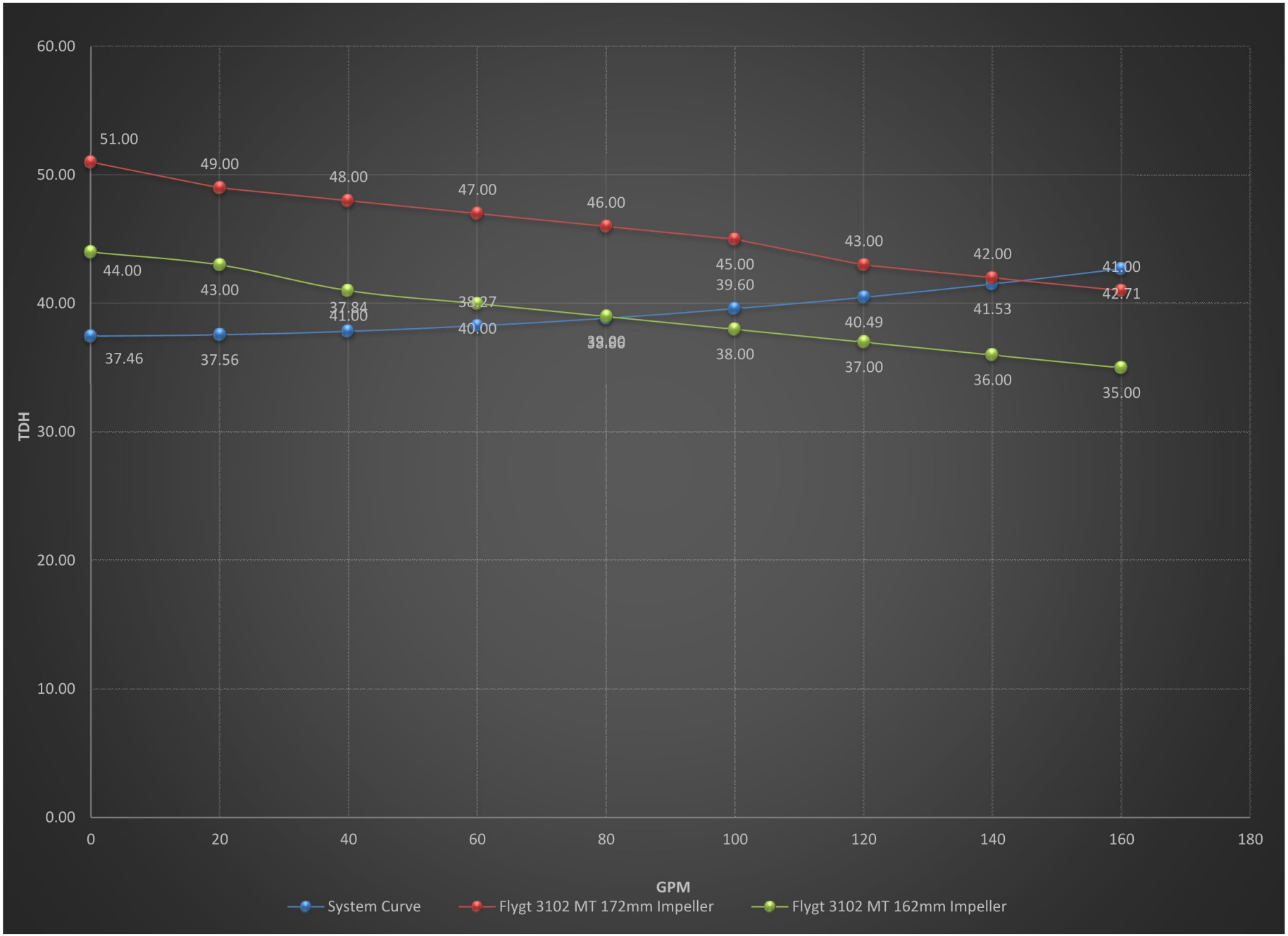
Wet-well Diameter	Formula	Gal./Foot
6.00	$Vol = Diam^2 \times \frac{\pi}{4} \times \frac{7.4805\,gal}{ft^3}$	211.51

Optimum Operating Range Lead Pump (Based on optimum Cycle Time)

Optimum Volume [Gal]	Gal./Foot	Optimum Operating Range	
677.05	211.51	3.20	Feet
	Current lift station design:	0.91	Feet
		192.47	Gallons

Cycle/Run/Starts:

ADF (GPM) =	28.00	ADF CY. T. = Vol/(Pump Rate-ADF) + Vol/ADF	**8.53**	**Min.**
		ADF Run T. = Vol/(Pump Rate-ADF)	**1.65**	**Min.**
		ADF Starts Per Hour = Formula = 60/CY.T	**7.04**	**Starts**
MDF (GPM) =	56.00	MDF CY. T. = Vol/(Pump Rate-MDF) + Vol/MDF	**5.62**	**Min.**
		MDF Run T. = Vol/(Pump Rate-MDF)	**2.18**	**Min.**
		MDF Starts Per Hour = Formula = 60/CY.T	**10.68**	**Starts**
PHF (GPM) =	112.00	PHF CY. T. = Vol/(Pump Rate-PHF) + Vol/PHF	**7.67**	**Min.**
		PHF Run T. = Vol/(Pump Rate-PHF)	**5.95**	**Min.**
		PHF Starts Per Hour = Formula = 60/CY.T	**7.82**	**Starts**


60.00
50.00
40.00
30.00
20.00
10.00
0.00
TDH
0
20
40
60
80
100
120
140
160
180
GPM
51.00
49.00
48.00
47.00
46.00
45.00
43.00
42.00
42.71
44.00
43.00
37.84
38.27
38.00
37.00
36.00
35.00
37.46
37.56
41.00
40.00
39.60
41.53
40.49
System Curve
Flygt 3102 MT 172mm Impeller
Flygt 3102 MT 162mm Impeller

Pervious Pavers Maintenance Plan

Proposed pervious pavers are Tremron 4x8 permeable pavers, which have oversized joints to allow for water to infiltrate through the sub base releasing into the ground below. This reduces runoff and helps filter the rain water as it is reintroduced back into the ground water supply. The paver, with a 3-1/8" thickness can be used in both residential and heavy vehicular applications and is compliant with the American with Disabilities Act.

I. Routine Maintenance Activities

Routine maintenance activities for on-site pervious pavers facilities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1
Routine Maintenance Activities for Pervious Paving

No.	Maintenance Task	Frequency of Task
1	• Remove any accumulated debris from pervious paving surface and/or between joints. Remove any trash or debris from any storm drains.	Monthly
2	• Vacuum sweep (for permeable joint pavers with sand in joints use minimum suction required to remove surface debris and minimize aggregate loss). • Clean surface of pervious paving, taking care not to move fine sediments into any permeable joints. If power washing is used, aim the spray at a minimum 45 degree angle in relation to the pavement surface, to avoid dislodging aggregate.	Twice annually (in September before wet season, and in May, after wet season)

TREMRON

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GREEN COLLECTION

ECO-FRIENDLY PERMEABLE PAVERS

TREMRON.COM

4x8 PERMEABLE

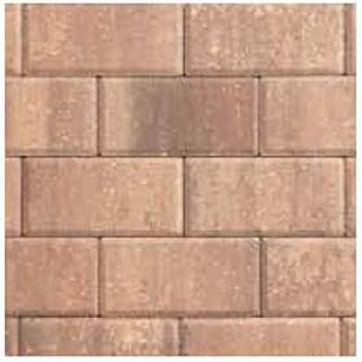
4x8 Permeable Pavers have the appearance of a traditional pavers, but with oversized joints to allow for water to infiltrate through the sub base releasing into the ground below. This reduces runoff and helps filter the rain water as it is reintroduced back into the ground water supply. Produced in a 3-⅛” thickness, it can be used in both residential and heavy vehicular applications, and is compliant with the Americans with Disabilities Act.



Product Code	Dimensions	Thickness	SF per Cube	Cube Weight	Surface Permeability
EC03143	4”x8”	3-1/8” (80mm)	96	3300 lbs	9.6%

PRODUCT SPECS | COLORS | DATA SHEETS

OFFERED COLORS



AUTUMN BLEND



CAPPUCCINO
Blend: White



GRANITE
Blend: Grey



HERITAGE
Blend: Grey



NATURAL GREY
Grey Solid



SAND DUNE
Blend: White



SIERRA
Blend: White

* White based colors may be subject to an upcharge

THE EDGE® Series

LED Pathway Luminaire

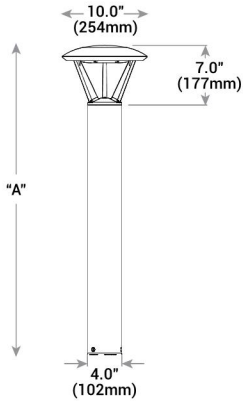
Rev. Date: V8 01/05/2021

Product Description

Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x6" anchor bolts with 1-1/4" hook (provided). **Note:** T45 Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.

Applications: Landscape, walk-ways and general site lighting





Performance Summary

- Patented NanoOptic® Product Technology
- Assembled in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- **Limited Warranty†:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See http://creelighting.com/warranty for warranty terms

Accessories

Field-Installed	
Upgrade Kit - Used for replacement of existing bollards with a bolt hole circle of 5.75" (146mm)	
XA-XBP8RSV	XA-XBP8RWH
XA-XBP8RBK	XA-XBP8RBZ

Model	Dim. "A"	Weight*
Landscape (P0)	13" (330mm)	12.7 lbs. (5.8kg)
Landscape (P1)	18" (457mm)	13.3 lbs. (6.0kg)
Pathway (P3)	36" (914mm)	17.9 lbs. (8.1kg)
Pathway (P4)	42" (1068mm)	18.6 lbs. (8.4kg)
Pedestrian (P8)	96" (2438mm)	28.4 lbs (12.9kg)

* Add 4.5 lbs. (2.0kg) for 347-480V

Ordering Information

Example: PWY-EDG-2M-P0-02-E-UL-SV-350

advise finish

PWY-EDG			02	E				
Product	**Optic**	**Mounting**	**LED Count (x9)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
PWY-EDG	**2M** Type II Medium **3M** Type III Medium **5M** Type V Medium **5S** Type V Short	**P0** 13" (330mm) landscape **P1** 18" (457mm) landscape **P3** 36" (914mm) pathway **P4** 42" (1067mm) pathway **P8** 96" (2438mm) pedestrian	**02**	**E**	**UL** Universal 120-277V **UH*** Universal 347-480V - Available with P3, P4, and P8 mounts only **12** 120V - Available only with TL options **27** 277V - Available only with TL options	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA - Available with P1, P3, P4, and P8 mounts only	**F Fuse** - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - When code dictates fusing, use time delay fuse **HL Hi/Low (Dual Circuit Input)** - Available with UL voltage and 525mA driver current only - Must specify 525mA drive current - Refer to HL spec sheet for details - Sensor not included **TL Two-Level (175/525 w/integrated sensor control)** - Available with 12 or 27 voltages only - Must specify 525mA drive current - Refer to TL spec sheet for details **TL2 Two-Level (0/350 w/integrated sensor control)** - Available with 12 or 27 voltages only - Must specify 350mA drive current - Refer to TL spec sheet for details **TL3 Two-Level (0/525 w/integrated sensor control)** - Available with 12 or 27 voltages only - Must specify 525mA drive current - Refer to TL spec sheet for details **WB Welded Base Plate** - Standard on P8 mount option, available with P3 and P4 mount - Includes welded base cover **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire

* 347-480V utilizes magnetic step-down transformer. For input power for 347-480V, refer to the Electrical Data table

c UL us RoHS COMPLIANT

CREE LIGHTING

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

THE EDGE® LED Pathway Luminaire

Product Specifications

CONSTRUCTION & MATERIALS

- Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance
- Pole mounts to rugged die cast aluminum internal flange secured by three 3/8"-16x6" anchor bolts with 1-1/4" hook(provided). **Note:** T45 Torx 3/8" socket required for head installation
- Top mounted LEDs for superior optical performance and light control
- Open design, passive thermal management for superior lumen maintenance
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available
- **Weight:** See Dimension and Weight Chart on pages 1 and 4

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load at 120V
- **Total Harmonic Distortion:** < 20% at full load at 120V
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Meets IP66 requirements per IEC 60598-1 when ordered without TL options
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- ⚠ **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

LED Count (x9)	System Watts 120-277V	System Watts 347-480V	Total Current (A) 120V	208V	240V	277V	347V	480V
350mA								
02	22	28	0.18	0.12	0.10	0.10	0.09	0.13
525mA								
02	34	40	0.29	0.19	0.17	0.15	0.12	0.13

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%

THE EDGE® Series Ambient Adjusted Lumen Maintenance[1]

Ambient	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Estimated[3] LMF	100K hr Estimated[3] LMF
5°C (41°F)	1.04	1.01	0.99	0.98	0.96
10°C (50°F)	1.03	1.00	0.98	0.97	0.95
15°C (59°F)	1.02	0.99	0.97	0.96	0.94
20°C (68°F)	1.01	0.98	0.96	0.95	0.93
25°C (77°F)	1.00	0.97	0.95	0.94	0.92

[1] Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.
[3] Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

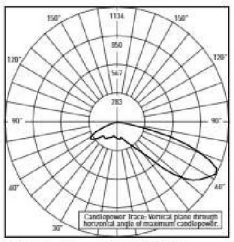
CREE LIGHTING

THE EDGE® LED Pathway Luminaire

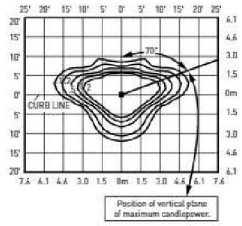
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: http://creelighting.com/products/outdoor/bollards-and-pathway/cree-edge-pathway

2M



RESTL Test Report #: PL5758-001
PWY-EDG-2M-**-02-E-UL-350-40K
Initial Delivered Lumens: 1,549



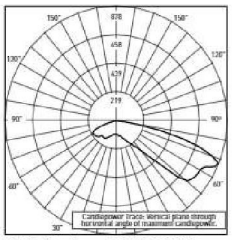
PWY-EDG-2M-**-02-E-UL-350-40K
Mounting Height: 3' (0.9m) A.F.G.
Initial Delivered Lumens: 1,565
Initial FC at grade

Type II Medium Distribution

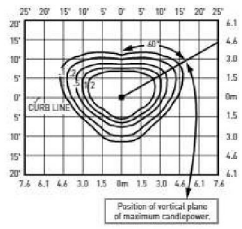
LED Count (x9)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,565	B1 U0 G1	1,625	B1 U0 G1
525mA				
02	2,191	B1 U0 G1	2,276	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

3M



RESTL Test Report #: PL5698-001
PWY-EDG-3M-**-02-E-UL-350-40K
Initial Delivered Lumens: 1,470



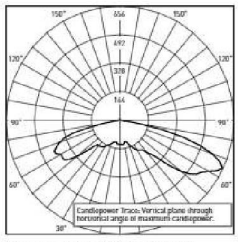
PWY-EDG-3M-**-02-E-UL-350-40K
Mounting Height: 3' (0.9m) A.F.G.
Initial Delivered Lumens: 1,389
Initial FC at grade

Type III Medium Distribution

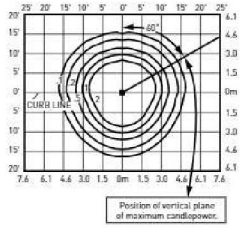
LED Count (x9)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,389	B1 U0 G1	1,442	B1 U0 G1
525mA				
02	1,944	B1 U0 G1	2,019	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

5M



RESTL Test Report #: PL5798-001
PWY-EDG-5M-**-02-E-UL-350-40K
Initial Delivered Lumens: 1,780



PWY-EDG-5M-**-02-E-UL-350-40K
Mounting Height: 3' (0.9m) A.F.G.
Initial Delivered Lumens: 1,666
Initial FC at grade

Type V Medium Distribution

LED Count (x9)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,666	B1 U2 G1	1,730	B1 U2 G1
525mA				
02	2,333	B2 U2 G2	2,422	B2 U2 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

XSP Series

XSPW™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

Rev. Date: VersionB V4 02/25/2020

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

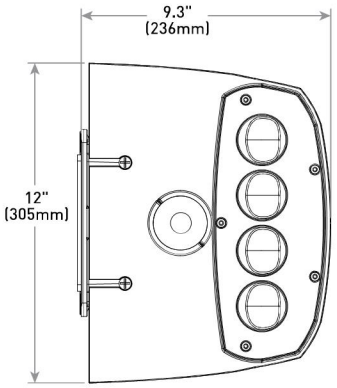
Applications: General area and security lighting

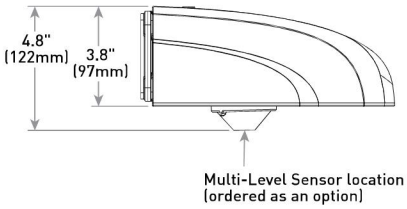


Performance Summary

- NanoOptic® Precision Delivery Grid™ optic
- Assembled in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)
- **CCT:** 3000K, 4000K, 5000K, 5700K
- **Limited Warranty†:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See http://creelighting.com/warranty for warranty terms





Accessories

Field-Installed	
Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs	**Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color

Lumen Package	Weight
2L, 4L, 6L	11.0 lbs. (5.0kg)
8L	11.8 lbs. (5.4kg)

Ordering Information

Example: XSPW-B-WM-2ME-2L-30K-UL-BK

XSPW	B	WM						
Product	**Version**	**Mounting**	**Optic**	**Lumen Package***	**CCT**	**Voltage**	**Color Options**	**Options**
XSPW	B	WM Wall	2ME Type II Medium 3ME Type III Medium 4ME Type IV Medium	2L 2,490 lumens 4L 4,270 lumens 6L 6,100 lumens 8L 8,475 lumens	30K 3000K - 70 CRI 40K 4000K - 70 CRI 50K 5000K - 90 CRI 57K 5700K - 70 CRI	UL Universal 120-277V UH Universal 347-480V 34 347V - For use with P option only	BK Black BZ Bronze SV Silver WH White	ML Multi-Level - Refer to ML spec sheet for details - Available with UL voltage only P Button Photocell - Not available with ML or PML options - Available with UL and 34 voltages only PML Programmable Multi-Level - Refer to PML spec sheet for details - Available with UL voltage only

* Lumen Package selection codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

CREE TRUE WHITE TECHNOLOGY

c UL us

RoHS

ida DARK SKY APPROVED 2016

DLC DLC LISTED

DLC DLC LISTED PREMIUM

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Canada: creelighting-canada.com (800) 473-1234

XSPW™ LED Wall Mount Luminaire

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** 2L, 4L, 6L - 11.0 lbs. (5.0kg); 8L - 11.8 lbs. (5.4kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- **10V Source Current:** 0.15 mA
- Refer to Dimming spec sheet for details
- **Operating Temperature Range:** -40˚C - +50˚C (-40˚F - +122˚F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- Enclosure rated IP66 per IEC 60598
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT. Please refer to https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/ for most current information
- DLC and DLC Premium qualified versions available. Please refer to https://www.designlights.org/search/ for most current information
- ⚠ **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

Lumen Package	CCT/CRI	System Watts 120-480V	Efficacy	Total Current (A) 120V	208V	240V	277V	347V	480V
2L	30K/70 CRI	20	125	0.17	0.10	0.08	0.07	0.06	0.05
	40K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
	50K/90 CRI	24	104	0.20	0.11	0.10	0.08	0.07	0.05
	57K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
4L	30K/70 CRI	33	129	0.28	0.16	0.14	0.13	0.10	0.07
	40K/70 CRI	31	138	0.27	0.15	0.13	0.12	0.09	0.07
	50K/90 CRI	40	107	0.34	0.20	0.17	0.16	0.12	0.09
	57K/70 CRI	31	138	0.26	0.15	0.13	0.12	0.09	0.07
6L	30K/70 CRI	51	120	0.43	0.25	0.22	0.19	0.14	0.11
	40K/70 CRI	47	130	0.40	0.23	0.20	0.18	0.14	0.10
	50K/90 CRI	60	102	0.51	0.29	0.25	0.23	0.17	0.13
	57K/70 CRI	47	130	0.40	0.23	0.20	0.17	0.14	0.10
8L	30K/70 CRI	77	110	0.65	0.38	0.32	0.28	0.22	0.16
	40K/70 CRI	72	118	0.61	0.35	0.31	0.27	0.21	0.15
	50K/90 CRI	78	89	0.66	0.37	0.33	0.29	0.22	0.16
	57K/70 CRI	71	119	0.60	0.35	0.30	0.26	0.20	0.15

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347- 480V +/- 10%

XSPW Series Ambient Adjusted Lumen Maintenance Factors[1]

Ambient	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Estimated[3] LMF	100K hr Estimated[3] LMF
5˚C (41˚F)	1.03	0.98	0.96	0.94	0.92
10˚C (50˚F)	1.03	0.98	0.96	0.94	0.92
15˚C (59˚F)	1.02	0.97	0.95	0.93	0.92
20˚C (68˚F)	1.01	0.96	0.95	0.93	0.91
25˚C (77˚F)	1.00	0.96	0.94	0.92	0.90
30˚C (86˚F)	0.99	0.95	0.93	0.91	0.89
35˚C (95˚F)	0.98	0.94	0.92	0.90	0.88
40˚C (104˚F)	0.97	0.93	0.91	0.89	0.87

[1] Lumen maintenance values at 25˚C (77˚F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.
[3] Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

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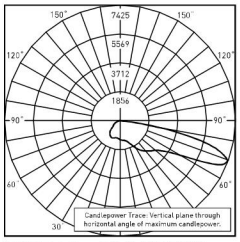
CREE LIGHTING

XSPW™ LED Wall Mount Luminaire

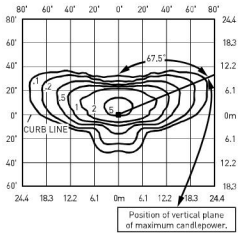
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: http://creelighting.com/products/outdoor/wall-mount/xsp-series-wall

2ME



CESTL Test Report #: PL12798-001A
XSPW-B-**-2ME-8L-40K-UL
Initial Delivered Lumens: 8,622

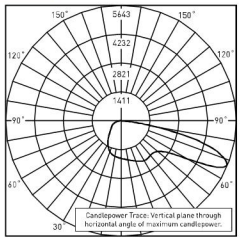


XSPW-B-**-2ME-8L-40K-UL
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

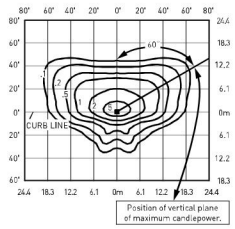
Type II Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

3ME



CESTL Test Report #: PL12366-007A
XSPW-B-**-3ME-8L-40K-UL
Initial Delivered Lumens: 8,543



XSPW-B-**-3ME-8L-40K-UL
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

Type III Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

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Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

Evolve® LED Post Top

Town & Country (EPTT)



Project Name _____

Date _____ Type _____

Notes _____

The **Evolve**® LED Post Top Town & Country (EPTT) offers energy efficiency and quality of light in a classic look and style. The advanced LED optical system provides improved horizontal and vertical uniformity, reduced glare and improved lighting control.

CONSTRUCTION

Housing:	Die-cast aluminum housing with traditional lantern design. Cupola compatible with C136.41-2010 PE's, Shorting Caps and LightGrid Nodes
Refractors:	Acrylic, Polycarbonate, None/Open
Lens:	Impact resistant UV resistant polymer
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze (RAL & custom colors available)
Weight:	14 - 18 lbs (6.2 - 8 kg)

OPTICAL SYSTEM

Lumens:	1,900-8,030
Distribution:	Symmetric Asymmetric Symmetric HO Asymmetric HO
CCT:	2700K, 3000K, 4000K, 5000K
CRI (Min):	≥70

ELECTRICAL

Input Voltage:	120-277V
Input Frequency:	50/60Hz
Power Factor:	≥ 90% at rated watts
Total Harmonic Distortion:	≤ 20% at rated watts

SURGE PROTECTION*

Standard	Optional
☐ 6kV/3kA	☐ Secondary 10kV/5kA (R Option)

*Per ANSI C136.2-2015

LUMEN MAINTENANCE

Projected Lxx per IES TM-21 at 25°C

Distribution	LXX(10K) @ Hours		
	25,000 HR	50,000 HR	60,000 HR
02, 03, 04, 05	L94	L89	L87
06	L97	L96	L96
07	L96	L94	L93

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted Industry tolerances apply to initial luminous flux and lumen maintenance measurements.

AMBIENT TEMPERATURE FACTOR

Ambient Temp (°C)	Initial Flux Factor	Ambient Temp (°C)	Initial Flux Factor
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

RATINGS

Operating Temperature:	-40°C to 50°C
Vibration:	3G per ANSI C136.31-2010
LM-79:	Testing in accordance with IES Standards

CONTROLS

Dimming:	Standard - 0-10V	☐
	Optional - DALI (Option U)	☐
Sensors:	Photo Electric Sensors (PE) available LightGrid Compatible	

WARRANTY

☐ 5 Year (Standard) ☐ 10 Year (Optional)

GE current
a Daintree company

UL 1598 for WET LOCATIONS · IP65 · IK08 · CONTROLS ENABLED

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.

Evolve® LED Post Top

Town & Country (EPTT)

Catalog Logic

Project Name _____

Date _____ Type _____

Notes _____

EPTT 01

_ _ _ _

Evolve® LED Post Top

Town & Country (EPTT)

Spec Tables

Project Name _____

Date _____ Type _____

Notes _____

LUMEN OUTPUT	DIST. CODE	DESCRIPTION	REFRACTOR CODE	TYPICAL INITIAL LUMENS			WATTAGE	BUG RATINGS		
				2700K	3000K	4000K/5000K	120-277V	2700K	3000K	4000K/5000K
02	A	Symmetric	A	2650	2730	2840	26	B1-U3-G2	B1-U3-G2	B1-U3-G2
03	A	Symmetric	A	3100	3200	3320	30	B2-U3-G2	B2-U3-G2	B2-U3-G2
04	A	Symmetric	A	4460	4600	4710	44	B2-U3-G2	B2-U3-G2	B2-U3-G2
05	A	Symmetric	A	5480	5650	5730	56	B2-U3-G2	B2-U3-G3	B2-U3-G3
06	C	Symmetric HO	A	5490	5680	5900	56	B2-U3-G2	B2-U3-G3	B3-U3-G3
07	C	Symmetric HO	A	6720	6950	7380	73	B3-U4-G3	B3-U4-G3	B3-U4-G3
02	B	Asymmetric	A	2490	2560	2610	26	B1-U3-G2	B1-U3-G2	B1-U3-G2
03	B	Asymmetric	A	2910	3000	3060	30	B1-U3-G2	B1-U3-G2	B1-U3-G2
04	B	Asymmetric	A	3980	4100	4250	44	B1-U3-G3	B1-U3-G3	B1-U3-G3
05	B	Asymmetric	A	4850	5000	5200	56	B2-U3-G3	B2-U3-G3	B2-U3-G3
06	D	Asymmetric HO	A	5090	5300	5500	56	B2-U3-G3	B2-U3-G3	B2-U3-G3
07	D	Asymmetric HO	A	6230	6485	6880	73	B2-U4-G3	B2-U4-G3	B2-U4-G3
02	A	Symmetric	P	2080	2140	2200	26	B1-U3-G1	B1-U3-G1	B1-U3-G1
03	A	Symmetric	P	2430	2500	2580	30	B1-U3-G1	B1-U3-G1	B1-U3-G1
04	A	Symmetric	P	3490	3600	3740	44	B2-U3-G2	B2-U3-G2	B2-U3-G2
05	A	Symmetric	P	4270	4400	4590	56	B2-U3-G2	B2-U3-G2	B2-U3-G2
06	C	Symmetric HO	P	4300	4400	4670	56	B2-U3-G2	B2-U3-G2	B2-U3-G2
07	C	Symmetric HO	P	5260	5390	5840	73	B2-U4-G2	B2-U4-G2	B3-U4-G2
02	B	Asymmetric	P	1900	1960	2000	26	B1-U3-G1	B1-U3-G1	B1-U3-G2
03	B	Asymmetric	P	2230	2300	2340	30	B1-U3-G2	B1-U3-G2	B1-U3-G2
04	B	Asymmetric	P	3200	3300	3380	44	B1-U3-G2	B1-U3-G2	B1-U3-G2
05	B	Asymmetric	P	3880	4000	4170	56	B1-U3-G2	B1-U3-G2	B1-U3-G2
06	D	Asymmetric HO	P	3940	4100	4330	56	B1-U3-G2	B1-U3-G2	B1-U3-G3
07	D	Asymmetric HO	P	4820	5020	5410	73	B2-U4-G3	B2-U4-G3	B2-U4-G3
02	A	Symmetric	N	2900	2990	3060	26	B2-U0-G1	B2-U0-G1	B2-U0-G1
03	A	Symmetric	N	3400	3500	3580	30	B2-U0-G1	B2-U0-G1	B2-U0-G1
04	A	Symmetric	N	4850	5000	5140	44	B2-U0-G1	B3-U0-G1	B3-U0-G1
05	A	Symmetric	N	5920	6100	6300	56	B3-U0-G1	B3-U0-G1	B3-U0-G1
06	C	Symmetric HO	N	5930	6180	6420	56	B3-U0-G1	B3-U0-G1	B3-U0-G1
07	C	Symmetric HO	N	7260	7560	8030	73	B3-U0-G1	B3-U0-G1	B3-U0-G1
02	B	Asymmetric	N	2630	2720	2770	26	B1-U0-G1	B1-U0-G1	B1-U0-G1
03	B	Asymmetric	N	3080	3180	3240	30	B1-U0-G1	B1-U0-G1	B1-U0-G1
04	B	Asymmetric	N	4370	4500	4640	44	B1-U0-G2	B1-U0-G2	B1-U0-G2
05	B	Asymmetric	N	5430	5600	5730	56	B1-U0-G2	B1-U0-G2	B1-U0-G2
06	D	Asymmetric HO	N	5470	5700	5950	56	B1-U0-G2	B1-U0-G2	B1-U0-G2
07	D	Asymmetric HO	N	6700	6980	7440	73	B2-U0-G2	B2-U0-G2	B2-U0-G2

For additional information on EPTT IES files, please click the following link: EPTT IES Files

GE current
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Evolve® LED Post Top

Town & Country (EPTT)

Photometric Plots

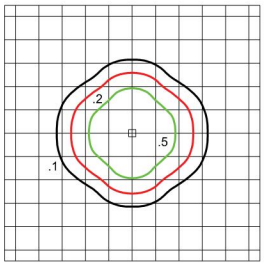
Project Name _____

Date _____ Type _____

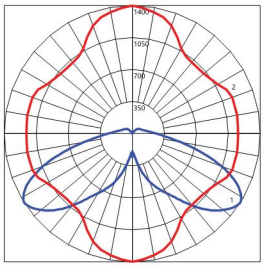
Notes _____

EPTT
Symmetric (Acrylic Refractor)

5,730 Lumens
5,000K
EPTT01 _05AA50_-120-277V.IES



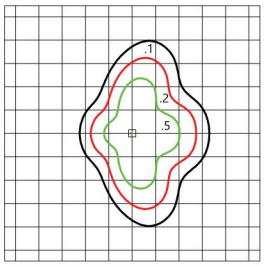
- Grid Distance in Units of Mounting Height at 16'
- Initial Footcandle Values at Grade



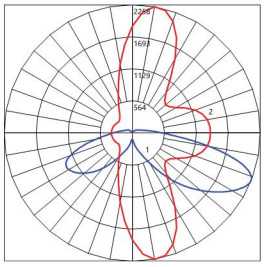
— Vertical plane through horizontal angle of Max. Cd at 90°
— Horizontal cone through vertical angle of Max. Cd at 57°

EPTT
Asymmetric (Acrylic Refractor)

5,200 Lumens
5,000K
EPTT01 _05BA50_-120-277V.IES



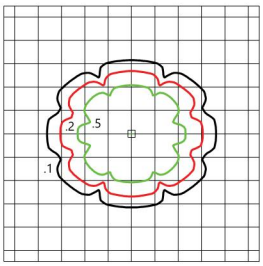
- Grid Distance in Units of Mounting Height at 16'
- Initial Footcandle Values at Grade



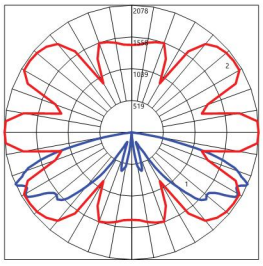
— Vertical plane through horizontal angle of Max. Cd at 80°
— Horizontal cone through vertical angle of Max. Cd at 68°

EPTT
Symmetric

6,300 Lumens
5,000K
EPTT01 _05AN50_-120-277V.IES



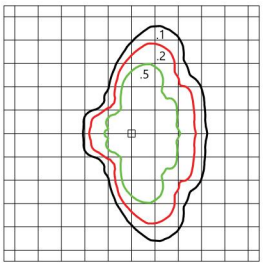
- Grid Distance in Units of Mounting Height at 16'
- Initial Footcandle Values at Grade



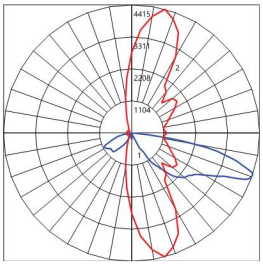
— Vertical plane through horizontal angle of Max. Cd at 0°
— Horizontal cone through vertical angle of Max. Cd at 66°

EPTT
Asymmetric

5,730 Lumens
5,000K
EPTT01 _05BN50_-120-277V.IES



- Grid Distance in Units of Mounting Height at 16'
- Initial Footcandle Values at Grade



— Vertical plane through horizontal angle of Max. Cd at 75°
— Horizontal cone through vertical angle of Max. Cd at 71°

GE current
a Daintree company

Evolve® LED Post Top

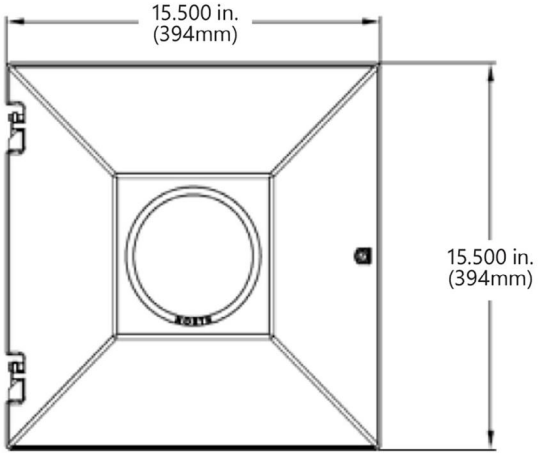
Town & Country (EPTT)

Mounting & Accessories

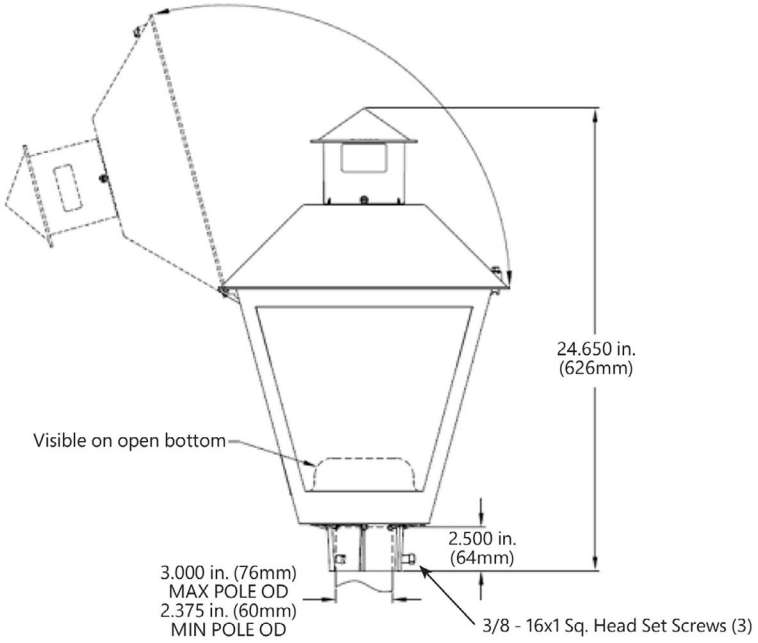
Project Name _____

Date _____ Type _____

Notes _____



TOP VIEW



SIDE VIEW

MOUNTING

- Mounts to 2-3/8 to 3-inch (60-76mm) OD vertical tenon
- Suggested Mounting Height = 8-18 ft. (2.5 - 5.5M)

EFFECTIVE PROJECTED AREA

- 1.6 sq. ft. max (0.15 sq M max)

WEIGHT

- 14 lbs (6.2 kgs) - 18 lbs (8 kgs)

EPTT HOUSE SIDE SHIELDS

Part Number	Description
LSPR-TT	Perforated Shield for A/P Refractor Design
LSSR-TT	Solid Shield for A/P Refractor Design
LSPN-TT	Perforated Shield Bare Aluminim for Open Sided Design
LSSN-TT	Solid "Black" Shield for Open Sided Design
LSSX-TT	Solid "Black" Shield for Open Sided or Refractor Designs
LR-TC	Ladder Rest - Black

NETWORK LIGHTING CONTROLS



Current's **LightGrid™** Outdoor Lighting Control System is designed for Street and Roadway Applications. It enables remote monitoring, control, and asset management of a single fixture or a group of fixtures through a web enabled Central Management System.

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Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Utilities Structures Inc.

1.800.798.POLE

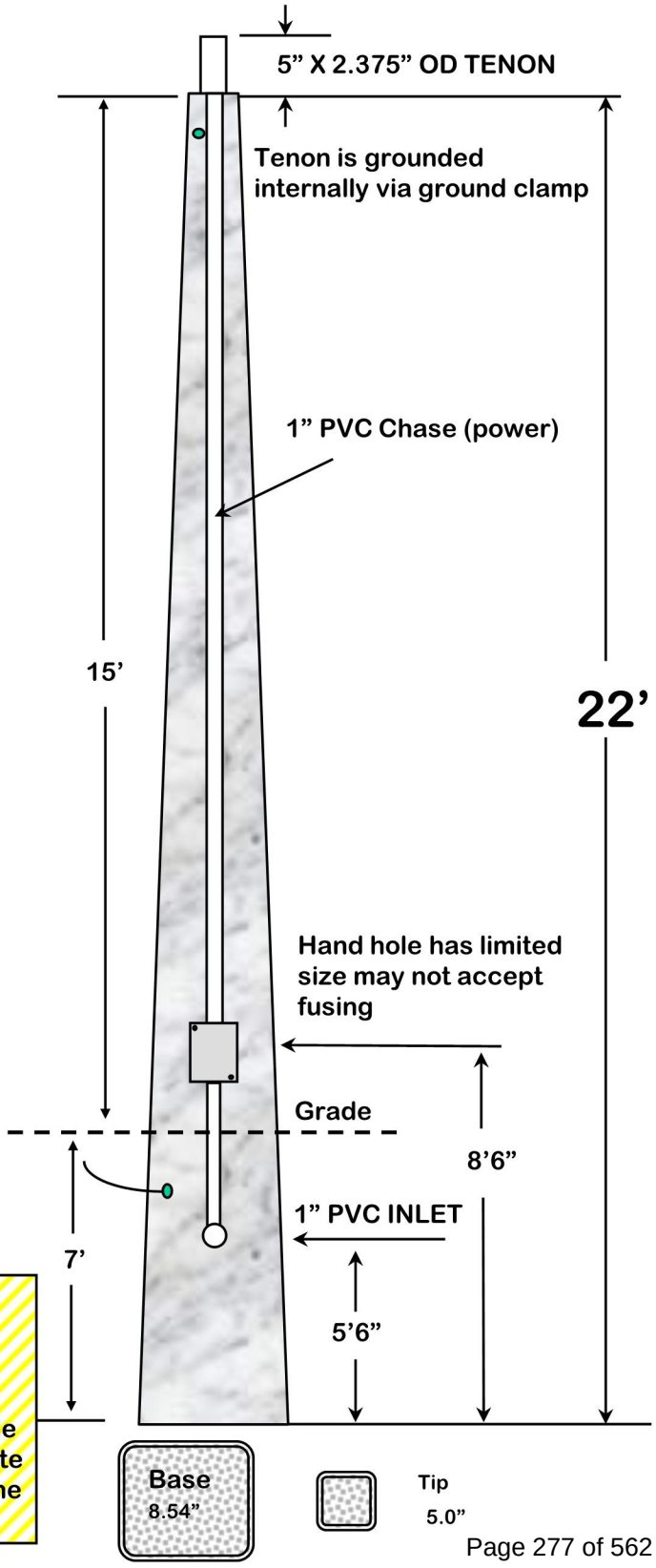
USI22TII-S-8656

Prestressed Concrete Pole

- Pole Weight = 1,320 lbs
- Wind speed = 170 mph V ult
- Risk Category II
- Exposure = "C"
- Wind Gust = 3 seconds
- Load factor = 1.3
- 2020 FBC 1620 HVHZ, 1609 & 1806
- ASCE 7-16
- Min. Brk. Strength = 2,400#
- Concrete = 6,500lbs @ 28 days
- Grd. Wire = #6 str. copper
- Strand = 1/2" @ 70% Ultimate
- Tenon = 2.375" OD x 5" Hgt.

SELECT STRUCTURAL, LLC

SHAWN R. ANDERSON, P.E., S.E.



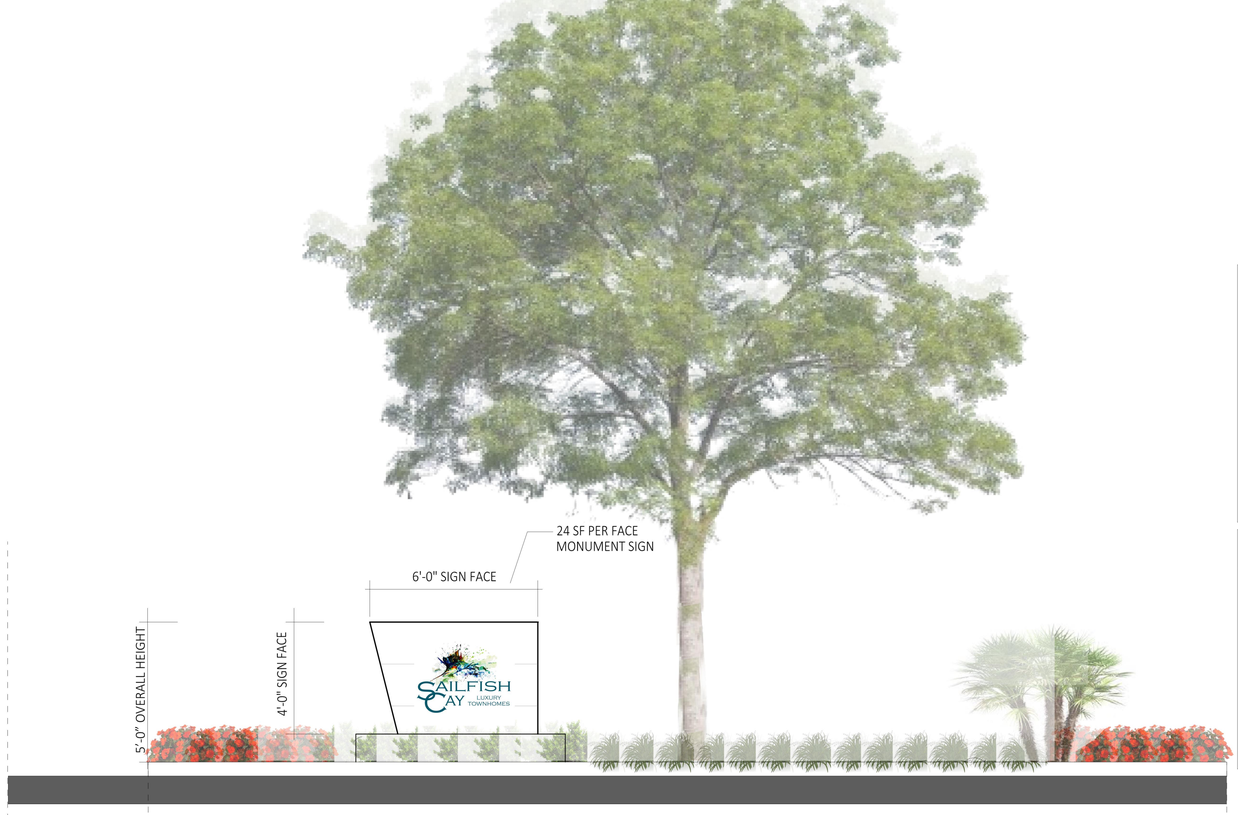
PROJECT:

This pole embedded 7' in to soils with an allowable passive pressure of 300pcf is structurally adequate to resist the local wind speeds of Co. with the 2.0sqft epa attached.

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
	19	W	SINGLE	0.900	Cree Lighting XSPW-B-WW-3ME-8L-40K-UL-WH
	20	B	SINGLE	0.900	Cree Lighting PWY-EDG-3M-XX-02-E-UL-350-40K
	23	P2	SINGLE	0.900	GE Lighting EPTT01007DA40XXPXX
	1	P1	SINGLE	0.900	GE Lighting EPTT01007CA40XXPXX

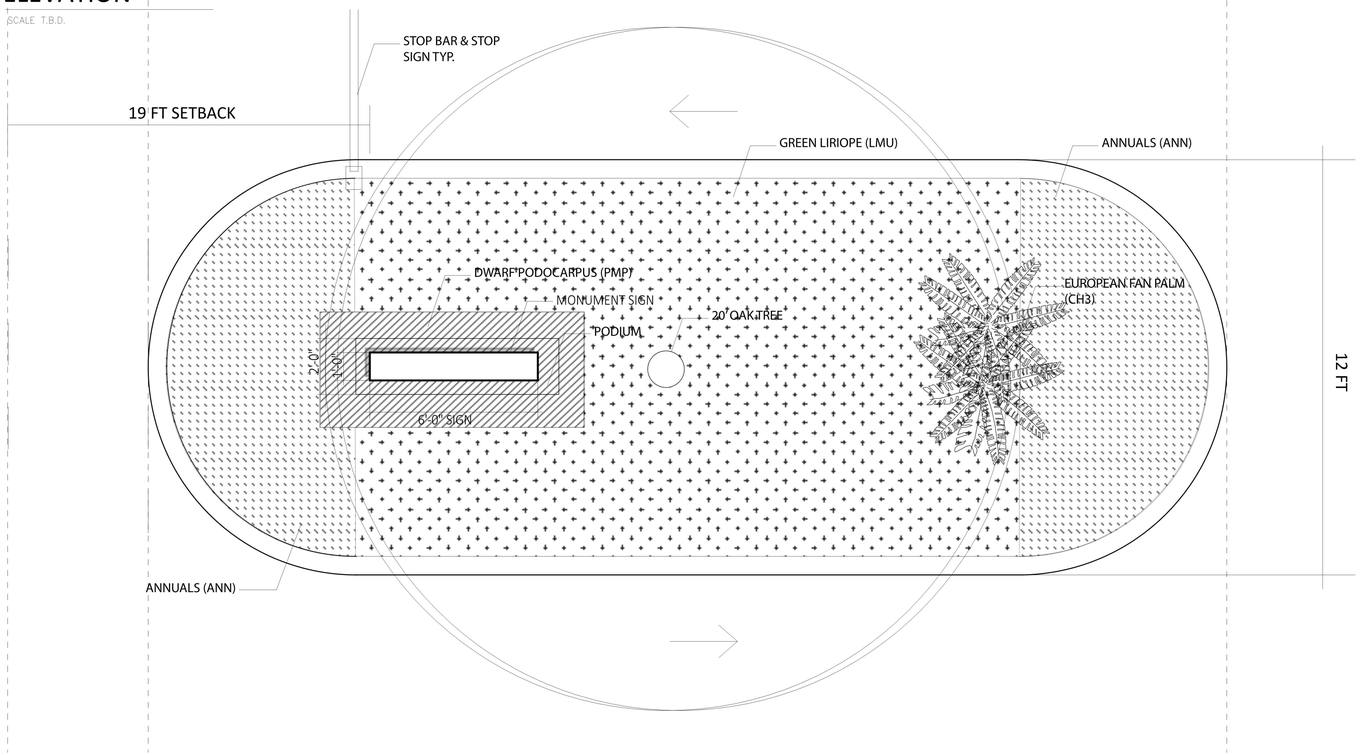
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Central Parkway	Illuminance	Fc	0.13	1.7	0.0	N.A.	N.A.
Central Parkway ROW	Illuminance	Fc	1.43	3.3	0.6	2.38	5.50
Parking and Drive Lanes	Illuminance	Fc	2.30	7.2	0.5	4.60	14.40
Sidewalks	Illuminance	Fc	1.74	9.5	0.1	17.40	95.00
Split	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.





ELEVATION

SCALE T.B.D.



SITE PLAN

SCALE T.B.D.

NOTES:
1. SEE LANDSCAPE PLANS FOR DETAILS.
2. EXTERNAL LIGHTING.

ENLA

SAILFISH CAY LUXURY TOWNHOMES

SIGN SPECS ON THE ELEVATION

MATERIALS: CONCRETE BLOCK;
ALUMINUM PANEL WITH WRAP;
ALUMINUM CHANNEL CUT LETTERS

LETTER COLOR: TEAL
#03586C

R	3	C	93.56%
G	88	M	55.68%
B	108	Y	42.61%
		K	21.3%

GENERAL INFORMATION

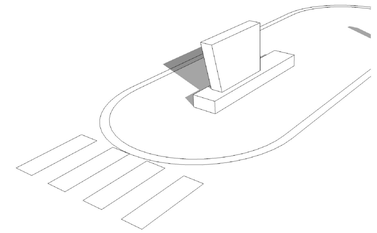
PROJECT LOCATION: 751 SE CENTRAL PKWY, STUART, FL 34994
ZONING: R-3 RESIDENTIAL - MULTI-FAMILY/ DUPLEX
--
SIGN REGULATIONS REQUIRED/ PROVIDED:
AREA OF SIGN NOT TO EXCEED 24 SF PER FACE/ 24 SF PROVIDED
10' FRONT YARD SETBACK/ 15 FT PROVIDED
6' MAX. HEIGHT/ 5 FT PROVIDED

ADDITIONAL INFORMATION:

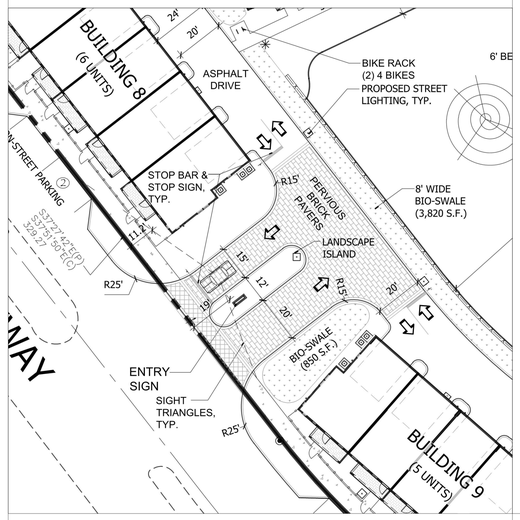
MONUMENT SIGNS. MONUMENT SIGNS SHALL BE COMPOSED OF METAL FRAME, TEXTURED BRICK, CONCRETE BLOCK, OR OTHER MASONRY, AND FINISHED WITH STUCCO OR OTHER TEXTURED MATERIAL, AND HAVING A SOLID BASE. THE TOP EDGE OF THE SIGN SHALL BE NO HIGHER THAN ELSEWHERE PERMITTED IN THIS CODE, AND THE SKIRT AND BASE SHALL BE NO SMALLER THAN 80 PERCENT OF THE SIGN WIDTH NOR GREATER THAN 120 PERCENT OF THE SIGN WIDTH. A MONUMENT SIGN SHALL NOT BE USED AS A FRAME FOR A CABINET SIGN THAT EXCEEDS 25 PERCENT OF THE SIGN AREA.

MEASUREMENT: THE SIGN FACE INCLUDES ANY BACKGROUND MATERIAL, PANEL, TRIM, COLOR, AND DIRECT OR SELF-ILLUMINATION USED THAT DIFFERENTIATES THE SIGN FROM THE BUILDING, STRUCTURE, BACKDROP SURFACE, OR OBJECT UPON WHICH, OR AGAINST WHICH, IT IS PLACED. WHEN THERE IS NO SUCH DIFFERENTIATION, THE SIGN FACE SHALL BE ONE OR MORE RECTANGLES JUST LARGE ENOUGH TO ENCLOSE ALL LETTERING, ILLUSTRATIONS, ORNAMENTATION, SYMBOLS, OR LOGOS. A SIGN STRUCTURE SHALL NOT BE INCLUDED IN THE TOTAL SIGN AREA PROVIDED THAT NO LETTERING, ILLUSTRATIONS, ORNAMENTATION, SYMBOLS, OR LOGOS ARE DISPLAYED ON, OR DESIGNED AS PART OF, THE SIGN STRUCTURE.

3D FRAMEWORK



LOCATION MAP



DESIGNER:
CAMILO LOPEZ
URBAN PLANNER &
ARCHITECTURAL DESIGNER
954.696.4106
CLOPEZDX@GMAIL.COM

SAILFISH CAY

SAILFISH CAY

751 SE CENTRAL PARKWAY
STUART, FL 34994

SAILFISH CAY

751 SE CENTRAL PARKWAY
STUART, FL 34994

REVISIONS

NO.	DATE	DESCRIPTION

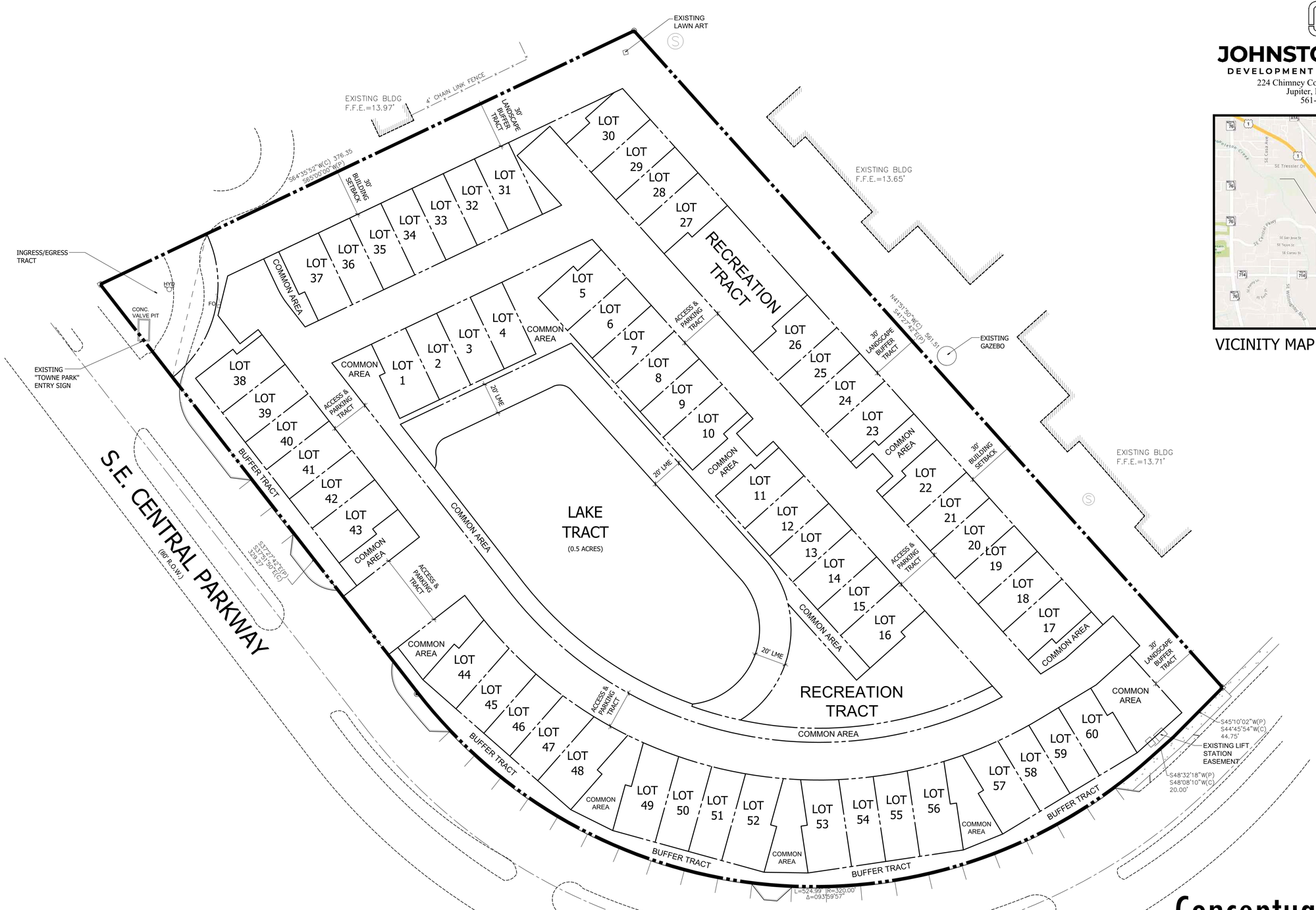
© COPYRIGHT 2021
UNAUTHORIZED USE IS PROHIBITED

DATE	10/20/2021
DRAWN BY	CLOPEZ
JOB NO.	TBD
SCALE	AS INDICATED

MONUMENT SIGN SHEET

MS-1

NEW DEVELOPMENT

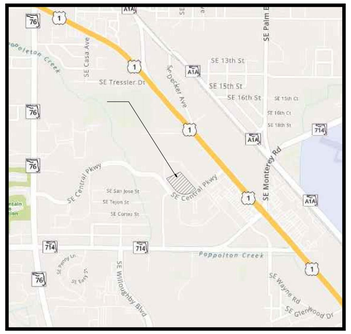


Conceptual Lot Plan

0 15' 30' 60' 90 120'

NORTH

JOHNSTON GROUP
DEVELOPMENT & CONSTRUCTION
224 Chimney Corner Lane, Suite 3032
Jupiter, Florida 33458
561-691-4552



VICINITY MAP

Litterick Landscape Architecture
LC26000482
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Sailfish Cay

Stuart, Florida

751 Central Parkway

Landscape Architect of Record

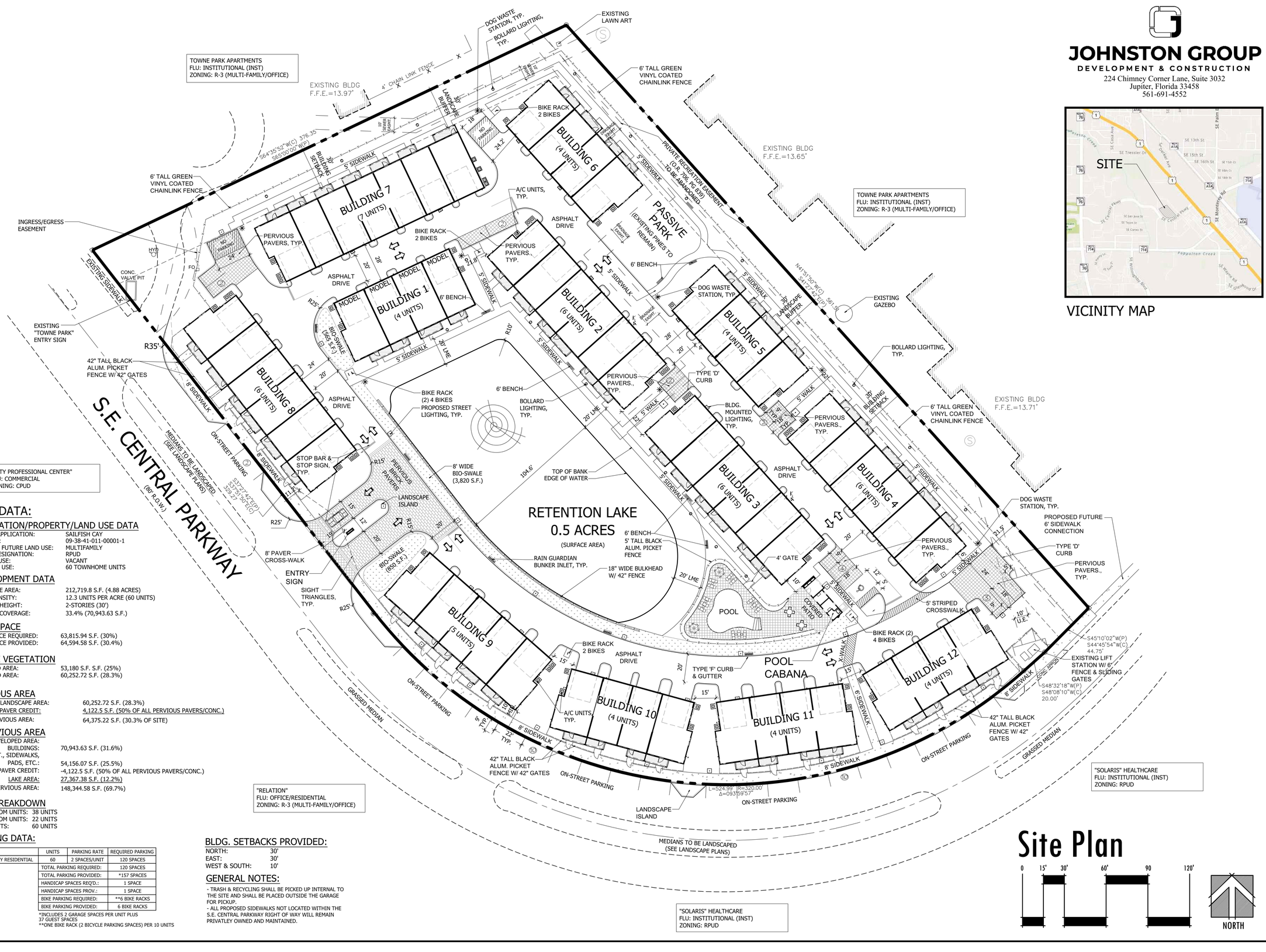
Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 30'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	2/23/22
Job no.	
Revisions:	

Sheet No.

PUD-1



SITE DATA:

APPLICATION/PROPERTY/LAND USE DATA

NAME OF APPLICATION:	SAILFISH CAY
PARCEL ID:	09-38-41-011-00001-1
PROPOSED FUTURE LAND USE:	MULTIFAMILY
ZONING DESIGNATION:	RPUD
EXISTING USE:	VACANT
PROPOSED USE:	60 TOWNHOME UNITS

DEVELOPMENT DATA

TOTAL SITE AREA:	212,719.8 S.F. (4.88 ACRES)
GROSS DENSITY:	12.3 UNITS PER ACRE (60 UNITS)
BUILDING HEIGHT:	2-STORIES (30')
BUILDING COVERAGE:	33.4% (70,943.63 S.F.)

OPEN SPACE

OPEN SPACE REQUIRED:	63,815.94 S.F. (30%)
OPEN SPACE PROVIDED:	64,594.58 S.F. (30.4%)

NATIVE VEGETATION

REQUIRED AREA:	53,180 S.F. S.F. (25%)
PROVIDED AREA:	60,252.72 S.F. (28.3%)

PERVIOUS AREA

PERVIOUS/LANDSCAPE AREA:	60,252.72 S.F. (28.3%)
PERVIOUS PAVER CREDIT:	4,122.5 S.F. (50% OF ALL PERVIOUS PAVERS/CONC.)
TOTAL PERVIOUS AREA:	64,375.22 S.F. (30.3% OF SITE)

IMPERVIOUS AREA

TOTAL DEVELOPED AREA:	
BUILDINGS:	70,943.63 S.F. (31.6%)
PAVM'T., SIDEWALKS, PADS, ETC.:	54,156.07 S.F. (25.5%)
PERVIOUS PAVER CREDIT:	-4,122.5 S.F. (50% OF ALL PERVIOUS PAVERS/CONC.)
LAKE AREA:	27,367.38 S.F. (12.2%)
TOTAL IMPERVIOUS AREA:	148,344.58 S.F. (69.7%)

UNIT BREAKDOWN

3 - BEDROOM UNITS:	38 UNITS
4 - BEDROOM UNITS:	22 UNITS
TOTAL UNITS:	60 UNITS

PARKING DATA:

USE	UNITS	PARKING RATE	REQUIRED PARKING
MULTI-FAMILY RESIDENTIAL	60	2 SPACES/UNIT	120 SPACES
	TOTAL PARKING REQUIRED:		120 SPACES
	TOTAL PARKING PROVIDED:		*157 SPACES
	HANDICAP SPACES REQ'D.:		1 SPACE
	HANDICAP SPACES PROV.:		1 SPACE
	BIKE PARKING REQUIRED:		**6 BIKE RACKS
	BIKE PARKING PROVIDED:		6 BIKE RACKS

*INCLUDES 2 GARAGE SPACES PER UNIT PLUS 37 GUEST SPACES
**ONE BIKE RACK (2 BICYCLE PARKING SPACES) PER 10 UNITS

BLDG. SETBACKS PROVIDED:

NORTH:	30'
EAST:	30'
WEST & SOUTH:	10'

GENERAL NOTES:

- TRASH & RECYCLING SHALL BE PICKED UP INTERNAL TO THE SITE AND SHALL BE PLACED OUTSIDE THE GARAGE FOR PICKUP.
- ALL PROPOSED SIDEWALKS NOT LOCATED WITHIN THE S.E. CENTRAL PARKWAY RIGHT OF WAY WILL REMAIN PRIVATLEY OWNED AND MAINTAINED.

JOHNSTON GROUP
DEVELOPMENT & CONSTRUCTION
224 Chimney Corner Lane, Suite 3032
Jupiter, Florida 33458
561-691-4552

VICINITY MAP

Litterick Landscape Architecture
LC26000482
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Sailfish Cay

751 Central Parkway

Stuart, Florida

Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 30'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	11/5/21
Job no.	
Revisions:	1/7/22
	2/21/22
	3/25/22
	4/7/22

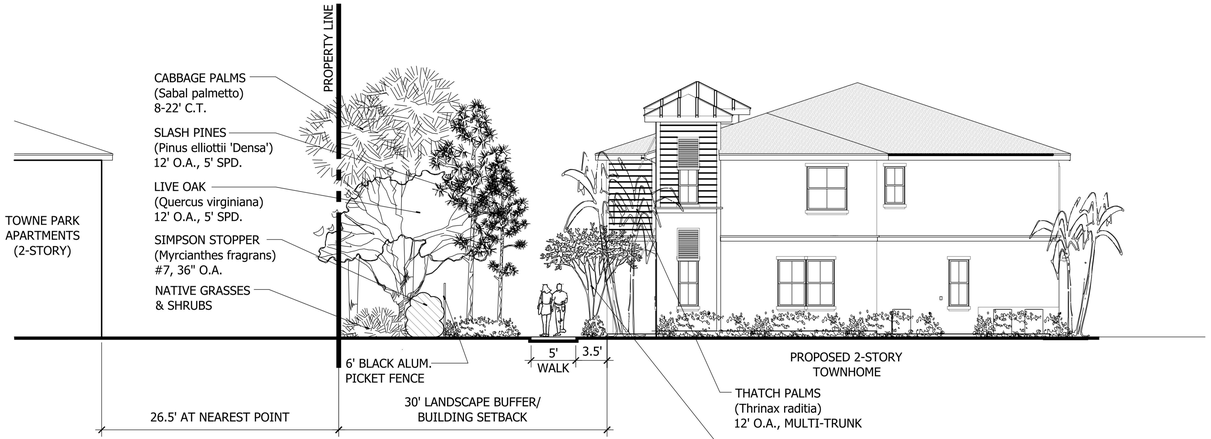
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SP-1

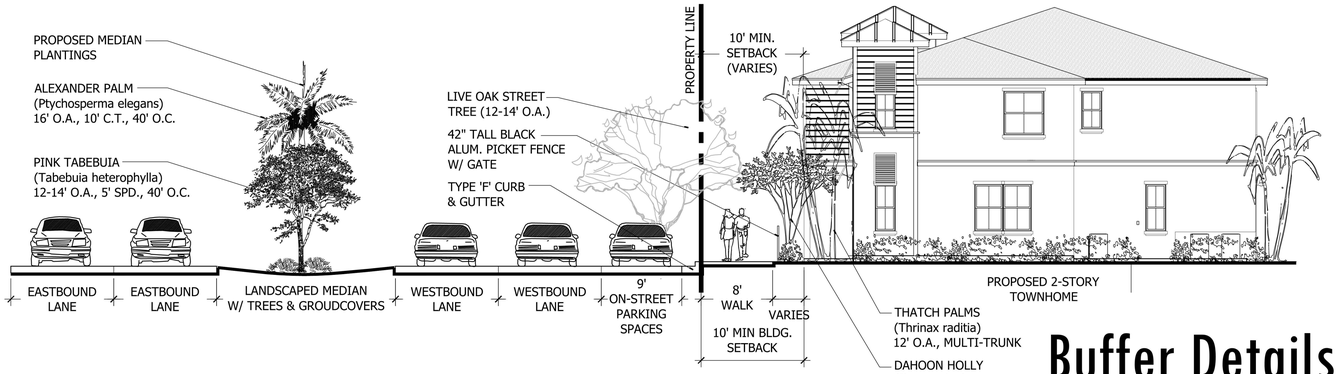
Site Plan

0 15' 30' 60' 90 120'

NORTH

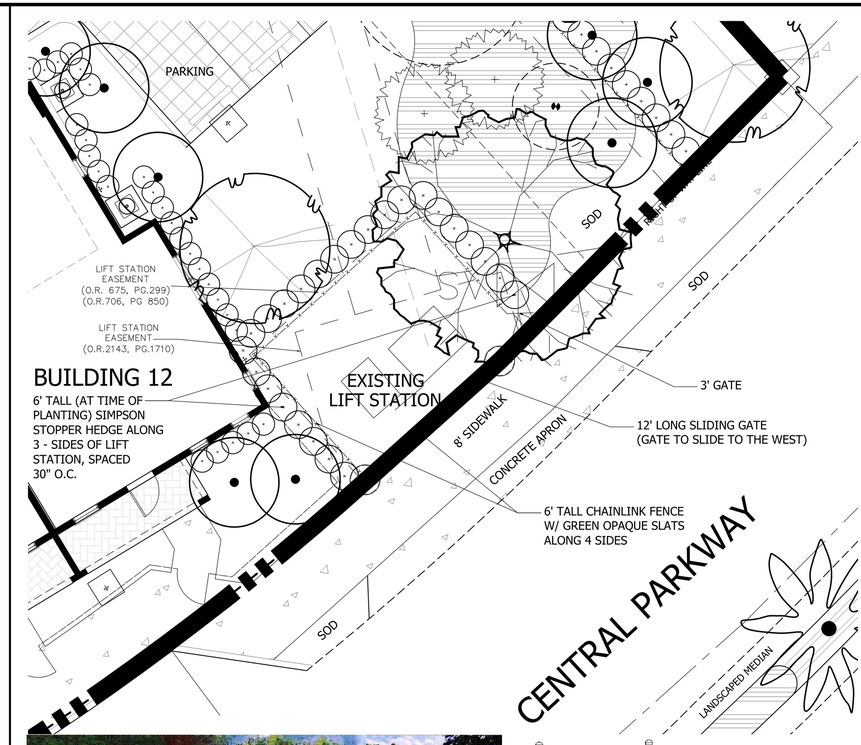


CROSS-SECTION
NORTH AND EAST LANDSCAPE BUFFERS



CROSS-SECTION
CENTRAL PARKWAY BUFFER

Buffer Details
Scale: 1/8" = 1'-0"

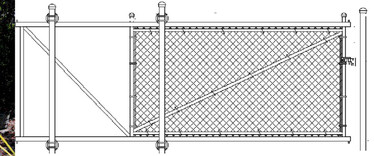




6' CHAINLINK FENCE W/ GREEN PRIVACY SLATS

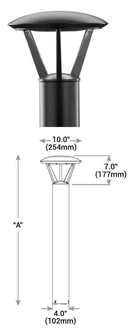


6' TALL SIMSPON
STOPPER HEDGE



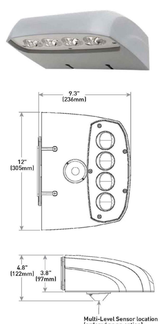
SLIDING GATE DETAIL
(W/ GREEN OPAQUE SLATS)

Lift Station Detail
Scale: 1/8" = 1'-0"



CREE LIGHTING "THE EDGE" SERIES
LED PATHWAY LUMINAIRE, 42" TALL

BOLLARD DETAIL
Not to Scale

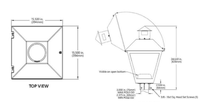


CREE LIGHTING "XSP" SERIES
LED WALL MOUNT LUMINAIRE

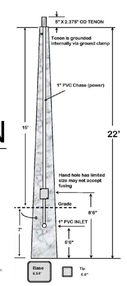
WALL SCONCE DETAIL
Not to Scale



DOG WASTE STATION



'GE CURRENT' EVOLVE SERIES
LED POST TOP FIXTURE



'UTILITY STRUCTURES INC.'
PRESTRESSED CONC. POLE

STREET LIGHT DETAIL
Not to Scale

DRIVEWAY, POOL DECK &
PATIO PAVERS



DRIFTWOOD
TREMRON 4" X 8" CONCRETE PAVERS
COLOR: DRIFTWOOD

PERMEABLE PAVERS
COLOR: DRIFTWOOD



4X8 PERMEABLE

PAVER DETAILS
Not to Scale



WABASH VALLEY 6' RECYCLED PLASTIC BENCH

BENCH DETAIL
Not to Scale



MADRAX DIVISION

GRABER MANUFACTURING, INC.
1080 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM

PRODUCT: 'U' RACK -U238
DESCRIPTION: BLACK U-RACK BIKE RACK
2 BIKE, SURFACE MOUNT

BIKE RACK DETAIL
SCALE: NOT TO SCALE

Site Details
Scale: As Noted

Litterick
Landscape
Architecture
LC26000482
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Sailfish Cay
Stuart, Florida
751 Central Parkway

Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

Scale: As Noted

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	11/5/21
Job no.	
Revisions:	11/22/21
	1/7/22
	2/21/22
	3/25/22
	4/6/22

Sheet No.
SP-2

O'ROURKE
ENGINEERING & PLANNING

December 10, 2021

Ryan Johnston
751 SE Central LLC 224
Chimney Corner Lane, Suite 3032
Jupiter FL 33458

Re: 751 SE Central Parkway

Dear Mr. Johnston:

O'Rourke Engineering & Planning has completed the analysis of the traffic impacts associated with the change in land use from commercial to multi -family land use for the 4.88 acres on Central Parkway. **Figure 1** illustrates the project location. The analysis is presented below.

Traffic Analysis

The proposed change in land use has to address the worst-case traffic generator in the existing future land use to the worst- case traffic generator in the proposed future land use. The 4.88 acres has an existing future land use of Commercial. Under commercial land use, an FAR of 1.5 is allowed. Applying the 1.5 FAR to 4.88 acres yields 318,859 square feet. A worst-case scenario would be retail/commercial such as shopping center.

The proposed future land use is multi family residential. Under multi family, a maximum of 30 units per acres is allowed under a planned unit development. At 30 units per acre, the project would yield 146 dwelling units.

The trip generation associated with each of the potential uses, was calculated using ITE Trip Generation, 11th Edition. **Table 1** summarizes the trip generation and the change in trip generation.

As shown, the change in land use would result in a decrease in 11,151 daily trips, 269 AM peak hour trips and 1,027 PM peak hour trips.

Because there is a decrease in land use, additional analyses are not required.

Conclusion

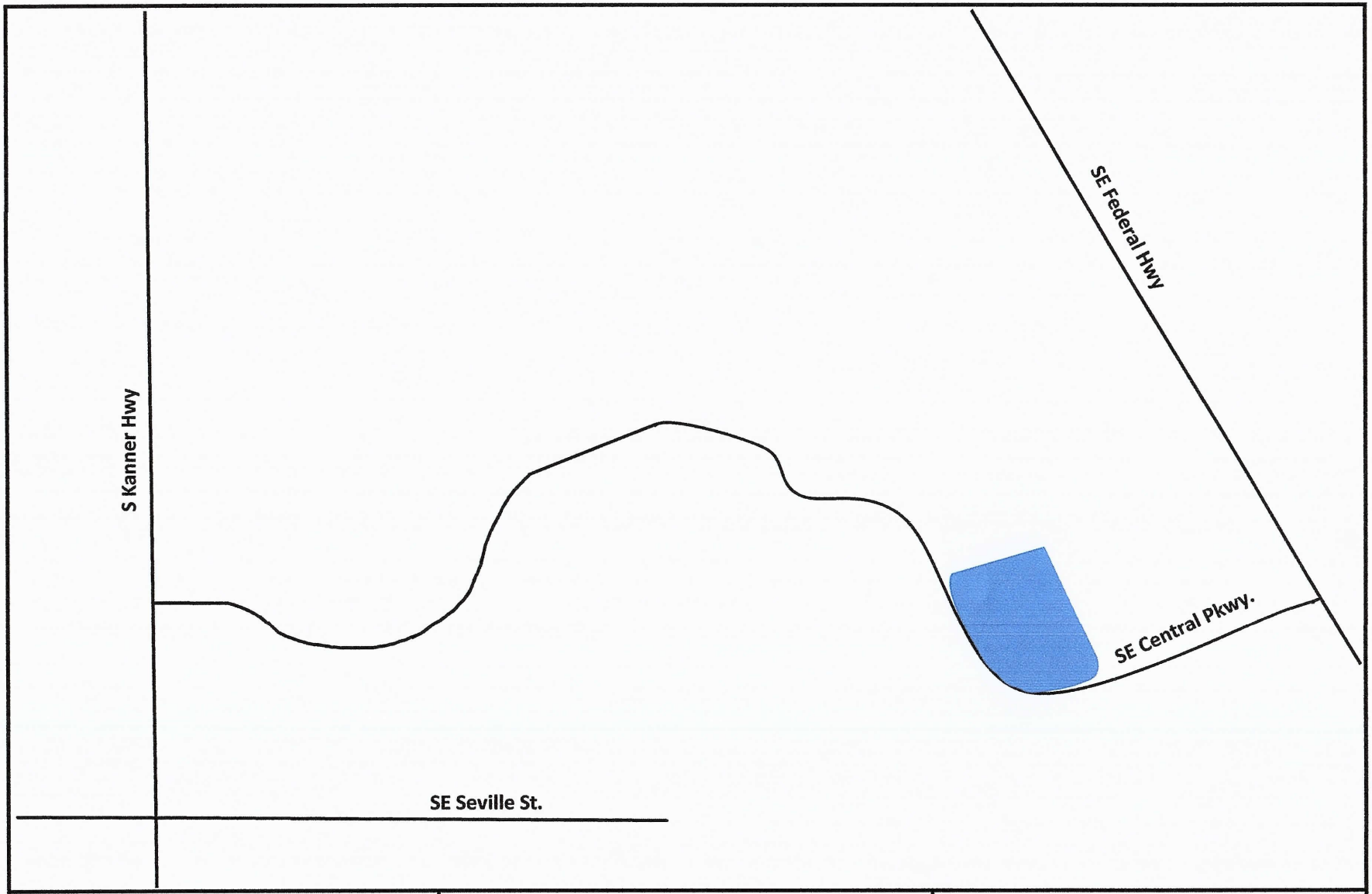
The trip generation analysis demonstrates that the change in land use will result in a decrease in trip generation potential on the development.

It has been a pleasure working with you.

Respectfully submitted,
O'ROURKE ENGINEERING

Susan E. O'Rourke, P.E.
Civil Engineering – Traffic

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 1/13/2022 License #: 42684



N NTS	O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994	Legend = Project Location	**Figure 1** Project Location Sailfish Cay
Job Number:	Date: 11-1-21		

Sailfish Cay Project Location 11.1.2021

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Shopping Center (Existing)	820	318,859	Sft	T = 37.01(X)	50%	50%	5,901	5,900	11,801
Multifamily Housing-Mid-Rise (Proposed)	221	146	DU	T = 4.77(X) - 46.46	50%	50%	325	325	650
TOTAL (Proposed - Existing)							**(5,576)**	**(5,575)**	**(11,151)**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Shopping Center (Existing)	820	318,859	Sft	T = 0.59(X) + 133.55	62%	38%	200	122	322
Multifamily Housing-Mid-Rise (Proposed)	221	146	DU	T = 0.44(X) - 11.61	23%	77%	12	41	53
TOTAL (Proposed - Existing)							**(188)**	**(81)**	**(269)**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Shopping Center (Existing)	820	318,859	Sft	T =3.40(X)	48%	52%	520	564	1,084
Multifamily Housing-Mid-Rise (Proposed)	221	146	DU	T = 0.39(X) + 0.34	61%	39%	35	22	57
TOTAL (Proposed - Existing)							**(485)**	**(542)**	**(1,027)**

Source: ITE 11th Edition Trip Generation Rates

O'ROURKE
ENGINEERING & PLANNING

Electronic Signature Report

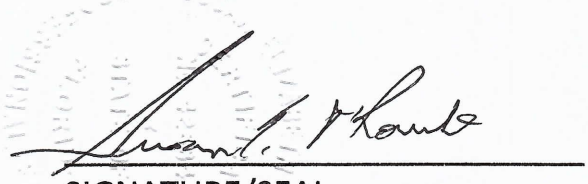
Project Name: Sailfish Cay

Job Number: MR21105.0

Sailfish Cay Traffic Analysis	28
DOCUMENT NAME	# OF SHEETS

Includes: Report, Tables 1a, 1b, & 1c: Trip Generation, Table 2: Driveway Results, Table 3a and 3b: Trip Tracking, Figure 1: Project Location, Figure 2: Project Assignment, Figure 3: Driveway Volumes, Appendix A: Site Plans, Appendix B: Percent Assignment/Link Analysis, Appendix C: Martin Co. LOS Report/ Background Data, Appendix D: Driveway Volumes and Analysis

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SHA CODE



SIGNATURE/SEAL

Susan E O'Rourke, PE
NAME

42684
LICENSE NUMBER

2/22/2022
DATE

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918
SEORourke@comcast.net

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Sailfish Cay

Prepared For:

Ryan Johnston
751 SE Central LLC
224 Chimney Corner Lane, Suite 3032
Jupiter FL 33458

Prepared By:

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, FL 34994
(772)781-7918

November 1, 2021
Revised January 5, 2022
Revised February 21, 2022

MR21105.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 (772) 781-7918	Susan E O'Rourke State of Florida, Professional Engineer, License No. 42684 This Document has been electronically signed and sealed by Susan E O'Rourke, PE on 2/22/2022 using a **SHA** authentication code. Printed copies of this document are not considered signed and sealed and the **SHA** authentication code must be verified on any electronic copies.

O'ROURKE
ENGINEERING & PLANNING

November 1, 2021

Mr. Ryan Johnston
751 SE Central LLC
224 Chimney Corner Lane, Suite 3032
Jupiter FL 33458

Re: Sailfish Cay

Dear Mr. Johnston:

O'Rourke Engineering & Planning has completed the traffic analysis for the proposed residential development consisting of 60 multifamily residential dwelling units to be located east of S. Kanner Highway and north of Central Parkway in Stuart, Martin County. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you.

Respectfully submitted,
O'ROURKE ENGINEERING & PLANNING

Susan E. O'Rourke, P.E.
President

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed residential development located on Central Parkway. **Figure 1** illustrates the project location. **Attachment A** includes the project site plan. The purpose of this analysis is to determine the impact of the development on the roadway.

PROJECT DESCRIPTION

The project site is located on the north side of Central Parkway in Stuart. The development consists of 60 multifamily dwelling units. The project will have full access off Central Parkway with no turn lanes proposed. The project is expected to be built out by 2023.

Trip Generation — Land Use Code 220 - Multi Family Low Rise rates from the ITE Trip Generation 11th Edition were applied to the 60 units.

The trip generation of the site is summarized in **Table 1**.

As shown, the project will generate 41 AM peak hour trips with 10 in and 31 out and 46 PM peak hour trips with 29 in and 17 out.

Sailfish Cay Project Location 11.1.2021

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily - Low Rise	220	60	DU	T=6.41(X)+75.31	50%	50%	230	230	460

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily - Low Rise	220	60	DU	T =0.31(X)+22.85	24%	76%	10	31	41

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily - Low Rise	220	60	DU	T =0.43(X)+20.55	63%	37%	29	17	46

Source: ITE 11th Edition Trip Generation Rates

PROJECT DISTRIBUTION/ ASSIGNMENT/ IMPACT

To determine the project impact in 2023, the project traffic was assigned to the network. **Figure 2** illustrates the project assignment. Although the project is not significant on any links, the link analysis was included for informational purposes. The existing counts, capacity and growth rates were taken from the Martin County 2019 Roadway Level of Service Report and a count made on Central Parkway. **Table 2** - Percent Impact and **Table 3** - Link Analysis are included as **Attachment B**. Table 3 demonstrates the links will operate at an acceptable LOS at buildout.

The applicable pages from the Martin County 2019 Roadway Level of Service Report and background traffic data to include The Loft development are included in **Attachment C**.

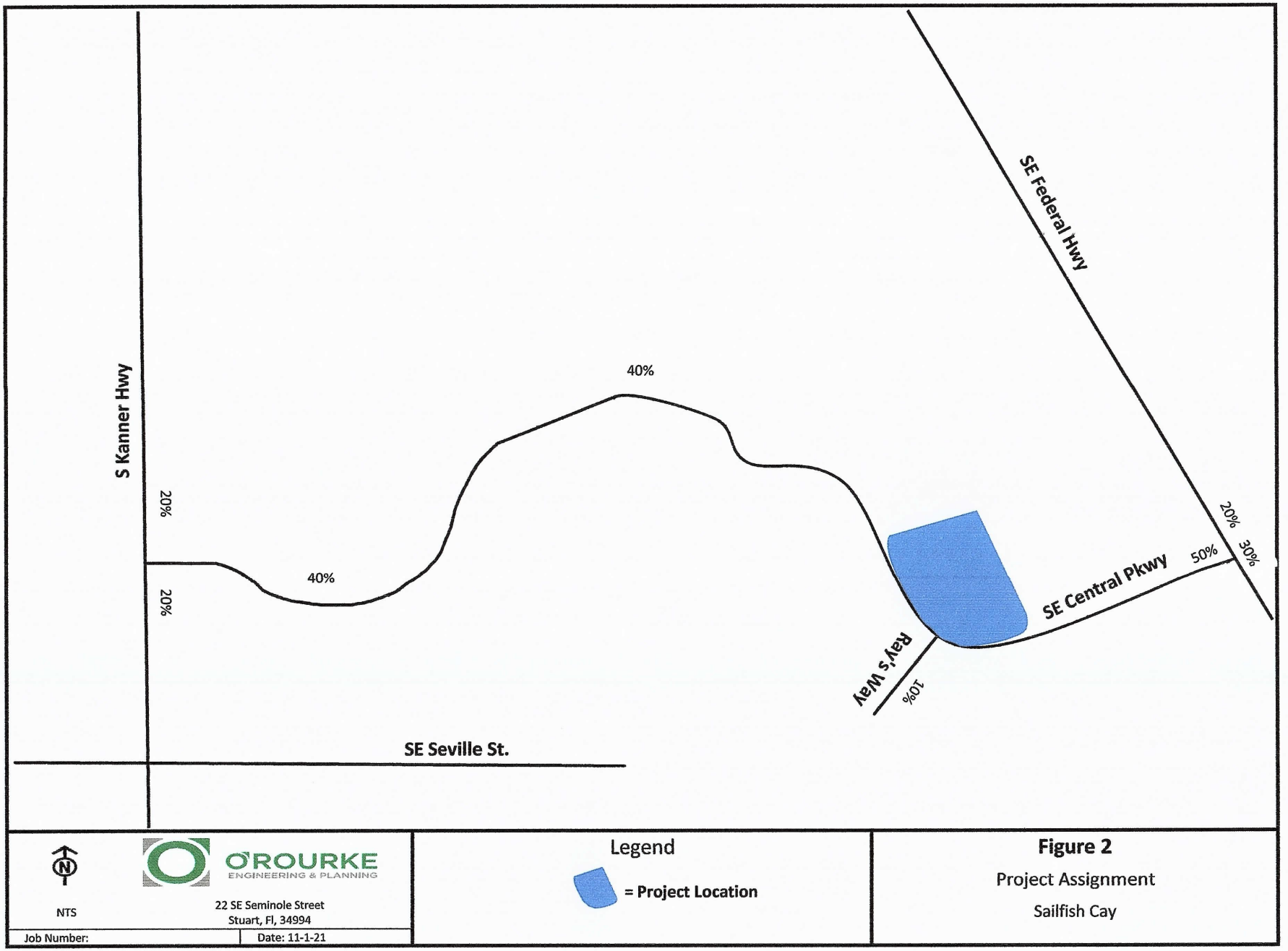
The need for a right turn lane was evaluated against FDOT thresholds. With 14 right turns as the highest expected volumes, a right-turn lane is not needed. The left-turn threshold also is not met. The threshold and nomographs are included in **Attachment D**.

DRIVEWAY VOLUMES

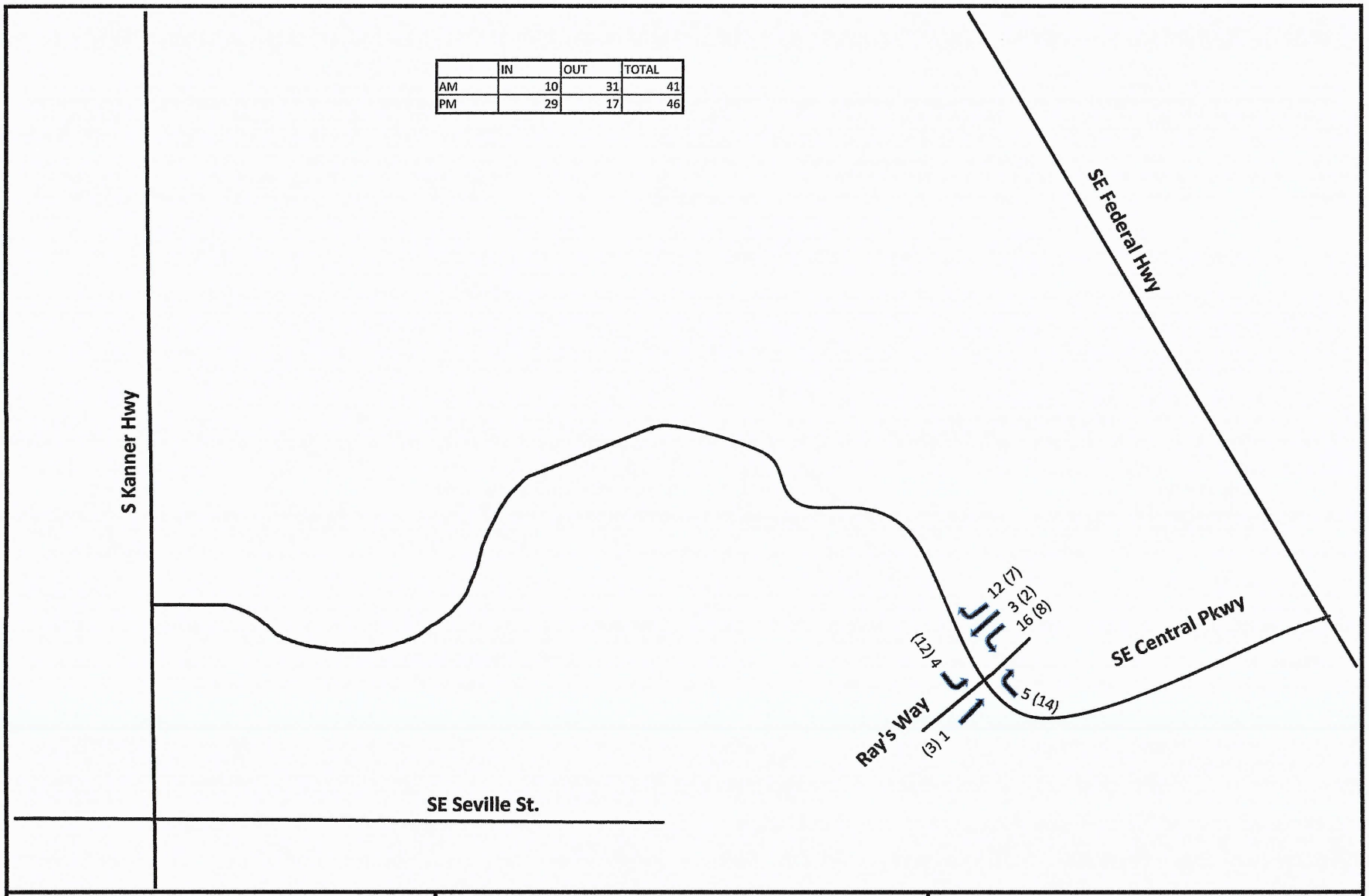
The project will have full access to SE Central Parkway at Ray's Way. The driveway volumes are shown in **Figure 3**. The HCS analysis are included in Attachment D. The driveway will accommodate the minor increase in traffic. The driveway will operate at LOS B in the AM peak hour and LOS B in the PM peak hour. Traffic from The Loft was also included at the driveway.

CONCURRENCY REVIEW/ CONCLUSION

The Sailfish Cay development will have a traffic impact of 41 AM peak hour trips with 10 in and 31 out and 46 PM peak hour trips with 29 in and 17 out. These trips will not cause levels of service to fall below acceptable levels in the future. Therefore, the project does not require additional analysis and is deemed to be consistent with city transportation concurrency requirements.



Sailfish Cay % Assignment 11.1.2021

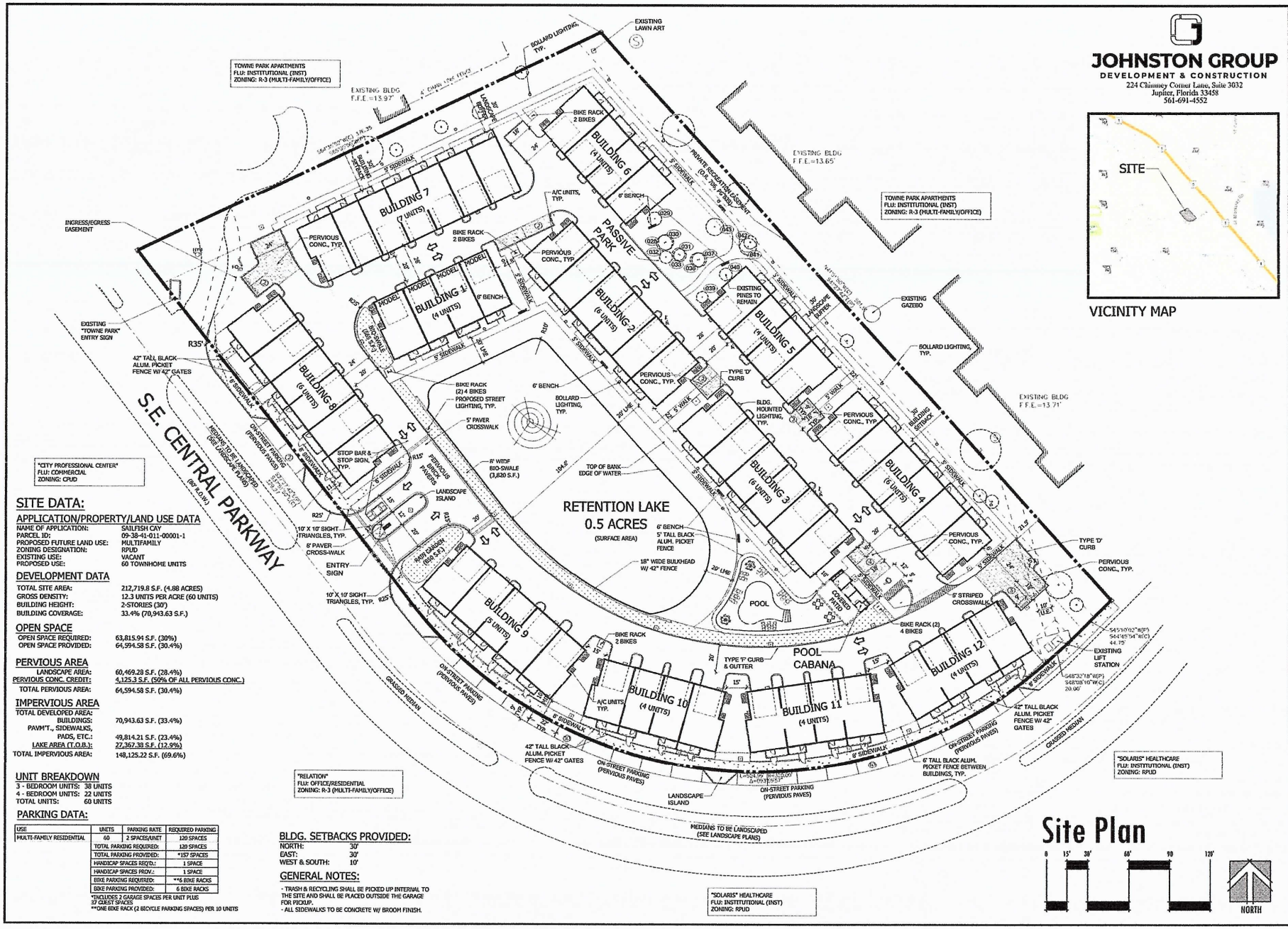


	IN	OUT	TOTAL
AM	10	31	41
PM	29	17	46

NTS O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Job Number: Date: 11-1-21	Legend X (X) = AM (PM)	**Figure 3** Driveway Volumes Sailfish Cay

ATTACHMENT A

Site Plan



SITE DATA:

APPLICATION/PROPERTY/LAND USE DATA

NAME OF APPLICATION:	SAILFISH CAY
PARCEL ID:	09-38-41-011-00001-1
PROPOSED FUTURE LAND USE:	MULTIFAMILY
ZONING DESIGNATION:	RPUD
EXISTING USE:	VACANT
PROPOSED USE:	60 TOWNHOME UNITS

DEVELOPMENT DATA

TOTAL SITE AREA:	212,719.8 S.F. (4.88 ACRES)
GROSS DENSITY:	12.3 UNITS PER ACRE (60 UNITS)
BUILDING HEIGHT:	2-STORIES (30')
BUILDING COVERAGE:	33.4% (70,943.63 S.F.)

OPEN SPACE

OPEN SPACE REQUIRED:	63,815.94 S.F. (30%)
OPEN SPACE PROVIDED:	64,594.58 S.F. (30.4%)

PERVIOUS AREA

LANDSCAPE AREA:	60,469.28 S.F. (28.4%)
PERVIOUS CONC. CREDIT:	4,125.3 S.F. (50% OF ALL PERVIOUS CONC.)
TOTAL PERVIOUS AREA:	64,594.58 S.F. (30.4%)

IMPERVIOUS AREA

TOTAL DEVELOPED AREA:	
BUILDINGS:	70,943.63 S.F. (33.4%)
PAVMT., SIDEWALKS, PADS, ETC.:	49,814.21 S.F. (23.4%)
LAKE AREA (T.O.B.):	27,367.38 S.F. (12.9%)
TOTAL IMPERVIOUS AREA:	148,125.22 S.F. (69.6%)

UNIT BREAKDOWN

3 - BEDROOM UNITS: 38 UNITS
4 - BEDROOM UNITS: 22 UNITS
TOTAL UNITS: 60 UNITS

PARKING DATA:

USE	UNITS	PARKING RATE	REQUIRED PARKING
MULTI-FAMILY RESIDENTIAL	60	2 SPACES/UNIT	120 SPACES
	TOTAL PARKING REQUIRED:		120 SPACES
	TOTAL PARKING PROVIDED:		*157 SPACES
	HANDICAP SPACES REQ'D.:		1 SPACE
	HANDICAP SPACES PROV.:		1 SPACE
	BIKE PARKING REQUIRED:		**6 BIKE RACKS
	BIKE PARKING PROVIDED:		6 BIKE RACKS

*INCLUDES 2 GARAGE SPACES PER UNIT PLUS 37 GUEST SPACES
**ONE BIKE RACK (2 BICYCLE PARKING SPACES) PER 10 UNITS

BLDG. SETBACKS PROVIDED:

NORTH:	30'
EAST:	30'
WEST & SOUTH:	10'

GENERAL NOTES:

- TRASH & RECYCLING SHALL BE PICKED UP INTERNAL TO THE SITE AND SHALL BE PLACED OUTSIDE THE GARAGE FOR PICKUP.
- ALL SIDEWALKS TO BE CONCRETE W/ BROOM FINISH.

Site Plan

Scale: 1" = 30'-0"

JOHNSTON GROUP
DEVELOPMENT & CONSTRUCTION
224 Chimney Corner Lane, Suite 3032
Jupiter, Florida 33458
561-691-4552

Litterick Landscape Architecture
2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3874
JasonLA1677@yahoo.com

Jason M. Litterick, ASLA (LA0001677)

Sailfish Cay
751 Central Parkway
Stuart, Florida

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	11/5/21
Job no.	
Revisions:	1/7/22
	2/10/22

Sheet No.
SP-1

ATTACHMENT B

Percent Assignment
Link Analysis

Table 2a: Percent Impact - AM Peak Hour

Segment	From	To	Lanes	Is Project Traffic 5% or More of Capacity?	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
Kanner Highway (SR-76)	SR-714	US 1	6LD	No	3,020	6	20%	0.20%
US 1	SR-714	SR 5a	6LD	No	3,020	9	30%	0.30%
Central Pkwy	Kanner	SR 5	4LD	No	1,630	16	50%	0.98%

In	10
Out	31
Years Grown	4

B-1

Table 2b: Percent Impact - PM Peak Hour

Segment	From	To	Lanes	Is Project Traffic 5% or More of Capacity?	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
Kanner Highway (SR-76)	SR-714	US 1	6LD	No	3,020	6	20%	0.20%
US 1	SR-714	SR 5a	6LD	No	3,020	9	30%	0.30%
Central Pkwy	Kanner	SR 5	4LD	No	1,630	16	50%	0.98%

In	29
Out	17
Years Grown	4

Table 3a: Link Analysis - AM Peak Hour

Segment	From	To	Lanes	Is Project Traffic 5% or More of Capacity?	2019 Volume Peak Hour Peak Direction	Growth Rate	2023 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Directional Peak Project Volume	Committed Background Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
Kanner Highway (SR-76)	SR-714	US 1	6LD	No	1,006	1.005	1026	3,020	6	17	20%	0.20%	1032	Yes
US 1	SR-714	SR 5a	6LD	No	1,822	1.005	1859	3,020	9	10	30%	0.30%	1868	Yes
Central Pkwy	Kanner	SR 5	4LD	No	206	1.02	214	1,630	16	32	50%	0.98%	262	Yes

Note: Central Parkway reflects a 2021 count

In	10	**In:**	10
Out	31	**Out:**	31
Years Grown	4	**Years Grown:**	4

Table 3b: Link Analysis - PM Peak Hour

Segment	From	To	Lanes	Is Project Traffic 5% or More of Capacity?	2019 Volume Peak Hour Peak Direction	Growth Rate	2023 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Directional Peak Project Volume	Committed Background Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
Kanner Highway (SR-76)	SR-714	US 1	6LD	No	1,006	1.005	1026	3,020	6	18	20%	0.20%	1032	Yes
US 1	SR-714	SR 5a	6LD	No	1,822	1.005	1859	3,020	9	10	30%	0.30%	1868	Yes
Central Pkwy	Kanner	SR 5	4LD	No	206	1.02	248	1,630	16	34	50%	0.98%	298	Yes

Note: Central Parkway reflects a 2021 count

In	29	**In:**	29
Out	17	**Out:**	17
Years Grown	4	**Years Grown:**	4

ATTACHMENT C

Martin County Roadway Level of Service Report
Background Data

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Salerno Rd	SR-5	Commerce Ave	Class II: 2-Ln Undivided	750	9,794	440	D	8.0%
Salerno Rd	Commerce Ave	CR-A1A	Class II: 2-Ln Undivided	750	7,955	346	C	0.5%
Seabranch Blvd	Doubletree Dr	SR-5	Class I: 4-Ln Divided	2000	6,693	335	C	0.5%
Sewalls Pt Rd	SR-A1A	Palmer St	2-Ln Undivided Non-State	675	9,496	470	D	3.0%
Skyline Dr	CR-707A	CR-707	2-Ln Undivided Non-State	675	1,634	84	C	0.5%
SR-5 (US-1)	Palm Beach County	CR-A1A	Transitional 4-Ln Uninter /Divided Flow	3110	20,848	1,062	A/B	1.9%
SR-5 (US-1)	CR-A1A	CR-708	Class I: 4-Ln Divided	2000	17,201	1,001	C	3.1%
SR-5 (US-1)	CR-708	Osprey St	Class I: 4-Ln Divided	2000	24,807	1,670	C	2.2%
SR-5 (US-1)	Osprey St	Seabranch Blvd	Class I: 4-Ln Divided	2000	23,579	1,046	C	0.6%
SR-5 (US-1)	Seabranch Blvd	Cove Rd	Class I: 6-Ln Divided	3020	30,507	1,426	C	0.5%
SR-5 (US-1)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	32,412	1,433	C	0.5%
SR-5 (US-1)	Salerno Rd	Monroe St	Class I: 6-Ln Divided	3020	40,491	1,673	C	0.5%
SR-5 (US-1)	Monroe St	Indian St	Class I: 6-Ln Divided	3020	37,491	1,859	C	0.5%
SR-5 (US-1)	Indian St	SR-714	Class I: 6-Ln Divided	3020	45,498	2,267	C	0.5%
SR-5 (US-1)	SR-714	SR-5A	Class I: 6-Ln Divided	3020	37,271	1,822	C	0.5%
SR-5 (US-1)	SR-5A(Cut-off Rd)	SR-76	Class I: 6-Ln Divided	3020	32,616	1,625	C	0.5%
SR-5 (US-1)	SR-76	Palm City Rd	Class II: 6-Ln Divided	2520	47,483	1,986	D	0.5%
SR-5 (US-1)	Palm City Rd	Joan Jefferson Wy	Class II: 6-Ln Divided	2520	54,897	2,473	D	0.5%
SR-5 (US-1)	Joan Jefferson Wy	Wright Blvd	Class I: 6-Ln Divided	3020	59,873	2,874	C	0.5%
SR-5 (US-1)	Wright Blvd	Baker Rd	Class I: 6-Ln Divided	3020	52,644	2,491	C	0.5%
SR-5 (US-1)	Baker Rd	Britt Rd	Class I: 6-Ln Divided	3020	51,826	2,481	C	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	Class I: 4-Ln Divided	2000	25,949	1,349	C	0.5%
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	Class I: 4-Ln Divided	2000	23,804	1,154	C	0.5%
SR-76 (Kanner Hwy)	SR-15	SR-710	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,134	111	A/B	6.1%
SR-76 (Kanner Hwy)	SR-710	CR-708	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,412	151	A/B	0.9%
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	Transitional 2-Ln Uninter /Undivided Flow	1200	2,889	168	A/B	0.5%
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	Class I: 4-Ln Divided	2000	13,401	831	C	1.7%
SR-76 (Kanner Hwy)	Locks Rd	Jack James	Class I: 4-Ln Divided	2000	19,231	920	C	0.5%
SR-76 (Kanner Hwy)	Jack James	Cove Rd	Class I: 6-Ln Divided	3020	43,880	2,372	C	0.6%
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	34,493	1,495	C	1.0%
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	Class I: 6-Ln Divided	3020	30,912	1,293	C	2.6%
SR-76 (Kanner Hwy)	Indian St	SR-714	Class I: 6-Ln Divided	3020	21,116	993	C	0.5%
SR-76 (Kanner Hwy)	SR-714	SR-5	Class I: 6-Ln Divided	3020	25,158	1,006	C	0.5%
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	Class II: 4-Ln Divided	1630	19,437	1,081	D	0.6%
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	Class I: 4-Ln Divided	2000	23,060	1,127	C	1.0%
SR-A1A (Ocean Blvd)	Sewalls Point Rd	Macarthur Blvd	Class I: 2-Ln Divided	925	13,597	845	C	0.5%
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	2-Ln Uninter /Undivided Flow	1190	8,532	407	A/B	3.1%
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	2-Ln Uninter /Undivided Flow	1190	14,752	870	D	1.8%
St Lucie Blvd	CR-A1A	Indian St	2-Ln Undivided Non-State	675	3,305	172	C	0.5%
St Lucie Blvd	Indian St	SR-A1A	2-Ln Undivided Non-State	675	7,524	429	D	3.3%
Westmoreland Blvd	St Lucie County	SR-5	Class II: 2-Ln Divided	790	12,271	601	D	1.0%
Willoughby Blvd	Cove Rd	Salerno Rd	Class I: 2-Ln Undivided	880	4,332	214	C	8.0%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Central

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

SIGNIFICANCE

Significant Impact

A project significantly impacts a facility if its peak hour trips use more than five percent (5%) of a roadway's capacity (City of Stuart Code, 4.05.02 Traffic Impact Analysis). The project's traffic assignment and net external trips were utilized to determine the number of project trips on each road segment. Central Parkway is unclassified in the City's comprehensive plan. Therefore, Central Parkway service volumes are estimated based on FDOT's 2020 Q/LOS Manual. Central Parkway is a 4-lane divided roadway and is a Class II based on its 25 MPH posted speed limit. In addition, a 10 percent reduction in capacity was applied because this is a local roadway. The resultant estimated peak hour peak direction capacity is 1,530 based on the City's adopted LOS E standard (1,700 x 0.9).

In order to determine the project significance, the project's trips were divided by the roadway segment capacity. Based on the City's significance methodology, the proposed project does not significantly impact Central Parkway. The roadway capacities and the project significance are shown in Table 2.

Study Area

Based on Section 4.05.02 of the Code, the study area for transportation concurrency is all links and aggregated segments or parts thereof, on the major road network on which the project traffic has an impact of at least 5 percent and the first directly accessed roadway link (segment).

Table 2. Project Impacts 1-Way Peak Hour (Significance)

Roadway	From	To	Lanes	Generalized Service Capacity	Assign	Project Traffic	Significance	Significant Impact (Y/N)
Central Parkway	Kanner Hwy	Project	4	1,530	50%	26	1.70%	no
	Project	SE Ray's Way	4	1,530	65%	34	2.22%	no
	SE Ray's Way	US 1	4	1,530	40%	21	1.37%	no

As shown in Table 2, there are no roadways that are significantly impacted by the project.

EXHIBIT 1
Central Parkway Lofts
Trip Generation

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
		Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic								
Multifamily Housing(Mid-Rise)	196 DU	1,066	66	17	49	85	52	33
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)		**1,066**	**66**	**17**	**49**	**85**	**52**	**33**
NET CHANGE IN DRIVEWAY VOLUMES		**1,066**	**66**	**17**	**49**	**85**	**52**	**33**

Note: Trip generation was calculated using the following data:

				Pass-by	AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Unit	Daily Rate	Rate	in/out	Rate	in/out	Equation
Multifamily Housing(Mid-Rise)	221	DU	T = 5.45 (X) + -1.75	0%	26/74	Ln(T) = 0.98 Ln(X) + -0.98	61/39	Ln(T) = 0.96 Ln(X) + -0.63

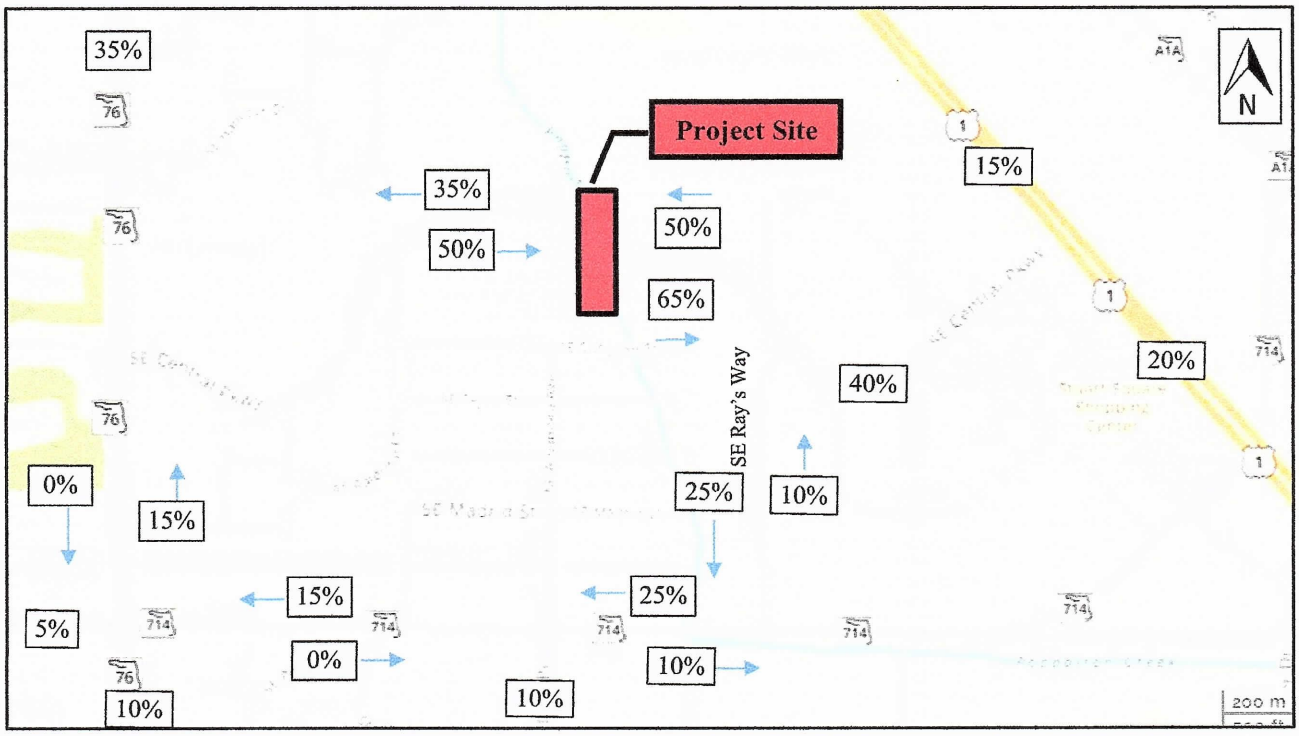
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TRAFFIC ASSIGNMENT

The traffic assignment was developed based upon existing and proposed developments, generators, destinations, and knowledge of the local area. These factors were applied using traffic engineering rationale similar to the gravity model.

- North – 50%
- South – 40%
- West – 5%
- East – 5%

Figure 2. Traffic Assignment



ATTACHMENT D

Driveway Volumes
And
Analysis

TURNING MOVEMENT VOLUME COUNTS

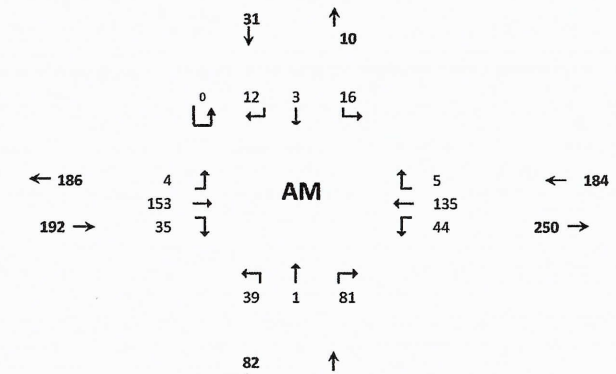
N/S STREET: Ray's Way **E/W STREET:** Central Parkway **CONTROL:** TWSC

FILENAME:

COUNT DATE: 2/23/2021 **DAY:** Tuesday **CITY:** Stuart **INTERSECTION:** Ray's Way and Central Parkway

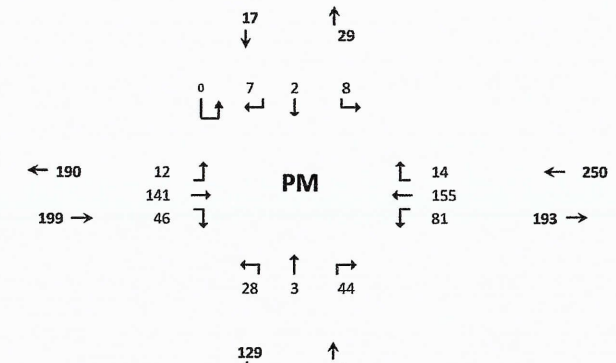
REPORT DATE: 1/5/2022 **ANALYSIS YEAR:** 2023

	Northbound			Southbound				Eastbound			Westbound				
15 Min Period	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15														0	0
7:15-7:30														0	0
7:30-7:45														0	0
7:45-8:00														0	0
8:00-8:15														0	0
8:15-8:30														0	
8:30-8:45														0	
8:45-9:00														0	
AM PEAK HOUR IS FROM:	7:00AM TO 8:00AM														
Volumes	36	0	78	0	0	0	0	0	128	22	42	123	0	0	
Season Factor	36	0	78	0	0	0	0	0	128	22	42	123	0	429	
Growth	37	0	81	0	0	0	0	0	133	23	44	128	0	446	
In/Out		In			OUT	OUT	OUT	In					In		
Percentage	0%	10%	0%	0%	50%	10%	40%	40%	0%	0%	0%	0%	50%		
PROJECT	0	1	0	0	16	3	12	4	0	0	0	0	5	41	
In/Out	IN								OUT	OUT		IN			
Percentage															
LOFT	2								20	12		7			
Total	39	1	81	0	16	3	12	4	153	35	44	135	5	528	



Seasonal Factor: 1
Trips In 10
Trips Out 31
Growth Rate: 1.02
Years Grown: 2

	Northbound			Southbound				Eastbound			Westbound				
15 Min Period lanes	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	1	0	11		0	0	0	0	23	8	26	25	0	94	395
4:15-4:30	3	0	12		0	0	0	0	27	6	19	39	0	106	429
4:30-4:45	3	0	4		0	0	0	0	26	9	15	24	0	81	424
4:45-5:00	8	0	14		0	0	0	0	30	3	25	34	0	114	428
5:00-5:15	8	0	12		0	0	0	0	40	18	19	31	0	128	390
5:15-5:30	6	0	13		0	0	0	0	34	13	12	23	0	101	
5:30-5:45	8	0	11		0	0	0	0	27	7	17	15	0	85	
5:45-6:00	0	0	6		0	0	0	0	20	9	16	25	0	76	
PM PEAK HOUR IS FROM:	4:15PM TO 5:15PM														
Volumes	22	0	42	0	0	0	0	0	123	36	78	128	0	429	
Season Factor	22	0	42	0	0	0	0	0	123	36	78	128	0	429	
Growth	23	0	44	0	0	0	0	0	128	37	81	133	0	446	
In/Out		IN			OUT	OUT	OUT	IN					IN		
Percentage	0%	10%	0%	0%	50%	10%	40%	40%	0%	0%	0%	0%	50%		
Project	0	3	0	0	8	2	7	12	0	0	0	0	14	46	
In/Out	IN								OUT	OUT		IN			
Percentage	10%								40%	25%		40%			
LOFT	5								13	8		21			
Total	28	3	44	0	8	2	7	12	141	46	81	155	14	541	



Seasonal Factor: 1
Growth Rate: 1.02
Trips In: 29
Trips Out: 17
Years Grown: 2

D-1

HCS 2010 Two-Way Stop-Control Report

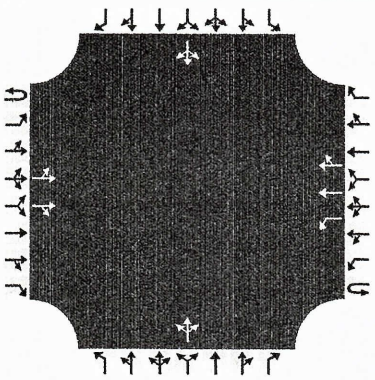
General Information

Analyst	Kyle Scherer
Agency/Co.	O'Rourke Engineering
Date Performed	1/3/2022
Analysis Year	2023
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	Sailfish Cay

Site Information

Intersection	Ray's Way&Central Parkway
Jurisdiction	Martin County
East/West Street	Central Parkway
North/South Street	Ray's Way and Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	1	0
Configuration		LT		TR		L	T	TR			LTR				LTR	
Volume, V (veh/h)		4	153	35		44	135	5		39	1	81		16	3	12
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				48					131				33	
Capacity, c (veh/h)		1419				1358					785				666	
v/c Ratio		0.00				0.04					0.17				0.05	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.6				0.2	
Control Delay (s/veh)		7.5				7.7					10.5				10.7	
Level of Service, LOS		A				A					B				B	
Approach Delay (s/veh)		0.2				1.9				10.5				10.7		
Approach LOS										B				B		

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HCS 2010 Two-Way Stop-Control Report

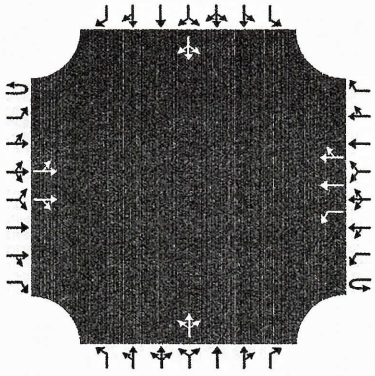
General Information

Analyst	Kyle Scherer
Agency/Co.	O'Rourke Engineering
Date Performed	1/3/2022
Analysis Year	2023
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	Sailfish Cay

Site Information

Intersection	Ray's Way&Central Parkway
Jurisdiction	Martin County
East/West Street	Central Parkway
North/South Street	Ray's Way and Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	1	0
Configuration		LT		TR		L	T	TR			LTR				LTR	
Volume, V (veh/h)		12	141	46		81	155	14		28	3	44		8	2	7
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		13				88					81				19	
Capacity, c (veh/h)		1382				1359					694				595	
v/c Ratio		0.01				0.06					0.12				0.03	
95% Queue Length, Q_{95} (veh)		0.0				0.2					0.4				0.1	
Control Delay (s/veh)		7.6				7.8					10.9				11.2	
Level of Service, LOS		A				A					B				B	
Approach Delay (s/veh)		0.5				2.5				10.9				11.2		
Approach LOS										B				B		

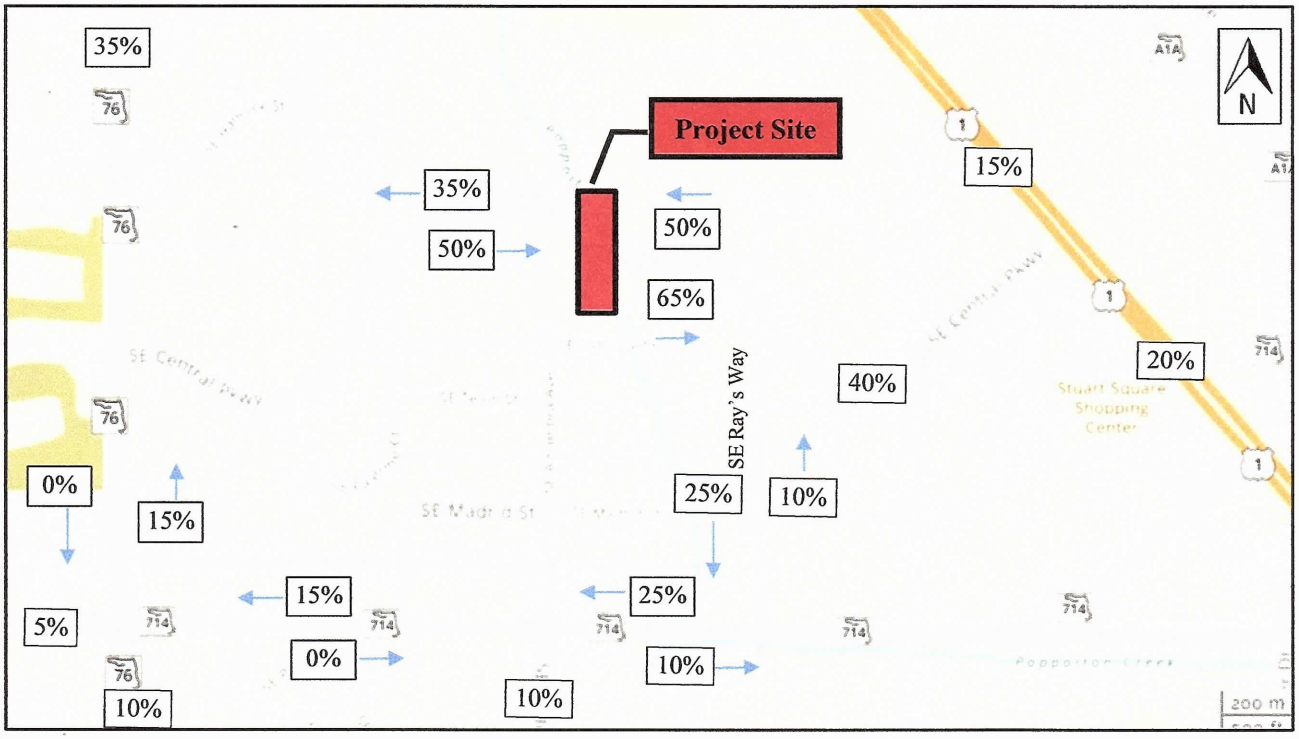
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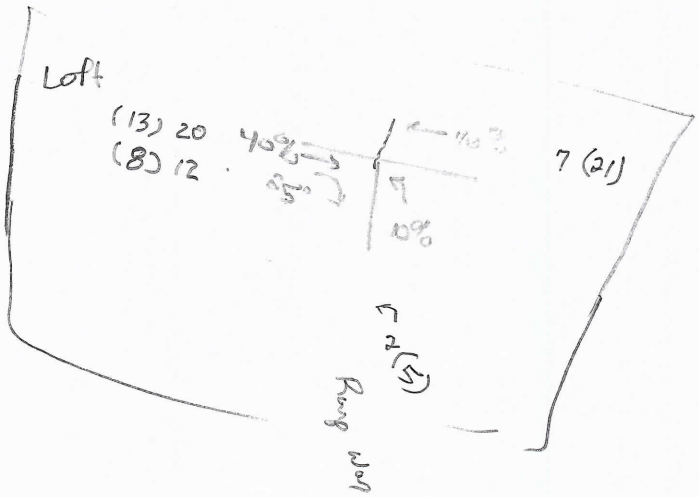
TRAFFIC ASSIGNMENT

The traffic assignment was developed based upon existing and proposed developments, generators, destinations, and knowledge of the local area. These factors were applied using traffic engineering rationale similar to the gravity model.

- North – 50%
- South – 40%
- West – 5%
- East – 5%

- **Figure 2. Traffic Assignment**





Central Parkway Lofts
PM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 2
SE Ray's Way & Central Parkway

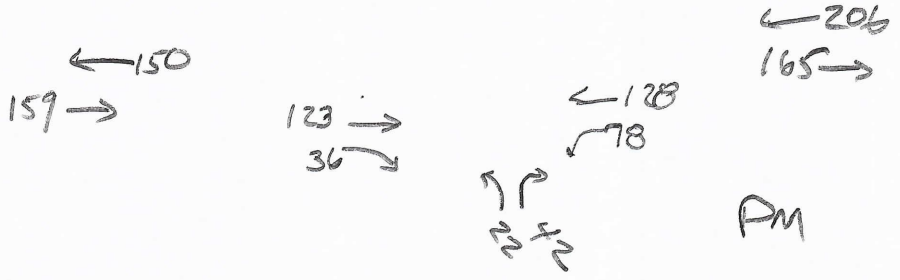
		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	0	23	8	0	26	25	0	0	1	0	11	0	0	0	0	94
4:15 PM	4:30 PM	0	0	27	6	0	19	39	0	0	3	0	12	0	0	0	0	106
4:30 PM	4:45 PM	0	0	26	9	0	15	24	0	0	3	0	4	0	0	0	0	81
4:45 PM	5:00 PM	0	0	30	3	0	25	34	0	0	8	0	14	0	0	0	0	114
5:00 PM	5:15 PM	0	0	40	18	0	19	31	0	0	8	0	12	0	0	0	0	128
5:15 PM	5:30 PM	0	0	34	13	0	12	23	0	0	6	0	13	0	0	0	0	101
5:30 PM	5:45 PM	0	0	27	7	0	17	15	0	0	8	0	11	0	0	0	0	85
5:45 PM	6:00 PM	0	0	20	9	0	16	25	0	0	0	0	6	0	0	0	0	76
		0	0	227	73	0	149	216	0	0	37	0	3	0	0	0	0	785
Peak Hour Traffic Volume																		
4:15 PM	5:15 PM	0	0	123	36	0	78	128	0	0	22	0	42	0	0	0	0	429

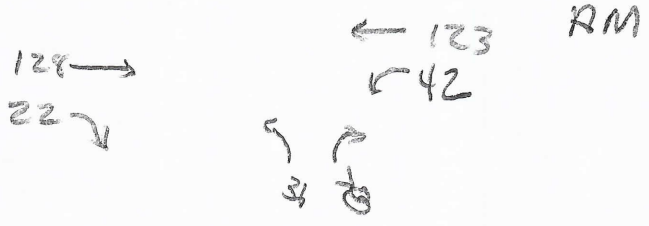
Count Taken: 2/23/2021
Buildout year: 2024
Growth Rate: 2.0%
Seasonal Factor: 1.00

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
2/23/2021	0	0	123	36	0	78	128	0	0	22	0	42	0	0	0	0
PSCF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adjusted Volumes	0	0	123	36	0	78	128	0	0	22	0	42	0	0	0	0
Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth	0	0	8	2	0	5	8	0	0	1	0	3	0	0	0	0
Pre-Development	0	0	131	38	0	83	136	0	0	23	0	45	0	0	0	0

PM Peak Hour West Central Parkway
WBT – WBT + NBL – 128 + 22 – 150
EBT = EBT + EBR = 123 + 36 =159

PM Peak Hour East Central Parkway
WBT = WBT + WBL = 128 + 78 = 206
EBT = EBT + NBR = 123 + 42 = 165





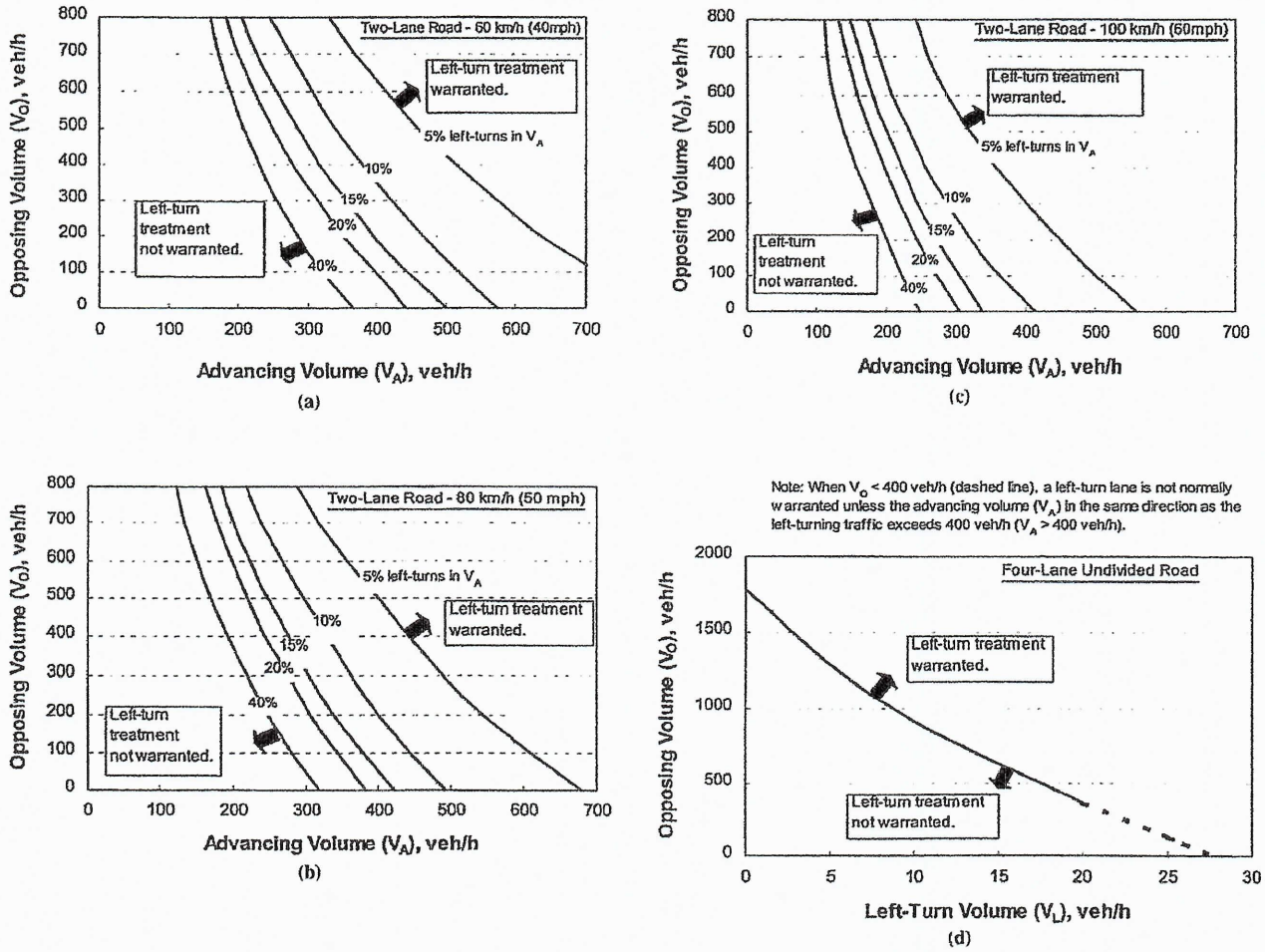


Figure 2-5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

Application. The guidance stated in the preceding section defines the conditions that may justify the provision of a left-turn bay. Application of this guidance requires two types of data:

1. Major-road turn movement volume for the peak hour of the average day and
2. Major-road 85th percentile speed (posted speed can be substituted if data are unavailable).

Use of Figure 2-5 requires determination of the opposing volume, the advancing volume, and the operating speed. The opposing volume should include only the right-turn and through movements on the approach across from (and heading in the opposite direction of) the subject major-road approach. The advancing volume should include the left-turn, right-turn, and through movements on the subject approach. The operating speed can be estimated as the 85th percentile speed. If the operating speed does not coincide with 60, 80, or 100 km/h (i.e., 40, 50, or 60 mph), then interpolation can be used or, as a more conservative approach, the operating speed can be rounded up to the nearest speed for which a figure is provided.

In application, Figure 2-5 is used once for each major-road approach to the intersection. The appropriate trend line is identified on the basis of the percentage of left-turns on the subject major-road approach. If the advancing and opposing volume combination intersects above or to the right of this trend line, a left-turn bay should be considered for the subject approach. If a bay is included at the intersection, it should be long enough to store left-turn vehicles 99.5 percent of the time (i.e., the bay should not overflow more than 0.5 percent of the time). Techniques for estimating this storage length are provided in the section, Increase the Length of the Turn Bay.

Add a Right-Turn Bay on the Major Road

Introduction. Provision of a right-turn bay on the major road to a two-way stop-controlled intersection can signifi-

When Not to Consider Exclusive Right-Turn Lanes

- Dense or built-out corridors with limited space
- Right-turn lane that would negatively impact pedestrians or bicyclists
- Vehicular movements from driveways or median openings that cross the right-turn lane resulting in multiple threat crashes
- Context classifications C2T, C4, C5, or C6

When Exclusive Right-Turn Lanes are Beneficial

There are instances when adding an exclusive right-turn lane for unsignalized driveways are beneficial to traffic operations and safety. ***Table 27*** provides some guidance for this situation based on the speed limit of the roadway and how many right turns occur per hour. Locations where the Auto and Truck Modal Emphasis is "High" may be appropriate for consideration of Exclusive Right Turn Lanes.

Table 27 – Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway[10]

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80 – 125[1]
Over 45 mph	35 – 55[2]
Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.	
Note on traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.	
[1] The lower threshold of 80 right-turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).	
[2] The lower threshold of 35 right-turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).	

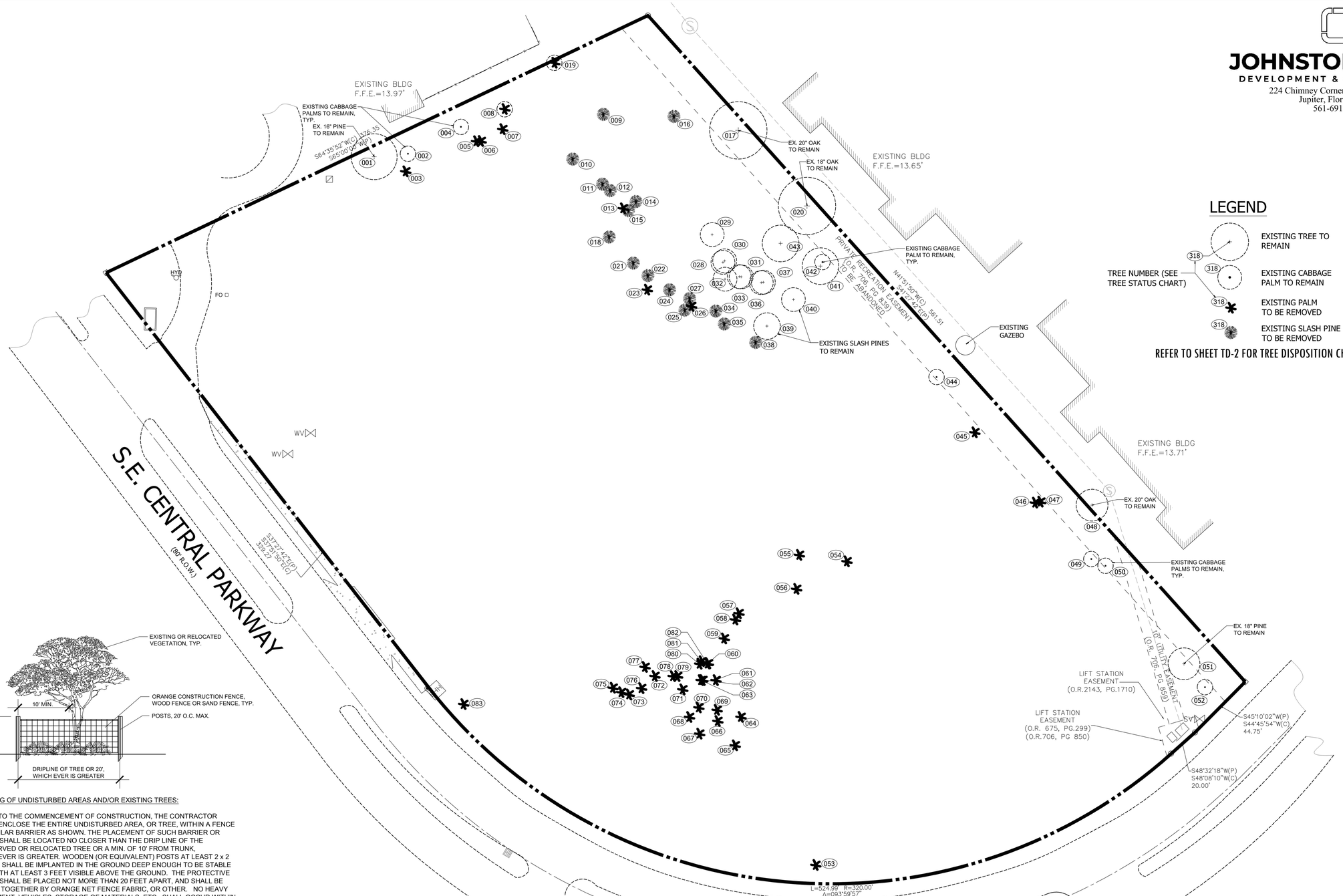
Source: NCHRP Report 420 (Impacts of Access Management Techniques)

These recommendations are primarily based on the research done in NCHRP Report 420, Impacts of Access Management Techniques, Chapter 4 – Unsignalized Access Spacing (Technique 1B), and Use of Speed Differential as a Measure to Evaluate the Need for Right-Turn Deceleration Lane at Unsignalized Intersections.

In the *NCHRP Report 420*, the observed high-speed roads, 30 to 40 right-turn vehicles per hour caused evasive maneuvers on 5 - 10 percent of the following through vehicles. For lower speed roadways, 80 to 110 right-turn vehicles caused 15 - 20 percent of the following through vehicles to make evasive maneuvers. The choice of acceptable percentages of through vehicles impacted is a decision based on reasonable expectations of the different roadways.

In this study, by modeling speed differentials, a better understanding of the impacts of through volume and driveway radius was discovered.

[10] May not be appropriate for signalized locations where signal phasing plays an important role in determining the need for right turn lanes.



LEGEND

- EXISTING TREE TO REMAIN
- TREE NUMBER (SEE TREE STATUS CHART)
- EXISTING CABBAGE PALM TO REMAIN
- EXISTING PALM TO BE REMOVED
- EXISTING SLASH PINE TO BE REMOVED

REFER TO SHEET TD-2 FOR TREE DISPOSITION CHART

FENCING OF UNDISTURBED AREAS AND/OR EXISTING TREES:

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL ENCLOSE THE ENTIRE UNDISTURBED AREA, OR TREE, WITHIN A FENCE OR SIMILAR BARRIER AS SHOWN. THE PLACEMENT OF SUCH BARRIER OR FENCE SHALL BE LOCATED NO CLOSER THAN THE DRIP LINE OF THE PRESERVED OR RELOCATED TREE OR A MIN. OF 10' FROM TRUNK, WHICHEVER IS GREATER. WOODEN (OR EQUIVALENT) POSTS AT LEAST 2 x 2 INCHES SHALL BE IMPLANTED IN THE GROUND DEEP ENOUGH TO BE STABLE AND WITH AT LEAST 3 FEET VISIBLE ABOVE THE GROUND. THE PROTECTIVE POSTS SHALL BE PLACED NOT MORE THAN 20 FEET APART, AND SHALL BE LINKED TOGETHER BY ORANGE NET FENCE FABRIC, OR OTHER. NO HEAVY EQUIPMENT, VEHICLES, STORAGE OF MATERIALS, ETC., SHALL OCCUR WITHIN THE VEG. PROTECTION ZONE. EXTREME CARE SHALL BE TAKEN WHEN WORKING NEAR THE BASE OF TREES. NO FINISH GRADE FILL SHALL BE PLACED WITHIN A ZONE OF 2/3 THE DIAMETER OF THE TREE CANOPY.

CONSTRUCTION WITHIN CANOPY & TREE BARRICADE SHALL BE BE DONE WITH EXTREME CARE TO MINIMIZE DISTURBANCE TO THE ROOTS BY EXCAVATING, COMPACTING OR ADDING FILL.

UTILITY WORK (TRENCHING) WITHIN THE CANOPY & TREE BARRICADE SHALL BE DONE WITH EXTREME CARE TO MINIMIZE DISTURBANCE TO THE ROOTS BY EXCAVATING, COMPACTING OR ADDING FILL. THE TREE BARRICADE WILL BE MODIFIED TEMPORARILY TO ALLOW ONLY THE MINIMUM WORK ZONE TRESPASS INTO THE CANOPY AREA, CONTINUING TO PROTECT THE REST OF THE CANOPY AREA WITH BARRICADE. NO FILL, EVEN TEMPORARY, SHALL BE PLACED IN ANY PROTECTED ZONE. AT THE CONCLUSION OF SAID ACTIVITY, THE WORKZONE SHALL BE CLEANED UP & TREE BARRICADES REPLACED TO THEIR ORIGINAL CONFIGURATION.

TREE PROTECTION DETAIL

N.T.S.

REFER TO SHEET TD-2 FOR TREE DISPOSITION CHART

0 15' 30' 60' 90 120'

NORTH

Tree Disposition Plan

JOHNSTON GROUP
DEVELOPMENT & CONSTRUCTION
224 Chimney Corner Lane, Suite 3032
Jupiter, Florida 33458
561-691-4552

LC26000482
Litterick Landscape Architecture
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Sailfish Cay
751 Central Parkway
Stuart, Florida

Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 30'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	11/5/21
Job no.	
Revisions:	11/22/21
	1/7/22
	2/21/22

Sheet No.
TD-1

TREE DISPOSITION CHART

TREE NO.	SIZE	BOTANICAL NAME	COMMON NAME	DISPOSITION	DBH INCHES REMOVED
001	16"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
002	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN	
003	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
004	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN	
005	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
006	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
007	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
008	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN	
009	18"	PINUS ELLIOTTII	SLASH PINE	REMOVE	18"
010	16"	PINUS ELLIOTTII	SLASH PINE	REMOVE	16"
011	20"	PINUS ELLIOTTII	SLASH PINE	REMOVE	20"
012	20"	PINUS ELLIOTTII	SLASH PINE	REMOVE	20"
013	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
014	18"	PINUS ELLIOTTII	SLASH PINE	REMOVE	18"
015	18"	PINUS ELLIOTTII	SLASH PINE	REMOVE	18"
016	15"	PINUS ELLIOTTII	SLASH PINE	REMOVE	15"
017	20"	QUERCUS VIRGINIANA	LIVE OAK	REMAIN	
018	12"	PINUS ELLIOTTII	SLASH PINE	REMOVE	12"
019	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN	
020	18"	QUERCUS VIRGINIANA	LIVE OAK	REMAIN	
021	12"	PINUS ELLIOTTII	SLASH PINE	REMOVE	12"
022	15"	PINUS ELLIOTTII	SLASH PINE	REMOVE	15"
023	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
024	20"	PINUS ELLIOTTII	SLASH PINE	REMOVE	20"
025	12"	PINUS ELLIOTTII	SLASH PINE	REMOVE	12"
026	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
027	18"	PINUS ELLIOTTII	SLASH PINE	REMOVE	18"
028	20"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
029	24"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
030	20"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
031	8"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
032	16"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
033	6"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
034	12"	PINUS ELLIOTTII	SLASH PINE	REMOVE	12"
035	8"	PINUS ELLIOTTII	SLASH PINE	REMOVE	8"
036	12"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
037	18"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
038	12"	PINUS ELLIOTTII	SLASH PINE	REMOVE	12"
039	12"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
040	18"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
041	12"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
042	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN	
043	10"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
044	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN	
045	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
046	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
047	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
048	20"	QUERCUS VIRGINIANA	LIVE OAK	REMAIN	
049	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN	
050	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN	
051	18"	PINUS ELLIOTTII	SLASH PINE	REMAIN	
052	8' C.T.	SABAL PALMETTO	CABBAGE PALM	REMAIN	
053	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
054	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
055	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
056	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
057	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
058	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
059	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
060	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
061	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
062	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
063	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
064	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
065	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
066	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
067	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
068	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
069	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
070	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
071	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
072	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
073	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
074	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
075	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
076	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
077	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
078	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
079	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
080	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
081	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
082	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	
083	8' C.T.	SABAL PALMETTO	CABBAGE PALM	RELOCATE	

TOTAL RELOCATED CABBAGE PALMS: 41 PALMS
TOTAL REMOVED SLASH PINES: 16 PINES (246")

TREE REPLACEMENT FORMULA (SLASH PINES):
246" REMOVED X 1.5 = 369" / 2.5" = 148 TREES - *173 TREES = 0 TREES TO MITIGATE
*DENOTES ADDITIONAL TREES ABOVE WHAT IS REQUIRED (142 TREES REQ'D., 315 TREES PROVIDED)

JOHNSTON GROUP
DEVELOPMENT & CONSTRUCTION
224 Chimney Corner Lane, Suite 3032
Jupiter, Florida 33458
561-691-4552

Litterick Landscape Architecture
LC26000482
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Sailfish Cay
751 Central Parkway
Stuart, Florida

Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

Scale: Not to Scale

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	11/5/21
Job no.	
Revisions:	11/22/21
	1/7/22
	2/21/22

Tree Disposition Chart

Sheet No.
TD-2

ORIGINAL

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2487-2023

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO REZONE REAL PROPERTY FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO RESIDENTIAL PLANNED UNIT DEVELOPMENT "RPUD" FOR A 4.88-ACRE PARCEL, LOCATED AT 751 SE CENTRAL PARKWAY; SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE SAILFISH CAY RPUD CONSISTING OF SIXTY (60) TOWNHOUSE UNITS; APPROVING A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, on December 11, 1989, the City of Stuart City Commission adopted Ordinance Number 1174-89, adopting a Comprehensive Growth Management plan as mandated by the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida State Statutes, also known as the City of Stuart Comprehensive Plan, that designated this Future Land Use of this property as Multi-Family Residential (MF-RES); and

WHEREAS, on June 14, 1993, the City of Stuart City Commission adopted Ordinance 1293-93, approving a Land Use Amendment from Multi-Family Residential (MF-RES) to Institutional (I) for the Abundant Life Ministries Church; and

WHEREAS, on May 14, 2007, the City of Stuart City Commission adopted Ordinance 2106-07, approving a Land Use Amendment from Industrial (I) to Commercial (C) and a rezoning from Residential-3 (R-3) to Commercial Planned Unit Development (CPUD) to allow for a professional and medical office center; and

WHEREAS, on February 27, 2023, the City of Stuart City Commission adopted Ordinance 2486-2023, approving a Land Use Amendment from Commercial (C) to Multi-Family Residential (MF-RES);

WHEREAS, on November 5, 2021, an application was submitted to the City for a Rezoning from Commercial Planned Unit Development (CPUD) to Residential Planned Unit Development (RPUD); and

WHEREAS, the Local Planning Agency board held a properly noticed hearing at a regularly scheduled meeting on June 9, 2022, 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 Johnston Group and 751 Central Parkway, LLC (applicant) representing Cypress Holding, LLC (property owner) for a 4.88-acre parcel of land; and

WHEREAS, the City of Stuart has determined the need to change the Land Development Zoning District for said lands; and

WHEREAS, the City Commission, has considered the Petitioner's voluntary request for zoning designations, and has also considered the recommendation of City staff; 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 Rezoning; 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 foregoing recitals are true and adopted as findings of fact and conclusions of law.

WHEREAS, the property is legally described in **"Exhibit A"** of this ordinance. A map depicting the property is attached hereto as "**Exhibit B"** and made a part hereof by reference; and development conditions including a timetable for construction attached hereto as "**Exhibit C."**

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

SECTION 1: 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:

a. **Site Plan, Sheet SP-1, prepared by *Litterick Landscape Architecture*, dated April 7, 2022.**

b. **Site Details, Sheet SP-2, prepared by *Litterick Landscape Architecture*, dated April 6, 2022.**

c. **Fire Access Exhibit, Sheet SP-3, prepared by *Litterick Landscape Architecture*, dated February 21, 2022.**

d. **Boundary & Topographic Survey, Sheets 1-3 of 3, prepared by *Engineering Design & Construction, Inc.*, dated February 23, 2022.**

e. **Landscape Plans, Sheets LP-1 through LP-3, prepared by *Litterick Landscape Architecture,* dated April 7, 2022.**

f. **Landscape Plan, Sheet LP-4, prepared by *Litterick Landscape Architecture,* dated April 6, 2022.**

g. **Tree Disposition Plan, Sheets TD-1 and TD-2, prepared by *Litterick Landscape Architecture,* dated February 21, 2022.**

h. **Sign Plan, Sheet MS-1, prepared by *Camilo Lopez,* dated March 30, 2022.**

i. **Pool Cabana, Sheet A-1, prepared by *Specialty Engineering Consultants, Inc.*, dated February 21, 2022.**

j. **Elevations, 4-Unit Building Type I, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.**

k. **Elevations, 4-Unit Building Type II, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.**

l. **Elevations, 5-Unit Building, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.**

m. **Elevations, 6-Unit Building, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.**

n. **Floor Plans, 7-Unit Building, prepared by *Specialty Engineering Consultants, Inc.*, dated February 21, 2022.**

o. **Floor Plan, Plan A through C, prepared by *Specialty Engineering Consultants, Inc.,* dated November 5, 2021.**

p. **Preliminary Engineering Plan, Sheet 1 & 2 of 2, prepared by *Engineering Design & Construction, Inc.*, dated April 6, 2022.**

q. **Lift Station Site Plan, prepared by *City of Stuart Utilities & Engineering Department*, dated October 2021.**

r. **Lift Station Report, 10 pages, prepared by *Engineering Design & Construction, Inc.,* dated February 2022.**

s. **Photometric Plan, 1 page, dated January 3, 2022.**

t. **Traffic Analysis, 28 pages, prepared by *O'Rourke Engineering & Planning*, dated February 21, 2022.**

u. **Environmental Assessment, 13 pages, prepared by *Engineering Design & Construction, Inc.,* dated March 22, 2022.**

v. **Drainage Calculations & Surface Water Management Report, 149 pages, prepared by *Engineering Design & Construction, Inc.*, dated March 2022.**

SECTION 2: The Land Development (Zoning) District designation on the City of Stuart Official Zoning Map shall be established as "Residential Planned Unit Development (RPUD)" amended by this ordinance to allow for 60 townhome units.

SECTION 3: This ordinance becomes effective upon adoption.

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 is hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the Developer of the site, this ordinance shall prevail.

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 the Owners, 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 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 RPUD 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 RPUD 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 8: This Ordinance shall be effective upon the following to occur: adoption by the City Commission, and proper execution and acceptance by the Owner.

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, including the Acceptance and Agreement by the Owner, the City Clerk is directed to record this Ordinance in the Public Records of Martin County, Florida.

Passed on first reading the 27th day of February, 2023.

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

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

ADOPTED on second and final reading this 13th day of March, 2023.

ATTEST:

MARY R. KINDEL
CITY CLERK
4/3/2023

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

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

ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN A RESIDENTIAL PLANNED UNIT DEVELOPMENT AND IN 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 ABOVE ORDINANCE. IF IT IS LATER DISCOVERED THAT THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS HAVE FAILED IN ANY MATERIAL WAY TO DEVELOP THIS RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) ACCORDING TO THIS ORDINANCE, ITS CONDITIONS, AND THE DEVELOPMENT PLANS AND DOCUMENTS, THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THIS ORDINANCE MAY BE AMENDED OR REPEALED BY THE CITY COMMISSION, AND THAT OTHER ACTIONS MAY BE TAKEN AGAINST THE UNDERSIGNED BY THE CITY, INCLUDING BUT NOT LIMITED TO CODE ENFORCEMENT ACTIONS, PERMIT AND LICENSING REVOCATIONS, AND ALL APPLICABLE CIVIL AND CRIMINAL ACTIONS.

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

WITNESSES:

_____

Print Name: Garey N. Maletta

_____

Print Name: Robert H. Sands

Cypress Holding, LLC

By: _____

Jeffrey H. Sands, Managing Member

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this 27th day of March, 2023, by Jeffrey H. Sands, Managing Member of Cypress Holding, LLC.

_____

Notary Public, State of ~~Florida~~ New Jersey

My Commission Expires:

Notary Seal

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced _____

Kathleen M. Boyd
NOTARY PUBLIC OF NEW JERSEY
Commission Expires
April 2, 2023

CITY'S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before The above Ordinance, Acceptance and Agreement was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 3rd day of April, 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)

Susej Teresa Meleqi
Comm.:HH 224191
Expires: Feb. 3, 2026
Notary Public - State of Florida

Susej Teresa Meleqi
Signature of Notary Public

Printed Name: Susej T. Meleqi

"EXHIBIT A" – LEGAL DESCRIPTION

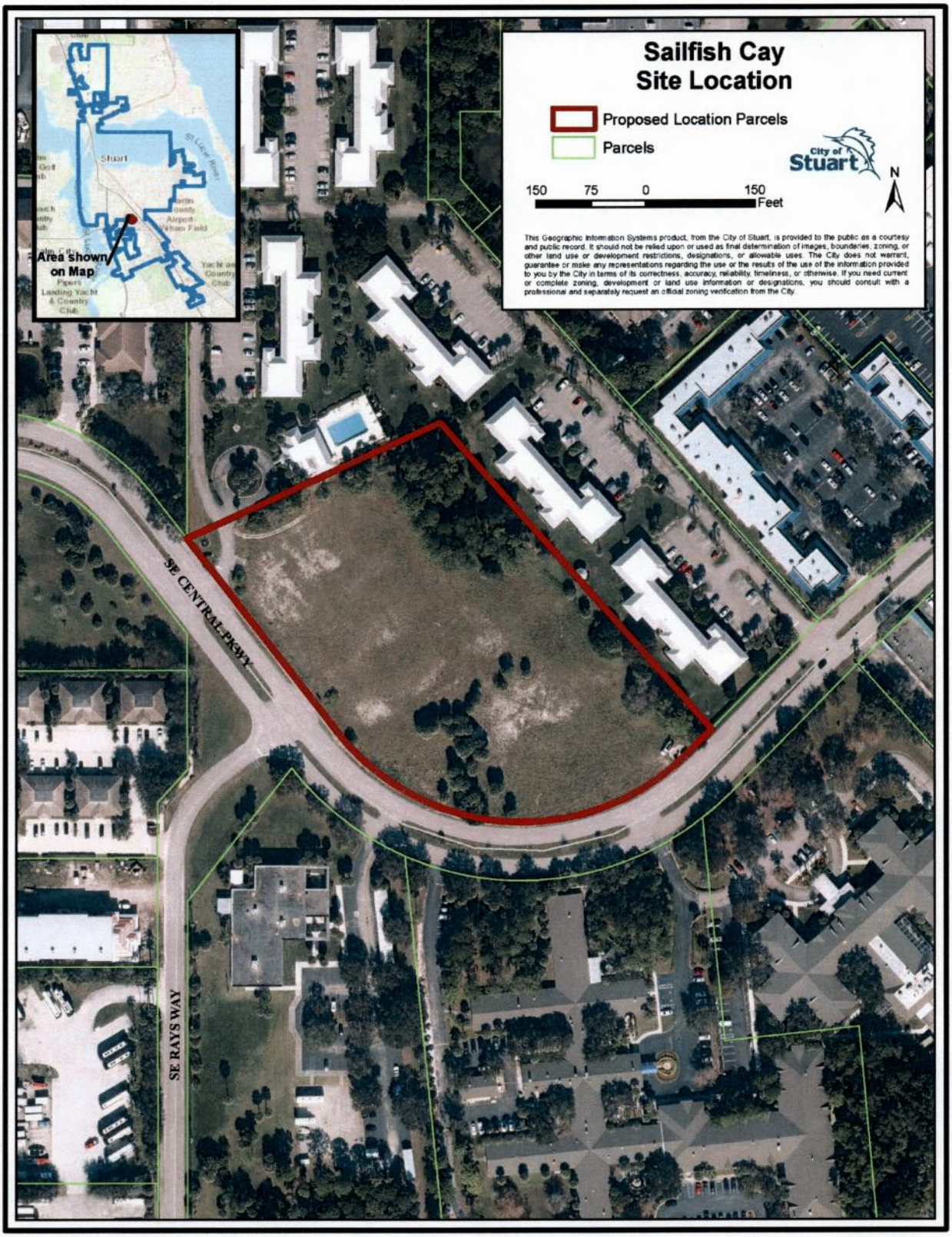
TOWNE PARK, ACCORDING TO THE PLAT THEIROF AS RECORDED IN PLAT BOOK 11, PAGE 85, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA. CONTAINING 4.88 ACRES, MORE OR LESS.

PARCEL ID# 09-38-41-011-000-00001-1

ADDRESS: 751 SE CENTRAL PARKWAY, STUART

(The remainder of this page intentionally left blank)

"EXHIBIT B" – LOCATION MAP



"EXHIBIT C" – DEVELOPMENT CONDITIONS

Approved Plans and Documents:

The Sailfish Cay RPUD project and use thereof shall comply with the following plans and documents:

a. **Site Plan, Sheet SP-1, prepared by *Litterick Landscape Architecture*, dated April 7, 2022.**

b. **Site Details, Sheet SP-2, prepared by *Litterick Landscape Architecture*, dated April 6, 2022.**

c. **Fire Access Exhibit, Sheet SP-3, prepared by *Litterick Landscape Architecture*, dated February 21, 2022.**

d. **Boundary & Topographic Survey, Sheets 1-3 of 3, prepared by *Engineering Design & Construction, Inc.*, dated February 23, 2022.**

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f. **Landscape Plan, Sheet LP-4, prepared by *Litterick Landscape Architecture,* dated April 6, 2022.**

g. **Tree Disposition Plan, Sheets TD-1 and TD-2, prepared by *Litterick Landscape Architecture,* dated February 21, 2022.**

h. **Sign Plan, Sheet MS-1, prepared by *Camilo Lopez,* dated March 30, 2022.**

i. **Pool Cabana, Sheet A-1, prepared by *Specialty Engineering Consultants, Inc.*, dated February 21, 2022.**

j. **Elevations, 4-Unit Building Type I, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.**

k. **Elevations, 4-Unit Building Type II, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.**

l. **Elevations, 5-Unit Building, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.**

m. **Elevations, 6-Unit Building, prepared by *Specialty Engineering Consultants, Inc.*, dated January 10, 2022.**

n. **Floor Plans, 7-Unit Building, prepared by *Specialty Engineering Consultants, Inc.*, dated February 21, 2022.**

o. **Floor Plan, Plan A through C, prepared by *Specialty Engineering Consultants, Inc.*, dated November 5, 2021.**

p. **Preliminary Engineering Plan, Sheet 1 & 2 of 2, prepared by *Engineering Design & Construction, Inc.*, dated April 6, 2022.**

q. **Lift Station Site Plan, prepared by *City of Stuart Utilities & Engineering Department*, dated October 2021.**

r. **Lift Station Report, 10 pages, prepared by *Engineering Design & Construction, Inc.*, dated February 2022.**

s. **Photometric Plan, 1 page, dated January 3, 2022.**

t. **Traffic Analysis, 28 pages, prepared by *O'Rourke Engineering & Planning*, dated February 21, 2022.**

u. **Environmental Assessment, 13 pages, prepared by *Engineering Design & Construction, Inc.*, dated March 22, 2022.**

v. **Drainage Calculations & Surface Water Management Report, 149 pages, prepared by *Engineering Design & Construction, Inc.*, dated March 2022.**

General Conditions

1. The project build-out date shall be five (5) years from the date this ordinance is recorded in the official records book of Martin County.

2. Any modifications to the Master RPUD Site Plan, Sheet SP-1, prepared by *Litterick Landscape Architecture*, dated April 7, 2022, 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.

3. The maximum building height within the RPUD shall be two (2) stories or 30 feet. Height shall be measured from the lowest permissible finished first floor elevations to the surface of a flat roof or to the eaves of a pitched roof. The peak of a pitched roof may not exceed fifteen (15) feet above the maximum building height.

4. A sidewalk connection has already been installed north of Building 8 connecting the sidewalk in front of Building 7.

5. Prior to the issuance of the first building permit, the Developer shall schedule through the Building Department, a pre-construction meeting.

6. All gutters, downspouts, vents, and louvers attached to the building shall be painted to match the surface to which it is attached.

7. By acceptance of this Development Order, the Applicant acknowledges and agrees to abide by the terms of Florida Statute 166.033 pertaining to state and federal agency permits.

8. Consistent with F.S. 163.31801 and prior to the issuance of each building permit, the owner shall pay all applicable impact fees.

9. The Developer agrees to match, dollar for dollar, the City's Capital Improvement Budget, up to, but not to exceed $32,000, towards improvements of the Poppleton Creek Dog Park (the "Contribution"). The Contribution shall be made within 90 days of written notification by the City to the Developer that said improvements have commenced. The Developer's obligation to make the Contribution shall be contingent upon improvements to Poppleton Creek Dog Park being made within 24 months of the execution of this Ordinance.

Landscaping

10. The common areas including, but not limited to, the project's cabana and pool area shall be installed with landscaping with an irrigation system of enough capacity to maintain the landscaping in a healthy growing condition.

11. 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.

12. 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 Pervious and Open Space

13. Not less than 30% of the RPUD shall be open space that may include landscaped buffer areas as depicted on the Site & Landscape Plans, prepared by *Litterick Landscape Architecture,* as described in "**Exhibit C**".

14. Development of the Subject Property as a RPUD shall include an impervious area of not more than 148,345 square feet or 3.4 acres (69.7% of the site).

Tree Mitigation

15. The project shall comply with the project's Tree Mitigation/Tree Disposition Chart, Sheet TD-2, prepared by *Litterick Landscape Architecture*, as referenced in **"Exhibit C"**.

Prior to Issuance of Site Permits

16. Prior to the issuance of the first site permit, the Applicant shall provide a digital boundary survey and civil plan.

17. Prior to the issuance of the first site permit, the Civil Plans shall be reviewed and approved by all applicable City departments and consultants, if deemed necessary by the City.

18. Prior to the issuance of the first site permit, 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.

19. Prior to the issuance of the first site permit, the Applicant shall submit to the City for review and approval a revised drainage report with:

    (1) Survey data showing the elevations of the roads and parking of Towne Park North development, and
    (2) A simulation model utilizing this data for the 10-year, 1-day storm to demonstrate that there will be no flooding on the Towne Park North site as a result of the Sailfish Cay Development. If the submitted simulation model shows any adverse drainage effects on the Towne Park North site, the Applicant shall provide to the City for review and approval revised development plans that correct this condition.

20. Prior to the issuance of the first site permit, the applicant shall submit to the City for review and approval a stormwater model to reflect full retention pond recovery at 72 hours. If the submitted simulation model does not show full recovery, the Applicant shall provide to the City for review and approval revised development plans that correct this condition.

21. Prior to issuance of the first site permit, the Applicant shall provide to the City Development Department a Stormwater Management System Operation and Maintenance Plan for review and approval. The Plan shall provide general maintenance requirements and require that inspection of all bioswales occur on a quarterly basis and following a storm event. If standing water persists longer than 72 hours after a normal summer rain event, or if wetland vegetation such as cattails grow in the pond, the stormwater facility must be repaired, using such methods as such as scarifying or raking the pond bottom, or removing the bottom foot (12 inches) of a soil and replacement with clean sand.

22. All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.

Development and Construction

23. Prior to the issuance of a Certificate of Occupancy for each building, an inspection from the Development Department is required.

24. Prior to the issuance of the first building permit, the Applicant shall schedule through the Building Department a pre-construction meeting.

25. Any tree proposed for onsite relocation that does not survive shall be replaced at a 1/1 ratio per caliper inch, or as otherwise approved by the City's Development Director.

26. Prior to the issuance of the Certificate of Occupancy for each building, all new ground-mounted and rooftop mechanical equipment shall be screened from view, unless otherwise exempted by the City Fire Marshal and the Public Works Department.

27. At no time shall staging of construction vehicles and/or service vehicles occur within a public right-of-way.

28. The Developer, successors, or assigns shall be responsible for the maintenance of all onsite landscaping, stormwater maintenance, concrete/asphalt/pavers, and all other site elements approved within the Development Documents.

29. The Developer shall install landscaping at the development's entry and within all perimeter buffers as shown on the landscaping plans prior to the first certificate of occupancy for a residential unit.

30. The proposed cabana and pool landscaping shall be completed before the certificate of occupancy has been issued for the sixth (6^{th}) residential unit or within 12 months from the start of any development activity, whichever occurs first.

31. Prior to the issuance of the first building permit, the Developer shall obtain a tree removal permit to eradicate all invasive vegetation from the entire site and shall subsequently request an inspection from the City.

32. Prior to first certificate of occupancy of the last building to be constructed, the Developer shall provide an engineer's written confirmation attesting that the RPUD's stormwater system is in place and functioning in compliance with all approved plans and specifications.

33. 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 Developer as necessary during construction in order to reduce the dust generated on-site.

34. All utility improvements constructed by the Developer within City's right-of-way, shall be constructed in a manner, and form acceptable to the City's Utilities & Engineering Department.

35. The project's native planting schemes at the lake and within the bioswales 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 Stormwater Basins."

36. Temporary or freestanding storage units are prohibited on the property once construction is complete.

37. All on-site lighting shall be cast downward and shielded from adjacent properties.

38. Site work including but not limited to land preparation, lake excavation, clearing and grading, drainage and water, sewer and irrigation lines, and private road shall be reviewed

and approved by the City's Public Works department and the City's engineering consultant prior to permitting. Specifically, but not limited to:

a. Private Road (entry and within the development)

b. Central Parkway right-of-way

c. All public and private sidewalks

d. Proposed Lake & Bioswales

e. Cabana and Pool

Signage

39. All signs throughout the RPUD must have a consistent treatment, as to number, location, size, height, lighting, and materials with a unified theme throughout the Planned Unit Development. The Development's monument sign shall adhere to the Sign Plan prepared by *Camilo Lopez* referenced in **"Exhibit C."**

Platting - HOA Requirements & Future Amendments

40. Plat approval per Section 11.01.06.1 of the Land Development Code shall occur prior to any future development permit for any development activity. No permits for development activities including, but not limited to, site work and infrastructure, shall be issued by the City unless and until a plat has been approved by the City Commission and recorded in the Martin County Public Records.

41. The plat shall provide an easement for the Towne Park North monument sign in favor of the Towne Park Homeowner's Association (HOA) for maintenance and to allow the sign to remain on the Sailfish Cay RPUD project site.

42. The plat shall provide a 10-foot maintenance easement for the lake retention wall located on the south side of the lake.

43. Easements shall be provided for licensed cable services.

44. The RPUD may be conveyed to 60 separate homeowners without further amendment to this Ordinance. Prior to application for any development, the Applicant/Developer shall form a HOA (Homeowners Association) or other similar entity acceptable to the City Attorney, which shall be singularly responsible for the perpetual maintenance of the common site, right-of-way road shoulder and median. The HOA Declarations shall also include restrictions regarding boats, boat trailers, sheds, etc.

45. The HOA, once formed, upon request from the City shall submit a report to the City, signed and sealed by a professional engineer certifying that the on-site stormwater management system is maintained and functioning as designed.

46. The HOA, once formed, shall require in its declaration that all homeowners that purchase from the Developer are prohibited for a period of two (2) consecutive years, from the date of purchase, from renting the purchased unit.

47. The Developer shall install a catch basin, and pipe, at Developer's expense, to create an outfall from the Towne Park North (TPN) low land area to the water retention pond on the Property (the "TPN Outfall").

48. City of Stuart waste receptacles, including recycle shall be stored in garages only. No yard waste shall be placed in the street. The City will provide a single bill to the HOA for trash pick-up.

49. The Developer and home-owners association shall request and consent to law enforcement entry to the Property and enforcement of state and city laws to include traffic enforcement. Additionally, the City of Stuart Police Department shall have authority to enforce city laws and all conditions of development of Ordinance 2487-2023.

50. The HOA shall maintain all new fences.

51. Any applications to amend this Ordinance shall be limited to the Developer or the Home-Owners Association.

52. The HOA shall regulate any permits for guest parking.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 4/22/2024 **Prepared by:** Michelle Vicat

Title of Item:
OLD CITY LANDFILL EXTENSION (RC):

RESOLUTION No. 46-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA EXTENDING THE DUE DILIGENCE PERIOD AT THE OLD CITY OF STUART LANDFILL FROM APRIL 30, 2024 TO SEPTEMBER 30, 2024; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
Ashley Capital has completed its initial investigation but has requested more time to complete studies to properly determine the magnitude of the clean up necessary to create a brownfield that could restore the property to the tax rolls as a limited industrial property. The City Manager has recommended granting the extension until September 30, 2024, which coincides with the City calendar year.

Funding Source:
N/A

Recommended Action:
Move approval of Resolution 46-2024.

ATTACHMENTS:
1. Ashley Capital Extension Request
2. R46-2024 Ashley Capital

AshleyCapital

opportunity into value

April 5, 2024

Mr. Michael Mortell
City Manager
City of Stuart
121 SW Flagler Avenue
Stuart, FL 34994

Re: Due Diligence Extension Request
Letter of Intent for Parcels #163841000000000130 and #163841000000000160

Dear Mr. Mortell,

We are writing to provide an update on our due diligence activities at the Old City of Stuart Landfill and our continued interest in acquiring the property referenced above.

As committed to in our Letter of Intent dated November 15, 2023, we have actively begun the necessary due diligence on the property. All efforts have been made to maintain the due diligence schedule in the Letter of Intent, however, due to unforeseen delays with the holiday season, preparing the appropriate scope of work and scheduling of professional services, we were unable to commence work until mid-January.

At this time, Ashley Capital respectfully requests an extension of the due diligence period from April 30, 2024 to ~~August~~ Sept. 30, 2024. The first phase of the due diligence has been completed and a copy of the Phase 1 Environmental Site Assessment is attached.

Pursuant to our Letter of Intent for the Due Diligence Period, we have undertaken the following:

- **Treasure Coast Regional Planning Council Brownfields Site Assessment Grant Program**
  On December 12, 2023 Ashley Capital was awarded a $7,500 grant to conduct a Phase 1 Environmental Site Assessment (ESA) through the Treasure Coast Regional Planning Council (TCRPC) Brownfields Site Assessment Grant Program.
- **Environmental Review**
  - December 18, 2023: The Treasure Coast Regional Planning Council contracted with engineering firm Stantec for the Phase 1 Environmental Site Assessment.
  - January 15, 2024: The Phase 1 Environmental Site Assessment work commenced.

- January 22, 2024: The City of Stuart approved a Site Access Agreement to proceed with onsite review for the anticipated Phase 2 Environmental Site Assessment.
- Phase 2 Environmental Site Assessment planning will begin immediately after the Phase I Environmental Site Assessment is complete. The Treasure Coast Regional Planning Council has indicated they are willing to support a portion of the costs for the Phase 2 Environmental Site Assessment.

- **Selection of Local Environmental Consultant and Legal Counsel**
  In coordination with Ashley Capital's in-house environmental expert, Mark Quimby, the following local experts have been retained:
  - **Environmental:** Greg Schultz, PE/Senior Principal—Stantec
  - **Geotechnical Services:** Michael L. Spievack, PE/SPM—LANGAN Environmental and Engineering Services, Inc.
  - **Surveyor:** Mike Owen, PSM/Partner— Engineering, Design & Construction, Inc.
  - **Civil Engineering:** Jordan Haggerty, P.E.— Kimley Horn
  - **Title Search**: Tyrone Bongard, Shareholder—Gunster
  - **Environmental Legal:** Howard E. Nelson, Partner/Head of Environmental Practice— Bilzin Sumberg

We are committed to the additional due diligence necessary to include a Phase 2 Environmental Site Assessment, Geotechnical Evaluation and Off-site Impacts and additional time is requested to proceed with this work.

Thank you for your time and consideration of our request. We look forward to continuing our due diligence of the property with the end goal of repurposing and revitalizing this blighted City property into a flourishing employment center and business park.

Sincerely,

Jill Marasa
Director of Development—Treasure Coast
Ashley Capital, LLC

cc: Reed Hartman, Hartman Real Estate
Rick Morton, Ashley Capital
Mark Quimby, Ashley Capital

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 46-2024

RESOLUTION No. 46-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, EXTENDING THE DUE DILIGENCE PERIOD AT THE OLD CITY OF STUART LANDFILL FROM APRIL 30, 2024 TO SEPTEMBER 30, 2024; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, beginning in 1950, the Old City Landfill site was owned and utilized by Martin County as an open disposal area and was then acquired by the City of Stuart in 1962, where waste disposal at the site continued until the mid-1970's when the City placed limitations on the type of wastes that could be placed on the property.

WHEREAS, the City Commission authorized the City to enter an agreement with Ashley Capital authorizing them to perform the due diligence necessary to evaluate a Brownfield Remediation Assessment.

WHEREAS, Ashley Capital has requested that the due diligence period be extended from April 30, 2024 to September 30, 2024.

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

SECTION 1: The City Commission authorizes the extension for Ashley Capital from April 30, 2024 to September 30, 2024.

SECTION 2: This resolution shall take effect on adoption.

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

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

ADOPTED this ____ day of _____.

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
REBECCA BRUNER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE BAGGETT, ESQ.
CITY ATTORNEY

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 4/22/2024 **Prepared by:** Michael Mortell

Title of Item:
REFERENDUM LEASE AGREEMENT REQUEST FROM STUART HERITAGE MUSEUM (RC):

RESOLUTION No. 47-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, PROVIDING FOR A REFERENDUM UNDER CITY CHARTER SECTION 9.05 SEEKING VOTER APPROVAL FOR THE CITY TO LEASE, FOR MORE THAN 10 YEARS, THE PROPERTY KNOWN AS THE STUART FEED STORE, LOCATED AT 161 SW FLAGLER AVENUE TO THE STUART HERITAGE MUSEUM; SAID LOT ADJOINS CITY PROPERTY FRONTING THE ST. LUCIE RIVER, PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
Stuart Heritage Museum is requesting a 10-year Lease renewal which, per City Charter Sec. 9.05, must go to Referendum as the property is located on the waterfront. The Museum provides a public benefit by preserving the heritage, artifacts, and history of the City of Stuart.

Funding Source:
N/A

Recommended Action:
Submit to Referendum.

ATTACHMENTS:
1. R47-2024 Adopting Ballot Language for Stuart Heritage Museum Lease
2. Referendum Outline
3. Stuart Heritage, Inc. Lease Agreement

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 47-2024

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, PROVIDING FOR A REFERENDUM UNDER CITY CHARTER SECTION 9.05 SEEKING VOTER APPROVAL FOR THE CITY TO LEASE, FOR MORE THAN 10 YEARS, THE PROPERTY KNOWN AS THE STUART FEED STORE, LOCATED AT 161 SW FLAGLER AVENUE TO THE STUART HERITAGE MUSEUM; SAID LOT ADJOINS CITY PROPERTY FRONTING THE ST. LUCIE RIVER, PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * * *

WHEREAS, Section 9.05 of the City of Stuart Charter provides: The City Commission shall not convey or lease for more than ten (10) years (including options to renew) any interest in real property owned or controlled by the City, if it or any contiguous parcel has frontage on the St. Lucie River or on a tidal creek, unless the proposed conveyance or lease is first approved by public referendum using the procedure stated in Charter Section 9.04 for vacating public streets providing water access; and

WHEREAS, the City of Stuart Commission has determined that it is in the best interest of the City to lease the property known as the Stuart Heritage Museum for a period of longer than ten (10) years; and

WHEREAS, the long-term lease of this property would provide a public benefit by preserving the heritage, artifacts, and history of the City of Stuart.

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

SECTION 1: Stuart's Charter provides that City-owned land adjoining other City property fronting tidally influenced waters shall not be sold or leased long-term (more than 10 years) without approval by the electors at a public referendum.

SECTION 2: The Stuart Heritage Museum has been occupying the Stuart Feed Stuart pursuant to a Lease for one dollar ($1.00) per year. The Lease and its options have expired. The Charter Amendment was adopted after the original Lease was executed and therefore, the City is not authorized to renew or extend the Lease without first gaining authority by referendum.

SECTION 3: The form of the question on the ballot for the August 20, 2024, primary election shall be as follows:

> **LONG-TERM LEASE OF CITY-OWNED PROPERTY FRONTING TIDALLY-INFLUENCED WATERS**
>
> **Shall the City enter into a long-term lease of the property known as the Stuart Heritage Museum also known as the Stuart Feed Store? This lease would provide that the property would continue to be occupied and maintained by the Stuart Heritage Museum Board.**
>
> _____ Yes for approval
>
> _____ No for rejection

SECTION 4: The City Clerk is hereby directed to take any action necessary to place the above language on the August 20, 2024, primary election ballot.

SECTION 5: Effective Date. This Resolution shall take effect immediately upon adoption.

Commissioner _____ offered the foregoing Resolution and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a roll call

vote, the vote was as follows:

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

ADOPTED this ____day of April, 2024+0.

ATTEST:

_____
MARY R. KINDEL, MMC
CITY CLERK

_____
REBECCA S. BRUNER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ.
CITY ATTORNEY

Referendum Outline

I. Develop referendum language
   a. Must be an explanatory statement and not exceed 75 words in length
   b. Language must be clear and unambiguous
   c. Styled in a manner that a “yes” vote will indicate approval and a “no” vote will indicate rejection
   d. Convert referendum language to Spanish

II. Resolution or Ordinance
   a. The wording of the referendum shall be embodied in the Resolution or Ordinance brought before the Commission.

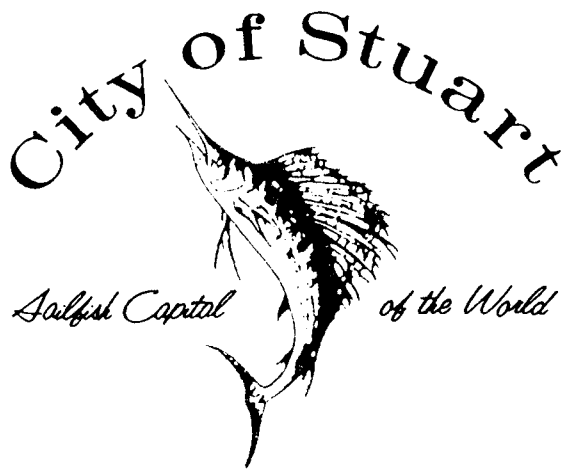
III. Referendum Deadline to Martin County Supervisor of Elections
   a. June 14, 2024 – by close of business day (last day of Qualifying)
   b. Submit referendum language in both English and Spanish

IV. Public Notice
   a. 30-day public notice requirement of election and referendum in local newspaper; publish by July 19, 2024
   b. Add public notice to City website

Important Dates:

First day of Qualifying	June 10th after 12 noon
Last day of Qualifying	June 14th by 12 noon
Primary Election Day	August 20th
General Election Day	November 5th

Prepared by: Mary Kindel, City Clerk
4/17/2024



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 49 - 97

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING A UNILATERAL AMENDMENT TO THE LEASE AGREEMENT BETWEEN THE CITY AND STUART HERITAGE, INC. OF CERTAIN REAL PROPERTY BELONGING TO THE CITY AT 161 S.W. FLAGLER AVENUE IN THE CITY; RELEASING THE LESSEE FROM THE LEASE OBLIGATION OF PROVIDING FIRE INSURANCE TO COVER THE BUILDING; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, on November 25, 1996 the City of Stuart and Stuart Heritage, Inc., a Florida not-for-profit corporation entered into a multi-year lease of certain City property at 161 S.W. Flagler Avenue in the City, hereinafter the "Lease," which requires that the lessee provide fire insurance in relation to the leasehold premises; and

WHEREAS, the parties agree that this insurance is not needed by the City and is an unnecessary expense of the not-for-profit lessee organization.

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

SECTION 1: The Lease is hereby amended at Paragraph 8(a)(1) to delete the requirement that the lessee provide "Fire Damage Legal Liability ... at a sub-limit of at least $350,000."

SECTION 2: This amendment shall take effect upon adoption.

ADOPTED this 14 day of April, 1997.

ATTEST:

DIANNE M. O'DONNELL
CITY CLERK

JEFFREY A. KRAUSKOPF
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

CARL V.M. COFFIN
CITY ATTORNEY

City of Stuart

Sailfish Capital of the World

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 145-96

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A LEASE AGREEMENT BETWEEN THE CITY OF STUART, FLORIDA AND STUART HERITAGE, INC., TO LEASE THE GROUND FLOOR AND A PROPORTIONATE SHARE OF THE BASEMENT OF THE STUART FEED STORE BUILDING LOCATED AT 161 S.W. FLAGLER AVENUE, STUART; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

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

SECTION 1: The Mayor and City Clerk are authorized to execute a lease agreement between the City and Stuart Heritage, Inc., to lease the ground floor and a proportionate share of the basement of the Stuart Feed Store Building located at 161 S.W. Flagler Avenue. A copy of the agreement is attached as "Exhibit A".

SECTION 2: This resolution shall take effect upon adoption.

PASSED AND ADOPTED, effective this 25th day of November, 1996.

ATTEST:

DIANNE M. O'DONNELL
CITY CLERK

CITY OF STUART

CHARLES E. WHITE
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

CARL V.M. COFFIN, CITY ATTORNEY

LEASE AGREEMENT

1. **Parties:** This Lease is made by and between:

City of Stuart, Florida, a municipal corporation ("Lessor"), whose post office address is 121 S. W. Flagler Avenue, Stuart, Florida 34994,

and

Stuart Heritage, Inc., a Florida not for profit corporation ("Lessee"), whose post office address is 161 S. W. Flagler Avenue, Stuart, Florida 34994.

2. **Leasehold Premises:** Lessor hereby leases to Lessee and Lessee hereby leases from Lessor, the ground floor and a proportionate share of the basement of the Stuart Feed Store located at 161 S. W. Flagler Avenue, Stuart, Florida (the "Leasehold Premises").

3. **Term:** The above-described space is leased for a term of three (3) years commencing on the 25 day of November, 1996.

4. **Use and Occupancy:** Lessee shall use and occupy the Leasehold Premises as a museum of local history operating the same for no less than five (5) days a week, five (5) hours per day for the duration of Lessee's tenancy. In addition, Lessee may conduct, as an ancillary museum use, a small gift shop selling items related to the City of Stuart and other areas of Martin County and to books, video and voice tapes and periodicals related to historical matters and items designed to assist Stuart Heritage, Inc. to raise funds to carry out its purposes, duties and responsibilities.

5. **Rent:** In consideration of Lessee operating an admission free museum for artifacts relating to the history of the City of Stuart and its surrounding environs, the rent shall be $1.00 per year. Although the public's admission shall be free, donations for the operation or improvement of the museum shall be allowed. Lessee shall keep accurate records of any and all donations and expenditures from such funds which shall, at all times, be open to inspection by Lessor.

6. **Place for Payment of Rent:** Whenever rent is due under this Lease, Lessee shall pay the applicable sum on or before the first day of each annual term at the above-stated address or at such other place as Lessor may designate in writing.

7. **Care and Repair of the Structure on the Leasehold Premises:** Lessee shall commit no act of waste and shall take good care of the interior of the Leasehold Premises and the fixtures and appurtenances therein contained, and shall, in the use and occupancy thereof, conform to all laws, orders, and regulations of the federal, state, and municipal governments or any of their departments. Lessor shall make all such necessary repairs to the exterior of the Leasehold Premises, except where the repair has been made necessary by misuse or neglect by

Lessee or Lessee's agents, servants, visitors or licensees. Lessee shall make all such necessary repairs to the interior of the Leasehold Premises. Any improvements made by Lessee to the Leasehold Premises which are so attached that they cannot be removed without material injury to the Leasehold Premises shall become the property of Lessor upon installation.

8. **Insurance:**

(a) **Liability:** Lessee hereby covenants and agrees that during the term of this Lease it shall save, hold, and keep harmless and indemnify Lessor against any and all claims, demands, penalties, judgments, court costs, attorneys fees, and liabilities of every kind and nature whatsoever in connection with any injury to or death of any person or damage to property due to or arising out of Lessee's occupancy of the Leasehold Premises, or any part thereof, or arising out of any negligent activity of the user or due to the negligent installation, operation or maintenance by the user or any fixtures or equipment in or upon the Leasehold Premises or which may be incurred by user of any default or failure of Lessee to comply in any respect with the provisions of this Lease, and Lessee agrees to provide, at its own cost and expense, all insurance required in this Lease. Lessee shall provide to Lessor prior to occupancy of the Facility, evidence of the following coverages:

(1) Commercial General Liability written on an occurrence basis, with a limit of liability of at least $1,000,000 for injury to any person or persons, including death and for damage to property covering the Leasehold Premises. Fire Damage Legal Liability shall be written with a limit of liability of at least $350,000. Lessor shall be an Additional Named Insured on the Commercial General Liability policy. The insurance company providing such insurance must be authorized to conduct business in the State of Florida by the Insurance Commissioner of the State of Florida.

(2) Worker's Compensation, if required by law, written in accordance with Florida Statute 440, Part A as it may be amended from time to time with statutory limits and Florida Statute 440, Part B Employers Liability coverage as required by law.

(b) **Contents:** Lessee agrees to provide, at its own cost and expense, fire, extended coverage and vandalism insurance covering its personal property, the personal property of others under its care, custody and control and all improvements installed in the Leasehold Premises by Lessee in an amount equal to the full insurable value thereof.

9. **Alterations, Additions or Improvements:** Lessee shall not, without first obtaining the written consent of Lessor, make any alterations, additions or improvements in, to or about the Leasehold Premises; and said consent shall not be unreasonably withheld.

10. **Accumulation of Waste of Refuse Matter:** Lessee shall not permit the accumulation of waste or refuse matter anywhere on or about the Leasehold Premises.

11. **Abandonment:** Lessee shall not, without first obtaining the written consent of Lessor, abandon the Leasehold Premises, or allow the Leasehold Premises to become vacant or deserted.

12. **Assignment or Sublease:** Lessee shall not, without first obtaining the written consent of Lessor, assign, mortgage, pledge, or encumber this Lease, in whole or in part, or sublet the Leasehold Premises or any part thereof. The operation of a gift shop, as hereinabove contemplated, even if operated by a concessionaire, shall not require the consent of Lessor.

13. **Utilities:** Lessor agrees to pay for all electrical utility services incurred in the use of the Leasehold Premises. Lessee shall be required to pay for water utility services and garbage collection.

14. **Default:** In the event any action is instituted at law to enforce any covenant contained in this Lease or to recover possession of the Leasehold Premises for any default or breach of this Lease by Lessee, Lessee shall pay such reasonable attorney's fees as may be determined by the court should Lessor be the prevailing party.

15. **Failure to Operate a Museum:** Failure of Lessee to operate a museum on the Leasehold Premises shall constitute a default of this Lease and Lessor may take such action as is afforded by law, including but not limited to termination of this Lease. If this Lease is terminated by Lessor, then and in that event, Lessor shall have the right to immediately remove all of the property of Lessee from the Leasehold Premises. Lessor shall also have the right to store the property at Lessee's sole expense, save and except such property as may be necessary in order to satisfy the lien provided for in this Lease for unpaid rental to Lessor.

16. **Lessor's Remedies on Default:** If Lessee defaults in the performance of any of the covenants or conditions of this Lease, Lessor may give Lessee notice of such default and if Lessee does not cure any default within twenty (20) days after the giving of such notice (or if such default is of such nature that it cannot be completely cured within such period, and if Lessee does not commence such curing within twenty (20) days and thereafter proceed with reasonable diligence and in good faith to cure such default), then Lessor may terminate this Lease on not less than thirty (30) days' notice to Lessee. On the date specified in the notice the term of this Lease shall terminate and Lessee shall then quit and surrender the Leasehold Premises to Lessor, but Lessee shall remain liable as provided below. If this Lease shall have been so terminated by Lessor, Lessor may at any time thereafter resume possession of the Leasehold Premises by any lawful means and remove Lessee or other occupants and their effects.

17. **Effect of Failure to Insist on Strict Compliance with Conditions:** The failure of either party to insist on strict performance of any covenant or condition of this Lease, or to exercise any option herein contained, shall not be construed as a waiver of such covenant, condition, or option in any other instance.

18. **Lessor's Right to Cure Lessee's Breach:** If Lessee breaches any covenant or condition of this Lease, Lessor may, on reasonable notice to Lessee (except that no notice need be given in case of emergency), cure such breach at the expense of Lessee and the reasonable

amount of all expenses, including attorneys' fees, incurred by Lessor in so doing (whether paid by Lessor or not) shall be deemed additional rent payable on demand.

19. **Construction Liens:** Lessee shall within 20 days after notice from Lessor discharge any construction liens for materials or labor claimed to have been furnished to the Leasehold Premises on Lessee's behalf.

20. **Notices:** Any notice by either party to the other shall be in writing and shall be deemed to have been duly given only if delivered personally or sent by registered or certified mail in an addressed postpaid envelope:

if to Lessee: President, Stuart Heritage, Inc.
161 S. W. Flagler Avenue
Stuart, Florida 34994

if to Lessor: City Manager, City of Stuart
121 S. W. Flagler Avenue
Stuart, Florida 34994

or at such other address as Lessee or Lessor, respectively, may designate in writing. Notice shall be deemed to have been duly given, if delivered personally, upon delivery, and if mailed, upon the 3rd day after the mailing of such notice.

21. **Lessee's Renewal:** Upon giving Lessor written notice not less than sixty (60) days prior to the expiration of the term of this Lease of Lessee's desire to extend the lease for added periods, Lessor may enter into negotiations with Lessee at its sole and exclusive option, but is not obligated so to do and is not obligated to renew or extend the lease beyond its current term. The result of such negotiations shall be subject to approval by Lessor's governing body.

22. **Lessor's Right to Inspection, Repair, and Maintenance:** Lessor may enter the Leasehold Premises at any reasonable time, upon adequate notice to lessee (except that no notice need be given in case of emergency) for the purpose of inspection or the making of such repairs, replacements, or additions in, to, on and about the Leasehold Premises as Lessor deems necessary or desirable. Lessee shall have no claim or cause of action against Lessor by reason of such reasonable entry.

23. **Lessor's Right to Temporarily Close the Premises for the Purpose of Renovation:** Upon 180 days written notice to Lessee, Lessor shall have the right to require the museum to close for major renovations during the term of such major renovations and require the vacation of the premises while such renovations are in progress. Under such circumstances, Lessee shall not be entitled to claim constructive eviction from the Leasehold Premises.

24. **Effect of Other Representations:** No representations or promises shall be binding on the parties to this Lease except those representations and promises contained herein or in some future writing signed by the party making such representations or promises.

25. **Peaceful Enjoyment:** Lessor covenants that if, and so long as, Lessee pays the rent and performs the covenants of this Lease, Lessee shall peaceably and quietly have, hold, and

enjoy the Leasehold Premises for the term herein mentioned, subject to the provisions of this Lease.

26. **Lessee's Employees Not Employees of Lessor:** Agents, servants or employees of Lessee shall be solely representatives of Lessee and shall not be considered agents, servants or employees of Lessor.

27. **Non-Discriminatory Uses:** Lessee agrees that entry to and use of the Museum shall be made available to the general public without regard to age, sex, race, religion or national origin.

28. **Section Headings:** The Section headings in this Lease are intended for convenience only and shall not be taken into consideration in any construction or interpretation of this Lease or any of its provisions.

29. **Jurisdiction; Venue:** This Lease shall be governed and interpreted by the laws of the State of Florida then in force. Venue shall be in Martin County.

30. **Severability:** If for any reason whatsoever any of the provisions of this Lease shall be unenforceable or ineffective, all of the other provisions hereof shall be and remain in full force and effect. The provisions of this Lease constitute and are intended to constitute the entire agreement of the parties. No terms, conditions, warranties, promises or understandings of any nature whatsoever, express or implied, exist between the parties except as herein expressly set forth.

31. **Amendment:** This Lease may be modified or amended only by written instrument, duly authorized and executed by both parties.

WHEREFORE, the parties have hereunto affixed their hands and seals this 5 day of December, 1996.

Signed, sealed and witnessed in our presence:

[Printed Witness Name]

[Printed Witness Name]

Lessee:

STUART HERITAGE, INC.

By: _____
JERRY RANDOLPH, Jr., President

[Corporate Seal]

Seal

Lessor:

CITY OF STUART

By: _____
~~Charles E. White~~ Mayor
Peter R. Walsh, Vice Mayor

Attest:

_____
DIANNE M. O'DONNELL, City Clerk

[Official Seal of the City of Stuart]

Approved as to form and correctness:

_____
CARL V. M. COFFIN, City Attorney

AGENDA

REGULAR MEETING OF THE STUART CITY COMMISSION
TO BE HELD February 8, 1999
AT 7:00 P.M. IN THE CITY COMMISSION CHAMBERS

CITY COMMISSION

Mayor Karl J. Krueger, Jr.
Vice Mayor Gene C. Rifkin
Commissioner Charles S. Foster
Commissioner Jeffrey A. Krauskopf
Commissioner Robert R. Walker

ADMINISTRATIVE

City Manager David Collier
City Attorney Carl V. M. Coffin
City Clerk Dianne M. O'Donnell

5. **Request approval of minutes from Regular Commission meeting of December 14, 1998.**

6. Personnel Action Report.

8:00 QUASI-JUDICIAL HEARINGS
(Motion to read all ordinances by TITLE ONLY)

7. **Request to approve a subdivision plat for Millennium Square for compliance with Martin County comprehensive Land Use Plan, Zoning, and Subdivision Regulations which control the development of the recently annexed subject property. Property location: No. U. S. Highway 1 directly north of Baker Road. Applicant: Dave Satur and Karen Hendry. Representative: Donald Cuozzo, Houston Cuozzo Group.**

   a. **RESOLUTION 34-99: Resolution conditionally approving pursuant to Martin County Land Development Regulations a major development master plan for "Millennium Square" Development at U. S. Highway One and Buck Hendry Way. (RC)**

8. **ORDINANCE 1661-99: Ordinance to approve an amendment to Parcel 3 (9.08 acres) of the "Central Park Commercial Planned Unit Development;" permitting the construction of a four story assisted living facility in Phase 2 and an adult day care facility in Phase 3 on the site; providing for conditions; providing a timetable for development. (RC)**

8:15 FIRST READING OF ORDINANCES

9. **ORDINANCE 1658-99: Ordinance providing for the voluntary annexation by the City of Stuart of land being generally a 187 acre parcel of land on the south side on Jensen Beach Boulevard east of U. S. Highway One in Section 20 and Section 29, Township 37 South, Range 41 East, Martin County, Florida. Upon the petition of the owner thereof; declaring that the voluntary petition for annexation filed pursuant to Florida Statute 171.044 bears the signature of the owner of the property to be annexed and that such application complies with all requirements of Chapter 171, Florida Statutes. (RC)**

10. ORDINANCE 1659-99: Ordinance providing for the voluntary annexation by the City of Stuart of land being generally a seven acre parcel of land on the south side of Jensen Beach Boulevard east of U. S. Highway One in

17. **RESOLUTION 36-99: Resolution approving project authorization relating to the "Atlanta Avenue Water Main Replacement and Extension;" directing Keith & Schnars, P.A. to design the project, review a title search, prepare the bidding documents, and perform the engineering services during construction of the project for an amount not to exceed $14,000. (RC)**

18. **RESOLUTION 37-99: Resolution to provide for a "loan" of funds from the Water and Sewer Fund to the City General fund in the amount of $45,999 for the purchase of a backhoe for the Streets Maintenance Team. (RC)**

19. **RESOLUTION 38-99: Resolution authorizing the purchase by the City of a Ford model 575 Backhoe from Ford New Holland of Tucker, Georgia for use by the Streets Team in the amount of $45,999. (RC)**

20. **RESOLUTION 39-99: Resolution authorizing the Mayor and City Clerk to execute an agreement between Lindahl, Browning, Ferrari & Hellstrom, Inc. and the City in an amount of $22,300.00 to provide professional engineering services including design, preparation of bidding documents and services in preparation of bidding documents and services in conjunction with the construction of the "Martin Luther King Boulevard and Tressler Street Water Main Loop;" (RC)**

21. **RESOLUTION 40-99: Budget Amendment:**

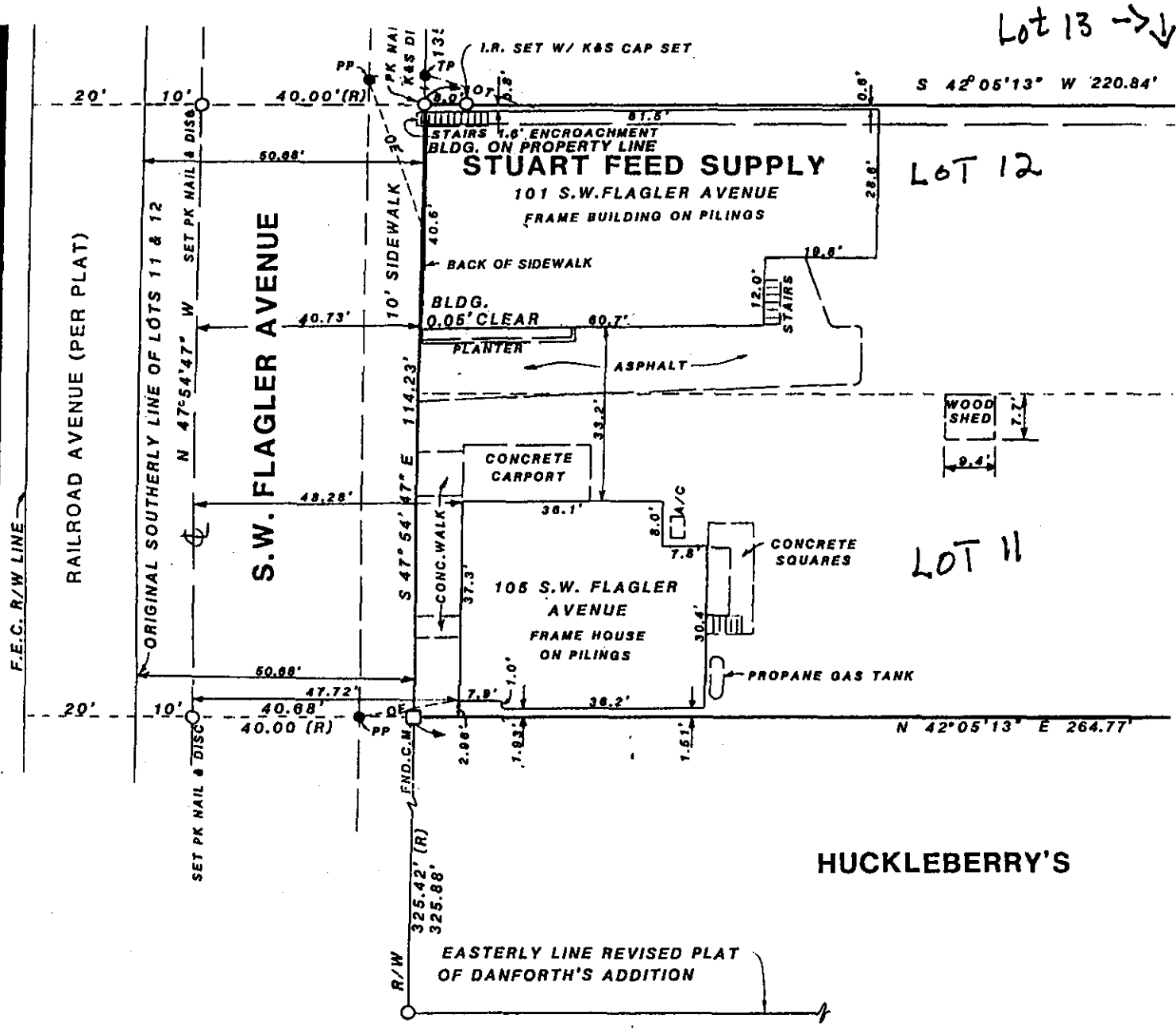
    a. **Amendment #22 General Fund this amendment reflects the transfer of $1,294 from Revenues, Other Sources, LETF Reserve, to LETF, Operating, for the purchase of drug equipment for the DARE program. This action does increase appropriations for this fund in the 1998/99 Fiscal Budget for this year in the "total" amount of $164,542.**

    b. Amendment #23 Sanitation Fund this amendment reflects the transfer of $21,500 from Yard Trash Collection Team, Capital Outlay, Machinery/Equipment, to Yard Trash Collection Team, Operating, R/M Vehicles for the purchase, repairs/maintenance to equipment. This action does not increase appropriations for this fund in the 1998/99 Fiscal Budget.

9:15 DISCUSSION AND DELIBERATION

CITY MANAGER; David Collier

22. Approval of interest payment on unpaid impact fees to Martin County.



LAND DESCRIPTION

LOT 12, ACCORDING TO THE REVISED PLAT OF DANFORTH'S ADDITION TO THE TOWN OF STUART, FILED SEPTEMBER 29, 1914, AND RECORDED IN PLAT BOOK 5, PAGE 69, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS. LESS AND EXCEPT THE SOUTHWESTERLY 50.68 FEET FOR FLAGLER AVENUE AND CONCRETE WALKWAY AS LAID OUT AND NOW IN USE.

THE SOUTHERLY 4 FEET OF LOT 13, ACCORDING TO THE REVISED PLAT OF DANFORTH'S ADDITION TO THE TOWN OF STUART, FLORIDA, FILED SEPTEMBER 29, 1914, AND RECORDED IN PLAT BOOK 5, PAGE 69, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS AND BOUNDED ON THE SOUTHEAST BY THE SOUTHEAST LINE OF LOT 13; ON THE NORTHEAST BY THE WATERS OF THE ST. LUCIE RIVER; ON THE SOUTHWEST BY FLAGLER AVENUE; AND ON THE NORTHWEST BY A LINE PARALLEL TO AND 4 FEET DISTANCE MEASURED ON THE PERPENDICULAR FROM THE SAID SOUTHEAST LINE OF SAID LOT 13. LESS AND EXCEPT THE SOUTHWESTERLY 50.68 FEET FOR FLAGLER AVENUE AND CONCRETE WALKWAY AS LAID OUT AND NOW IN USE.

LOT 11, REVISED PLAT OF DANFORTH'S ADDITION TO THE TOWN OF STUART FILED SEPTEMBER 29, 1914, AND RECORDED IN PLAT BOOK 5, PAGE 69, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS. LESS AND EXCEPT THE SOUTHWESTERLY 50.68 FEET FOR FLAGLER AVENUE AND CONCRETE WALKWAY AS LAID OUT AND NOW IN USE.

ACORD CERTIFICATE OF LIABILITY INSURANCE

OP ID DP STUA-19 | DATE (MM/DD/YYYY) 01/20/04

PRODUCER

R.V. Johnson Agency, Inc.
2041 SE Ocean Blvd
Stuart FL 34996
Phone: 772-287-3366 Fax: 772-287-4255

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED

Stuart Heritage Inc
A Florida Not For Profit Corp
161 SW Flagler Ave
Stuart FL 34994

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Ohio Casualty Group	09385
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A		GENERAL LIABILITY [X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC	BLO50587141	08/21/03	08/21/04	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1000000 $ 100000 $ 10000 $ 1000000 $ 1000000 $ 1000000
		AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS	NOT COVERED BY THIS AGENT			COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
		GARAGE LIABILITY ANY AUTO	NOT COVERED BY THIS AGENT			AUTO ONLY - EA ACCIDENT OTHER THAN AUTO ONLY: EA ACC AGG	$ $ $
		EXCESS/UMBRELLA LIABILITY OCCUR CLAIMS MADE DEDUCTIBLE RETENTION $	NOT COVERED BY THIS AGENT			EACH OCCURRENCE AGGREGATE	$ $ $ $ $
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below	NOT COVERED BY THIS AGENT			WC STATU-TORY LIMITS [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
		OTHER					

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

RECEIVED
JAN 28 2004
CITY OF STUART
CITY CLERKS OFFICE

CERTIFICATE HOLDER

MARTI05

MARTIN COUNTY FAIR ASSOC
2616 SE DIXIE HWY
STUART FL 34996

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10* DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2001/08)

© ACORD CORPORATION 1988

City of Stuart

121 S. W. Flagler Avenue • Stuart • Florida 34994

Cherie White
City Clerk

PHONE (561) 288-5306
FAX (561) 288-5305

January 2, 2004

Stuart Heritage, Inc.
161 SW Flagler Ave.
Stuart, Fl. 34994

RE: Proof of Insurance for leased City Property at 161 SW Flagler Ave.

Dear Stuart Heritage;

In reviewing the file for the lease of the property located at 161 Sw Flagler Avenue, I do not have a current Certificate of Insurance.

Enclosed for your review is a copy of the leases Insurance requirements. Please provide this Certificate of Insurance to my attention as soon as possible.

If you have already sent this with your lease payment, please disregard this notice.

Sincerely,

Cherie White
City Clerk

encl.

City of Stuart

Sailfish Capital of the World

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 205-99

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN AMENDED LEASE AGREEMENT BETWEEN THE CITY OF STUART, FLORIDA AND STUART HERITAGE, INC., FOR PROPERTY LOCATED AT 161 S.W. FLAGLER AVENUE, STUART; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

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

SECTION 1: The Mayor and City Clerk are authorized to execute an amended lease agreement between the City and Stuart Heritage, Inc., for property located at 161 S.W. Flagler Avenue, Stuart. A copy of the agreement is attached as "Exhibit A".

SECTION 2: This resolution shall take effect upon adoption.

PASSED AND ADOPTED, effective this 8th day of November, 1999.

ATTEST:

DIANNE M. O'DONNELL
CITY CLERK

CITY OF STUART

KARL J. KRUEGER, JR.
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

CARL V.M. COFFIN, CITY ATTORNEY

LEASE

1. **Parties.** This Lease is made by and between:

City of Stuart, Florida, a municipal corporation ("Lessor"), whose Post Office address is 121 Southwest Flagler Avenue, Stuart, Florida 34994

And

Stuart Heritage, Inc., a Florida not for profit corporation ("Lessee"), whose Post Office address is 161 southwest Flagler Avenue, Stuart, Florida 34994

2. **Leasehold Premises.** Lessor hereby leases to Lessee and Lessee hereby leases from Lessor, the first and second floors and the basement of the Stuart Feed Store located at 161 Southwest Flagler Avenue, Stuart, Florida (the "Leasehold Premises").

3. **Term.** The above described space is leased for a term of five (5) years commencing on the 26th day of November 1999 and terminating on the 25th day of November 2004.

4. **Use and Occupancy.** Lessee shall use and occupy the "Leasehold Premises" as a museum of local history operating the same for no less than six (6) days a week, five (5) hours a day for the duration of the Lessee's tenancy. In addition, Lessee may conduct, as an ancillary museum use, a small gift shop selling items related to the City of Stuart and other areas of Martin county and to books, video and voice tapes and periodicals related to historical matters and items designed to assist Stuart Heritage, Inc. to raise funds to carry out its purposes, duties and responsibilities.

5. **Rent.** In consideration of Lessee operating an admission free museum for artifacts relating to the history of the City of Stuart and its surrounding environs, the rent shall be $1.00 per year. Although the public's admission shall be free, donations for the operation or improvement of the museum shall be allowed. Lessee shall keep accurate records of any and all donations and expenditures from such funds which shall, at all times, be open to inspection by Lessor.

6. **Place for Payment of Rent.** Whenever rent is due under tis lease, Lessee shall pay the applicable sume on or before the first day of each annual term at the above stated address or at such other place as Lessor may designate in writing.

7. **Care and Repair of the Structure on the Leasehold Premises.** Lessee shall commit no act of waste and shall take good care of the interior of the Leasehold Premises and the fixtures and appurtenances therin contained, and shall, in the use and occupancy thereof, conform to all laws, orders, and regulations of the federal, state and municipal

governments or any of their departments. Lessor shall make all such necessary major repairs to the Leasehold Premises, except where the repair has been made necessary by misuse or neglect by Lessee or Lessee's agents, servants, visitors or licenses. Lessee shall make all all necessary noon-major repairs to the Leasehold Premiises. Any improvements made by the Lessee to the Leasehold Premises which are so attached that they cannot be reoved without material injury to the Leasehold Premises shall become the property of the Lessor upon installation.

A. Lessor Maintenance. In addition to the Lessor's improvements as hereinafter set forth, the Lessor ovenants to maintain at it cost and expense, the exterior, structural and foundation components of the Leasehold Premises. Such maintenance shall speciffically include the repair and replacement, if necessary, of the roof. For the purposes hereof , "major repairs" are agreed by the parties to be those repairs to the individual systems which are estimated to cost in excess of ONE THOUSAND AND NO/100'S DOLLARS ($ 1,000.00). Lessor's maintenance shall also specificall include: the paving, curbing and repair of all parking areas, driveways, sidewalks and termite control.

B. Lessee Maintenance. During its occupancy of the Leased Premises, Lesssee covenants to keep in good order and maintain the following: the interior portions of the Buoding, windows, the air conditioning, electrical and plumbing systems wich maintenance shall include the non-major repairs to such systems, all external signage and lighting on the building, any landscaping and lawn, and all pest control except termites. Tenant shall cause all refcuse and debris to be removed from the Leased Premises by the City of Stuart for the normal fee.

The Lessee shall promptly notify the Lessor of any needed repairs to the roof or of any major repairs to the Building systems or its structure that are the responsibility of the Lessor hereunder. Lessor shall thereafter promptly commence and diligently pursue such repair work. In the event that Lessor does not commence wrk on such repairs within twenty (20) days of receipt of notice of the need thereof, if the repair is more than One Thousand and No/100 Dollars, Lessee may elect to undertake such repairs and Lessor shall reimburse Lessee for the cost therof. In the event that Lessor does not reimburse Lessee for such costs within thirty (30) if Lessee's submission of an actual statement therefor, Lessee may deduct the repair costs fro subsequent Base Rent payments. In the event of emergency, Lessee shall promptly notify Lessor of such and Lessee may immediately undertake the needed repair work as is necessary under the circumstances to those items which are considered to be the Lessor's responsibility and Lessor shall, as soon as practical thereafter, commence its repair work. In the event of such emergency, Lessee shall be reimbursed for the cost of making such emergency repairs which actually would have been the responsibility of the Lessor.

In the event that Lessor fails to complete its required emergency and non-emergency repairs within ninety (90) days of receipt of notice, Lessee may terminate this Lease unless Lessee has elected to undertake such repairs as provided herein above.

8. Insurances.

A. Liability. Lessee hereby convenants and agrees that during the term of this Lease it shall save, hold, and keep harmless and indemnify Lessor against any and all claims, demands, penalties, judgements, court costs, attorneys fees, and liabilities of every kind and nature whatsoever in connection with any injury to or death of any person or damage to property due to or arising out of Lessee's occupancy of the Leasehold Premises, or an part thereof, or arising out of any negligent activity of the user or due to the negligent instalation, operation or maintenance by the user of any fixtures or equipment in or upon the Leasehold Premises or which may be incurred by user of any default or failure of Lessee to comply in any respect with the provisions of this Lease, and Lessee agrees to provide, at its own cost and expense, all insurance reuired in this Lease, Lessee shall rpovide to Lessor prior to occupancy of the Facility, evidence of the following coverages:

(1) Commercial General Liability written on an occurrence basis, with a limit of liability of at least $1,000,000 for injury to any person or persons, including death and for damage to property covering the Leasehold Premises. Lessor shall be an Additional Named Insured on the Commercial General Liability policy, The insurance company providing such insurance must be authorized to conduct business in the State of Florida by the Insurance Commissioner of the State of Florida.

(2) Worker's compensation, if required by law, written in accordance with Florida Statute 440, Part A as it may be amended from time to time with statutory limits and Florida Statute 440, Part B Employers Liambility coverage as required by law.

B. Contents. Lessee agrees to provide, at its own cost and expense, firme extended coverage and vandalism insurance covering its personal property, the personal property of other under its care, custody and control and all improvements installed in the Leasehold Premises by Lessee in an amount equal to the full insurable value thereof.

9. Alterations, Additions or Improvements: Lessee shall not, without first obtaining the written consent of Lessor, make any alterations, additions or improvements in, to or about the Leasehold Premises; and said consent shall not be unreasonably withheld.

10. Accumulation of Waste or Refuse Matter: Lessee shall not permit the accumulation of waste, refuse or other articles which constitute and unsightly appearance to the Leasehold Premises.

11. Abandonment: Lessee shall not, without first obtaining the written consent of Lessor, abandon the Leasehold Premises, or allow the Leasehold Premises to become vacant or deserted.

12. Assignment or Sublease: Lessee shall not, without first obtaining the written consent of Lessor, assign, mortgage, pledge, or encumber this Lease, in whole or in part, or sublet the Leasehold Premises or any part thereof. The operation of a gift shop, as hereinabove contemplated, even if operated by a concessionaire, shall not require the consent of Lessor.

13. Utilities: Lessee agrees to pay for all electrical, water, and sewer utility services and garbage collection incurred in the use of the leasehold Premises.

14. Default: In the event any action is instituted at law to enforce any covenant contained in this Lease or to recover possession of the Leasehold Premises for any default or breach of this Lease by Lessee, Lessee shall pay such reasonable attorney's fees as may be determined by the court should Lessor be the prevailing party.

15. Failure to Operate a Museum: Failure of Lessee to operate a museum on the Leasehold Premise shall constitute a default of this Lease and Lessor may take such action as is afforded by law, including but not limited to termination of this Lease. If this Lease is terminated by Lessor, then and in that event, Lessor shall have the right to immediately remove all of the property of Lessee from the Leasehold Premises. Lessor shall also have the right to store the property at Lessee's sole expense, save and except such property as may be necessary in order to satisfy the lien provided for in this Lease for unpaid rental to Lessor.

16. Lessor's Remedies on Default: If Lessee defaults in the performance of any of the covenants or conditions of this Lease, Lessor may give Lessee notice of such default and if Lessee does not cure any default within twenty (20) days after the giving of such notice (or if such defaults is not of such nature that it cannot be completely cured within such period, and if Lessee does not commence such curing within twenty (20) days and thereafter proceed with reasonable diligence and in good faith to cure such default), then Lessor may terminate this Lease on not less than thirty (30) days' notice to Lessee. On the date specified in the notice the term of this Lease shall terminate and Lessee shall then quit and surrender the Leasehold Premises to the Lessor, but Lessee shall remain liable as provided below. If this Lease shall have been so terminated by Lessor, Lessor may at any time thereafter resume possession of the Leasehold premises by any lawful means and remove Lessee or other occupants and their effects.

17. Effect of Failure to Insist on Strict Compliance with Conditions: The failure of either party to insist on strict performance of any covenant or condition of this Lease, or to exercise any option herein contained, shall not be construed as a waiver of such covenant, condition, or option in any other instance.

18. Lessor's Right to Cure Lessee's Breach: If Lessee breaches any covenant or condition of this Lease, Lessor may, on reasonable notice to Lessee (except that no notice need be given in case of emergency), cure such breach at the expense of Lessee and the reasonable amount of all expenses , including attorney's fees, incurred by Lessor in so

doing (whether paid by Lessor or not) shall be deemed additional rent payable on demand.

19. Construction Liens: Lessee shall within twenty (20) days after notice from Lessor discharge any construction liens for materials or labor claimed to have been furnished to the Leasehold Premises on Lessee's behalf.

20. Notices: Any notices by either party to the other party shall be in writing and shall be deemed to have been duly given only if delivered personally or sent by registered or certified main in an addressed postpaid envelope:

If to Lessee: President, Stuart Heritage, Inc.
161 SW Flagler Avenue
Stuart, Florida 34994

If to Lessor: City Manager, City of Stuart
121 SW Flagler Avenue
Stuart, Florida 34994

Or at such other address as Lessee or Lessor, respectively, may designate in writing. Notice shall be deemed to have been duly given, if delivered personally, upon delivery, and if mailed, upon the 3rd day after the mailing or delivery of such notice.

21. Lessee's Renewal: Upon giving Lessor written notice not less than sixty (60) days prior to the expiration of the term of this Lease or Lessee's desire to extend the lease for added periods, Lessor may enter into negotiations with Lessee at its sole and exclusive option, but is not obligated so to do and is not obligated to renew or extend the lease beyond its current term. The result of such negotiations shall be subject to approval by Lessor's governing body.

22. Lessor's Right to Inspection, Repair, and Maintenance: Lessor may enter the Leasehold Premises at any reasonable time, upon adequate notice to lessee (except that no notice need be given in case of emergency) for the purpose of inspection or the making of such repairs, replacements, or additions in, to, on and about the Leasehold Premises as Lessor deems necessary or desirable. Lessee shall have no claim or cause of action against Lessor by reason of such reasonable entry.

23. Lessor's Right to Temporarily Close the Premises for the Purpose of Renovation: On Ninety (90) days written notice to Lessee, Lessor shall have the right to require the museum to close for major renovations during the term of such major renovations and require the vacation of the premises while such renovations are in progress. Under such circumstances, Lessee shall not be entitled to claim constructive eviction from the Leasehold Premises.

24. Effect of Other Representations: No representations or promises shall be binding on the parties to this Lease except those representations and promises contained herein or in some future writing sighed by the party making such representations or promises.

25. Peaceful Enjoyment: Lessor covenants that if, and so long as, Lessee pays the rent and performs the covenants of this Lease, Lessee shall peaceably and quietly have, hold and enjoy the Leasehold Premises for the term herein mentioned, subject to the provisions of this Lease.

26. Lessee's Employees Not Employees of Lessor: Agents, servants or employees of Lessee shall be solely representatives of Lessee and shall not be considered agents, servants or employees of Lessor.

27. Non-Discriminatory Uses: Lessee agrees that entry to and use of the Museum shall be made available to the general public without regard to age, sex, race, religion or national origin.

28. Section Headings: The Section heading in this Lease are intended for convenience only and shall not be taken into consideration in any construction or interpretation of this Lease or any of its provisions.

29. Jurisdiction; Venue: This Lease shall be governed and interpreted by the laws of the State of Florida then in force. Venue shall be in Martin County.

30. Severability: If for any reason whatsoever any of the provisions of this Lease shall be unenforceable or ineffective, all of the other provisions hereof shall be and remain in full force and effect.

31. Amendment: This lease may be modified or amended only by written instrument, duly authorized and executed by both parties.

WHEREFORE, the parties have hereunto affixed their hands and seals in this 22nd day of November, 1999.

Lessee:

Signed, sealed and witnessed in our presence:

Witness Name

Witness Name

STUART HERITAGE, INC.

By: Chris Sawicki, President
Chris Sawicki, President

(Corporate Seal)

Lessor:

Attest:

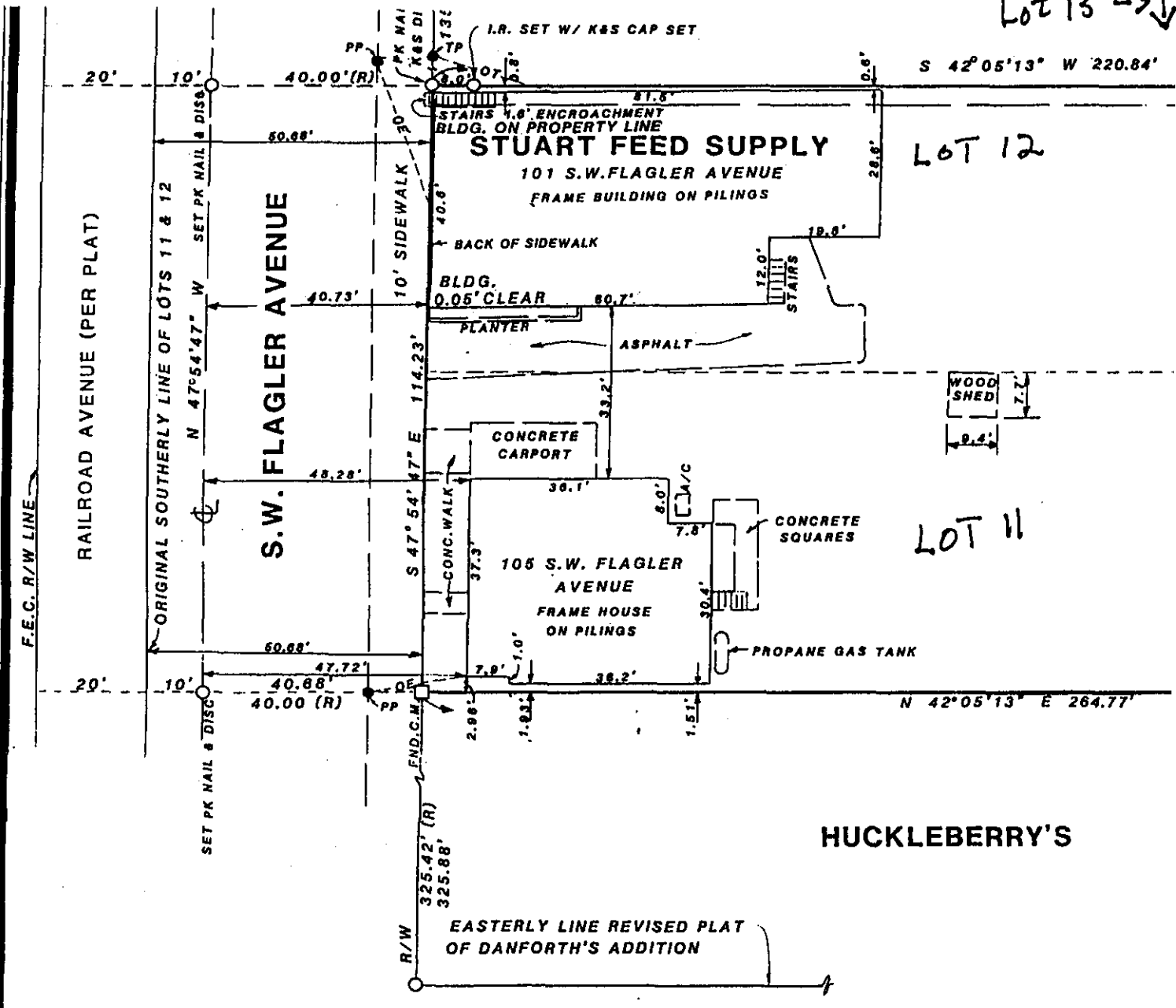
DIANNE O'DONNEL, City Clerk

CITY OF STUART

KARL J. KRUEGER, JR., Mayor

Approved as to form and correctness:

CARL V. M. COFFIN, City Attorney



LAND DESCRIPTION

LOT 12, ACCORDING TO THE REVISED PLAT OF DANFORTH'S ADDITION TO THE TOWN OF STUART, FILED SEPTEMBER 29, 1914, AND RECORDED IN PLAT BOOK 5, PAGE 69, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS. LESS AND EXCEPT THE SOUTHWESTERLY 50.68 FEET FOR FLAGLER AVENUE AND CONCRETE WALKWAY AS LAID OUT AND NOW IN USE.

THE SOUTHERLY 4 FEET OF LOT 13, ACCORDING TO THE REVISED PLAT OF DANFORTH'S ADDITION TO THE TOWN OF STUART, FLORIDA, FILED SEPTEMBER 29, 1914, AND RECORDED IN PLAT BOOK 5, PAGE 69, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS AND BOUNDED ON THE SOUTHEAST BY THE SOUTHEAST LINE OF LOT 13; ON THE NORTHEAST BY THE WATERS OF THE ST. LUCIE RIVER; ON THE SOUTHWEST BY FLAGLER AVENUE; AND ON THE NORTHWEST BY A LINE PARALLEL TO AND 4 FEET DISTANCE MEASURED ON THE PERPENDICULAR FROM THE SAID SOUTHEAST LINE OF SAID LOT 13. LESS AND EXCEPT THE SOUTHWESTERLY 50.68 FEET FOR FLAGLER AVENUE AND CONCRETE WALKWAY AS LAID OUT AND NOW IN USE.

LOT 11, REVISED PLAT OF DANFORTH'S ADDITION TO THE TOWN OF STUART FILED SEPTEMBER 29, 1914, AND RECORDED IN PLAT BOOK 5, PAGE 69, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS. LESS AND EXCEPT THE SOUTHWESTERLY 50.68 FEET FOR FLAGLER AVENUE AND CONCRETE WALKWAY AS LAID OUT AND NOW IN USE.

ACORD CERTIFICATE OF LIABILITY INSURANCE

OP ID LP
STUA-19

DATE (MM/DD/YYYY)
08/17/06

PRODUCER

R.V. Johnson Agency, Inc.
2041 SE Ocean Blvd
Stuart FL 34996
Phone: 772-287-3366 Fax: 772-287-4255

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Ohio Casualty Group	24074
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	

INSURED

Stuart Heritage Inc-
A Florida Not For Profit Corp
161 SW Flagler Ave
Stuart FL 34994

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A		GENERAL LIABILITY [X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC	BLO50587141	08/21/06	08/21/07	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1000000 $ 100000 $ 10000 $ 1000000 $ 1000000 $ 1000000
		AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS	NOT WITH THIS OFFICE			COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
		GARAGE LIABILITY [ ] ANY AUTO				AUTO ONLY - EA ACCIDENT OTHER THAN AUTO ONLY: EA ACC AGG	$ $ $
		EXCESS/UMBRELLA LIABILITY [ ] OCCUR [ ] CLAIMS MADE [ ] DEDUCTIBLE [ ] RETENTION $				EACH OCCURRENCE AGGREGATE	$ $
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below	NOT WITH THIS OFFICE			WC STATU-TORY LIMITS [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
		OTHER					

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

CERTIFICATE HOLDER

CITY004

CITY OF STUART
121 SW FLAGLER ST
STUART FL 34994

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10* DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

© ACORD CORPORATION 1988

ACORD 25 (2001/08)

City of Stuart

Sailfish Capital of the World

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 133-01

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE A LEASE ADDENDUM TO THE LEASE BETWEEN THE CITY AND STUART HERITAGE, INC., TO PROVIDE FOR THE FUNDING OF THE RENOVATIONS TO THE STUART FEED STORE BUILDING AT 161 S.W. FLAGLER AVENUE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

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

SECTION 1: The Mayor and City Clerk are hereby directed to execute a Lease Addendum to the Lease between the City and Stuart Heritage, Inc. to provide for the funding of certain renovations to the Stuart Feed Store building at 161 S.W. Flagler Avenue in the City. A copy of the Lease Addendum is attached to this resolution as "Attachment A."

SECTION 2: This resolution shall take effect upon adoption.

ADOPTED this 20th day of August, 2001.

ATTEST:

DIANNE M. O'DONNELL
CITY CLERK

GENE C. RIFKIN
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

CARL V.M. COFFIN
CITY ATTORNEY

LEASE ADDENDUM

THIS LEASE ADDENDUM made and entered into this 25th day of ~~August~~ June, 2002 by and between Stuart Heritage, Inc., a Florida not-for-profit corporation, 161 S.W. Flagler Avenue, Stuart, Florida 34994, hereinafter the "Lessee," and the City of Stuart, a Florida municipal corporation, 121 S.W. Flagler Avenue, Stuart, Florida 34994, hereinafter the "City."

* * * * *

WHEREAS, these parties have entered into a five year Lease beginning November 26, 1999 whereby the Lessee leased from the City the interior of the "Stuart Feed Store" building at 161 S.W. Flagler Avenue, Stuart, Florida 34994, hereinafter the "Building," to operate a museum of local history at a nominal rent of $1.00 per year; and

WHEREAS, the last day of the five year Lease term is November 25, 2004; and

WHEREAS, the City desires to renovate the Building and has contracted with "Masterpiece Builders" for the construction of these improvements at a cost of approximately $300,000.00; and

WHEREAS, the City and the Lessee agree that the Lessee will provide $48,616.00 as its share of the construction costs to complete the renovation of the Building including construction of a new basement therein, hereinafter "Lessee's Share."

NOW THEREFORE, the parties hereto agree as follows:

1. The foregoing recitals are true and correct.

2. With the commencement of the restoration work by Masterpiece Builders, the Lessee shall pay to the City the sum of $12,000.00 as a portion of Lessee's Share. During the 190 day period of renovation construction by Masterpiece Builders, the Lessee shall make two payments of $12,308.00 each, the second of which shall be tendered to the City prior to and as a condition of the occupancy of the Building by the Lessee. Within five days of the re-occupancy of the Building by the Lessee, the Lessee shall pay the final payment to the City in the amount of $12,000.00.

3. The Lessee shall not re-occupy the Building or any portion thereof following the completion of renovation until the Lessee has made the payments described in paragraph 2 above. In such event the City may elect to terminate the Lease upon 30 days written notice of termination to the Lessee.

4. In the event the aforesaid payments are timely received, the Lease shall not be terminated by the City as provided in paragraph 4 above and the Lease term shall be extended six years through November 25, 2010.

5. In all other respects and except as amended hereby, the aforesaid Lease shall remain in full force and effect.

WHEREFORE, the parties have caused their hands and seals to be affixed hereto by their duly authorized representatives on the day and year first above written.

CITY:

DIANNE M. O'DONNELL 6/24/02
CITY CLERK

GENE C. RIFKIN 6/24/02
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

CARL V.M. COFFIN
CITY ATTORNEY

LESSEE:

CHRIS SAWICKI
PRESIDENT
Stuart Heritage, Inc.
President

Witness Name

Witness Name

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION No. 19-2012

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE EXECUTION OF THE LEASE AGREEMENT BETWEEN CITY OF STUART AND STUART HERITAGE, INC. FOR LEASE OF THE PROPERTY KNOWN AS THE STUART FEED STORE, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

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

SECTION 1: The City Commission of the City of Stuart, Florida approves the execution of a Lease Agreement between Stuart Heritage, Inc and the City of Stuart to February 27, 2015 for property known as the Stuart Feed Store to be used as a local museum.

SECTION 2: This resolution authorizes the Mayor and City Clerk, the City Manager and any other City Official necessary to execute the Lease upon review and approval of the City Attorney.

SECTION 3: This resolution shall take effect upon adoption.

Resolution. 19-2012
Lease Agreement with Stuart Heritage, Inc.

Commissioner Krauskopf offered the foregoing resolution 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:

	YES	NO	ABSENT
JAMES A. CHRISTIE, Jr, MAYOR	✓		
EULA R. CLARKE., VICE MAYOR	✓		
KELLI GLASS-LEIGHTON, COMMISSIONER	✓		
JEFFREY A. KRAUSKOPF, COMMISSIONER	✓		
TROY A. MCDONALD, COMMISSIONER	✓		

ADOPTED this 27th day of February, 2012.

ATTEST:

CHERYL WHITE
CITY CLERK

James A. Christie, Jr.
JAMES A. CHRISTIE, Jr.
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL D. DURHAM
CITY ATTORNEY

LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into this 27 day of February, 2012 by and between the **CITY OF STUART, FLORIDA**, whose principal address is 121 SW Flagler Avenue, Stuart, Florida 34994 ("LESSOR"), and **STUART HERITAGE, INC.**, a Florida not for profit corporation, whose principal address is 161 SW Flagler Avenue, Stuart, Florida 34994, ("LESSEE").

SECTION 1
LEASED PREMSES

LESSOR hereby leases to LESSEE a 2388 square foot City owned building at 161 S.W. Flagler Avenue. LESSEE will use the entire structure, first, second and basement floors as a Museum, Gift Shop and storage.

SECTION 2
TERM

The premises are leased for a term of three (3) years beginning February 27, 2012. This lease may be extended at the option of both parties.

SECTION 3
RENT

In consideration of LESSEE operating an admission free museum for artifacts relating to the history of the City of Stuart and the surrounding area, the rent shall be $1.00 per year.

SECTION 4
CARE AND REPAIR OF PORTIONS OF LEASED STRUCTURE

LESSEE accepts the premises "as is". LESSOR shall make such improvements as are needed at the discretion of the LESSOR. LESSEE shall commit no act of waste and shall take good care of the exterior of the building and the fixtures and appurtenances therein, and shall, in the use and occupy of the premises, conform to all laws, orders, and regulations of the federal, state, and municipal governments or any of their departments.

SECTION 6
LIABILITY INSURANCE

LESSEE hereby covenants and agrees that during the Term of this Lease it shall save, hold, and keep harmless and indemnify LESSOR against any and all claims, demands, penalties, judgments, court costs, attorneys fees, and liabilities of every kind and nature whatsoever in connection with any injury to or death of any person or damage to property due to or arising out of LESSEE'S occupancy of the Leasehold Premises, or any part thereof, or arising out of any negligent activity of the user or due to the negligent installation, operation or maintenance by the user or any fixtures or equipment in or upon the Leasehold Premises or which may be incurred by user of any default or failure of LESSEE to comply in any respect with the provisions of this Lease, and LESSEE agrees to provide to LESSOR, at the commencement of the Term, evidence of Liability coverage written on an occurrence basis, with a limit of liability of at least $500,000 for injury to any person or persons, including death and for damage to property covering the Leasehold Premises. LESSOR shall be an Additional

Named Insured on the Liability policy. The insurance company providing such insurance must be authorized to conduct business in the State of Florida by the Insurance Commission of the State of Florida.

SECTION 6
ALTERATIONS, ADDITIONS OR IMPROVEMENTS

LESSEE shall not, without first obtaining the written consent of LESSOR, make any alterations, additions or improvements in, to or about the premises. LESSOR agrees LESSEE may install additional lighting, window treatments and phone jacks in all of the rooms to be the property of LESSEE.

SECTION 7
ACCUMULATION OF WASTE OR REFUSE MATTER

LESSEE shall not permit the accumulation of waste or refuse matter on the leased premises or anywhere in or near the building.

SECTION 8
ASSIGNMENT OF SUBLEASE

LESSEE shall not, without first obtaining the written consent of the LESSOR, assign, mortgage, pledge, or encumber this lease, in whole or in part, or sublet the premises or any part of the premises. LESSEE shall not sublet or allow other to occupy the premises without the prior approval of the City.

SECTION 9
UTILITIES

LESSEE agrees to pay for all utility services.

SECTION 10
DEFAULT

In the event any action is instituted at law to enforce any covenant in this Lease or to recover possession of the Leasehold Premises for any default or breach of this Lease by LESSEE, LESSEE shall pay such reasonable attorney's fees as may be determined by the court should LESSOR be the prevailing party.

SECTION 11
EFFECT OF FAILURE TO INSIST ON STRICT COMPLIANCE WITH CONDITIONS

The failure of either party to insist on strict performance of any covenant or condition of this Lease, or to exercise any option herein contained, shall not be construed as a waiver of such covenant, condition, or option in any other instance.

SECTION 12
LESSOR'S RIGHT TO CURE LESSEE'S BREACH

If LESSEE breaches any covenant or condition of this Lease, LESSOR may, on reasonable notice to LESSEE (except that no notice need by given in case of emergency), cure such breach at the expense of LESSEE and the reasonable amount of all expenses, including attorney's fees, incurred by LESSOR in so doing (whether paid by LESSOR or not) shall be deemed additional rent payable on demand.

SECTION 13
NOTICES

Any notice by either party to the other shall be in writing and shall be deemed to have been given only if delivered personally or sent by registered or certified mail in an addressed postpaid envelope:

To LESSOR: City Manager, City of Stuart
121 S.W. Flagler Avenue
Stuart, Florida 34994

To LESSEE: Stuart Heritage, Inc.
161 S.W. Flagler Avenue
Stuart, Florida 34994

Or at such other address as LESSOR or LESSEE, respectively, may designate in writing. Notice shall be deemed to have been duly given, if delivered personally, upon delivery, and if mailed, upon the 3rd day after the mailing of such notice.

SECTION 14
LESSOR'S RIGHT TO INSPECT

LESSOR may enter the Leasehold Premises at any reasonable time, upon adequate notice to LESSEE (except that no notice need be given in case of emergency) for the purpose of inspection of the condition of the building, as LESSOR deems necessary or desirable. LESSEE shall have no claim or cause of action against LESSOR by reason of such reasonable entry.

SECTION 16
PEACEFUL ENJOYMENT

LESSOR covenants that if, and so long as, LESSEE pays the rent and performs the covenants of this Lease; LESSEE shall peaceably and quietly have, hold, and enjoy the Leasehold Premises for the Term herein mentioned, subject to the provisions of this Lease.

SECTION 17
LESSEE'S EMPLOYEES NOT EMPLOYEES OF LESSOR

Agents, servants or employees of LESSEE shall be solely representatives of LESSEE and shall not be considered agents, servants or employees of LESSOR.

SECTION 18
JURISDICTION: VENUE

This Lease shall be governed and interpreted by the laws of the State of Florida then in force. Venue shall be in Martin County.

SECTION 20
SEVERABILITY

If for any reason whatsoever any of the provisions of this Lease shall be unenforceable or ineffective, all of the other provisions of this Lease shall be and remain in full force and effect. The provisions of this lease constitute and are intended to constitute the entire agreement of the parties. No terms, conditions, warranties, promises or understandings of any nature whatsoever, express or implied, exist between the parties except as herein expressly set forth.

SECTION 21
AMENDMENT

This Lease may be modified or amended only by written instrument, duly authorized and executed by both parties.

SECTION 22
Authority to Execute Contract

By signing this Agreement the Lessee swears or affirms, under penalty of perjury, that this is a valid act of the Lessee, and that no later claim shall be made by the Lessee that the Contract is invalid or an *ultra vires* act, by reason of a failure to have the

proper authority to execute the Contract. In the event that a court of competent jurisdiction later determines that the Contract is or would be null and void for failure of the signatory to have proper or complete authority, this Contract shall nonetheless be deemed valid under the theory of "apparent authority," or in the sole alternative of the City, shall be deemed to be the act of the signatory, as an individual, who shall be fully responsible for its complete performance.

WHEREFORE, the parties have hereunto affixed their hands and seals as of this 27th day of February, 2012.

Signed, sealed and witnessed in our presence:

LESSOR:

CITY OF STUART

James A. Christie, Jr.
JAMES A. CHRISTIE, JR.
MAYOR

ATTEST:

Cheryl White, City Clerk

APPROVED AS TO FORM
AND CORRECTNESS:

Michael D. Durham, City Attorney

LESSEE:
STUART HERITAGE, INC.

Toley A. Engebretsen
Toley Engebretsen
President

Mary Jones
Mary Jones
Executive Director

From: "Sharon Scalera" <SScalera@rvjohnson.com>
Subject: **stuart heritage**
Date: February 7, 2012 7:48:33 AM EST
To: <stuartheritage1@yahoo.com>
▶ 1 Attachment, 53.6 KB

RECEIVED
MAR 14 2012
BY:

Sharon Scalera
R.V. Johnson Insurance
Phone (772) 600-1979
Fax (772) 287-4255
Email: sscalera@rvjohnson.com

CONFIDENTIALITY NOTE: This email & attachment are intended for the view of the recipient named above only. No coverage may be bound, altered or cancelled via email.

STUA-19 OP ID: SS

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 02/07/12

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

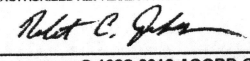
PRODUCER R.V. Johnson Insurance 2041 SE Ocean Blvd Stuart, FL 34996 R.V. Johnson Agency, Inc. 772-287-3366 772-287-4439	CONTACT NAME: Cindy Bartels PHONE (A/C, No, Ext): 772-287-3366 FAX (A/C, No): 772-287-4255 E-MAIL ADDRESS: cbartels@rvjohnson.com
INSURED Stuart Heritage Inc. A Florida Not For Profit Corp 161 SW Flagler Ave Stuart, FL 34994	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Auto-Owners Insurance Co — 18988 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC			72033089	08/21/11	08/21/12	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Certificate Holder is an Additional Insured on the Liability Policy

CERTIFICATE HOLDER	CANCELLATION
CITST01 City of Stuart Christy Stevens 121 SW Flagler Avenue Stuart, FL 34994	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 

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CITY OF STUART, FLORIDA
CITY COMMISSION
AGENDA ITEM REQUEST

Meeting Date: 2/27/2012 **Prepared by:** Alice Lyons

Ordinance/Resolution No. 19-2012

Title of Item:

Three year lease with Stuart Heritage for Feed Store

Summary Explanation/Background Information on Agenda Request:

Stuart Heritage, Inc. has used the Stuart Feed Store as a museum since 1992. They do not charge admission to the museum and in exchange for this community service, we only charge $1 per year for rent. This is a new lease for three years (the old lease was allowed to expire about 15 months ago). Since that time, Stuart Heritage has spent over $100k on improvements to the building.

If you haven't been in the Feed Store for awhile... they've done a great job, and made lots of improvements that will preserve their collection.

Funding Source:

n/a

Recommended Action:

Renew the lease agreement with Stuart Heritage, Inc.

Zaharako, Dorothy
Finance Director

Durham, Michael
City Attorney

Nicoletti, Paul
City Manager

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 24-2015

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF STUART AND STUART HERITAGE, INC. PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

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

Section 1: The Mayor and City Clerk are hereby authorized to execute an Agreement between the City of Stuart and Stuart Heritage, Inc.. A copy of the ~~license~~ agreement is on file in the office of the City Clerk.

Section 2: This resolution shall take effect upon adoption.

WHEREAS, the City Attorney has negotiated a Renewal of the Lease Agreement for Stuart Heritage Inc.; and

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

SECTION 1: The City Commission hereby accepts the Renewal of the Lease Agreement for Stuart Heritage, Inc. attached hereto as **Exhibit "A"** which hereby incorporated herein.

SECTION 2: This resolution shall take effect upon adoption.

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

Resolution 24-2015
STUART HERITAGE, INC.
LEASE AGREEMENT RENEWAL

	YES	NO	ABSENT
KELLI GLASS LEIGHTON, MAYOR			x
JEFFREY A. KRAUSKOPF, VICE MAYOR	x		
THOMAS CAMPENNI, JR.COMMISSIONER	x		
EULA A. CLARKE, COMMISSIONER	x		
TROY A. MC DONALD, COMMISSIONER	x		

ADOPTED this 9TH day March of 2015.

ATTEST:

CHERYL WHITE
CITY CLERK

KELLI GLASS LEIGHTON
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL
CITY ATTORNEY

EXTENSION TO LEASE AGREEMENT

This Extension to Lease Agreement dated February 27, 2012 made and entered into this 9th day of March, 2015 by and between the City of Stuart, Florida, whose principal address is 121 SW Flagler Avenue, Stuart, Florida34994 (lessor) and Stuart Heritage, Inc. a Florida not-for-profit Corporation, whose principal address is 161 SW Flagler Avenue, Stuart, Florida, (lessee).

WITNESSETH:

In consideration of $10.00, in hand paid, and the mutual promise, covenants and considerations herein contained, to be kept, and performed by each of the parties hereto, the parties agree to extend the Lease Agreement dated February 27, 2012, as follows:

TERM

The term, obligations to pay rent, rights to occupy and other provisions concerning the leased premises, shall be extended to February 27, 2020, unless otherwise extended or terminated.

ALL OTHER TERMS AND CONDITIONS OF THE LEASE AGREEMENT DATED FEBRUARY 27, 2012 SHALL REMAIN UNCHANGED.

This lease may be modified re amended only by written instrument, duly authorized and executed by both p[arties.

Wherefore, the parties have hereunto affixed the hands and seals as of this 9th day of March, 2015.

IN WITNESS WHEREOF, the parties have signed on the day, month and year aforesaid.

CITY OF STUART, FLORIDA:

KELLI GLASS LEIGHTON
MAYOR

LESSEE:
STUART HERITAGE, INC:

TOLEY ENGEBRETSEN
PRESIDENT

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL J. MORTELL
CITY ATTORNEY

ATTEST:

CHERYL WHITE
CITY CLERK

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

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 4/22/2024 **Prepared by:** Michael Mortell

Title of Item:
LEASE AGREEMENT WITH MARINE INDUSTRY ASSOCIATION FOR THE CITY OWNED PROPERTY LOCATED AT 401 SW FEDERAL HIGHWAY, STUART, FL (RC):

RESOLUTION No. 48-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT WITH AN ELECTED OFFICIAL, MARINE INDUSTRIES ASSOCIATION OF THE TREASURE COAST, OR ANOTHER NON-PROFIT AGENCY FOR THE CITY OWNED PROPERTY LOCATED AT 401 SW FEDERAL HIGHWAY, STUART, FL; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The property located at 401 SW Federal Highway, Stuart, FL., is within the geographic boundary of land parcels that were included in a Florida Recreation Development Assistance Program ("FRDAP") Grant received by the Florida Department of Environmental Protection ("FDEP") for Shepard Park. As a result, the property can not be leased for strictly commercial purposes. Instead, the use of the property must be ancillary to the park. The Marine Industries Association of the Treasure Coast can monitor the condition of the boat ramp, maintain the dock area, and provide information to visitors in the park. In the alternative, an elected official could use the office as a Stuart location and provide access to residents and visitors of the park. Prior to entering the lease, approval would be obtained from FDEP. The terms of the Grant state that if the City were to lease it for straight commercial purposes, the City would have to pay back the Grant and provide FDEP with a similar piece of property which would be very expensive. This lease would be well below market value and would be for the benefit of the park and to provide recreational activities for the residents.

Funding Source:
N/A

Recommended Action:
Move approval of Resolution 48-2024 authorizing the City to enter into a lease agreement with the Marine Industries Association of the Treasure Coast, an elected official that represents residents of the City of Stuart, or another non-profit agency.

ATTACHMENTS:
1. R48-2024 Authorizing Lease Agreement for 401 Federal Hwy

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 48-2024

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT WITH AN ELECTED OFFICIAL, MARINE INDUSTRIES ASSOCIATION OF THE TREASURE COAST, OR ANOTHER NON-PROFIT AGENCY FOR THE CITY OWNED PROPERTY LOCATED AT 401 SW FEDERAL HIGHWAY, STUART, FL; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * * *

WHEREAS, the City of Stuart owns property at 401 SW Federal Highway, Stuart, Florida, and the property is contained in the same parcel as Shepard Park; and

WHEREAS, the City of Stuart was awarded funds to renovate the park through the Florida Recreation Development Assistance Program ("FRDAP") Grant provided by the Florida Department of Environmental Protection ("FDEP"); and

WHEREAS, a condition of the Grant funds is that the property shall be maintained as a public park perpetually and will not be used for other purposes. The Grant allows commercial activity so long as it is limited to ancillary uses related to the park; and

WHEREAS, by providing an office for the Marine Industries Association of the Treasure Coast, or a local elected official will provide recreational activities for residents and visitors, as well as provide an opportunity for those visitors to learn about and/or express concerns related to

the St. Lucie Estuary and other marine impacts directly to the Marine Industries Association of the Treasure Coast, and/or an elected representative; and

WHEREAS, providing this service will serve as a public benefit because it will provide an opportunity for park visitors to gain information about the marine industry and its impact on our community as well as other environmental issues; and

WHEREAS, the City Commission finds that it is suitable to lease the building located at 401 SW Federal Highway, Stuart, FL to allow this building to serve as an ancillary use to Shepard Park.

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

SECTION 1: The City Commission hereby authorizes the City Manager to enter into a below market value Lease with the Marine Industries Association of the Treasure Coast and/or an elected official representing a district that includes a portion of Stuart, for the property located at 401 SW Federal Highway, Stuart, FL.

SECTION 2: Prior to entering into the Lease, the City staff shall verify that the Lease Agreement is considered an ancillary use to the park and will remain in compliance with the terms of any FRDAP Grants.

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

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

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

ADOPTED this ___ day of April, 2024.

ATTEST:

_____	_____
MARY R. KINDEL, MMC	REBECCA S. BRUNER
CITY CLERK	MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ.
CITY ATTORNEY

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 4/22/2024 **Prepared by:** Jacqui May

Title of Item:
APPLICATION OF CYBERSECURITY GRANT AGREEMENT (RC):

RESOLUTION No. 49-2024: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING SUBMISSION OF A FLORIDA DEPARTMENT OF MANAGEMENT SERVICES DIGITAL SERVICE CYBERSECURITY PROGRAM GRANT TO CONTINUE ENHANCING AND SUPPORTING THE CITY'S CYBERSECURITY FRAMEWORK, TO MITIGATE RISK, AND TO PROTECT INFRASTRUCTURE; AND AUTHORIZING EXECUTION OF A GRANT AGREEMENT IF AWARDED; AND FURTHER AUTHORIZING ANY MINOR AMENDMENTS TO THE GRANT AGREEMENT TO FACILITATE THE PROGRAM AS APPROPRIATE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The State of Florida Department of Management Services Florida Digital Service provides support to Recipients for the purposes provided for herein, which will benefit the management of City of Stuart cybersecurity technical assistance. The City was awarded similar support and entered into an agreement for the same (via R39-2023 Authorizing an Executed Agreement for Local Cybersecurity Grant). The City is being offered the opportunity to apply for continuation of assistance in the form of services, licenses, or commodities to enhance its cybersecurity framework, to identify and mitigate risks, and to protect infrastructure from threats through Florida's Local Government Grant Program. The Florida Department of Management Services Florida Digital Service shall offer multiple software capabilities if awarded. In addition to software access for the capabilities offered, the Florida Digital Service will provide incident response assistance, when requested; and training, technical assistance and support for the capabilities granted.

Funding Source:
N/A

Recommended Action:
Authorize Resolution R49-2024

ATTACHMENTS:
1. R49-2024 Authorization to Apply for Cybersecurity Grant__4.10.2024
2. R49-2024_Att.1_Cybergrant Overview
3. R49-2024_Att.2_R039-2023

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 49-2024

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING SUBMITAL OF A FLORIDA DEPARTMENT OF MANAGEMENT SERVICES DIGITAL SERVICE CYBERSECURITY PROGRAM GRANT TO CONTINUE ENHANCING AND SUPPORTING THE CITY'S CYBERSECURITY FRAMEWORK, TO MITIGATE RISK, AND TO PROTECT INFRASTRUCTURE; AND AUTHORIZING EXECUTION OF A GRANT AGREEMENT IF AWARDED; AND FURTHER AUTHORIZING ANY MINOR AMENDMENTS TO THE GRANT AGREEMENT TO FACILIATE THE PROGRAM AS APPROPRIATE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the State of Florida Department of Management Services Florida Digital Service provides support to Recipients for the purposes provided for herein which will benefit the management of City of Stuart cybersecurity technical assistance; and

WHEREAS, The City was awarded similar support in 2023 and entered into a grant agreement (via R39-2023 Authorizing an Executed Agreement for Local Cybersecurity Grant); and

WHEREAS, The City is being offered the opportunity to apply for continuation of assistance in the form of services, licenses, or commodities to enhance its cybersecurity framework, to identify and mitigate risks, and to protect infrastructure from threats through Florida's Local Government Grant Program, and

WHEREAS, the Florida Department of Management Services Florida Digital Service shall offer multiple software capabilities if awarded. In addition to software access for the capabilities offered, the Florida Digital Service will provide incident response assistance, when requested; and training, technical assistance and support for the capabilities granted.

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

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

SECTION 2: The City Commission authorizes submission of a grant application by the City of Stuart to the Florida Department of Management Services Florida Digital Service; and to execute an agreement, if the grant is awarded; and the City Manager is authorized to make minor amendments to any such agreement; subject to review and approval by the City Attorney.

SECTION 3: This resolution shall take effect immediately upon adoption.

(The remainder of this page intentionally left blank)

Commissioner _____ offered the foregoing resolution and moved its adoption. The

motion was seconded by Commissioner _____ and upon being put to a roll call vote,

the vote was as follows:

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

ADOPTED this ___ day of _____, 2024.

ATTEST:

_____
MARY R. KINDEL, MMC
CITY CLERK

_____
REBECCA S. BRUNER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ

Florida Local Government

CYBERSECURITY GRANT PROGRAM

Equipping local governments with cybersecurity capabilities.

ABOUT THE GRANT PROGRAM

Pending enactment of the Florida FY 2024-25 General Appropriations Act, the Local Government Cybersecurity Grant Program is a $40 Million competitive grant equipping local governments with software, services, and solutions that enhance local governments' cybersecurity posture to protect their infrastructure and Floridians' data. Active grant recipients can re-apply for the same solutions. Any remaining funding will be used for new applicants and existing partners wishing to change providers or add solutions.

Q: WHAT'S THE DIFFERENCE BETWEEN YEAR 1 AND YEAR 2 OF THE PROGRAM?

A: The Florida Local Government Cybersecurity Grant Program made its first debut in FY 2022-23, making that **YEAR 1** of the grant program. Entities which were awarded grants for that year are still benefitting from FL[DS]-provided capabilities.

For the upcoming **YEAR 2** (FY 2024-25), those prior awardees have the opportunity to either continue those same capabilities (ROUND 1), or choose different capabilities and join new applicants applying for capabilities for the first time (ROUND 2).

Q: WHAT IS THE DIFFERENCE BETWEEN ROUND 1 AND ROUND 2?

A: To minimize the risk of a lapse in services, we have established two ROUNDs of grant awards.

- **ROUND 1** allows local governments the option to apply for cybersecurity capabilities that are currently implemented and operational within their environments.
- **ROUND 2** allows local governments new to the program—or existing grantees—the option of applying for new cybersecurity capabilities.

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 39-2023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE TECHNOLOGY SERVICES DEPARTMENT TO SUBMIT AN EXECUTED AGREEMENT FOR THE LOCAL GOVERNMENT CYBERSECURITY GRANT PROGRAM; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the State of Florida Department of Management Services Florida Digital Service provides support to Recipients for the purposes which will benefit the management of City cybersecurity technical assistance; and

WHEREAS, The City's Technology Services Department is seeking authorization to submit an executed Grant Agreement to Florida's Local Government Cybersecurity Grant Program.

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

SECTION 1: The Technology Service Department is hereby authorized and directed to submit an executed agreement for program for the project.

SECTION 2: This resolution shall take effect on adoption.

Resolution No. 39-2023
Authorization to Submit an Executed Grant Agreement for the Local Government Cybersecurity Grant Program

Commissioner COLLINS offered the foregoing resolution 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:

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

ADOPTED this 22nd day of May, 2023.

ATTEST:

Smeleef; Deputy City Clerk
MARY R. KINDEL
CITY CLERK

TROY MCDONALD
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

PAUL NICOLETTI
INTERIM CITY ATTORNEY

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 4/22/2024 **Prepared by:** Michael Mortell

Title of Item:
SITE PLAN APPROVAL AND FUTURE LAND USE AMENDMENT APPLICATIONS FOR GARAGE FACILITY RELOCATION (RC):

RESOLUTION No. 50-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CITY MANAGER TO SUBMIT SITE PLAN APPROVAL AND FUTURE LAND USE AMENDMENT APPLICATIONS NECESSARY TO RELOCATE THE CITY OF STUART GARAGE FACILITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The City Commission directed staff to prepare a site plan to relocate the Stuart Garage from its current location to the Water Treatment Plant. This agenda item is simply authorizing the City Manager to file an application for a Land Use Map Amendment, as well as a PUD approval to construct the garage facility. The Commission, as well as the other boards, will have an opportunity to address the details of the site plan. This item is limited to authorizing staff to move forward based upon the attached conceptual plan. It is not an approval of any zoning or land use as those approvals will take place during public hearings in the future.

Funding Source:
N/A

Recommended Action:
Move approval of Resolution 50-2024 authorizing the City Manager to file the necessary paperwork.

ATTACHMENTS:
1. R50-2024 Authorization to submit Site Plan_FLU Amendment to relocate garage facility

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 50-2024

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CITY MANAGER TO SUBMIT ANY APPLICATIONS NECESSARY FOR APPROVAL OF THE RELOCATION OF THE CITY OF STUART GARAGE FACILITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

* * * * * *

WHEREAS, the City of Stuart, Florida ("City") provides water, wastewater, and sanitation services to certain areas within and outside of the City Limits; and

WHEREAS, the City Commission determined that the garage facility should be relocated to the Water Treatment Plant Facility located at 10th Street and Palm Beach Road; and

WHEREAS, this alternate location requires the City Manager to submit Site Plan Approval and Future Land Use Amendment Applications with the Development Department which will be heard by the City Commission at a future date.

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

SECTION 1: The City Commission hereby authorizes the City Manager to file the necessary documents to gain Site Plan Approval and/or Future Land Use Amendments for the addition of the City Garage Facility within and adjacent to the current Water Treatment Plant facility.

SECTION 2 This Resolution shall take effect upon its adoption.

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

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

ADOPTED this ____day of April, 2024.

ATTEST:

_____
MARY R. KINDEL, MMC
CITY CLERK

_____
REBECCA S. BRUNER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ.
CITY ATTORNEY

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 4/22/2024 **Prepared by:** Louis Boglioli

Title of Item:
FISCAL YEAR 2024 MIDYEAR BUDGET ADJUSTMENT (RC):

RESOLUTION No. 40-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT NO. 9 TO THE 2023-2024 BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS TO ACCOUNT FOR ADDITIONAL REVENUES AND APPROPRIATIONS IDENTIFIED AT THE MIDYEAR; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT NO. 9 TO THE 2023-2024 BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS TO ACCOUNT FOR ADDITIONAL REVENUES AND APPROPRIATIONS IDENTIFIED AT THE MIDYEAR; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Funding Source:

Recommended Action:
Move approval of Resolution 40-2024

ATTACHMENTS:
1. R40-2024 BA #9 Midyear Budget Adjustment
2. 2024_Midyear_Review

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 40-2024

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT NO. 9 TO THE 2023-2024 BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS TO ACCOUNT FOR ADDITIONAL REVENUES AND APPROPRIATIONS IDENTIFIED AT THE MIDYEAR; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City of Stuart ("City") adopts a balanced budget annually for Revenues and Appropriations as part of the Fiscal Year Operating Budget which is intended to provide for the general operations of the City and the various funds, as well as anticipating regular operating costs and expected capital acquisitions. The City monitors and reviews the progress of the operating budget throughout the fiscal year; and

WHEREAS, the City from time to time identifies unexpected or unintended expenditures, as well as additional revenues and possible shortfalls, and therefore, must amend the Fiscal Year Operating Budget to accommodate these variations.

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

SECTION 1: The 2023-2024 Fiscal Year Operating Budgets for the General Fund and the Water & Sewer Fund are hereby further amended, as follows:

From:	General Fund Revenues	$469,206
To:	General Fund Appropriations	$469,206
From:	Water & Sewer Fund Revenues	$148,669
To:	CDBG Fund Appropriations	$148,669

SECTION 2: This resolution shall take effect on adoption.

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

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

ADOPTED this ___ day of _____, 2024.

ATTEST:

_____
MARY R. KINDEL, MMC
CITY CLERK

_____
REBECCA S. BRUNER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

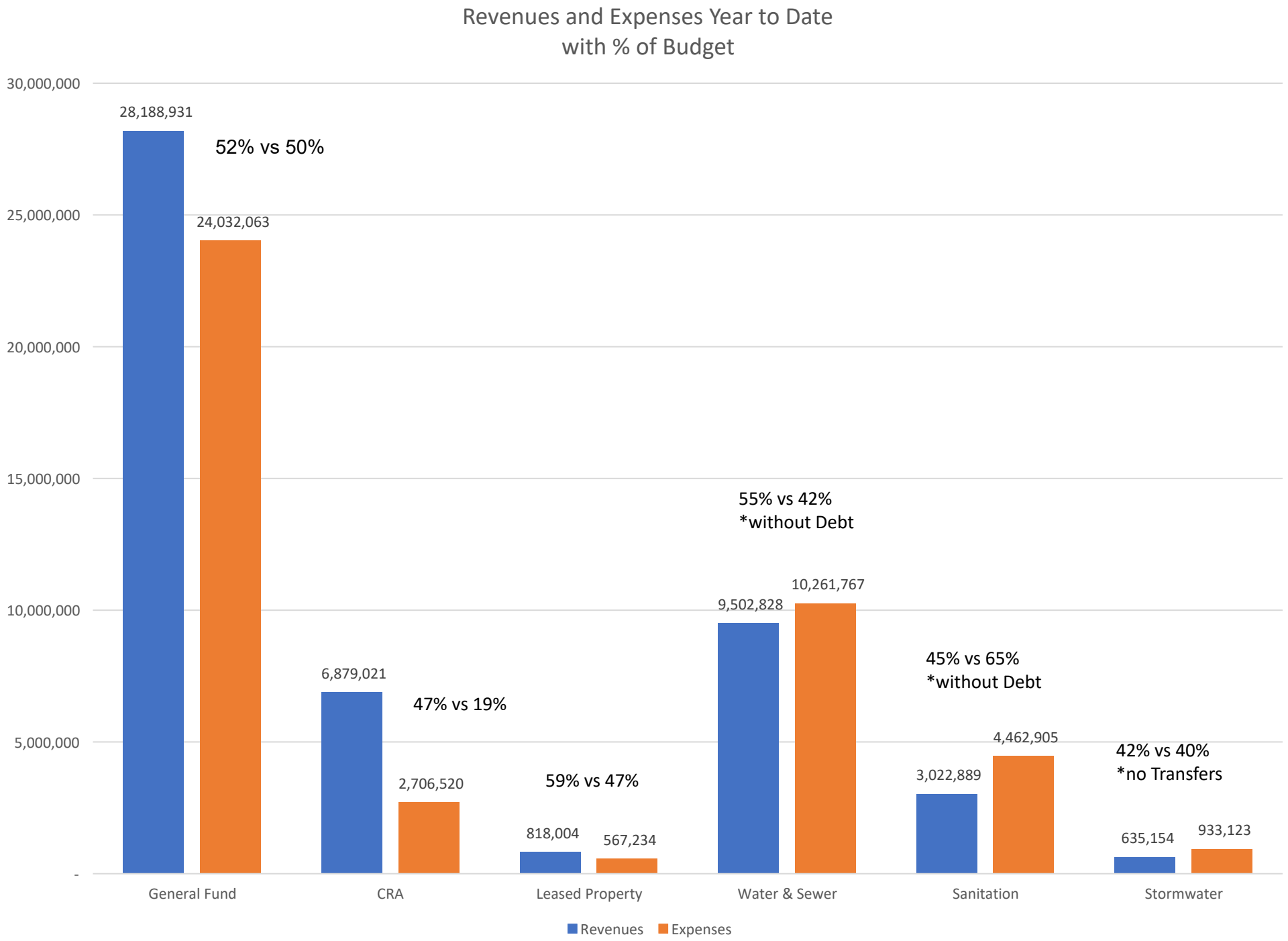
_____
LEE J. BAGGETT, ESQ.
CITY ATTORNEY

Fiscal Year 2024 Budget

Midyear Review

All Funds – Revenues and Appropriations

Fund	Revenue Budget	Revenues	% of Bud	Appropriations	Expenses	% of Bud
General Fund	53,962,838	28,188,931	52%	47,767,958	24,032,063	50%
CRA	14,681,513	6,879,021	47%	13,984,537	2,706,520	19%
Leased Property	1,393,802	818,004	59%	1,393,802	567,234	41%
Water & Sewer	17,662,513	9,502,828	54%	24,461,092	10,261,767	42%
Sanitation	6,787,773	3,022,889	45%	6,837,773	4,462,905	65%
Stormwater	1,515,000	635,154	42%	2,334,960	933,123	40%


Revenues and Expenses Year to Date
with % of Budget
30,000,000
25,000,000
20,000,000
15,000,000
10,000,000
5,000,000
-
28,188,931
24,032,063
52% vs 50%
6,879,021
2,706,520
47% vs 19%
818,004
567,234
59% vs 47%
9,502,828
10,261,767
55% vs 42%
*without Debt
3,022,889
4,462,905
45% vs 65%
*without Debt
635,154
933,123
42% vs 40%
*no Transfers
General Fund
CRA
Leased Property
Water & Sewer
Sanitation
Stormwater
Revenues
Expenses

General Fund - Revenue Highlights

Account	Description	Amended Budget	Revenues	Balance	% of Budget
001-31110-000	Ad Valorem Taxes	15,209,107	13,753,298	1,455,809	90%
001-31130-000	Voted Debt Millage	476,158	409,049	67,109	86%
001-31410-000	Utility Tax - Electric	2,461,207	1,506,613	954,594	61%
001-31440-000	Utility Tax - Natural Gas	19,800	13,659	6,141	69%
001-32201-000	Permit Inspection/Reviews	10,000	198,956	(188,956)	1990%
001-32210-000	Miscellaneous Development Fees	3,000	2,164	836	72%
001-32310-000	Franchise Fees - Electric	1,846,519	1,122,948	723,571	61%
001-32340-000	Franchise Fees - Natural Gas	58,400	38,665	19,735	66%
001-32520-000	Assessment - Public Safety	1,420,000	1,344,448	75,552	95%
001-34221-000	Sewall's Point Protection	565,231	423,923	141,308	75%
001-34260-000	Ambulance Fees	1,250,000	898,056	351,944	72%
001-34380-000	Cemetery Service Charges	2,000	2,550	(550)	128%
001-35400-000	Fines - Local Ordinances	35,000	22,766	12,234	65%
001-36110-000	Interest	2,167,249	2,092,965	74,284	97%
001-36600-000	Contributions from Private/Public	30,762	34,073	(3,311)	111%
001-36900-000	Miscellaneous Revenues	161,298	412,921	(251,623)	256%

Requested Midyear Adjustments

General Fund

Revenues

Fund	Department	Object	Category	Account	Amount	Reason
001	000	33720	Intergovernmental	001-33720-000	17,322	Fire/EMS local grant proceeds
001	000	36110	Miscellaneous	001-36110-000	211,884	Interest earnings have performed well above modest expectations
001	000	36900	Miscellaneous	001-36900-000	240,000	Additional rebates and retainage fees collected

Appropriations

Fund	Department	Object	Category	Account	Amount	Reason
001	190	51514	Personal Services	001-51514-190	20,000	Additional Overtime due to transitional staffing issues
001	145	53531	Operating	001-53531-145	27,000	Professional services related to upgrading existing systems
001	145	53549	Operating	001-53549-145	81,600	Additional Licensed applications and monitoring services
001	145	56564	Capital Outlay	001-56564-145	16,640	Additional Security hardware and networking hardware
001	201	51514	Personal Services	001-51514-201	200,000	Additional Overtime due to transitional staffing issues
001	201	51514	Personal Services	001-51514-201	7,262	Additional Fire equipment including CO detectors, funded by GIVEME grant
001	201	51514	Personal Services	001-51514-201	10,060	Fire equipment, purchase of 2 transport "Stair Chairs", funded by GIVEME grant
001	210	51512	Personal Services	001-51512-210	106,644	Add funding for a previously frozen Senior Planner position in Development

Water & Sewer

Revenues

Fund	Department	Object	Category	Account	Amount	Reason
410	000	36110	Miscellaneous	410-36110-000	148,669	Interest earnings have performed well above modest expectations

Appropriations

Fund	Department	Object	Category	Account	Amount	Reason
410	670	53549	Personal Services	410-53549-670	148,669	OpenGov Cartegraph Asset Management module add on to OpenGov system

Questions?

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 4/22/2024 **Prepared by:** Jodi Nentwick

Title of Item:
(INFORMATIONAL ONLY)
CLARITY POINTE PUD - SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT LOCATED AT 500 SE INDIAN STREET (LEGISLATIVE) (RC):

ORDINANCE No. 2529-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REQUESTS FOR A SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR AN APPROXIMATE 9.46-ACRE PARCEL OF LAND FROM MULTI-FAMILY RESIDENTIAL TO THE COMMERCIAL FUTURE LAND USE DESIGNATION; AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The petition requesting a Small-Scale Future Land Use Amendment from the Multi-Family Residential (MF/RES) District to a Commercial (COMM) District to align with an inpatient rehabilitation facility located at 500 SE Indian Street situated on the south side of SE Indian Street, approximately 580 feet east of the intersection of SE Kanner Highway and SE Indian Street.

A concurrent petition to rezone the existing Residential Planned Unit Development (RPUD) for a Mixed-Use Planned Unit Development (MXPUD) was also submitted to incorporate a 9.46-acre parcel within the existing 11.27-acre Clarity Pointe PUD, as authorized by the City Commission via Ordinance No. 2340-2017, to convert the former 84-bed ALF with memory care into a 140-bed inpatient mental health, drug, and alcohol rehabilitation facility with medical detox.

Funding Source:
N/A

Recommended Action:
Staff is requesting Discussion and Direciton by the City Commission.

ATTACHMENTS:
1. DRAFT - Ordinance 2529-2024 - FLUMA
2. CC Staff Report - FLUMA
3. Small Scale Comp Plan Amendment Application
4. Small-Scale Comprehensive Plan Amendment Narrative
5. Traffic Statement
6. Clarity Pointe Traffic Review_2024-03-27
7. Survey
8. Draft LPA Minutes 3-14-2024

BEFORE THE CITY COMMISSION

CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2529-2024

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REQUEST FOR A SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AS DEFINED IN SECTION 163.3187, FLORIDA STATUTES; AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR AN APPROXIMATE 9.46-ACRE PARCELS OF LAND FROM MULTI-FAMILY RESIDENTIAL TO THE COMMERCIAL FUTURE LAND USE DESIGNATION; AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND OTHER PURPOSES.

* * * * *

WHEREAS, on December 11, 1989, the City of Stuart City Commission adopted Ordinance Number 1174-89, adopting a Comprehensive Growth Management Plan as mandated by the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes, also known as the City of Stuart Comprehensive Plan, that designated the Future Land Use of this property as Industrial; and

WHEREAS, On December 20, 2004, the City of Stuart City Commission adopted Ordinance No. 1984-04, the City of Stuart, Florida received a petition to amend the future land use

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designation of "Commercial" to "Multi-Family Residential" for a 15.24-acre property located at the southeast corner of S.E. Indian Street and South Kanner Highway in the City; and

WHEREAS, on September 26, 2005, the City of Stuart City Commission adopted Ordinance No. 2042-05, to rezone an 11.27-acre property on the south side of S.E. Indian Street east of the intersection with South Kanner Highway to establish the Villagio Residential Planned Unit Development (RPUD) for "Villagio", declaring the RPUD development to be consistent with the Comprehensive Plan of the City; revising the zoning map accordingly; approving certain development documents; approving certain conditions of development; and repealing all ordinances; and

WHEREAS, on January 6, 2017, the City of Stuart City Commission approved Ordinance No. 2340-2017 which granted Commercial Planned Unit Development (CPUD) zoning for the subject property for that certain 1.92 acres of land located on the south side of SE Indian Street approximately 580 feet east of the intersection of SE Kanner Highway and SE Indian Street; and the City of Stuart City Commission approved a site plan for the 9.35-acre RPUD by Ordinance 2340-2017 for the development of Clarity Pointe Assisted Living Facility on the RPUD portion of the PUD; and

WHEREAS, On May 22, 2017, the City of Stuart City Commission adopted Ordinance No. 2344-2017, for the abandonment of certain 40-foot public right-of-way within the City, as set forth on the Plat of Stuart Farms, as recorded in Plat Book 1, Page 63, Martin County, Florida Public Records running north to south through the property; and

WHEREAS, on January 8, 2018, the City of Stuart City Commission adopted Resolution No. 06-2018, approved Plat titled "Clarity Pointe" prepared by Peter Andersen, a Florida Professional Mapper No. 5199; and

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WHEREAS, on March 26, 2018, the City of Stuart City Commission adopted Ordinance No. 2369-2018, amending a 1.92-acre Commercial Planned Unit Development (CPUD) and a 9.35-acre Residential Planned Unit Development (RPUD) agreement known as the Clarity Pointe PUD, adopted by Ordinance No. 2340-2017, thereby approving a site plan for the 1.92-acre CPUD parcel to construct 16,000 square feet of commercial; approving certain conditions of development specific to the CPUD; providing for timetables of the development; and

WHEREAS, on February 9, 2024, an application was submitted to the City of Stuart for a Small-Scale Comprehensive Plan Future Land Use Map Amendment to assign the Multi-Family Residential (MF/RES) District Future Land Use to the Commercial (COMM) Future Land Use designation; and

WHEREAS, the City of Stuart Local Planning Agency (LPA) Board held a properly noticed hearing at a regularly scheduled meeting on March 14, 2024, to consider the Applicant's request and voted to recommend 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 Meeting to consider the Application by Jason Ackner, Perseverance Recovery Center, LLC (Applicant) representing a 9.46-acre parcel of land; and

WHEREAS, the City of Stuart has determined the need to reassign the Future Land Use designation for said land; and

WHEREAS, the City Commission has considered the Petitioner's voluntary request for land use designation assignment, and has also considered the recommendation of City staff; and

WHEREAS, the City Commission has reviewed the criteria set forth in Section 153.3177, Florida Statutes and has evaluated the data, testimony, evidence, public comments, and totality of the circumstances. The City Commission has determined which data is professionally acceptable and has reacted accordingly. Pursuant to the data available at the time, the Commission has found

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that the character of the land is appropriate for the subject request and that adequate public facilities exist to support the land use; and

WHEREAS, based on the evidence presented by the Applicant regarding the maximum build-out of the existing and proposed Future Land Use designations, the Commission finds that the proposed use is an appropriate Future Land Use for the subject property; and

WHEREAS, at the hearing, the Applicant showed by substantial competent evidence that the Application is consistent with the Stuart Comprehensive Plan and with the procedural requirements of law; 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 Future Land Use Amendment; and

WHEREAS, the foregoing recitals are true and adopted as findings of fact and conclusions of law; and

WHEREAS, the property is legally described in **"Exhibit A"** of this Ordinance. A map depicting the property is attached hereto as **Exhibit "B"** and made a part hereof by reference**.**

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

SECTION 1: The Future Land Use designation in the City's Comprehensive Land Use Plan shall be "Commercial".

SECTION 2: This Ordinance becomes effective upon adoption.

SECTION 3: All Ordinances or parts of Ordinances in conflict with this Ordinance or any part thereof is hereby repealed to the extent of such conflict. If any provision of this Ordinance

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conflicts with any contractual provision between the City and the Developer of the site, this Ordinance shall prevail.

SECTION 4: 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 that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

SECTION 5: Following the adoption and acceptance of this Ordinance by the Owners, 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 Property Owner may appear and contest the allegation of the 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. 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 Ordinance by the Property Owner shall be considered a violation subject to any remedies provided herein, or as otherwise provided by law. In the event a violation continues from day to day, each day the violation is found to continue shall be deemed a separate violation.

SECTION 6: This Ordinance shall be effective upon the following to occur: adoption by

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the City Commission, and proper execution and acceptance by the Owner.

SECTION 7: 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 _____ 2024.

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

	YES	NO	ABSENT	ABSTAIN
REBECCA S. BRUNNER, MAYOR				
CAMPBELL RICH, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
TROY MCDONALD, COMMISSIONER				

ADOPTED on second and final reading this ____ day of _____ 2024.

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
REBECCA S. BRUNNER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ.
CITY ATTORNEY

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EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1:

LOT 1 CLARITY POINTE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 68 PUBLIC RECORDS MARTIN COUNTY FLORIDA (RPUD TRACT)

PARCEL 2:

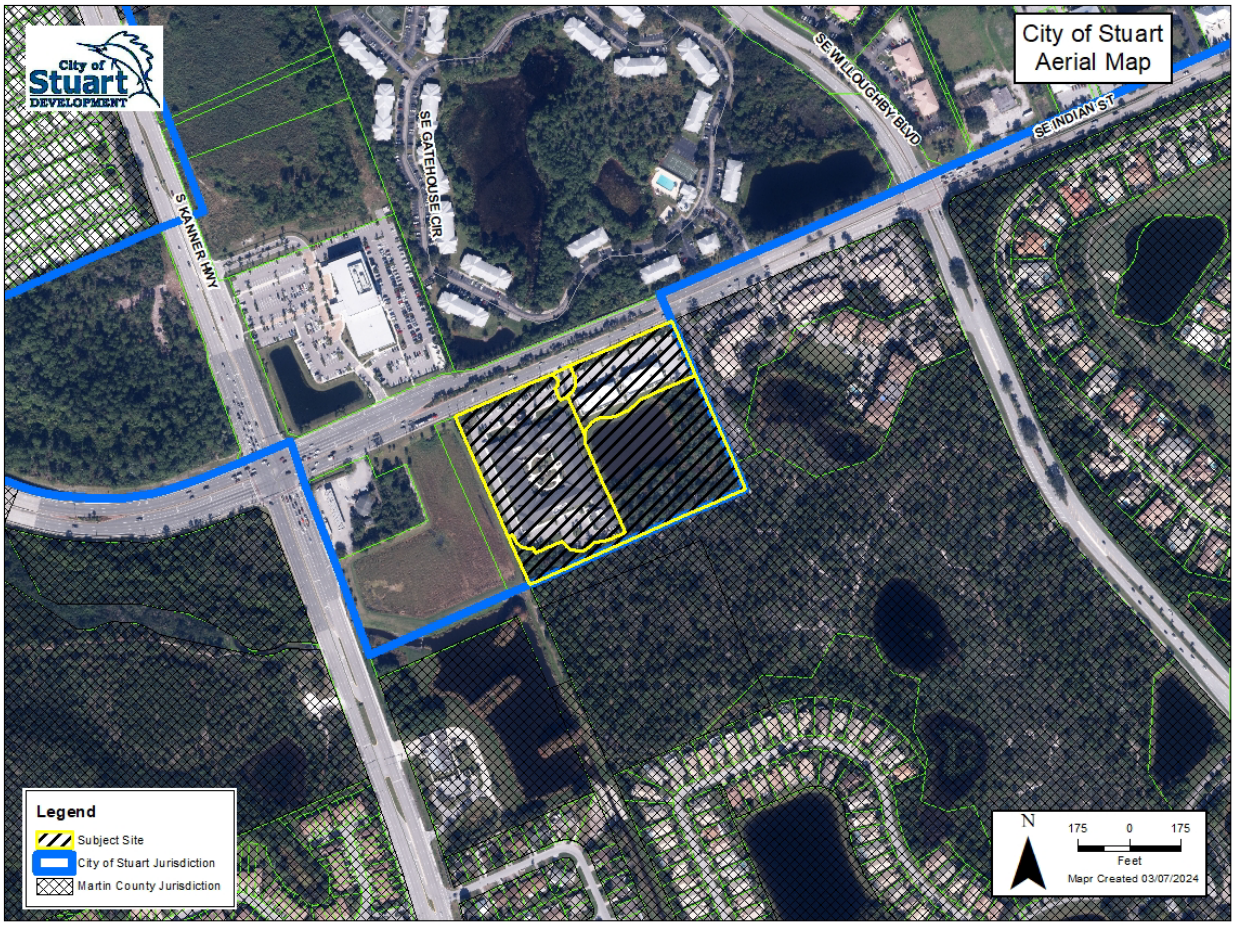
COMMON AREA - UPLAND PRESERVE TRACT, LAKE TRACT, ACCESS TRACT - CLARITY POINTE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 68 PUBLIC RECORDS MARTIN COUNTY FLORIDA

ADDRESS: 500 SE INDIAN STEET

PARCEL I.D. No.: 40-38-41-010-000-000-00010-0, 40-38-41-010-000-00001-0

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EXHIBIT "B" – LOCATION MAP



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To:	City Commission
From:	Jodi Kugler, Development Director
Date:	ay, March 14, 2024
Project Name:	Ackner - 500 SE Indian Street *(aka Clarity Pointe PUD)*
Application Type:	Small-Scale Comprehensive Plan Future Land Use Map Amendment

Property Owner:	CP Stuart Development I, LLC 4300 Legendary Drive, Suite 234 Destin, FL 32541	
Agent of Record:	Connor Kennedy Engineering Design & Construction, Inc 10250 SW Village Parkway, Suite 201 Port Saint Lucie, FL 34987	
Applicant		Jason Ackner Perseverance Recovery Center, LLC 318 U.S. Highway 1, Suite 200 Jupiter, FL 34987

APPLICATION SUMMARY: The Applicant submitted a petition requesting approval of a rezoning from the existing Residential Planned Unit Development (RPUD) for a Mixed-Use Planned Unit Development (MXPPUD) with a concurrent site plan to incorporate a 9.46-acre parcel within the overall 11.27-acre Clarity Pointe PUD, as authorized the City Commission via Ordinance 2340-2017, to convert the former 84-bed Assisted Living Facility with memory care to allow for inpatient mental health and 140-bed residential drug, and alcohol rehabilitation facility with medical detox.

The Applicant submitted a concurrent petition for a Small-Scale Future Land Use Amendment from the Multi-Family Residential (MF/RES) District to a Commercial (COMM) District to align with an inpatient rehabilitation facility's proposed use.

The petition requesting a Small-Scale Future Land Use Amendment from the Multi-Family Residential (MF/RES) District to a Commercial (COMM) District to align with an impatient rehabilitation facility located at 500 SE Indian Street situated on the south side of SE Indian Street, approximately 580 feet east of the intersection of SE Kanner Highway and SE Indian Street.

A concurrent petition to rezone from the existing Residential Planned Unit Development (RPUD) for a Mixed-Use Planned Unit Development (MXPUD) was also submitted to incorporate a 9.46-acre parcel within the existing 11.27-acre Clarity Pointe PUD, as authorized by the City Commission via Ordinance No. 2340-2017, to convert the former 84-bed ALF with memory care into a 140-bed inpatient mental health, drug, and alcohol rehabilitation facility with medical detox.

STAFF RECOMMENDATION: Staff is requesting Discussion and Direction from the City Commission.

LOCAL PLANNING AGENCY (LPA): The Local Planning Agency held a public hearing for the Small-Scale Comprehensive Plan Amendment petition on March 14, 2024, and voted to forward a recommendation of approval to the City Commission. The motion passed 3/1. Ms. Peterson voted nay.

PUBLIC NOTIFICATION: The Applicant mailed letters to owners located within 300 feet of the petition site, detailing the proposed project. A public notification sign was posted on the premises.

SITE DATA:

Location:	The subject property is located at 500 SE Indian Street situated on the south side of SE Indian Street, approximately 580 feet east of the intersection of SE Kanner Highway and SE Indian Street.
Property Control Number(s)	40-38-41-010-000-000-00010-0, 40-38-41-010-000-00001-0
Existing Future Land Use Designation:	Multi-Family Residential (MF/RES) District_
Proposed Future Land Use Designation:	Commercial (COMM)
Existing Zoning District:	Residential Planned Unit Development (RPUD)
Proposed Zoning District:	Mixed-Use Planned Unit Development (MXPUD)
Total Acreage:	11.27
Affected Acreage:	9.46
Overlay District:	N/A
Existing Use:	84-bed Assisted Living Facility (ALF) with memory care
Proposed Use:	140-bed Inpatient Mental Health, Drug, and Alcohol Rehabilitation Facility with Medical Detox

PROJECT HISTORY:

Request	**Resolution**
Annexed into the City of Stuart and assigned to the Commercial (COMM) Future Land Use category in 1997	1997
Amend the Commercial (COMM) Future Land Use designation to Multifamily Residential (MF/RES) for an 11.27-acre property.	Ordinance 1984-2004
Established the Villagio Residential Planned Unit Development (RPUD) to construct a 66 multi-family development	Ordinance 2042-2005
Approved the rezoning of 11.27-acre to activate and amend the expired Villagio Stuart RPUD with a master plan to develop a one-story 96,713 square foot 84-bed ALF with memory care and create a 1.92-acre commercial outparcel as part of the overall 11.27-acres. Additionally, the 1.92-acre outparcel was assigned a Commercial (COMM) Future Land Use category and rezoned from RPUD to CPUD. The overall will be known as Clarity Pointe PUD and will consist of a 1.27-acre lake in the center of the property and 2.81-acre of preserved area. The 1.92-acre outparcel will front SE Indian Street and proposed retail uses.	Ordinance 2340-2017
Abandonment of the 40-foot right-of-way within the Clarity Pointe PUD	Ordinance 2344-2017
Approved the Plat for Clarity Pointe PUD and recorded with the Martin County Clerk of Courts, Book 17, Page 1 of 2.	Resolution 06-2018
Major Amendment to the CPUD Master Site Plan for the 1.92-acre commercial outparcel to construct two (2) 8,000 square foot buildings or leasable office space and general commercial space.	Ordinance 2369-2018

CONSISTENCY OF THE CITY OF STUART LAND DEVELOPMENT REVIEW

The City Commission is tasked with reviewing the proposed Small-Scale Comprehensive Plan Future Land Use Map Amendment with a recommendation of denial, approval, or approval with conditions.

The City of Stuart Development Department has reviewed the submitted petition per the Standards of Review outlined under Section 11.01.07(*G*) of the City of Stuart Land Development Code *(LDC)* and is providing its findings below.

a. The existing land use pattern.

Staff Findings: The adjacent Commercial (COMM) is part of the overall unified development with compatible uses under the previously approved PUD. The proposed Amendment of the Official Zoning Atlas is not in conflict with the applicable provisions of the Land Development Code, Comprehensive Plan, and Planned Unit Development Regulations.

ADJACENT LAND USE & ZONING:

Location		Zoning District	Future Land Use	Existing Land Use
Subject Property		***Residential Planned Unit Development (RPUD)***	***Multi-Family Residential (MF/RES)***	***Formal Assisted Living Facility (Clarity Pointe RPUD)***
Adjacent Parcels	**North**	Residential Planned Unit Development *(RPUD)*	Multi-Family Residential *(MF/RES)*	The Crossings Multi-Family Residential Development
	South	PUD-R *(Residential)* ***(Martin County Jurisdiction)***	Low Density-up to 5 UPA ***(Martin County Jurisdiction)***	Undeveloped / Vacant
	East	Commercial Planned Unit Development *(CPUD)*	Commercial *(COMM)*	Palmetto Edge Shopping Center
	West	Commercial Planned Unit Development *(CPUD)*	Commercial *(COMM)*	5-acre Drainage Tract

City of Stuart Comprehensive Plan Excerpts

Objective 1.A7 – Future Land Use Categories: Commercial: *Land uses and activities predominately connected with the sale, rental, and distribution of products or performance of professional and non-professional services. Includes retail sales, service establishments, businesses, professional and other offices, shopping centers, financial institutions, restaurants, entertainment, hotels, motels, and other temporary lodging. A limited amount of Multi-Family Residential and indoor industrial use is allowed. Mixed-use projects are allowed. Also, public facilities and electric distribution substations are allowed.*

Multi-Family Residential: *One to three or more dwelling units per building. Includes single-family detached, duplex, townhomes, garden homes, foster homes, adult congregate living facilities of four or fewer unrelated residents, and zero-lot-line residences. Also, public facilities, churches, daycare centers, schools, and distribution substations are allowed.*

Martin County Comprehensive Plan: Policy 4.13A.7 – Residential Development: Density Residential development. *The Low-Density Residential designation is reserved for land in the Primary Urban Service District. Densities shall not exceed five units per gross acre. In reviewing specific densities, the aim shall be to preserve the stability and integrity of established residential development and provide equitable treatment to lands sharing similar characteristics. Landscaping, screening, buffering, and similar design techniques shall ensure a smooth transition between residential structure types and densities.*

b. The possible creation of an isolated land use classification unrelated to adjacent and nearby classifications.

Staff Findings: The proposed commercial land use amendment and the adjacent land use are consistent and will not create an isolated land use classification to adjacent and nearby classifications. The proposed commercial land use allows for mixed-use temporary lodging and a limited amount of multi-family residential.

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

Staff Findings: The proposed amendment will decrease the population density pattern and is not anticipated to increase the load on public facilities, such as schools, utilities, and streets. The proposed use is considered temporary lodging in nature as opposed to assisted living facilities are considered permanent residences for the elderly population.

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

S*taff Findings:* The proposed amendment has been reviewed by the City of Stuart Public Works Department which has determined the City of Stuart Public Works the existing sewage collection, treatment, and disposal facilities are adequate.

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

Staff Findings: The proposed amendment has been reviewed by the City of Stuart Public Works Department which has determined the existing drainage system is adequate.

f. The existing classification boundaries in relation to existing conditions on the subject property.

Staff Findings: The existing classification boundaries are compatible in relation to the existing conditions on the subject property.

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

Staff Findings: The proposed amendment allows for *"other temporary lodging"* which aligns with the inpatient facilities within the City of Stuart's jurisdiction. Currently, the Multi-Family Residential land use category only defines adult congregate living facilities (ALFs) and does not address temporary lodging.

Multi-Family Residential: *One to three or more dwelling units per building. Includes single-family detached, duplex, townhomes, garden homes, foster homes, adult congregate living facilities of four or fewer unrelated residents, and zero-lot-line residences. Also, public facilities, churches, daycare centers, schools, and distribution substations are allowed.*

h. The impact of the proposed amendment on living conditions in the adjacent neighborhood.

Staff Findings: The proposed amendment is not anticipated to impact the adjacent neighborhood. The residential communities near the commercial portion of the site consist of the Crossing at Indian Run, Willoughby Crossroads, and Willoughby Golf Club. The Willoughby Crossroads is the most impacted but is already within a mixed-use development. The Crossings at Indian Run is buffered by a robust 30-foot opaque landscape buffer on the property along Indian Street, and the Indian Street right-of-way, as well as a preserve and retention area on the residential property. The Willoughby Golf Club is buffered not only by the site's 2.81-acre preserve area but is owned extensively by residential communities.

i. The impact of the amendment upon the flow of light and air to adjacent areas.

Staff Findings: The subject site is developed and would not create an adverse impact upon the flow of light and air to the adjacent areas.

j. The impact of the proposed amendment upon property values in the adjacent area.

Staff Findings: The impact of the proposed amendment is not anticipated to impact the property values within the adjacent area.

k. The impact of the proposed amendment upon improvement or development of adjacent property per existing regulations; and

Staff Findings: The adjacent properties situated to the north and east of the subject site are currently developed and include a variety of existing residential and commercial uses.

l. The existence of other adequate sites in the city for the proposed land use classifications already permitting such use.

Staff Findings: The subject property is within a half-mile radius of an existing 80-bed inpatient mental health facility and assigned a commercial land use category with mixed-use planned unit development zoning designation.

CONSISTENCY OF THE CITY OF STUART COMPREHENSIVE PLAN REVIEW

Plan amendments that qualify as Small-Scale Comprehensive Plan Amendments may follow the review process outlined under Florida Statute 163.3187. Such a request may be considered at any time by the City of Stuart without any frequency limit, according to the procedural requirements and thresholds detailed in Land Development Code Section 11.01.07.

The proposed Small-Scale Comprehensive Plan Future Land Use Map Amendment has been reviewed by the following Goals, Objectives, and Policies from the City of Stuart Comprehensive Plan:

ELEMENT 1 - FUTURE LAND USE ELEMENT

Policy 1.A3.2: *The City's Future Land Use Map and land development regulations shall direct development to areas where adequate utilities, services, and schools exist or are planned in order to protect natural resources.*

Policy 1.A3.3: *The City shall designate and protect environmentally sensitive lands including viable and functioning wetlands as determined by the SFWMD and native vegetative communities that provide wildlife habitat for listed species. Protection measures will include performance standards regulating land use, public access, marina siting and activities, wetlands, shoreland alteration and seawalls, treatment of stormwater runoff, mangrove protection, and provisions for developers to preserve environmentally sensitive land, including transfer of development rights and density bonuses.*

Policy 1.A5.3: *Wherever possible, medium-density residential and recreation/open space areas should serve as buffers between higher and lower-intensity residential uses to achieve an orderly land use transition.*

Policy 1.A6.3: *Future neighborhood commercial development that reduces vehicular trips shall:*

a. Be clustered with other neighborhood commercial uses in a single location;

b. Be compatible in size, style, architecture, and materials with surrounding residential buildings;

c. Prove buffering from noise, light, and pollution;

d. Mixed-use development will be encouraged.

Objective 1.A7 – Future Land Use Categories: *The future land use categories defined below provide general descriptions intended to encompass all present and future land uses in the City of Stuart. The "Table of Land Use Densities and Intensities" provides specific density and intensity measures that shall establish the maximum density and intensity allowed in each land use category. The Future Land Use Map establishes the optimum, overall distribution of land uses as well as can be established on a City-wide basis. Neither these policies nor the Future Land Use Map shall be construed to mean*

that every parcel in a designated area is suitable for the designated use. Other plan objectives and policies will be applied to ensure that any proposed development will be suitable for the particular site. Similarly, the Future Land Use Map does not assure the landowner the right to the most intense use allowable under the designated future land use category. The City shall have the discretion to decide that the permitted land use shall be more limited than the maximum allowable under the future land use category; provided that the City shall approve some development that is consistent with the City's plan.

Policy 1.A7.1: *The City of Stuart has designated the following land use categories and allowed uses for all land within the City of Stuart:*

Commercial: *Land uses and activities predominately connected with the sale, rental, and distribution of products or performance of professional and non-professional services. Includes retail sales, service establishments, businesses, professional and other offices, shopping centers, financial institutions, restaurants, entertainment, hotels, motels, and other temporary lodgings. A limited amount of Multi-Family Residential and indoor industrial uses is allowed. Mixed-use projects are allowed. Also, public facilities and electric distribution substations are allowed.*

Policy A.A7.3: *The term "mixed-use project" means one that allows for a mix of residential, non-residential, and recreational land uses such that a functional vertical or horizontal mix of uses is achieved. These uses may be mixed within a single building or on a single site, providing that any impacts are mitigated through urban design techniques.*

Objective 1.B1 – Compact Urban Form: *Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within Stuart in order to achieve a compact urban form.*

Objective 1.B2 – Provision of Facilities and Services: *The Future Land Use Element shall establish land uses which can be served by existing and planned facilities and services. The plan shall achieve and maintain the level-of-service (LOS) standards adopted in the Capital Facilities Element and shall provide sufficient land suitable for public facilities needed to support the projected level and pattern of development.*

F.S.163.3177 - Plan amendment indicators assessed against the request for a Small-Scale Comprehensive Plan Amendment to change the land use from Commercial to Neighborhood/Special District:	
YES/NO/NA	**a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality to determine whether the plan or plan amendment:**
NO	**(I)** Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
N/A	**(II)** Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
NO	**(III)** Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
NO	**(IV)** Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

NO	**(V)**	Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
NO	**(VI)**	Fails to maximize the use of existing public facilities and services.
NO	**(VII)**	Fails to maximize the use of future public facilities and services.
NO	**(VIII)**	Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire, and emergency response, and general government.
NO	**(IX)**	Fails to provide a clear separation between rural and urban uses.
NO	**(X)**	Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
NO	**(XI)**	Fails to encourage a functional mix of uses.
NO	**(XII)**	Results in poor accessibility among linked or related land uses.
No	**(XIII)**	Results in the loss of significant amounts of functional open space.
b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:		
YES	**(I)**	Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact and protects natural resources and ecosystems.
YES	**(II)**	Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
YES	**(III)**	Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
N/A	**(IV)**	Promotes conservation of water and energy.
N/A	**(V)**	Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
NO	**(VI)**	Preserves open space and natural lands and provides for public open space and recreation needs.
YES	**(VII)**	Creates a balance of land uses based upon demands of the residential population

	for the nonresidential needs of an area.
NO	**(VIII)** Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164

STAFF/CONSULTANT REVIEWS

City of Stuart Building Department: The City of Stuart Building Department does not have any comments regarding the proposed Small-Scale Comprehensive Plan Future Land Use Map Amendment.

City of Stuart Fire District: The City of Stuart Fire District does not have any comments regarding the proposed Small-Scale Comprehensive Plan Future Land Use Map Amendment.

Environmental Review: All Environmental requirements, including landscaping, were satisfied during the construction of the ALF.

Landscaping, Trees, and Upland Preserve: Landscape buffers have been provided on all sides of the property per the City's Land Development Code, which includes a 30-foot-wide landscape buffer along SE Indian Street, and a 15-foot landscape buffer along the eastern property line, consistent with the rest of the PUD.

Of the total PUD, approximately 58.31% will remain pervious, which includes open space, a preserve area, landscape buffers, and a courtyard used by the Clarity Pointe assisted living facility. The proposed landscaping area represents approximately 8.2% of the total area and offers variety, 75% native specimens, and 64% categorized as shade trees. Within the CPUD, 34,256 square feet of landscaping is provided, which is twice the minimum amount required (20% of gross area). The eastern buffer provides 9 shade trees, where 7 are required; and 15 shade trees are provided along Indian Street, where 14 are required.

Even so, tree replacement was required due to the proposed removal of 4,849.5" of slash pines and 1025" of other hardwoods at the adoption of the master PUD. The replacement mitigation proposed includes 1,602" of tree mitigation as planted trees and therefore 4,272.5" of mitigation will be required. The payment into the tree fund was required before the approval of vertical construction and has been paid to the city in full.

The existing vegetation on the site has been surveyed and reviewed by the City's Environmental consultant and the applicant has provided a Preserve Area Maintenance Plan (PAMP). The proposed plan preserves the required 25% upland preserve (or 2.61 acres) all on the RPUD and integrates existing vegetation into the buffers and landscape plan. To satisfy the City's Environmental consultant, the PAMP included five years of maintenance and the property owner shall be responsible for the maintenance of the preserve areas in perpetuity. There are no upland preserve areas in the CPUD portion of the PUD.

Wetland Mitigation: Although there are no wetlands on the CPUD portion of the PUD, the existing .88-acre wetland within the master PUD was replaced with a lake that will have littoral plantings and native wetland vegetation plantings amounting to a total of 10 square feet of coverage for every one linear foot of shoreline. Mitigation will be required for both the existing trees and the identified wetlands on site.

Furthermore, to promote compact urban development and discourage urban sprawl, the City allows Wetland impacts under certain conditions. The LDR at 5.03.02 B permits impact providing mitigation requirements are met. All mitigation will be carried out on-site.

WETLAND MITIGATION/WETLAND PRESERVE		
	Required	Provided
Native vegetation area	25%	27%
Wetland Area	A Wetland Area of 2.81 acres is preserved	
Wetland Preserve	Minimum 25ft with an average 50ft wetland buffer	Minimum 25ft with an average 50ft wetland buffer
Upland Preserve	25%	26.7%

New Traffic Review:

JFO Group, Inc. prepared a traffic statement (dated February 8, 2024) related to the above-mentioned project, in compliance with Section 4.05. of the City of Stuart Land Development. Based on the analysis below:

Project trip generation rates were based on the *Institute of Transportation Engineering (ITE) Trip Generation Manual 11th Edition*. When fitted curve equations were not available, weighted average rates were used. Similarly, when data plots had at least 20 data points and a fitted curve equation with an R2 of at least 0.75, fitted curve equations were used. Table 1 shows the rates used to determine the trip generation for Daily, AM, and PM peak hour conditions while Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the existing and proposed development. Exhibit 4 includes excerpts from the ITE trip generation manual for ITE Land Use Code 254.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily Trip Gen.	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Assisted Living	254	2.60	60%	40%	0.18	39%	61%	0.24

There are 70 bedrooms at the existing facility which currently accommodates 84 beds. Given the proposed use on the subject site, a maximum of two (2) beds could be accommodated per bedroom. Therefore, to prepare a conservative analysis, it was assumed that a maximum of 140 beds could be operating on the subject site. Similarly, since ITE does not include trip generation rates for mental/drug rehab facilities and as part of a conservative analysis, it was assumed that for trip generation purposes the proposed facility will operate similarly to an assisted living facility.

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
EXISTING DEVELOPMENT								
Assisted Living	84 Beds	218	9	6	15	8	12	20
Net Existing Traffic		***218***	***9***	***6***	***15***	***8***	***12***	***20***
PROPOSED DEVELOPMENT								
Mental/Drug Rehab	140 Beds	364	15	10	25	13	21	34
Net Proposed Traffic		***364***	***15***	***10***	***25***	***13***	***21***	***34***
Net Traffic		***146***	***6***	***4***	***10***	***5***	***9***	***14***

The proposed changes to the 500 SE Indian St property have been evaluated following *Sec. 4.04.05 of the City of Stuart Land Development Code*. This analysis shows the proposed request to convert. an existing 84-bed assisted living facility with memory care into an inpatient mental health and drug rehab facility will generate less than 20 peak hour trips.

The City's Traffic Consultant, Kimley-Horn evaluated the trip generation of the existing site relative to the proposed use. The existing site currently operates as an assisted living facility, which is consistent with the previously approved traffic study. A mental health/rehab facility is proposed, which is similar to the existing use, with a maximum increase

from the existing 86 beds to 140 beds.

The proposed increase to a maximum of 140 beds has the potential to generate a net increase of 146 daily, 10 (6 entering, 4 existing) AM peak hour, and 14 (5 entering, 9 existing) PM peak hour trips. Based on the net change in peak-hour trips (< 20) a traffic study is not required per the City of Stuart Land Development Code Section 4.04.05. Furthermore, it should be noted that the change in Future Land Use (FLU) and Zoning designations do not increase traffic volumes as the proposed FLU and Zoning designations provide the same intensities as the existing FLU and zoning designations per the City of Stuart Comprehensive Plan and Land Development Code.

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

Received by: _____
Reviewed by: _____

Small-Scale Comprehensive Plan Amendment Application

Project ID#_____
(Staff Entry)

Pre-App Conference Date: January 25, 2024	Application Date: December 18, 2023

SITE INFORMATION

Project Name: Ackner - 500 SE Indian St	Parcel ID#: 40-38-41-010-000-00010-0 / 40-38-41-010-000-00001-0
Site Address: 500 SE Indian St, Stuart, FL 34994	
Subdivision: Plat of Clarity Pointe PLAT 17/68	Lot(s): Lot 1, Lake Tract, Upland Preserve Tract, Access Tract PLAT 17/68
Site Acreage: 9.46 Acres	Flood Zone/Base Flood Elevation: Flood Zone X
Existing Zoning District / CRA Subdistrict (if applicable): RPUD: Residential PUD	
Proposed Zoning District / CRA Subdistrict (if applicable): MXPUD: Mixed-Use PUD	
Current Comprehensive Plan Future Land Use Designation: Multi-Family Residential	
Proposed Comprehensive Plan Future Land Use Designation: Commercial	
Existing Land Use: Assisted Living Facility (ALF)	Proposed Land Use: Inpatient mental health, drug and alcohol rehab with medical detox
Proposed Square Footage (if applicable):	Proposed Density (if applicable):

PETITIONER INFORMATION

Property Owner: CP - Stuart Development I, LLC	Phone Number / Email Address: (850)-830-7425 rick@olsonlandpartners.com
Property Owner's Mailing Address: 4300 Legendary Drive, Suite 234, Destin FL 32541	
Applicant (if not Owner): Perseverance Recovery Center, LLC	Phone Number / Email Address: (561)-815-4478 Jason.Ackner@Phoenix-bhc.com
Applicant's Mailing Address: 318 S US Highway 1, Suite 200, Jupiter, FL 33477	
Agent/Contact Person: Connor Kennedy, EDC	Phone Number / Email Address: (772)-462-2455 connorkennedy@edc-inc.com
Agent's Mailing Address: 10250 SW Village Parkway, Suite 201, Port St. Lucie, FL 34987	
Architect:	Engineer:
Planner: Same as Agent	Landscape Architect: Jeffrey W. Smith

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared _____

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

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

Please See Attached Agent Consent Forms

Signature of Owner: By: Name/Title

_____ _____

Street Address City, State, Zip Code

_____ _____

P.O. Box City, State, Zip Code

_____ _____

Telephone Number Fax Number

_____

Email Address:

STATE OF FLORIDA, COUNTY OF _____

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

_____ day of _____, _____ By _____.

Personally Known OR Produced Identification _____

Type of Identification Produced: Notary Public

My Commission expires:

_____

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: Jason Ackner	City/State/Zip Code: Jupiter, FL 33477
Title: CEO	Telephone Number: 561-875-4478
Company: Perseverance Recovery Center, LLC	Facsimile Number:
Company Address: 318 S. US Highway 1 Ste. 200	Email Address (optional): Jason.Ackner@Phoenix-Bltc.com

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

1. Signed this 7th day of February, 2024

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

Application Requirements

Fee: $1,864.00 *(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)*

- **Submittal Requirements:** A completed application form, the payment of fees, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and a justification for the proposed change and any other information required by the City Development Director.

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

Justification: Please explain the need and justification of the change and the relationship of the proposed change to the goals, objectives and policies of the City of Stuart Comprehensive Plan and Land Development Code *(include additional pages if needed).*

Please find justification included in accompanying Project Narrative.

(over)

PROJECT NARRATIVE & COVER LETTER
500 SE Indian St.
Small Scale Comprehensive Plan Amendment Request
February 6, 2024

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval of a Small-Scale Comprehensive Plan Amendment application for properties located at 500 SE Indian Street in Stuart, Florida. The applicant is seeking approval to amend the sites future land use designation from Multi-Family Residential to Commercial to allow for an inpatient primary mental health and residential drug and alcohol rehabilitation facility with medical detox.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located on the southside of SE Indian St approximately 540 feet east of Kanner Highway in Stuart Florida. They can be identified in the below table:

Parcel ID:	Address:	Acreage:	Future Land Use	Zoning
40-38-41-010-000-00010-0	500 SE Indian St	4.67	Multi-Family Residential	RPUD
40-38-41-010-000-00001-0	N/A	4.79	Multi-Family Residential	RPUD
	Total Acres:	**9.46**		

The project currently has a Future Land Use designation of Multi-Family Residential and a Zoning designation of RPUD: Residential PUD.

Under the direction of the city following a Pre-Application Meeting on January 25, 2024, both a Rezoning Application and Small-Scale Comprehensive Plan Amendment are being submitted to the City of Stuart. The Rezone application requests a change in the sites zoning designation from Residential PUD (RPUD) to Mixed-Use PUD (MXPUD). The Small-Scale Comprehensive Future Land Use Map Amendment is requesting a change in Future Land Use from Multi-Family Residential (MF/RES) to Commercial (COMM). These zoning and land use designations align with where these inpatient rehabilitation facilities have previously been approved within the City of Stuart. These applications are being submitted concurrently.

On September 26, 2005, the City Commission approved a rezone petition, via Ordinance No. 2042-05, and established the Villagio Residential Planned Unit Development (RPUD), to allow for the construction of 66-unit multi-family development. On January 9, 2017, the City Commission granted an amendment to the RPUD, via Ordinance No. 2340-2017 establishing the Clarity Pointe RPUD consisting of an 84-bed Assisted Living Facility (ALF) with Memory Care. Additionally, this approval also amended the zoning and land use designations for a 1.92-acre portion of the Clarity Pointe PUD from Residential PUD (RPUD) to Commercial Planned Unit Development (CPUD), and from Multi-Family Residential (MF/RES) to Commercial (COMM). The 1.92 Acre property is **NOT** a part of this application.

As previously stated, it is the intention of the applicant to convert the former 84 bed assisted living facility into an inpatient mental health, drug and alcohol rehabilitation facility with medical detox. No new improvements are being proposed for this site. A Commercial Future Land Use

Designation would align with the Land Use where these inpatient rehabilitation facilities have been previously approved within the City of Stuart. One such instance was the approval of Dream Center for Recovery located within the Parks Indian PUD. This site has a Zoning Designation of Mixed-Use PUD (MXPUD) and a Future Land Use of Commercial.

To the north of the subject property lies the right of way of SE Indian street followed by The Crossings multifamily residential development. This parcel has a Future Land Use designation of Multi-Family Residential and lies in the Residential PUD (RPUD) Zoning District.

To the west of the subject property lies a drainage tract approximately 5 acres in size. This lot has a Future Land Use designation of Commercial (COMM) and lies in the Commercial PUD (CPUD) Zoning District.

South of the subject property lies heavily wooded undeveloped land located in the Martin County Jurisdiction. This parcel has a Future Land Use designation of Low Density-up to 5 UPA and lies in the PUD-R (Residential) Zoning District.

To the east of the subject property lies the Palmetto Edge commercial plaza. This parcel has a Future Land Use designation of Commercial (COMM) and lies in the Commercial PUD (CPUD) Zoning District.

Relationship of Change to Goals, Objectives and Policies of Comprehensive Plan and LDC

These parcels are being rezoned from Residential PUD (RPUD) to Mixed-Use PUD (MXPUD) as this zoning designation best aligns with where these uses have historically been located. As stated in Policy 1.A7.1. of Stuart's Comprehensive Plan, Commercial Land Use are "land uses and activities predominantly connected with the sale, rental, and distribution of products or performance of professional and non-professional services. Includes retail sales, service establishments, business, professional and other offices, shopping centers, financial institutions, restaurants, entertainment, hotels, motels, and other temporary lodging. A limited amount of Multi-Family Residential and indoor industrial uses are allowed. **Mixed-Use Projects are allowed.** Also, public facilities and electronic distribution substations are allowed."

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.

Z:\EDC-2023\23-378 - Ackner - 500 SE Indian Street\ENGINEERING\Documents\Submittal Documents\Justification Statement\2024-02-06_Ackner - 500 SE Indian Comp Plan Narrative.docx

February 8, 2024 *Sent via e-mail: connorkennedy@edc-inc.com*

Connor Kennedy
Planner I Planning Division
Engineering Design & Construction, Inc.
10250 SW Village Parkway - Suite 201
Port Saint Lucie, Florida 34987

Re: Ackner - 500 SE Indian St (Stuart)
TRAFFIC STATEMENT
Parcel ID: 40-38-41-010-000-00010-0

Dear Connor,

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with *Sec. 4.05. of the City of Stuart Land Development Code*. This traffic statement is associated with a Rezoning and a Future Land Use amendment application to convert an existing 84-bed assisted living facility with memory care into an inpatient mental health and drug rehab facility.

The site is located south of Indian Street, ± 0.15 miles northeast of Kanner Highway in the City of Stuart, Florida. Figure 1 shows the project location in relation to the transportation network. Parcel ID associated with this project is 40-38-41-010-000-00010-0. A copy of the property appraiser information for the site is included as Exhibit 1.

Exhibit 2 includes a copy of the latest approved site plan. Exhibit 3 includes a copy of Ordinance 2340-2017 which approved the 84-bed assisted living facility as it is built today.



Figure 1 : Project Location

Project trip generation rates were based on the *Institute of Transportation Engineering (ITE) Trip Generation Manual 11th Edition*. When fitted curve equations were not available, weighted average rates were used. Similarly, when data plots had at least 20 data points and a fitted curve equation with an R2 of at least 0.75, fitted curve equations were used. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions while Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the existing and proposed development. Exhibit 4 includes excerpts from the ITE trip generation manual for ITE Land Use Code 254.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily Trip Gen.	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Assisted Living	254	2.60	60%	40%	0.18	39%	61%	0.24

According to Table 2, the net Daily, AM and PM peak trips potentially generated due to the proposed changes are 146, 10 (6 In/4 Out) and 14 (5 In/9 Out) trips respectively. Therefore, according to Table 2, the proposed changes to the 500 SE Indian St property will generate less than 20 peak hour trips.

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida 33458
T: (561) 462-5364 • F: (561) 465-8044 • info@jfo.us

There are 70 bedrooms at the existing facility that currently accommodates 84 beds. Given the proposed use on the subject site, a maximum of two (2) beds could be accomodated per bedroom. Therefore, in order to prepare a conservative analysis, it was assumed that a maximum of 140 beds could be operating on the subject site. Similarly, since ITE does not include trip generation rates for mental/drug rehab facilities and as part of a conservative analysis, it was assumed that for trip generation purposes the proposed facility will operate similarly to an assisted living facility.

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
EXISTING DEVELOPMENT								
Assisted Living	84 Beds	218	9	6	15	8	12	20
Net Existing Traffic		***218***	***9***	***6***	***15***	***8***	***12***	***20***
PROPOSED DEVELOPMENT								
Mental/Drug Rehab	140 Beds	364	15	10	25	13	21	34
Net Proposed Traffic		***364***	***15***	***10***	***25***	***13***	***21***	***34***
Net Traffic		***146***	***6***	***4***	***10***	***5***	***9***	***14***

The proposed changes to the 500 SE Indian St property have been evaluated following *Sec. 4.05. of the City of Stuart Land Development Code*. This analysis shows that the proposed request to convert an existing 84-bed assisted living facility with memory care into an inpatient mental health and drug rehab facility will generate less than 20 peak hour trips. Therefore, the proposed project does not require a traffic study where a maximum of 146 daily trips could be potentially generated.

This analysis shows that the proposed Future Land Use and Zoning changes necessary to allow interior renovations to the 500 SE Indian St property to accommodate the proposed inpatient mental health and drug rehab facility will be in compliance with *Sec. 4.05. of the City of Stuart Land Development Code*. Project build-out is expected in 2025.

Sincerely,

JFO GROUP INC
COA Number 32276

JUAN F. ORTEGA
LICENSE
No. 63422
Digitally signed by Juan F Ortega
Date: 2024.02.08 09:36:34 -05'00'
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Enclosures:
Exhibit 1: Property Appraiser Information
Exhibit 2: Approved Site Plan
Exhibit 3: Ordinance 2340-2017
Exhibit 4: ITE Trip Generation Rates

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida 33458
T: (561) GO2-JFOG • www.jfogroupinc.com • info@jfo.us

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on February 8, 2024 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
40-38-41-010-000-00010-0	1118645	500 SE INDIAN ST STUART FL	1/25/24

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
CP STUART DEVELOPMENT I LLC

Mailing Address
4300 LEGENDARY DR #234
DESTIN FL 32541

Tax District
STUART

Parcel ID
40-38-41-010-000-00010-0

Account Number
1118645

Property Address
500 SE INDIAN ST STUART FL

Legal Description
LOT 1 CLARITY POINTE ACCORDING TO THE PL...

Use Code/Property Class
7400 - 7400 Homes for the aged

Neighborhood
M3 M3-CENTRAL STUART

Legal Acres
4.67

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2023	$ 1,258,190	$ 10,490,110	$ 11,748,300	$ 0	$ 11,748,300	$ 0	$ 11,748,300

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date	Grantor (Seller)	Doc Num
N/A	N/A	N/A
Sale Price	**Deed Type**	**Book & Page**
N/A	N/A	N/A

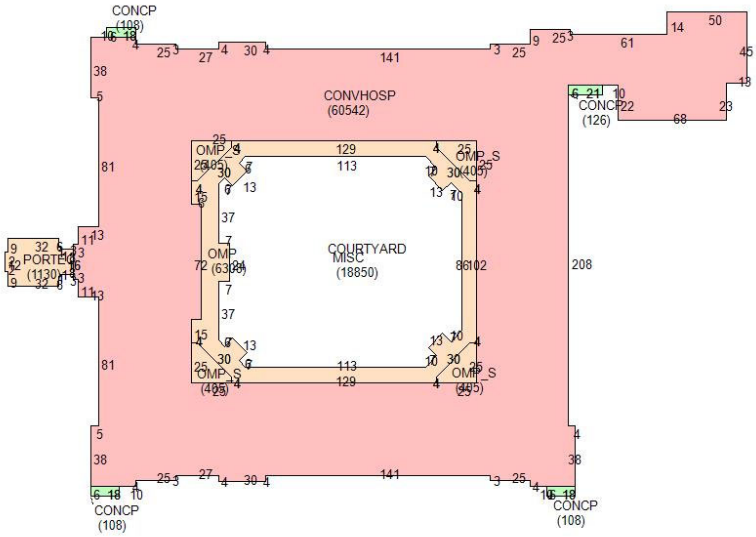
Improvements

PIN	AIN	Situs Address	Website Updated
40-38-41-010-000-00010-0	1118645	500 SE INDIAN ST STUART FL	1/25/24

Use Code/Property Class	Total Finished Area	Max Stories
7400 - 7400 Homes for the aged	60,542 SF	1

Building Information (1 of 1)

Building Type	Finished Area	Exterior Cover	Roof Cover
Convalescent Hospital	60,542 SF	Stud -Hardboard Siding	Com Shingle
Year Built	**Wall**	**Number of Units**	**Wall Height**
2018	Class C - Fire Resistant	100	10
Bedrooms	**Full Baths**	**Half Baths**	
N/A	64	20	



Report a Discrepancy

NAME: THE CROSSINGS
FLU: MF
ZONING: RPUD
PID: 40-38-41-021-000-00010-0

EXIST. VALLEY CURB
EXIST. PLANTED MEDIAN
EXIST. SW
EXIST. PLANTED MEDIAN
EXIST.
T. SIGN
EXIST. 100' ROW
S.E. INDIAN STREET
EXIST. VALLEY CURB
EXISTING 100' ROW

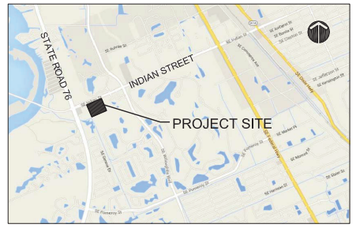
ENTRY SIGN
R25'
R25'
EXIST. CB
EXIST. CONCRETE HEADWALL
EXIST. 6' SW
EXIST. 6' SW
N66°18'43"E(D) N66°15'19"E(M) 799.72
EXIST. OVERHEAD UTILITY LINES
30' LB
EXIST. UTILITY POLE, TYP.
DECORATIVE STREET LIGHT, TYP.
2' OVERHANG
129.3'
2' OVERHANG
15'
16'
10'
18'
EXIST. PUMP BOX
EXIST. METER
25' X 25' LIFT STATION ESMT
R5'
R20'
R40'
FDC
SM, TYP.
R4'
R10'
R4'
R10'
R10'
R4'
R4'
R20'
R44'
FH
7' SW
2' OVERHANG
R34'
2' OVERHANG
7' SW
BIKE RACK
BENCH, TYP.
INLET, TYP.
WM, TYP.
MH, TYP.
FUTURE DEVELOPMENT PARKING (~88 SPACES)
EXIST. CONCRETE PAD WITH TRAFFIC SIGNAL BOX
DRAINAGE, TYP.
STABILIZED GRASS PARKING FOR OVERFLOW PARKING
EXIST. TOP OF BANK
EXIST. TOP OF SLOPE
11.2'
10'
30'
MECHANICAL EQUIPMENT, TYP.
FUTURE DEVELOPMENT
+/- 1.92 AC
NOTE: FUTURE DEVELOPMENT PARKING CONFIGURATION AND NUMBER OF PARKING SPACES SHOWN ARE SUBJECT TO CHANGE BASED UPON FUTURE SITE PLANNING OF THE OUT PARCEL DEVELOPMENT.
FUTURE DEVELOPMENT PARCEL BOUNDARY
DRAINAGE, TYP.
5' SW
21.3'
3'
15' LB
122'
13.4'
COURTYARD
8' SW
BENCH, TYP.
COVERED PORCH, TYP.
FOUNTAIN
LAKE
1.27 AC
27.5'
20' LME
UPLAND TRANSITIONAL ZONE, TYP. SEE LITTORAL LANDSCAPE PLANS FOR DETAILS.
LITTORAL ZONE, TYP. SEE LITTORAL LANDSCAPE PLANS FOR DETAILS.
NAME: MARTIN COUNTY DRAINAGE AREA
FLU: N/A
ZONING: S-1
PID: 38-38-41-002-074-00000-7
N23°40'04"W(D) N23°41'59"W(M) 614.34'
68.2' SB
6.2'
15'
S23°41'17"E(D) S23°44'41"E(M) 613.48'
NAME: WILLOUGHBY CROSSROADS
FLU: LOW DENSITY (MARTIN COUNTY)
ZONING: RPUD (MARTIN COUNTY)
PID: 38-38-41-019-000-00010-0
10'
7' SW
2' OVERHANG
PARKING LOT LIGHT, TYP.
24'
FH
18'
R20'
SM, TYP.
24'
STABILIZED GRASS PARKING FOR OVERFLOW PARKING
R44'
R10'
MH, TYP.
R4'
5' SW
30'
GREASE TRAP
30'
10'
R20'
R50'
30'
R30'
R30'
5' SW
0.20 AC. ABOVE MIN. REQUIRED PRESERVE AREA
63.2'
DUMPSTER ENCLOSURE
PRESERVE
2.81 AC
PROPOSED 2' FENCE
EXIST. TREE TO REMAIN, TYP.
EXIST. 2' FENCE
S66°15'01"W(D) S66°11'37"W(M) 800.20'
EXIST. 2' FENCE

NAME: PRESERVE AREA
FLU: LOW DENSITY & GENERAL COMMERCIAL (MARTIN COUNTY)
ZONING: RUPD & COMMERCIAL (MARTIN COUNTY)
PID: 38-38-41-002-074-00000-7

LEGEND

UE: UTILITY EASEMENT
SB: SETBACK
SW: CONCRETE SIDEWALK
TYP: TYPICAL
LME: LAKE MAINTENANCE EASEMENT
ROW: RIGHT-OF-WAY
LB: LANDSCAPE BUFFER
FP: FOUNDATION PLANTING AREA
WM: WATER MAIN
SM: SEWER MAIN
FDC: FIRE DEPARTMENT CONNECTION
FH: FIRE HYDRANT
MH: MANHOLE
PARKING LOT LIGHT
DECORATIVE STREET LIGHT
EXISTING TREE TO REMAIN
EXISTING TREE TO COUNT FOR MITIGATION CREDITS

LOCATION MAP



SITE DATA

SECTION 6, TOWNSHIP 48, RANGE 42				
NAME OF PROJECT	CLARITY POINTE- STUART			
PROPERTY CONTROL NUMBERS	48-42-0601-0432			
CURRENT FUTURE LAND USE	OFFICE PARK (OP)			
CURRENT ZONING	RESIDENTIAL PUD (RUPD)			
TOTAL SITE AREA	**11.27**	**AC**	**490,921**	**SF**
NET SITE AREA	**8.46**	**AC**	**368,517**	**SF**
STORMWATER (15% NET SITE)	1.27	AC	55,331	SF
MEMORY CARE FACILITY	5.27	AC	229,536	SF
FUTURE DEVELOPMENT	1.92	AC	83,650	SF
BUILDING DATA				
CLARITY POINTE FACILITY	**96,713**	**SF**	**84**	**BEDS**
CONDITIONED FLOOR SPACE	60,217	SF		
INTERIOR COURTYARD	36,496	SF		

BUILDING LOT COVERAGE (EXCLUDING FUTURE DEVELOPMENT PARCEL)	**PERMITTED**	**PROVIDED**
CLARITY POINTE FACILITY	35%	26.24%

PRESERVE AREA	**REQUIRED (AC)**	**PROVIDED (AC)**
(MIN. 25% OF NATIVE HABITAT)	2.61	2.81

SETBACK DATA	**REQUIRED**	**PROVIDED**
FRONT SETBACK (JOHNSON ROAD)	75	129.30'
SIDE (EAST)	30	30'
SIDE (WEST)	30	68.20'
REAR (SOUTH)	50	63.20'

SURFACE COVER
(EXCLUDING FUTURE DEVELOPMENT PARCEL)

IMPERVIOUS AREA	SF	AC	%
BUILDING LOT COVERAGE	96,713	2.22	26.24%
VEHICULAR USE AREA	49,413	1.13	13.41%
SIDEWALK & PLAZA	7,509	0.17	2.04%
TOTAL IMPERVIOUS	**153,635**	**3.53**	**41.69%**
PERVIOUS AREA			
OPEN SPACE	43,652	1.00	11.85%
PRESERVE AREA	122,403	2.81	33.21%
LANDSCAPE BUFFERS	30,210	0.69	8.20%
COURTYARD	18,617	0.43	5.05%
TOTAL PERVIOUS	**214,882**	**4.51**	**58.31%**
TOTAL	**368,517**	**8.03**	**100.00%**

PARKING DATA	**REQUIRED**	**PROVIDED**
EMPLOYEE & GUEST PARKING	61	
PAVED		62
GRASS		25
HANDICAP SPACES (INCLUDED IN TOTAL)	3	4
TOTAL	**61**	**87**

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOTS 14 AND 15, LYING SOUTH OF INDIAN STREET AND LOTS 18 AND 19 AND A PORTION OF THE FORMER 60 FEET WIDE ROAD RIGHT-OF-WAY THROUGH AFORESAID LOTS ACCORDING TO THE PLAT OF STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF STATE ROAD 76 AND THE CENTERLINE OF INDIAN STREET; THENCE NORTH 66°18'43" EAST, ALONG SAID CENTERLINE OF INDIAN STREET, A DISTANCE OF 47.42 FEET; THENCE SOUTH 23°41'17" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INDIAN STREET; THENCE NORTH 66°18'43" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 602.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 66°18'43" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 799.73 FEET; THENCE SOUTH 23°41'17" EAST DEPARTING SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 613.48 FEET; THENCE SOUTH 66°15'01" WEST, A DISTANCE OF 799.95 FEET; THENCE NORTH 23°40'04" WEST, A DISTANCE OF 614.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.27 ACRES, MORE OR LESS.

SITE PLAN

0' 20' 40' 80' 120' 160'

Scale: 1" = 40'

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

CLARITY POINTE
Stuart, Florida

DESIGNED DMS
DRAWN MCR
APPROVED DEH
JOB NUMBER 15-0206.07
DATE 08-26-16
REVISIONS 10-25-16

October 25, 2016 8:25:58 a.m.
Drawing: 150206.07 SP.DWG

SHEET 1 OF 2

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

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INSTR # 2621887
OR BK 2909 PG 1646
(45 Pgs)
RECORDED 02/28/2017 12:37:02 PM
CAROLYN TIMMANN
MARTIN COUNTY CLERK

BEFORE THE CITY COMMISSION

CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2340-2017

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE RPUD KNOWN AS "VILLAGIO STUART", CONSISTING OF 11.27 ACRES, OWNED BY TREASURE COAST PROPERTIES, LLC, AND APPLIED FOR BY CP-STUART DEVELOPMENT LLC, LOCATED ON THE SOUTH SIDE OF SE INDIAN STREET APPROXIMATELY 580 FEET EAST OF THE INTERSECTION OF SE KANNER HIGHWAY AND SE INDIAN STREET, SAID PROPERTY BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; FURTHER REPEALING ORDINANCE NUMBER 2042-05, AND ESTABLISHING THE CLARITY POINTE RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) CONSISTING OF AN 84 BED ASSISTED LIVING FACILITY WITH MEMORY CARE; AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN, THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "MULTI-FAMILY RESIDENTIAL" TO "COMMERCIAL" FOR A 1.92 ACRE PORTION OF SAID PROPERTY; PROVIDING THAT SAID PROPERTY SHALL CONCURRENTLY REZONED FROM "RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD)" TO "COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD)" ON THE CITY'S OFFICIAL ZONING MAP; APPROVING A MASTER DEVELOPMENT PLAN FOR THE OVERALL CLARITY POINTE PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR DEVELOPMENT CONDITIONS; A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

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Land Use: 254
Assisted Living

Description

An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to persons with mental or physical limitations. The typical resident has difficulty managing in an independent living arrangement but does not require nursing home care. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation.

The complex commonly provides separate living quarters for each resident. Alzheimer's and ALS care are commonly offered at an assisted living facility. Living quarters for these patients may be located separately from the other residents.

Assisted care commonly bridges the gap between independent living and a nursing home. In some areas of the country, an assisted living residence may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required. Congregate care facility (Land Use 253), continuing care retirement community (Land Use 255), and nursing home (Land Use 620) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Connecticut, New Jersey, New York, Oregon, Pennsylvania, Tennessee, Texas, and Utah.

Source Numbers

244, 573, 581, 611, 725, 876, 877, 912, 1016, 1029

Assisted Living
(254)

Vehicle Trip Ends vs: Beds
On a: Weekday

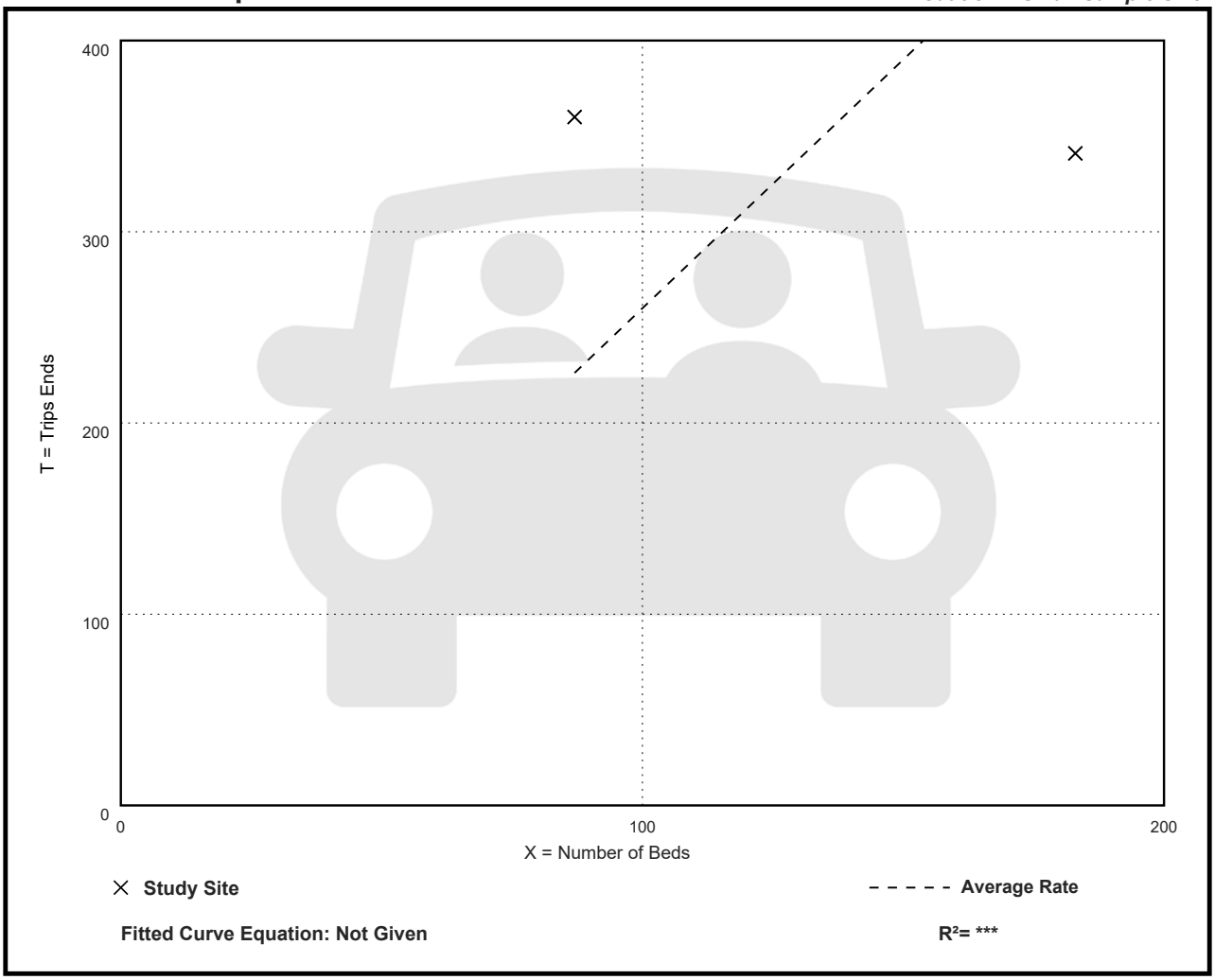
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Beds: 135
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
2.60	1.86 - 4.14	***

Data Plot and Equation

Caution – Small Sample Size



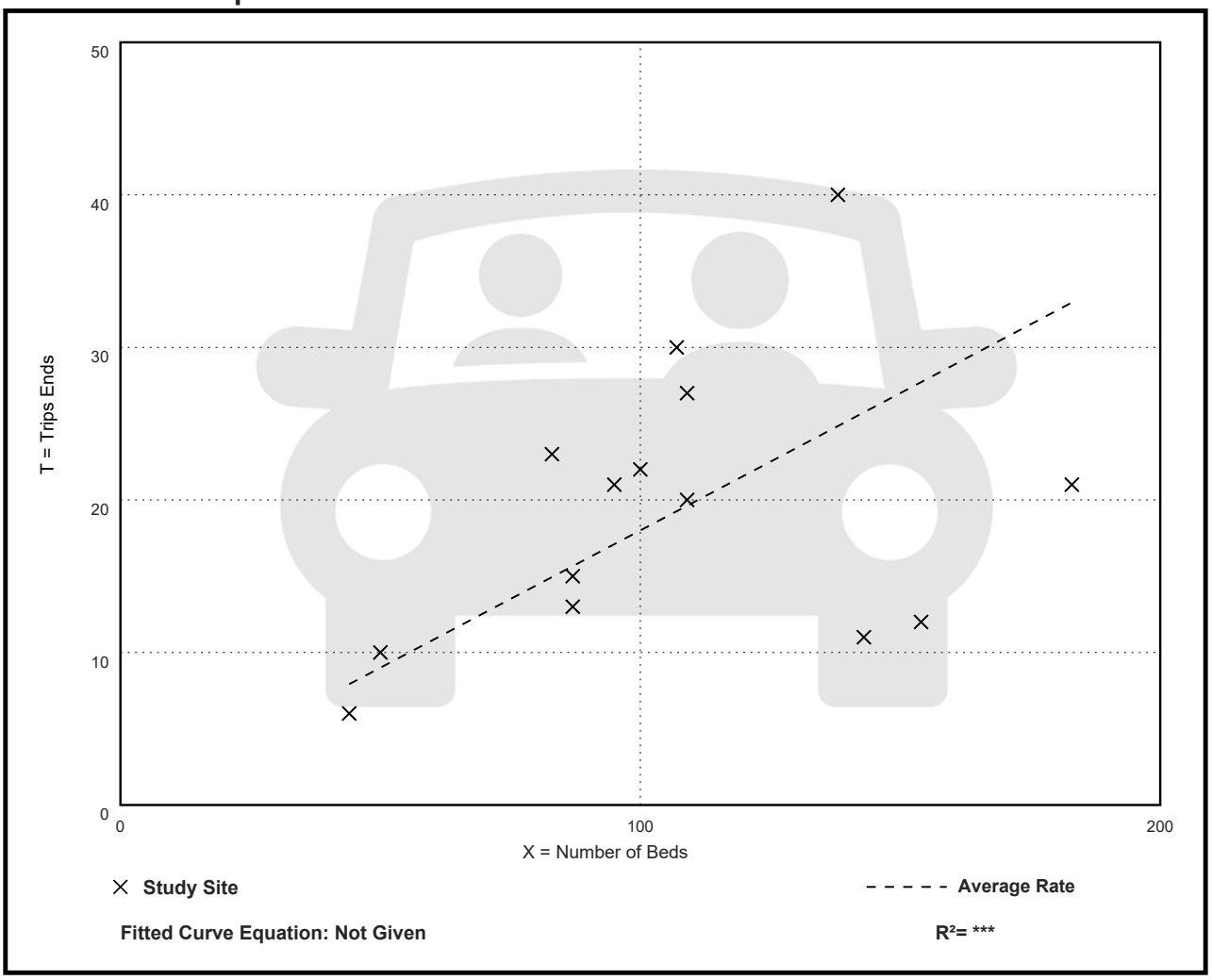
Assisted Living
(254)

Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Beds: 106
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.18	0.08 - 0.29	0.08

Data Plot and Equation



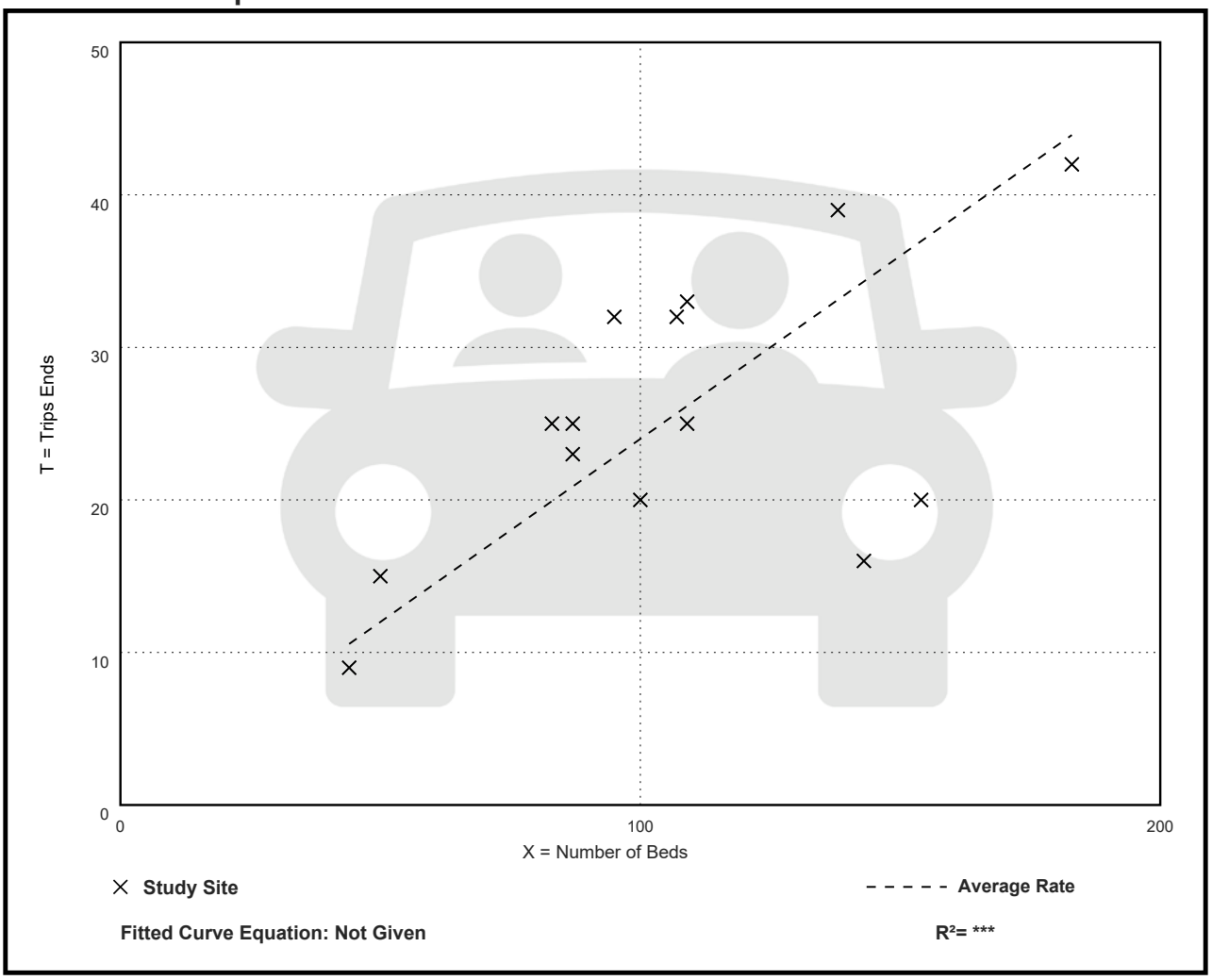
Assisted Living
(254)

Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Beds: 106
Directional Distribution: 39% entering, 61% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.24	0.11 - 0.34	0.07

Data Plot and Equation



Kimley»Horn

To: Jodi Nentwick-Kugler
Director of Development
City of Stuart Development Department

From: Alex Memering, P.E. ARM
Kimley-Horn and Associates, Inc.

Alex Campano, E.I. ADC
Kimley-Horn and Associates, Inc.

Date: March 27, 2024

Re: **Clarity Pointe**
Final Review of Traffic Impact Analysis

Kimley-Horn has reviewed the Traffic Statement (dated February 8, 2024) prepared by JFO GROUP INC. related to the above-mentioned project. The subject project is generally located south of SE Indian Street, west of S Kanner Highway in the City of Stuart, Florida.

The traffic statement evaluated the trip generation of the existing site relative to the proposed use. The existing site currently operates as an assisted living facility, which is consistent with the previously approved traffic study. A mental health / rehab facility is proposed, which is similar to the existing use, with a maximum increase from the existing 86 beds to 140 beds.

The proposed increase to a maximum of 140 beds has the potential to generate a net increase of 146 daily, 10 (6 entering, 4 exiting) AM peak hour, and 14 (5 entering, 9 exiting) PM peak hour trips. Based on the net change in peak hour trips (< 20) a traffic study isn't required per the City of Stuart Land Development Code Section 4.04.05.

It should be noted that the change in Future Land Use (FLU) and zoning designations do not increase traffic volumes as the proposed FLU and zoning designations provide the same intensities as the existing FLU and zoning designations per the City of Stuart Comprehensive Plan and Land Development Code. We have no further comments at this time.

Thank you for the opportunity to assist the City of Stuart in reviewing the noted project. Please contact us if you have any questions or need additional information.



LOCATION MAP

NOT TO SCALE

SCALE = 1" = 40'

LEGAL DESCRIPTION:(PER NEXGEN)
PARCEL 1: LOT 1 CLARITY POINTE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 68 PUBLIC RECORDS MARTIN COUNTY FLORIDA (RPUD TRACT) PARCEL 2: COMMON AREA - UPLAND PRESERVE TRACT, LAKE TRACT, ACCESS TRACT - CLARITY POINTE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 68 PUBLIC RECORDS MARTIN COUNTY FLORIDA

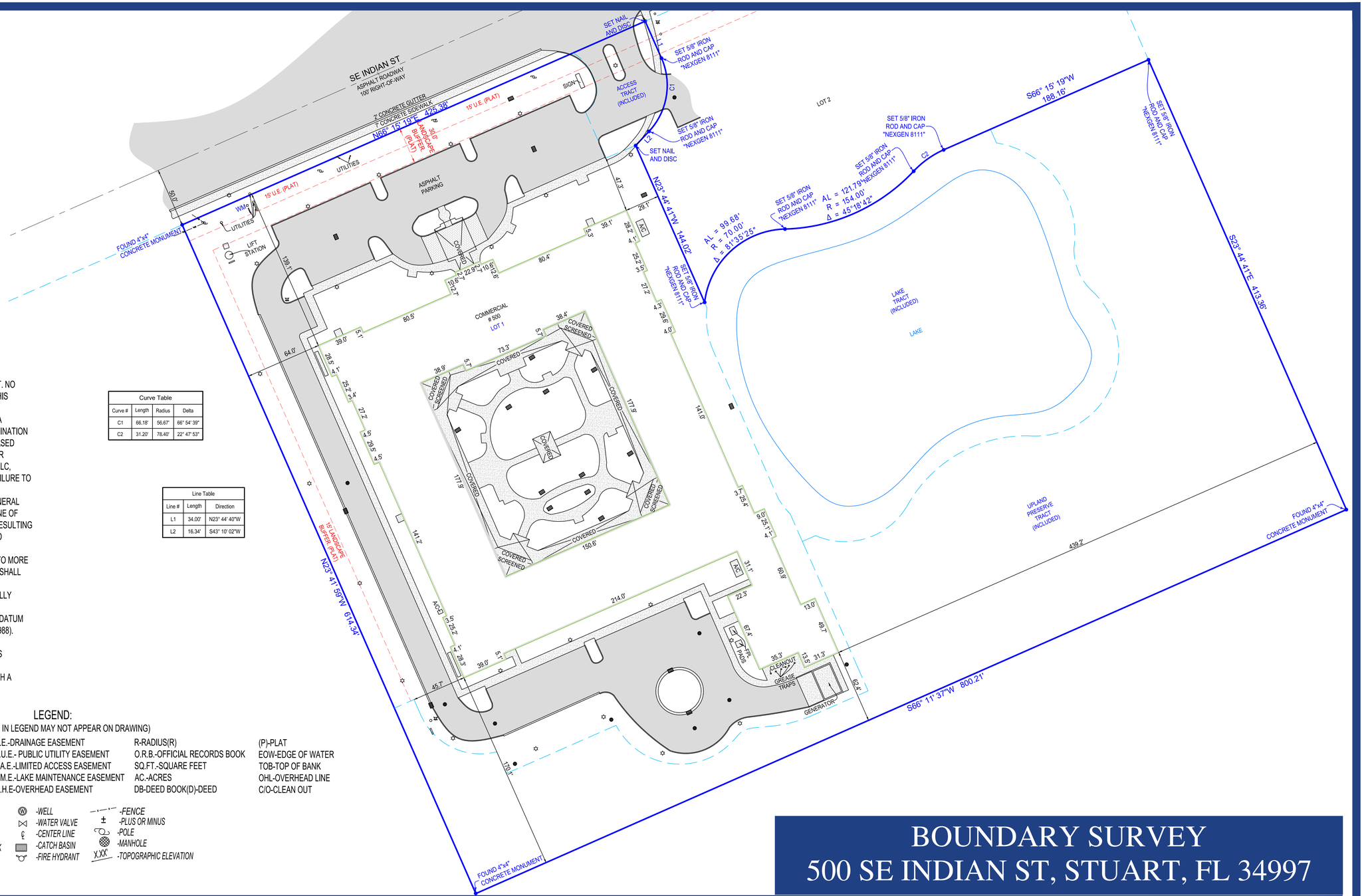
CERTIFIED TO:
JASON ACKNER

FLOOD ZONE:
12085C0161H
ZONE: X
EFF: 02/19/2020

GENERAL NOTES:
1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS. 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

Curve Table			
Curve #	Length	Radius	Delta
C1	66.18'	56.67'	66° 54' 39"
C2	31.20'	78.40'	22° 47' 53"

Line Table		
Line #	Length	Direction
L1	34.00'	N23° 44' 40"W
L2	16.34'	S43° 10' 02"W



LEGEND:
(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

A/C-AIR CONDITIONER	P.O.B.-POINT OF BEGINNING	D.E.-DRAINAGE EASEMENT	R-RADIUS(R)	(P)-PLAT
WM-WATER METER	P.O.C.-POINT OF COMMENCEMENT	P.U.E.- PUBLIC UTILITY EASEMENT	O.R.B.-OFFICIAL RECORDS BOOK	EOW-EDGE OF WATER
AL- ARC LENGTH	P.B.-PLAT BOOK	L.A.E.-LIMITED ACCESS EASEMENT	SQ.FT.-SQUARE FEET	TOB-TOP OF BANK
(C)-CALCULATED	PG-PAGE	L.M.E.-LAKE MAINTENANCE EASEMENT	AC.-ACRES	OHL-OVERHEAD LINE
(M)-MEASURED	U.E.-UTILITY EASEMENT	O.H.E-OVERHEAD EASEMENT	DB-DEED BOOK(D)-DEED	C/O-CLEAN OUT

ELEV-ELEVATION	*-LIGHT POLE*	*-NUMBER*	*-WELL*	*-FENCE*
FF-FINISHED FLOOR		*-ASPHALT*	*-WATER VALVE*	*-PLUS OR MINUS*
LS-LICENSED SURVEYOR		*-CONCRETE*	*-CENTER LINE*	*-POLE*
LB-LICENSED BUSINESS		*-PAVER/BRICK*	*-CATCH BASIN*	*-MANHOLE*
PSM-PROFESSIONAL SURVEYOR & MAPPER		*-WOOD*	*-FIRE HYDRANT*	*-TOPOGRAPHIC ELEVATION*

BOUNDARY SURVEY
500 SE INDIAN ST, STUART, FL 34997

SURVEY NOTES:
- NO NOTABLE CONDITIONS FOUND

FIELD DATE: 2-9-2024
DRAWN BY: KG
ORDER NO:233671
REVISIONS:

1547 PROSPERITY FARMS ROAD
WEST PALM BEACH, FL 33403
NexgenSurveying.com LB#8111
PHONE: 561.508.6272
FAX: 561.508.6309

NEXGEN SURVEYING, LLC.

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CLYDE O. MCNEAL PSM 2883 ON 2/13/2024

MINUTES
LOCAL PLANNING AGENCY OF THE CITY OF STUART
MARCH 14, 2024
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

LOCAL PLANNING AGENCY

Chair - Kelly Laurine
Vice Chair - Sean Forbes
Board Member - Margaret Bromfield
Board Member - William Mathers
Board Member - Deana Peterson
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: Vice Chair Forbes, Board Member Bromfield, Board Member Peterson, Board Member Strom
ABSENT: Chair Laurine, Board Member Mathers

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

5:32 PM MOTION: Approve.
MOVED BY: Margaret Bromfield
SECONDED BY: Ryan Strom
Motion approved unanimously.

Michael Mortell, City Manager swore in Deana Peterson. Board Member Peterson took her Oath for the LPA Board.

APPROVAL OF MINUTES

1. APPROVAL OF 02/08/2024 LPA MINUTES

5:34 PM MOTION: Approve.
MOVED BY: Ryan Strom
SECONDED BY: Margaret Bromfield
Motion approved unanimously.

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Vice Chair Forbes

- Spoke on the growth in the City and what growth truly means.

ACTION ITEMS

2. APPLICANT REQUESTED CONTINUANCE TO A DATE CERTAIN OF APRIL 11, 2024 - THIS MATTER WILL NOT BE HEARD BY THE BOARD ON MARCH 14, 2024
EDEN / MAR-STUART CPUD - SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT GENERALLY LOCATED AT 3970 SE FEDERAL HIGHWAY (LEGISLATIVE):

ORDINANCE No. 2527-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR AN APPROXIMATE 22.76-ACRE PARCEL FROM COMMERCIAL TO THE NEIGHBORHOOD SPECIAL DISTRICT FUTURE LAND USE DESIGNATION, FOR A MAXIMUM RESIDENTIAL DENSITY OF 7.64 DWELLING UNITS PER ACRE; AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

5:40 PM MOTION: Approval to continue the item.
MOVED BY: Ryan Strom
SECONDED BY: Deana Peterson
Motion approved unanimously.

3. APPLICANT REQUESTED CONTINUANCE TO A DATE CERTAIN OF APRIL 11, 2024 - THIS MATTER WILL NOT BE HEARD BY THE BOARD ON MARCH 14, 2024
EDEN / MAR-STUART CPUD - MAJOR COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) AMENDMENT GENERALLY LOCATED AT 3970 SE

FEDERAL HIGHWAY (QJ):

ORDINANCE No. 2528-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A MAJOR CPUD AMENDMENT TO THE 12.31-ACRE MAR-STUART (MARKET PLACE) COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) LOCATED ON THE WEST SIDE OF SE FEDERAL HIGHWAY, TO INCORPORATE A 22.76-ACRE PARCEL WITHIN THE OVERALL MAR-STUART CPUD FOR A TOTAL LAND AREA OF 35.07-ACRES; AND ALLOWING FOR A FIVE (5) PHASE DEVELOPMENT FOR THREE (3) ADDITIONAL AUTOMOBILE DEALERSHIPS, ONE (1) DEALERSHIP CARWASH, A TWO-STORY PARKING DECK, TWO (2) 8,800 SQUARE FOOT ONE-STORY COMMERCIAL BUILDINGS, A 2,500 SQUARE FOOT ONE-STORY RESTAURANT/DRIVE THROUGH, AND THREE (3) FOUR-STORY BUILDINGS TO ACCOMMODATE 268-UNIT MULTI-FAMILY UNITS, FOR A MAXIMUM RESIDENTIAL DENSITY OF 7.64 DWELLING UNITS PER ACRE; PROVIDING FOR MASTER SITE PLAN APPROVAL; PROVIDING FOR A PHASED DEVELOPMENT SCHEDULE; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR SPECIFIED COMMERCIAL USES; PROVIDING FOR SIGNAGE REQUIREMENTS; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

5:40 PM MOTION: Approval to continue the item.
MOVED BY: Margaret Bromfield
SECONDED BY: Ryan Strom
Motion approved unanimously.

4. CLARITY POINTE PUD - SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT LOCATED AT 500 SE INDIAN STREET (LEGISLATIVE)(RC):

ORDINANCE No. 2529-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REQUESTS FOR A SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR AN APPROXIMATE 9.46-ACRE PARCELS OF LAND FROM MULTI-FAMILY RESIDENTIAL TO THE COMMERCIAL FUTURE LAND USE DESIGNATION; AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND OTHER PURPOSES

Jodi Nentwick Kugler, Development Director, presented the projects notice, location, site history, adjacent land use & zoning, existing future land use, proposed future land use, and maximum build out.

Board Members had several questions. City Manager, Michael Mortell responded.

Brad Curry, representative for the project, introduced himself and the applicant, Jason Ackner.

PUBLIC COMMENT:

1. Barbara Petitt - SE Willoughby Terrace; Had several questions regarding the project and expressed her concerns about the project.
2. Sean Reed - SW 6th St; Spoke on the land use code of the City vs the County.
3. Rosi Shepard - SW North Carolina; Spoke in favor of the land use change.
4. Christina Tucker - SE Indian St; Stated she was the owner of Coastal detox and expressed her concerns on the project.

5:52 PM MOTION: Approve.
MOVED BY: Margaret Bromfield
SECONDED BY: Ryan Strom
VOTE: MOTION PASSES 3/1.
YES: Margaret Bromfield, Sean Forbes, Ryan Strom
NO: Deana Peterson

5. CLARITY POINTE PUD - REZONE FROM THE CITY OF STUART OFFICIAL ZONING ATLAS FROM RESIDENTIAL PLANNED DEVELOPMENT (RPUD) TO THE MIXED-USE PLANNED UNIT DEVELOPMENT (MXPUD) ZONING DESIGNATION LOCATED AT 500 SE INDIAN STREET (QJ)(RC):

ORDINANCE No. 2530-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REQUESTING TO REZONE FROM THE CITY OF STUART OFFICIAL ZONING ATLAS FROM RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) TO THE MIXED-USE PLANNED UNIT DEVELOPMENT (MXPUD) DESIGNATION FOR APPROXIMATELY 9.46 ACRE PARCELS OF LAND LOCATED ON THE SOUTH SIDE OF SE INDIAN STREET AND APPROXIMATELY 540 FEET EAST OF KANNER HIGHWAY, TO CONVERT THE EXISTING 84-BED ASSISTED LIVING FACILITY (ALF) WITH MEMORY CARE KNOWN AS CLARITY POINTE TO ALLOW FOR AN INPATIENT PRIMARY MENTAL HEALTH AND RESIDENTIAL DRUG AND ALCOHOL FACILITY WITH MEDICAL DETOX; PROVIDING FOR MASTER SITE PLAN APPROVAL; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR SPECIFIED COMMERCIAL USES; PROVIDING FOR SIGNAGE REQUIREMENTS; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND OTHER PURPOSES.

Ms. Kugler presented the project's public notice, location, existing zoning district, mixed use planned unit development, zoning and future land use compatibility, 2016 approval site plan, wetland mitigation, and staff recommended approval to the City Commission.

Board Members asked staff questions about parking and traffic analysis.

Mr. Curry presented the project and responded to the Board Members questions and provided a brief background on the applicant.

Jason Ackner, Applicant, spoke on the project and what the facility would entail.

Board Members entered into questions and answer with the applicant.

PUBLIC COMMENT:

1. Ross Tucker - SE Indian St; Stated he believes that Mr. Ackner is doing his best but stated he believes the numbers provided are not accurate.
2. Christina Tucker - SE Indian St; Spoke on the amount of parking spaces and the number of beds within this facility.

Board Members and applicant continued discussion.

7:09 PM Vice Chair Forbes passed gavel to Board Member Strom

7:09 PM MOTION: Approve.
MOVED BY: Margaret Bromfield
SECONDED BY: Sean Forbes
VOTE: MOTION FAILED 2/2.
YES: Margaret Bromfield, Sean Forbes
NO: Deana Peterson, Ryan Strom

STAFF UPDATE

ADJOURNMENT

7:14 PM

Susej T. Meleqi, Board Secretary **Kelly Laurine, Chair**

Minutes to be approved at the LPA Meeting this 9th day of May, 2024.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 4/22/2024 **Prepared by:** Jodi Nentwick

Title of Item:
CLARITY POINTE PUD - REZONE FROM THE CITY OF STUART OFFICIAL ZONING ATLAS FROM RESIDENTIAL PLANNED DEVELOPMENT (RPUD) TO THE MIXED-USE PLANNED UNIT DEVELOPMENT (MXPUD) ZONING DESIGNATION LOCATED AT 500 SE INDIAN STREET (QJ)(RC):

ORDINANCE No. 2530-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REQUESTING TO REZONE FROM THE CITY OF STUART OFFICIAL ZONING ATLAS FROM RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) TO THE MIXED-USE PLANNED UNIT DEVELOPMENT (MXPUD) DESIGNATION FOR AN APPROXIMATELY 9.46 ACRE PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF SE INDIAN STREET AND APPROXIMATELY 540 FEET EAST OF KANNER HIGHWAY, TO CONVERT THE EXISTING 84-BED ASSISTED LIVING FACILITY (ALF) WITH MEMORY CARE KNOWN AS CLARITY POINTE TO ALLOW FOR AN INPATIENT PRIMARY MENTAL HEALTH AND RESIDENTIAL DRUG AND ALCOHOL FACILITY WITH MEDICAL DETOX; PROVIDING FOR MASTER SITE PLAN APPROVAL; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR SPECIFIED COMMERCIAL USES; PROVIDING FOR SIGNAGE REQUIREMENTS; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE; AND OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
Connor Kennedy, from Engineering Design & Construction, Inc., applied on behalf of the Applicant, Jason Ackner, requesting to rezone a designated Residential Planned Unit Development (RPUD) to a Mixed-Use Planned Unit Development (MXPUD) zoning designation. This is regarding a proposal called Clarity Pointe PUD, which will cover 9.46 acres of the overall 11.27-acre master development. The site was developed under Ordinance Number 2340-2017, with the primary use of an 84-bed assisted living facility with memory care.

The Local Planning Agency held a public hearing for the rezoning petition on March 14, 2024, and voted to forward a recommendation of approval to the City Commission. The motion failed 2/2.

Funding Source:
N/A

Recommended Action:
Staff is requesting discussion and direction from the City Commission.

ATTACHMENTS:
1. DRAFT - Ordinance 2530-2024 - MXPUD
2. CC Staff Report - MXPUD
3. Rezone Narrative
4. Rezone Application
5. Ackner Site Plan (Proposed)

6. Traffic Statement (2-9-2024)
7. Clarity Pointe Traffic Review_2024-03-27
8. Landscape Sufficiency Letter
9. Survey
10. Ordinance No. 2340-2017 (Clarity Pointe RPUD)
11. Draft LPA Minutes 3-14-2024

BEFORE THE CITY COMMISSION

CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2530-2024

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REQUESTING TO REZONE FROM THE CITY OF STUART OFFICIAL ZONING ATLAS FROM RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) TO THE MIXED-USE PLANNED UNIT DEVELOPMENT (MXPUD) DESIGNATION FOR APPROXIMATELY 9.46 ACRE PARCELS OF LAND LOCATED ON THE SOUTH SIDE OF S.E. INDIAN STREET AND APPROXIMATELY 540 FEET EAST OF KANNER HIGHWAY, TO CONVERT THE EXISTING 84-BED ASSISTED LIVING FACILITY (ALF) WITH MEMORY CARE KNOWN AS CLARITY POINTE TO ALLOW FOR AN INPATIENT PRIMARY MENTAL HEALTH AND RESIDENTIAL DRUG AND ALCOHOL FACILITY WITH MEDICAL DETOX; PROVIDING FOR MASTER SITE PLAN APPROVAL; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR SPECIFIED COMMERCIAL USES; PROVIDING FOR SIGNAGE REQUIREMENTS; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND OTHER PURPOSES.

* * * * *

WHEREAS, on December 11, 1989, the City of Stuart City Commission adopted Ordinance Number 1174-89, adopting a Comprehensive Growth Management Plan as mandated by the Local Government Comprehensive Planning and Land Development Regulation Act,

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Chapter 163, Part II, Florida State Statutes, also known as the City of Stuart Comprehensive Plan, that designated the Future Land Use of this property as Industrial; and

WHEREAS, On December 20, 2004, the City of Stuart City Commission adopted Ordinance No. 1984-04, after the City of Stuart, Florida received a Petition to Amend the future land use designation of "Commercial" to "Multi-Family Residential" for a 15.24-acre property located at the southeast corner of S.E. Indian Street and South Kanner Highway in the City; and

WHEREAS, On September 26, 2005, the City of Stuart City Commission adopted Ordinance No. 2042-05, to rezone an 11.27-acre property on the south side of S.E. Indian Street east of the intersection with South Kanner Highway to establish the Villagio Residential Planned Unit Development (RPUD) for "Villagio", declaring the RPUD development to be consistent with the Comprehensive Plan of the City; revising the zoning map accordingly; approving certain development documents; approving certain conditions of development; and repealing all ordinances; and

WHEREAS, on January 6, 2017, the City of Stuart City Commission approved Ordinance No. 2340-2017 which granted Commercial Planned Unit Development (CPUD) zoning for the subject property for that certain 1.92 acres of land located on the south side of S.E. Indian Street approximately 580 feet east of the intersection of SE Kanner Highway and S.E. Indian Street; and the City of Stuart City Commission approved a site plan for the 9.35-acre RPUD by Ordinance 2340-2017 for the development of Clarity Pointe Assisted Living Facility on the RPUD portion of the PUD; and

WHEREAS, On May 22, 2017, the City of Stuart City Commission adopted Ordinance No. 2344-2017, for the abandonment of certain 40-foot public right-of-way within the City, as set forth on the Plat of Stuart Farms, as recorded in Plat Book 1, Page 63, Martin County, Florida Public Records running north to south through the property; and

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WHEREAS, on January 8, 2018, the City of Stuart City Commission adopted Resolution No. 06-2018, approving the Plat titled "Clarity Pointe" prepared by Peter Andersen, a Florida Professional Mapper No. 5199; and

WHEREAS, on March 26, 2018, the City of Stuart City Commission adopted Ordinance No. 2369-2018, amending a 1.92-acre Commercial Planned Unit Development (CPUD) and a 9.35-acre Residential Planned Unit Development (RPUD) agreement known as the Clarity Pointe PUD, adopted by Ordinance No. 2340-2017, thereby approving a site plan for the 1.92-acre CPUD parcel to construct 16,000 square feet of commercial; approving certain conditions of development specific to the CPUD; providing for timetables of the development; and

WHEREAS, on February 9, 2024, an application was submitted to the City of Stuart for a Petition requesting approval of a rezoning from the existing Residential Planned Unit Development (RPUD) for a Mixed-Use Planned Unit Development (MXPUD) with a concurrent site plan to incorporate a 9.46-acre parcel within the overall 11.27-acre Clarity Pointe PUD, as authorized the City Commission via Ordinance 2340-2017, to convert the former 84-bed Assisted Living Facility with memory care to allow for inpatient mental health and a 140-bed residential drug, and alcohol rehabilitation facility with medical detox; and

WHEREAS, the City of Stuart Local Planning Agency (LPA) Board held a properly noticed hearing at a regularly scheduled meeting on March 14, 2024, to consider the Applicant's request and voted to recommend approval of the subject Petition to the City Commission. The motion failed 2/2; and

WHEREAS, the City Commission held a properly noticed First Reading at a regularly scheduled City Commission Meeting on April 22, 2024, to consider the Petition and granted approval of the Rezone Petition submitted by Jason Ackner, Perseverance Recovery Center, LLC (Applicant) representing a 9.46-acre parcel of land; and

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

WHEREAS, the City of Stuart City Commission has determined the Application is consistent with the overall planning and development goals and objectives of the City; 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 Commercial Planned Unit Development (CPUD); and

WHEREAS, the foregoing recitals are true and adopted as findings of fact and conclusions of law; and

WHEREAS, the property is legally described in **"Exhibit A"** of this Ordinance. A map depicting the property is attached hereto as **Exhibit "B"** and made a part hereof by reference**.**

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 conclusive of laws.

SECTION 2: A legal description of the Ackner 500 S.E. Indian Street CPUD parcel is set forth in **"Exhibit A"** attached hereto and made a part hereof by reference. A boundary survey is attached hereto as **"Exhibit B"** and made a part hereof by reference. The 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 new documents are on file as Public Records of the City, at

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the office of the City Clerk at City Hall, and attached hereto as **"Exhibit D",** hereinafter the "Development Documents", shall be deemed a part of the development conditions, and shall supplement all earlier approval documents.

SECTION 4: The Owners' written acceptance of this Ordinance shall constitute an agreement with the City for the purposes expressed herein, but the same shall not be construed as a "Development Agreement," as provided in Section 163.3221, Florida Statutes.

SECTION 5: 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. The failure of the Owner to comply with the development 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 Owner to seek administrative or judicial redress.

SECTION 6: 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:

DRAFT

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 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 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 last of the following to occur: adoption by the City Commission, and proper execution and acceptance 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 to do 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.

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PASSED on first reading the ___ day of _____ 2024.

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

	YES	NO	ABSENT	ABSTAIN
REBECCA S. BRUNNER, MAYOR				
CAMPBELL RICH, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
CHRISTOPHER COLLINS, COMMISSIONER				
TROY MCDONALD, COMMISSIONER				

ADOPTED on second and final reading this ____ day of _____ 2024.

ATTEST:

_____ _____
MARY R. KINDEL REBECCA S. BRUNNER
CITY CLERK MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ.
CITY ATTORNEY

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EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1:

LOT 1 CLARITY POINTE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 68 PUBLIC RECORDS MARTIN COUNTY FLORIDA (RPUD TRACT)

PARCEL 2:

COMMON AREA - UPLAND PRESERVE TRACT, LAKE TRACT, ACCESS TRACT - CLARITY POINTE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 68 PUBLIC RECORDS MARTIN COUNTY FLORIDA

ADDRESS: 500 S.E. INDIAN STEET

PARCEL I.D. No.: 40-38-41-010-000-000-00010-0, 40-38-41-010-000-00001-0

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EXHIBIT "B" – BOUNDARY SURVEY

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EXHIBIT "C" – DEVELOPMENT CONDITIONS

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EXHIBIT "D" – DEVELOPMENT DOCUMENTS

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City of Stuart

To: City Commission

From: Jodi Kugler, Development Director

Date: Monday, April 22, 2024

Project Name: Ackner – 500 SE Indian Street (*aka Clarity Pointe PUD*)

Application Type: Rezone to Mixed-Use Planned Unit Development (MXPUD)

Property Owner: CP Stuart Development I, LLC
4300 Legendary Drive, Suite 234
Destin, FL 32541

Agent of Record:
Connor Kennedy
Engineering Design & Construction, Inc
10250 SW Village Parkway, Suite 201
Port Saint Lucie, FL 34987

Applicant
Jason Ackner
Perseverance Recovery Center, LLC
318 U.S. Highway 1, Suite 200
Jupiter, FL 34987

APPLICATION SUMMARY: The Applicant submitted a petition requesting approval of a rezoning from the existing Residential Planned Unit Development (RPUD) for a Mixed-Use Planned Unit Development (MXPPUD) with a concurrent site plan to incorporate a 9.46-acre parcel within the overall 11.27-acre Clarity Pointe PUD, as authorized the City Commission via Ordinance 2340-2017, to convert the former 84-bed Assisted Living Facility with memory care to allow for inpatient mental health and 140-bed residential drug, and alcohol rehabilitation facility with medical detox.

The Applicant submitted a concurrent petition for a Small-Scale Future Land Use Amendment from the Multi-Family Residential (MF/RES) District to a Commercial (COMM) District to align with an inpatient rehabilitation facility's proposed use.

STAFF RECOMMENDATION: Staff is requesting Discussion and Direction from the City Commission.

LOCAL PLANNING AGENCY (LPA): The Local Planning Agency held a public hearing for the rezoning petition on March 14, 2024, and voted to forward a recommendation of approval to the City Commission. The motion failed 2/2.

PUBLIC NOTIFICATION: The Applicant mailed letters to owners located within 300 feet of the petition site, detailing the proposed project. A public notification sign was posted on the premises.

SITE DATA:

Location:	The subject property is located at 500 SE Indian Street situated on the south side of SE Indian Street, approximately 580 feet east of the intersection of SE Kanner Highway and SE Indian Street.
Property Control Number(s)	40-38-41-010-000-000-00010-0, 40-38-41-010-000-00001-0
Existing Future Land Use Designation:	Multi-Family Residential (MF/RES) District_
Proposed Future Land Use Designation:	Commercial (COMM)
Existing Zoning District:	Residential Planned Unit Development (RPUD)
Proposed Zoning District:	Mixed-Use Planned Unit Development (MXPUD)
Total Acreage:	11.27
Affected Acreage:	9.46
Overlay District:	N/A
Existing Use:	84-bed Assisted Living Facility (ALF) with memory care
Proposed Use:	140-bed Inpatient Mental Health, Drug, and Alcohol Rehabilitation Facility with Medical Detox

PROJECT HISTORY:

Request	**Resolution**
Annexed into the City of Stuart and assigned to the Commercial (COMM) Future Land Use category in 1997	1997
Amend the Commercial (COMM) Future Land Use designation to Multifamily Residential (MF/RES) for an 11.27-acre property.	Ordinance 1984-2004
Established the Villagio Residential Planned Unit Development (RPUD) to construct a 66 multi-family development	Ordinance 2042-2005
Approved the rezoning of 11.27-acre to activate and amend the expired Villagio Stuart RPUD with a master plan to develop a one-story 96,713 square foot 84-bed ALF with memory care and create a 1.92-acre commercial outparcel as part of the overall 11.27-acres. Additionally, the 1.92-acere outparcel was assigned a Commercial (COMM) Future Land Use category and rezoned from RPUD to CPUD. The overall will be known as Clarity Pointe PUD and will consist of a 1.27-acre lake in the center of the property and 2.81-acres of preserved area. The 1.92-acre outparcel will front SE Indian Street and proposed retail uses.	Ordinance 2340-2017
Abandonment of the 40-foot right-of-way within the Clarity Pointe PUD	Ordinance 2344-2017
Approved the Plat for Clarity Pointe PUD and recorded with the Martin County Clerk of Courts, Book 17, Page 1 of 2.	Resolution 06-2018
Major Amendment to the CPUD Master Site Plan for the 1.92-acre commercial outparcel to construct two (2) 8,000 square foot buildings or leasable office space and general commercial space.	Ordinance 2369-2018

CONSISTENCY OF THE CITY OF STUART LAND DEVELOPMNENT REVIEW

Any Major Amendment to a previously adopted Planned Unit Development *(PUD)* Zoning Ordinance, including conditions, agreements, covenants, maps, and illustrations shall be processed as if the proposed amendment is a new Rezoning application, according to the City of Stuart Land Development Code *(LDC)* Section 11.01.09 – Planned Unit Development Application.

Per the LDC Section 11.01.09 – Zoning Map Change Application Including PUD, the Local Planning Agency *(LPA)* shall be tasked with reviewing a Major PUD Amendment and providing an advisory recommendation to the City Commission. The LPA shall consider the application, written comments of each responding city department, consultant, or agency, as well as the compliance recommendation of the Development Department. Specifically, the City Commission shall consider the following criteria:

a. The existing land use pattern.

Staff Findings: The adjacent Commercial (COMM) is part of the overall unified development with compatible uses under the previously approved PUD. The proposed Amendment of the Official Zoning Atlas is not in conflict with the applicable provisions of the Land Development Code, Comprehensive Plan, and Planned Unit Development Regulations.

ADJACENT LAND USE & ZONING:

Location		Zoning District	Future Land Use	Existing Land Use
Subject Property		***Residential Planned Unit Development (RPUD)***	***Multi-Family Residential (MF/RES)***	***Formal Assisted Living Facility (Clarity Pointe RPUD)***
Adjacent Parcels	**North**	Residential Planned Unit Development *(RPUD)*	Multi-Family Residential *(MF/RES)*	The Crossings Multi-Family Residential Development
	South	PUD-R *(Residential)* ***(Martin County Jurisdiction)***	Low Density-up to 5 UPA ***(Martin County Jurisdiction)***	Undeveloped / Vacant
	East	Commercial Planned Unit Development *(CPUD)*	Commercial *(COMM)*	Palmetto Edge Shopping Center
	West	Commercial Planned Unit Development *(CPUD)*	Commercial *(COMM)*	5-acre Drainage Tract

Objective 1.A7 – Future Land Use Categories:

Commercial: *Land uses and activities predominately connected with the sale, rental, and distribution of products or performance of professional and non-professional services. Includes retail sales, service establishments, businesses, professional and other offices, shopping centers, financial institutions, restaurants, entertainment, hotels, motels,* ***and other temporary lodging****. A limited amount of Multi-Family Residential and indoor industrial use is allowed. Mixed-use projects are allowed. Also, public facilities and electric distribution substations are allowed.*

Martin County Comprehensive Plan – Future Land Use Element

Policy 4.13A.7 – Residential Development:

Low-density residential development. *The Low-Density Residential designation is reserved for land in the Primary Urban Service District. Densities shall not exceed five units per gross acre. In reviewing specific densities, the aim shall be to preserve the stability and integrity of established residential development and provide equitable treatment to lands sharing similar characteristics. Landscaping, screening, buffering, and similar design techniques shall be used to ensure a smooth transition between residential structure types and densities.*

Policy 4.13A.8 – Commercial Development:

Commercial Office/Residential Development (COR): *Martin County shall establish policies and criteria to guide mixed-use development. Commercial Office/Residential development shall be allocated to accessible sites adjacent to major thoroughfares. It shall also serve as a transitional use separating more intensive commercial uses from residential development. Office and residential development may be allocated along the outer fringe of core commercial areas where such development may encourage reinvestment in declining residential areas adjacent to commercial core areas. The COR future land use designation shall also be allocated to areas appropriately suited for Traditional Neighborhood Development, described under Goal 4.3. The development provisions for the standard COR zoning districts and the PUD zoning district are expressed below:*

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

Staff Findings: The requested rezone will not create an isolated zoning district to the adjacent and nearby districts.

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

Staff Findings: The proposed rezoning will decrease the population density pattern and is not anticipated to increase the load on public facilities, such as schools, utilities, and streets. **The proposed use is considered temporary lodging in nature as opposed to assisted living facilities and is considered permanent residences for the elderly population.**

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

Staff Findings: The existing infrastructure was reviewed by the City of Stuart Public Works Department which has determined the City of Stuart Public Works the sewage collection, treatment, and disposal facilities are adequate.

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

Staff Findings: The existing drainage was constructed in accordance to the City of Stuart Public Works guidelines and is determined to be adequate for the proposed use.

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

Staff Findings: As stated in the narrative dated February 6, 2024, the applicant intends to convert the former 84-bed assisted facility into an inpatient mental health, drug, and alcohol rehabilitation facility with medical detox.

h. The existence of changed or changing conditions that make the passage of the proposed amendment necessary or appropriate.

Staff Findings: The existing classification boundaries are compatible in relation to the existing conditions on the subject property. The City of Stuart Land Development Code does not have a distance requirement for other similar facilities.

i. The impact of the proposed amendment upon living conditions in the adjacent neighborhood.

Staff Findings: The proposed amendment is not anticipated to impact the adjacent neighborhood. The residential communities near the commercial portion of the site consist of the Crossing at Indian Run, Willoughby Crossroads, and Willoughby Golf Club. The Willoughby Crossroads is the most impacted but is already within a mixed-use development. The Crossings at Indian Run is buffered by a robust 30-foot opaque landscape buffer on the property along Indian Street, and the Indian Street right-of-way, as well as a preserve and retention area on the residential property. The Willoughby Golf Club is buffered not only by the site's 2.81-acre preserve area but is owned extensively by residential communities.

j. The impact of the amendment upon the flow of light and air to adjacent areas.

Staff Findings: The rezoning is not anticipated to impact the adjacent neighborhood. The residential communities near the commercial portion of the site consist of the Crossing at Indian Run, Willoughby Crossroads, and Willoughby Golf Club. The Willoughby Crossroads is the most impacted but is already within a mixed-use development. The Crossings at Indian Run is buffered by a robust 30-foot opaque landscape buffer on the property along Indian Street, and the Indian Street right-of-way, as well as a preserve and retention area on the residential property. The Willoughby Golf Club is buffered not only by the site's 2.81-acre preserve area but is owned extensively by residential communities.

j. The impact of the proposed amendment upon property values in the adjacent area.

Staff Findings: The proposed rezoning is not anticipated to impact the property values within the adjacent area.

k. *Th*e impact of the proposed amendment upon improvement or development of adjacent property in accordance with existing regulations.

Staff Findings: The adjacent properties situated to the north, east, and south of the subject parcel are currently developed and include a variety of existing commercial uses. The properties to the west are also developed as an existing single-family neighborhood and private golf course known as Willoughby Gold Club.

k. The existence of other adequate sites in the city for the proposed use in districts already permitting such use.

Staff Findings: The subject property is less than a half-mile radius of an existing 80-bed inpatient mental health facility and was assigned a commercial land use category with mixed-use planned unit development zoning designation. The City of Stuart Land Development Code does not have a distance requirement for such facilities.

The Clarity Pointe PUD request to Rezone to Official Zoning Map Atlas has been reviewed per the following Goals, Objectives, and Policies outlined within the City of Stuart Comprehensive Plan:

ELEMENT 1 - FUTURE LAND USE ELEMENT

Policy 1.A3.2: *The City's Future Land Use Map and land development regulations shall direct development to areas where adequate utilities, services, and schools exist or are planned in order to protect natural resources.*

Policy 1.A3.3: *The City shall designate and protect environmentally sensitive lands including viable and functioning wetlands as determined by the SFWMD and native vegetative communities that provide wildlife habitat for listed species. Protection measures will include performance standards regulating land use, public access, marina siting and activities, wetlands, shoreland alteration and seawalls, treatment of stormwater runoff, mangrove protection, and provisions for developers to preserve environmentally sensitive land, including transfer of development rights and density bonuses.*

Policy 1.A5.1: *The Future Land Use Element of the City's adopted Comprehensive Plan shall provide land for future residential use to promote a more compact development pattern. This shall include sufficient land suitable for the public utility facilities needed to support the projected level and pattern of development.*

Policy 1.A5.3: *Wherever possible, medium-density residential and recreation/open space areas should serve as buffers between higher and lower-intensity residential uses to achieve an orderly land use transition.*

Objective 1.A7 – Future Land Use Categories: *The future land use categories defined below provide general descriptions intended to encompass all present and future land uses in the City of Stuart. The "Table of Land Use Densities and Intensities" provides specific density and intensity measures that shall establish the maximum density and intensity allowed in each land use category. The Future Land Use Map establishes the optimum, overall distribution of land uses as well as can be established on a City-wide basis. Neither these policies nor the Future Land Use Map shall be construed to mean that every parcel in a designated area is suitable for the designated use. Other plan objectives and policies will be applied to ensure that any proposed development will be suitable for the particular site. Similarly, the Future Land Use Map does not assure the landowner the right to the most intense use allowable under the designated future land use category. The City shall have the discretion to decide that the permitted land use shall be more limited than the maximum allowable under the future land use category; provided, that the City shall approve some development that is consistent with the City's plan.*

Policy 1.A7.1: The City of Stuart has designated the following land use categories and allowed uses for all land within the City of Stuart:

Commercial: *Land uses and activities predominately connected with the sale, rental, and distribution of products or performance of professional and non-professional services. Includes retail sales, service establishments, businesses, professional and other offices, shopping centers, financial institutions, restaurants, entertainment, hotels, motels, and other temporary lodging. A limited amount of Multi-Family Residential and indoor industrial uses are allowed. Mixed-use projects are allowed. Also, public facilities and electric distribution substations are allowed.*

Objective 1.B1 – Compact Urban Form: *Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within Stuart in order to achieve a compact urban form.*

Objective 1.B2 – Provision of Facilities and Services: *The Future Land Use Element shall establish land uses which can be served by existing and planned facilities and services. The plan shall achieve and maintain the level-of-service (LOS) standards adopted in the Capital Facilities Element and shall provide sufficient land suitable for public facilities needed to support the projected level and pattern of development.*

The City of Stuart's Land Development Code outlines where inpatient rehab facility use is permitted. However, the Mixed-Use PUD Zoning designation aligns with zoning designations where such use has historically been permitted within the City of Stuart. Furthermore, as shown in Sec. 2.01.03. – Table 1. of the City of Stuart Land Development Code, the Mixed-Use PUD (MXPUD) Zoning district is compatible with Commercial Future Land Use.

While the use will be changing, the building footprint will not. As such, this application complies with all relevant development standards of the City of Stuart Land Development Code.

Table 2.01.03.1 - ZONING DISTRICT/FUTURE LAND USE CATEGORY COMPATIBILITY

Implementing Zoning Districts															
Future Land Use Category	R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	**PUD**	Urban District	East Stuart Neighborhood	S.E. Ocean Blvd.
Commercial					X	X	X	X				**CPUD IPUD MXPUD UP**			X

2.07.00. - DESIGNATION OF PLANNED UNIT DEVELOPMENT (PUD)

Purpose. The purpose of this section 2.07.00 is to provide an alternative means of residential, commercial, public service, and industrial land development and an alternative zoning procedure that may be used to establish residential, commercial, public service, and industrial planned unit development zoning districts at appropriate locations and in accordance with the planning and development objectives of the city.

A Planned Unit Development (PUD) established according to the provisions of this section may depart from the strict application of use, setback, parking requirements, and other requirements of standard zoning districts. A PUD shall be consistent with the overall planning and development goals and objectives of the city as reflected by the City of Stuart Comprehensive Plan. The primary purpose of this section is to provide a set of zoning requirements as a starting point from which such flexibility may be accomplished while maintaining and protecting the public health, safety, and welfare of the citizens.

The second purpose of this section is to establish a resilient living and working environment through the application of enlightened and imaginative approaches to community planning, stormwater infrastructure, and property design. A PUD should provide a variety of natural features and scenic areas, efficient and economical land use, improved amenities, orderly and economic development, and the protection of adjacent existing and future development. Therefore, the PUD alternative may allow uses and design concepts which are not specifically allowed in standard zoning districts.

To the extent that any provisions of this section conflict with any other provisions of this Code, the provisions of this section shall prevail.

PUD defined. A PUD may be a residential planned unit development (RPUD), a commercial planned unit development (CPUD), a mixed-use planned unit development (MXPUD), an industrial planned unit development (IPUD), an urban planned unit development (UPUD), or a public service planned unit development (PSPUD). A PUD shall consist of land under unified control which may be planned and developed as a whole as a single development operation or as an approved programmed series of development operations by multiple developers. A typical PUD will include principal and accessory uses and structures substantially related to the character of the development itself and to the surrounding area of which it is a part.

As used above, "unified control" means that all land to be included within a PUD shall be owned or otherwise under the legal control of the person or legal entity which has applied for PUD district zoning. Such person or entity shall be legally capable of providing a commitment to the city that the PUD development will comply with all PUD documents, plans, standards, and conditions ultimately approved by the city.

A PUD district shall consist of the approved PUD classification and the regulations thereof set forth in this section 2.07.00, as well as any other documents specifically included within the PUD ordinance adopted by the city commission. The ordinance approving a PUD shall be deemed a zoning ordinance. The provisions of the PUD zoning ordinance shall replace all conflicting development regulations set forth in this Code which would otherwise apply to the development site. The PUD ordinance shall be recorded in the public records of Martin County. The PUD applicant shall also execute a PUD agreement that incorporates the terms and conditions that are set forth in the PUD ordinance.

The applicant may proceed with development only after a plat if required by the city commission, is recorded in the Martin County public records, and after certification by the city development director that the construction plans and other required documents substantially conform to all documents approved as part of the PUD ordinance. The applicant must produce evidence that would bind his successors in title to any commitments made upon approval of PUD.

2.07.00.H. - Mixed-use planned unit development (MXPUD) districts.

Location. An MXPUD may be located anywhere in the city in any area defined and described "office/residential," "multi-family residential," "commercial," "industrial," "institutional," "recreation," "downtown redevelopment," "East Stuart," "marine/industrial," or "neighborhood/special district," and "public," by the future land use element of the City of Stuart's Comprehensive Plan. and which is of suitable character and compatible with surrounding uses as determined by the city commission.

Uses permitted in an MXPUD district. The buildings, structures, land, or water within an MXPUD district are subject to the following requirements:

An MXPUD shall be any combination of two or more integrated residential, ***commercial,*** *hospital, governmental, and light industrial uses, providing such uses are compatible with existing conforming uses on adjacent property as determined by the city commission.*

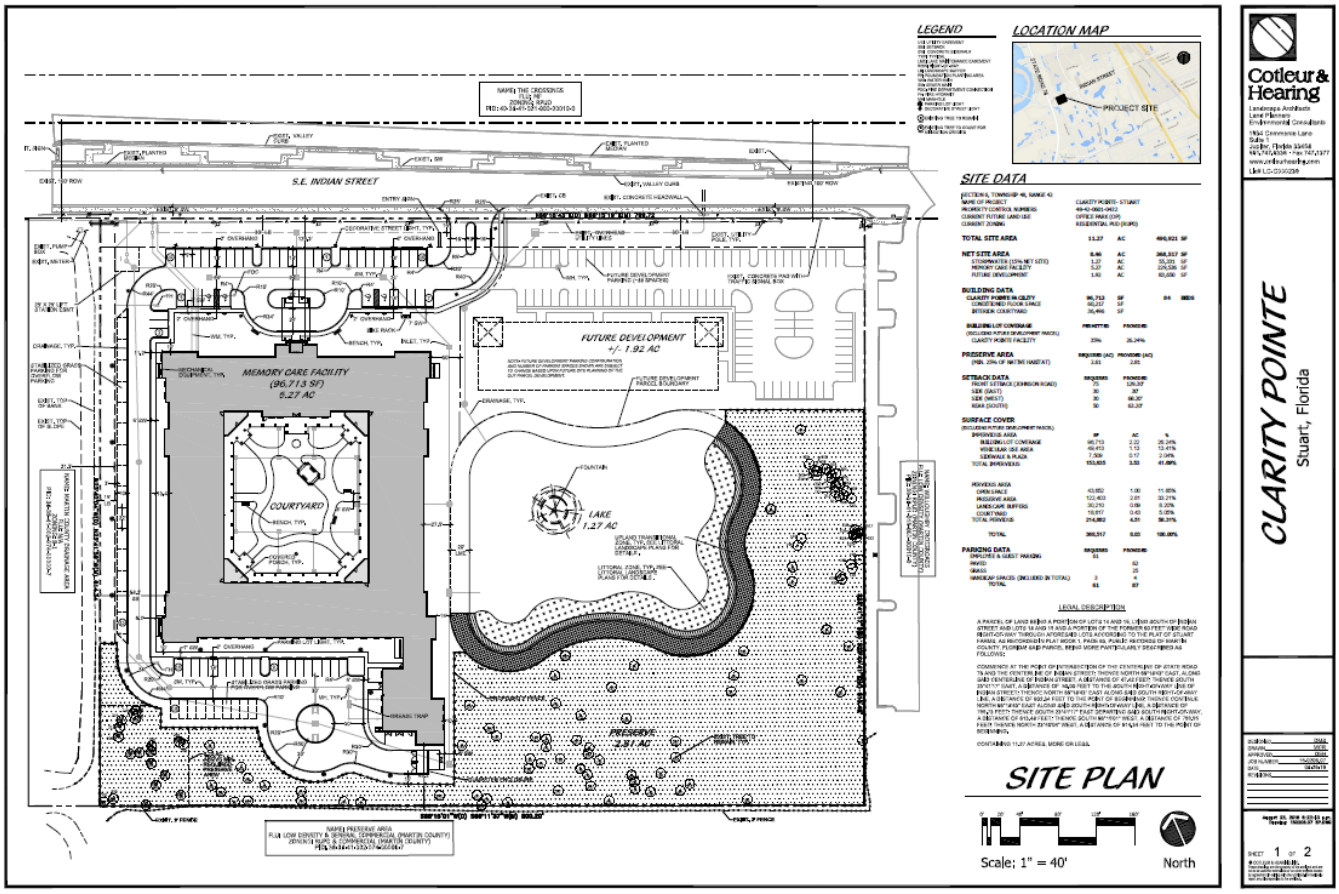
Residential uses integrated into the MXPUD shall be designed to be compatible, and developed in combination, with any ***associated commercial****, retail,* ***medical,*** *governmental, and light industrial uses.*

- *Commercial uses not specifically set forth in any of the standard zoning categories, but which are compatible and of like nature and quality to those commercial uses permitted in B-1, B-2, B-3, and B-4 or R-3 zoning classifications are allowed, as determined by the city commission.*
- *Industrial (high-impact) uses as identified in section 2.02.02., Table 2, of the Code may be permitted subject to a major conditional use approval as approved by the city commission.*
- *Governmental or other public uses as permitted by the city commission.*
- *Adult business uses or agricultural uses as specified in section 2.02.02, Table 2 are not permitted.*

CLARITY POINTE PUD - 2016 APPROVAL ANALYSIS (ORDINANCE NO. 2340-2017)

The existing Assisted Living Facility located on site will be converted to the proposed inpatient drug and alcohol rehabilitation facility. As previously stated, no new improvements are being proposed. **While the facility's bed count will increase from 84 to 140 beds, the building footprint is not being altered.** As such, this facility will remain consistent with the adopted levels of service for utilities and facilities as they are outlined in the Capital Improvements element of the City's Comprehensive Plan.

Exhibit 1.1 - Site Plan



Environmental Review

All Environmental requirements, including landscaping, were satisfied during the construction of the ALF.

Landscaping, Trees, and Upland Preserve: The existing landscape buffers were provided on all sides of the property per the City's Land Development Code, which included a 30-foot-wide landscape buffer along SE Indian Street and a 15-foot landscape buffer along the eastern property line, to be consistent with the PUD.

Based on the total PUD, approximately 58.31% will remain pervious, which includes open space, a preserve area, landscape buffers, and a courtyard used by the previously approved Clarity Pointe Assisted Living Facility. The existing landscaping area represents approximately 8.2% of the total area and offers variety, 75% native specimens, and 64% categorized as shade trees. Within the CPUD, 34,256 square feet of landscaping is provided, which was twice the minimum amount required of the 20% gross area. The eastern buffer provides 9 shade trees, where 7 are required; and 15 shade trees are provided along Indian Street, where 14 are required.

As part of the original approval, tree replacement was required as the developer removed approximately 4,849.5" of slash pines and 1025" of other hardwoods at the adoption of the master PUD. The replacement mitigation proposed includes 1,602" of tree mitigation as planted trees and therefore 4,272.5" of mitigation will be required. The payment into the tree fund was required before the approval of vertical construction and was paid in full to the city's tree fund.

The existing vegetation on the site was surveyed and reviewed by the City's Environmental Consultant and the Preserve Area Maintenance Plan (PAMP) provided by the applicant. The proposed plan required a 25% upland preserve set aside (or 2.61 acres) as part of the PUD requirements. To satisfy the City's Environmental Consultant, the PAMP included a five-year maintenance plan and the preserve area be maintained by the property owner

perpetuity. There is no upland preserve areas in the CPUD portion of the PUD.

Exhibit 1.2 – Open space outlined in green

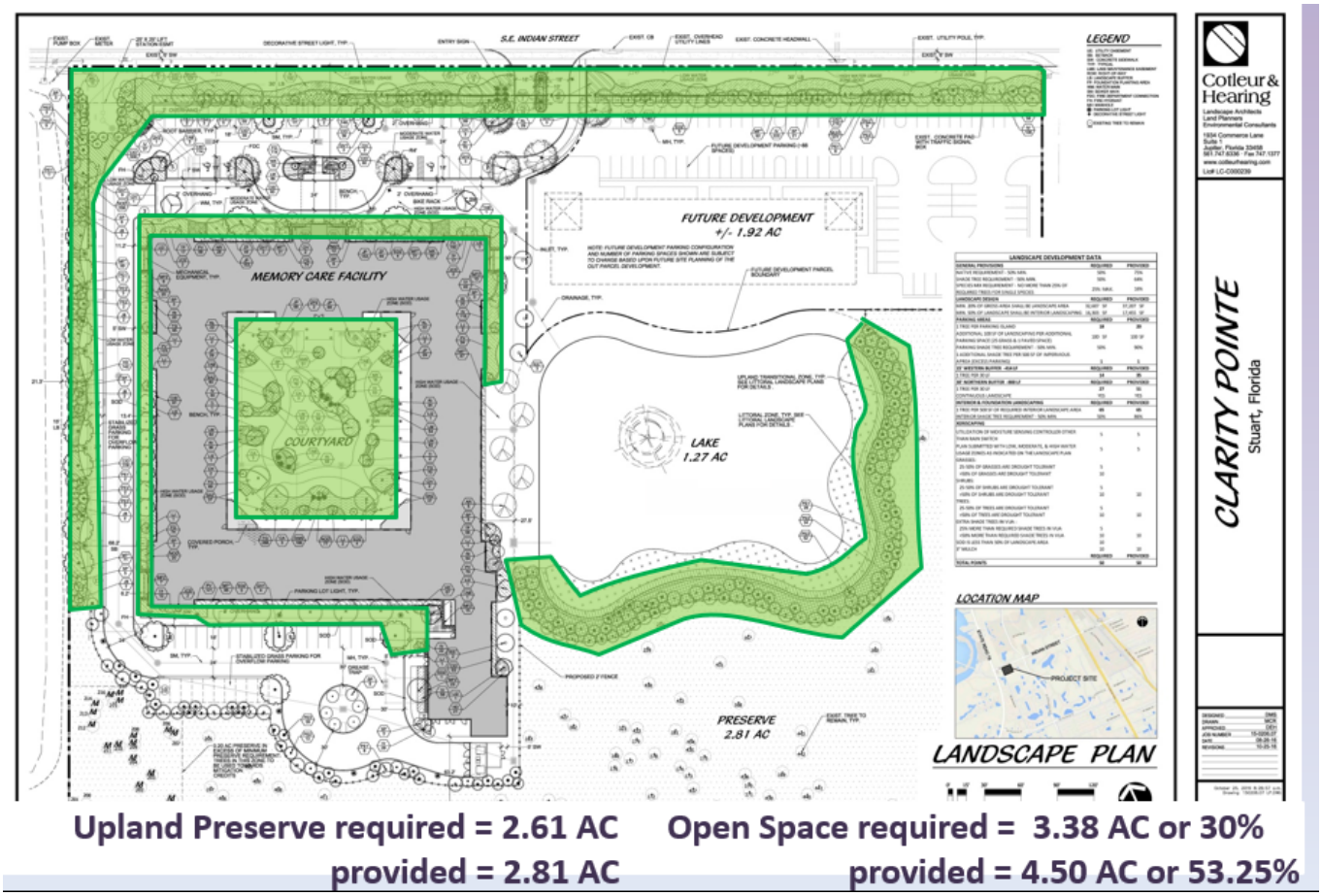


Exhibit 1.3 – Landscape Plan

Wetland Mitigation: Although there are no wetlands on the CPUD portion of the PUD, the existing .88-acre wetland within the master PUD was replaced with a lake that will have littoral plantings and native wetland vegetation plantings amounting to a total of 10 square feet of coverage for every one linear foot of shoreline. Mitigation will be required for both the existing trees and the identified wetlands on site.

Furthermore, to promote compact urban development and discourage urban sprawl, the City allows Wetland impacts under certain conditions. The LDR at 5.03.02 B permits impact providing mitigation requirements are met. All mitigation will be carried out on-site.

WETLAND MITIGATION/WETLAND PRESERVE		
	Required	Provided
Native vegetation area	25%	27%
Wetland Area	A Wetland Area of 2.81 acres is preserved	
Wetland Preserve	Minimum 25ft with an average 50ft wetland buffer	Minimum 25ft with an average 50ft wetland buffer
Upland Preserve	25%	26.7%

New Traffic Review: JFO Group, Inc. prepared a traffic statement (dated February 8, 2024) related to the above-mentioned project, in compliance with Section 4.05. of the City of Stuart Land Development. Based on the analysis below:

Project trip generation rates were based on the *Institute of Transportation Engineering (ITE) Trip Generation Manual 11th Edition*. When fitted curve equations were not available, weighted average rates were used. Similarly, when data plots had at least 20 data points and a fitted curve equation with an R2 of at least 0.75, fitted curve equations were used. Table 1 shows the rates used to determine the trip generation for Daily, AM, and PM peak hour conditions while Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the existing and proposed development. Exhibit 4 includes excerpts from the ITE trip generation manual for ITE Land Use Code 254.

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
EXISTING DEVELOPMENT								
Assisted Living	84 Beds	218	9	6	15	8	12	20
Net Existing Traffic		***218***	***9***	***6***	***15***	***8***	***12***	***20***
PROPOSED DEVELOPMENT								
Mental/Drug Rehab	140 Beds	364	15	10	25	13	21	34
Net Proposed Traffic		***364***	***15***	***10***	***25***	***13***	***21***	***34***
Net Traffic		***146***	***6***	***4***	***10***	***5***	***9***	***14***

The proposed changes to the 500 SE Indian St property have been evaluated following *Sec. 4.04.05. of the City of Stuart Land Development Code*. This analysis shows the proposed request to convert an existing 84-bed assisted living facility with memory care into an inpatient mental health and drug rehab facility will generate less than 20 peak-hour trips.

The City's Traffic Consultant, Kimley-Horn evaluated the trip generation of the existing site relative to the proposed use. The existing site currently operates as an assisted living facility, which is consistent with the previously approved traffic study. A mental health/rehab facility is proposed, which is similar to the existing use, with a maximum increase from the existing 86 beds to 140 beds.

The proposed increase to a maximum of 140 beds has the potential to generate a net increase of 146 daily, 10 (6 entering, 4 existing) AM peak hour, and 14 (5 entering, 9 existing) PM peak hour trips. Based on the net change in peak-hour trips (< 20) a traffic study is not required per the City of Stuart Land Development Code Section 4.04.05.

Furthermore, it should be noted that the change in Future Land Use (FLU) and Zoning designations do not increase traffic volumes as the proposed FLU and Zoning designations provide the same intensities as the existing FLU and zoning designations per the City of Stuart Comprehensive Plan and Land Development Code.

Access and Parking: The property has one shared point of vehicular access from SE Indian Street. Access to entry points of the CPUD out parcel and the ALF has met EMS vehicle turning movement requirements. The applicant has provided space for a future cross-access easement located on the western boundary. The applicant would be required to provide vehicular cross-access upon request from the City.

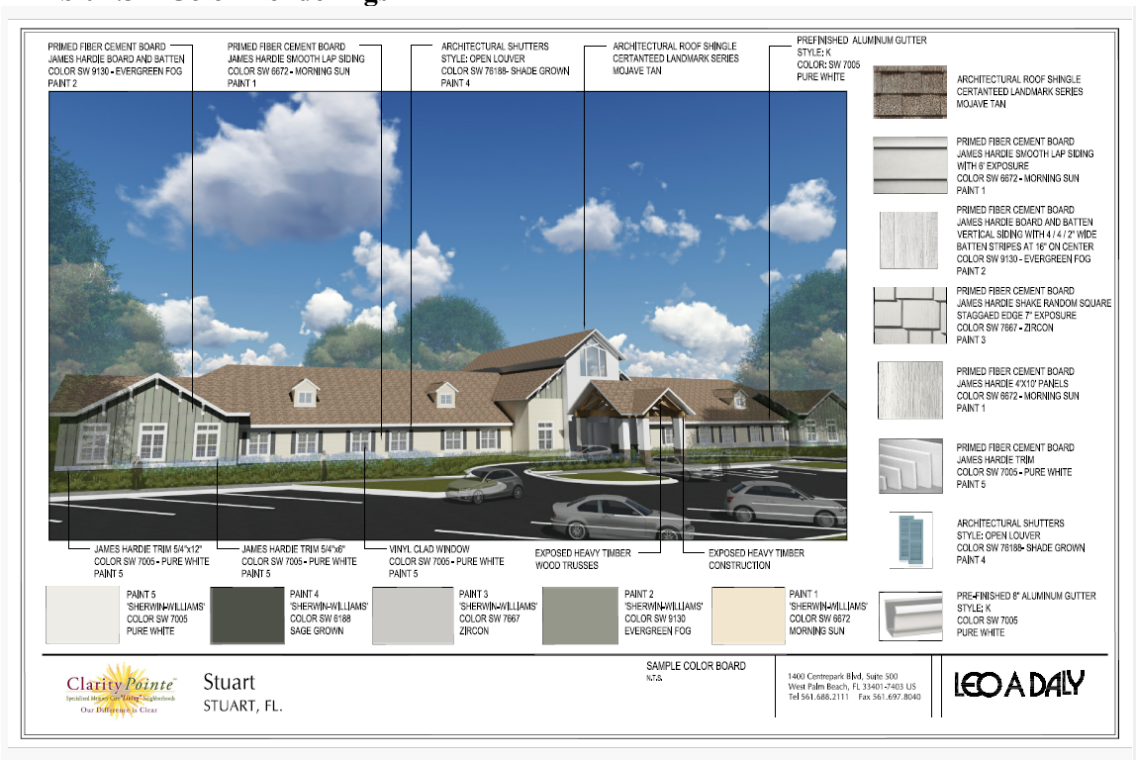
The site includes an internal pedestrian connection and interconnection with the sidewalk along SE Indian Street.

The applicant is providing 80 total parking spaces. The 16,000 square feet of commercial space is required to provide one parking space of 200 beds based on the most intense use (medical office). Therefore, 80 parking spaces are required.

Signage: One entry monument sign is proposed at the entrance to identify the Clarity Pointe project and two commercial signs are proposed along the front of the CPUD. The entry sign will be 10' from the right of way, no more than 10 feet in height by 15 feet in width. The two (2) signs along the frontage of the CPUD will both be tenant signs, no more than 6 feet high (with a 2-foot-high base) by 8 feet wide, with a signage area of 32 square feet, each sign.

Architecture: The theme of the architecture is South Florida Mediterranean style with an emphasis on residential elements, versus an institutional feel. The architecture of the CPUD out parcel should be compatible with the ALF and will follow the design principles outlined by reference in Ordinance 2340-2016. TI Architecture, Inc. provided staff with an architectural design compatibility analysis, which states that the proposed out-buildings incorporate horizontal score-line patterns that correspond with the ALF's lap-siding material. A matching paint color palette is incorporated, which includes a white trim, and a light cream building, with green or grey tower features. The white window and door frames are consistent between the buildings and the natural material of stone veneer to be utilized for the base of the commercial buildings is consistent with the dark-painted stucco columns at the base of the ALF. Finally, the analysis demonstrates that the pitched roof slopes and the natural finish of standing seam metal roofing are in keeping with the Design Guidelines approved in the Master PUD ordinance.

Exhibit 1.3 – Color Renderings



SITE DESIGN QUALITATIVE DEVELOPMENT STANDARDS
The purpose of these standards is to ensure that all site plan development complies with the Comprehensive Plan of the City and with the Stuart Land Development Regulations and to promote harmonious and compatible development within the City. The analysis was provided from the staff report prepared in 2016.
1. Harmonious and Efficient Organization: The proposed development is efficiently planned and through its design and layout takes account of existing and possible development near the site. The proposal reflects its surroundings and pattern of development. All vehicular use areas have been designed so as not to adversely impact the character of existing neighboring development. Site improvements required for construction should not negatively impact or have any harmful effects on adjacent properties.

2. Preservation of Natural Conditions: Per the City's Land Development Regulations RPUD standards, at least 30% of the total development site must comprise native vegetation. An existing Wetland is preserved and incorporated into the design and layout of the development.
3. Screening and Buffering: The Landscape Plan for the subject site proposes to create screening, preserve area, and landscape buffering in locations along the front, sides, and rear portion of the subject property. The scope and extent of the screening and buffering proposed is more than adequate.
4. Enhancement of Residential Privacy: Landscaping and site layout are proposed in such a manner that the existing and future abutting uses will not create a visual or auditory nuisance, in terms of potential impact upon the proposal.
5. Emergency Access and Access to Public and Private Ways: The proposed development provides adequate access for emergency vehicles. All elements of this proposal have been designed to incorporate safe and convenient access to all public and private ways throughout the site.
6. Pedestrian Circulation: A 6' (foot) sidewalk will be provided along SE Indian Street. Internal pedestrian links are provided together with a walkway through the wetland buffer area.
7. Location and Design of Access Drives: The site has one point of ingress and egress from SE Indian Street. Adequate stacking spaces are provided within the ingress driveway.
8. Co-ordination of on-site and off-site circulation: The proposed development has arranged and coordinated the internal drives and parking areas to facilitate efficient vehicular and pedestrian circulation. Both formal and informal pedestrian links flow through and interconnect the development. Connection is provided with off-site pedestrian routes.
9. Location and Design of on-site ways: The on-site driveways and parking areas have been located and designed to be minimal in form and to occupy no more land than is required to provide safe and convenient vehicular and pedestrian circulation.
10. Drainage: The drainage will be addressed in full at the final site plan submission. Per the City's Land Development Regulations, the site must provide water quality storage for the applicable run-off volume and limit post-development discharges at pre-development rates for all applicable design storm events. Drainage will be accommodated on-site in a manner that shall not adversely affect nearby property or the public storm drainage system.
11. Exterior Lighting: The proposed development will provide decorative exterior lighting at 15ft in height in vehicular and pedestrian use areas. The lighting does not conflict with the proposed landscaping and will not impact or produce glare on the nearby neighborhood, the Clarity Pointe ALF, or interfere with the aesthetics of the surrounding area or with public safety and convenience.

PROJECT NARRATIVE & COVER LETTER
500 SE Indian St.
Rezone Application Request
February 6, 2024

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval of a rezone application for properties located at 500 SE Indian Street in Stuart, Florida. The applicant wishes to rezone the existing RPUD to an MXPUD designation to allow for an inpatient primary mental health and residential drug and alcohol rehabilitation facility with medical detox.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located on the southside of SE Indian St approximately 540 feet east of Kanner Highway in Stuart Florida. They can be identified in the below table:

Parcel ID:	Address:	Acreage:	Future Land Use	Zoning
40-38-41-010-000-00010-0	500 SE Indian St	4.67	Multi-Family Residential	RPUD
40-38-41-010-000-00001-0	N/A	4.79	Multi-Family Residential	RPUD
	Total Acres:	**9.46**		

The project currently has a Future Land Use designation of Multi-Family Residential and a Zoning designation of RPUD: Residential PUD.

Under the direction of the city following a Pre-Application Meeting on January 25, 2024, both a Rezoning Application and Small-Scale Comprehensive Plan Amendment are being submitted to the City of Stuart. The Rezone application requests a change in the sites zoning designation from Residential PUD (RPUD) to Mixed-Use PUD (MXPUD). The Small-Scale Comprehensive Future Land Use Map Amendment is requesting a change in Future Land Use from Multi-Family Residential (MF/RES) to Commercial (COMM). These zoning and land use designations align with where these inpatient rehabilitation facilities have previously been approved within the City of Stuart. These applications are being submitted concurrently.

On September 26, 2005, the City Commission approved a rezone petition, via Ordinance No. 2042-05, and established the Villagio Residential Planned Unit Development (RPUD), to allow for the construction of 66-unit multi-family development. On January 9, 2017, the City Commission granted an amendment to the RPUD, via Ordinance No. 2340-2017 establishing the Clarity Pointe RPUD consisting of an 84-bed Assisted Living Facility (ALF) with Memory Care. Additionally, this approval also amended the zoning and land use designations for a 1.92-acre portion of the Clarity Pointe PUD from Residential PUD (RPUD) to Commercial Planned Unit Development (CPUD), and from Multi-Family Residential (MF/RES) to Commercial (COMM). The 1.92 Acre property is **NOT** a part of this application.

As previously stated, it is the intention of the applicant to convert the former 84 bed assisted living facility into an inpatient mental health, drug and alcohol rehabilitation facility with medical detox. No new improvements are being proposed for this site. The zoning designation of Mixed-Use PUD (MXPUD) would align with where these inpatient rehabilitation facilities have been previously approved within the City of Stuart. One such instance was the approval of Dream Center for

Recovery located within the Parks Indian PUD. This site has a Zoning Designation of Mixed-Use PUD (MXPUD) and a Future Land Use of Commercial.

To the north of the subject property lies the right of way of SE Indian street followed by The Crossings multifamily residential development. This parcel has a Future Land Use designation of Multi-Family Residential and lies in the Residential PUD (RPUD) Zoning District.

To the west of the subject property lies a drainage tract approximately 5 acres in size. This lot has a Future Land Use designation of Commercial (COMM) and lies in the Commercial PUD (CPUD) Zoning District.

South of the subject property lies heavily wooded undeveloped land located in the Martin County Jurisdiction. This parcel has a Future Land Use designation of Low Density-up to 5 UPA and lies in the PUD-R (Residential) and Commercial General Zoning Districts.

To the east of the subject property lies the Palmetto Edge commercial plaza. This parcel has a Future Land Use designation of Commercial (COMM) and lies in the Commercial PUD (CPUD) Zoning District.

Concurrency with Adopted Levels-of-Service and Compatibility with Existing Uses

The existing Assisted Living Facility located on site will be converted to the proposed inpatient drug and alcohol rehabilitation facility. As previously stated, no new improvements are being proposed. While the facility's bed count will increase from 84 to 140 beds, the building footprint is not being altered. As such, this facility will remain consistent with the adopted levels of service for utilities and facilities as they are outlined in the Capital Improvements element of the City's Comprehensive Plan. Please find attached a Traffic Analysis demonstrating that the proposed use will generate fewer than twenty (20) peak hour trips.

Compliance with relevant Land Development Code development standards

There is no language in the City of Stuart's Land Development Code outlining where an inpatient rehab facility use is permitted. However, Mixed-Use PUD Zoning designation aligns with zoning designations where such a use has historically been permitted within the City of Stuart. Furthermore, as shown in Sec. 2.01.03. – Table 1. of Stuarts Land Development Code, the Mixed-Use PUD (MXPUD) Zoning district is compatible with a Commercial Future Land Use.

While the use will be changing, the building footprint will not. As such, this application complies with all relevant development standards of the City of Stuart Land Development Code.

Site Plan Components

As stated in Section 11.01.09, a Rezone Map Change must comply with Site Plan Requirements outlined in Appendix C of the Land Development Code. Please find below acknowledgment of each item listed. Responses are in ***bold italics***.

1. Schedule a pre-application meeting
   Response: A Pre-Application meeting was held with the City of Stuart on January 25, 2024.

2. Plans shall be 24" x 36" in size (2 sets)- "State Plane Coordinates"

Response: Acknowledged

3. All drawings to be folded to nominal 9” x 12” size
   Response: Acknowledged

4. Legible graphic scale displayed on each sheet of both sets
   Response: Acknowledged

5. Title Block including: north arrow, street address of the zoning lot, date of preparation, name and address of the firm that prepared the site plan, type of plan, project or development name project (includes any former name if existing)
   Response: Acknowledged

6. Site data summary to include but limited to: a) Tabulation of total project area b) Total anticipated phases/units c) Lot coverage of structures d) Number of buildings with square footage e) Impervious/pervious surface coverage f) Density units per acre, if applicable g) No. of off-street parking spaces, required and provided, including handicapped spaces h) No. of off-street loading space(s) i) Existing and proposed zoning j) Future Land Use designation k) Existing and proposed use l) Floor area ratio m) Open space or urban open space, if applicable n) Handicapped access to structures, including type of ramping and slope
   Response: Acknowledged. Please find site data summary in included site plan

7. Legal description and parcel boundary(s) survey of the property prepared by a licensed surveyor registered in the State of Florida
   Response: Please find attached boundary survey.

8. Vicinity map preferably at a scale of 1' = 2,000'
   Response: Acknowledged.

9. Zoning Map, Future Land Use Map, Aerial of subject property
   Response: Please find attached Zoning Map, Future Land Use Map, and Aerial Map of Subject Property.

10. All submittals shall be on a CD in PDF downloadable file
    Response: Acknowledged. A copy of all materials is included on a USB with this submittal.

11. Final submittal of plan documents shall be signed and sealed in a PDF downloadable file on a disc
    Response: No engineering plans are being submitted.

12. All revised plans must be clouded and must be accompanied by a cover letter indicating all changes and their locations (Include it with the application form)
    Response: Plans have been updated to show what was previously approved for both the existing Assisted Living Facility and existing commercial outparcel buildings.

13. Access and Traffic Flow Plans including parking, loading and internal traffic circulation patterns (Turning radius trucks)

Response: Parking, loading, and internal traffic circulation patterns are unchanged from what was previously approved on site.

14. Any traffic lights installed by the proposed project will include installation of traffic pre-emption device as approved by the development director
Response: No traffic lights were installed by the previously approved project.

15. Fire Department Access and Water Supply a) Fire department access road shall extend to within 50 ft of a single exterior door providing access to the interior of the building; b) Fire department access roads shall have an unobstructed width of not less than 20 ft. c) Fire department access roads shall be provided such that any portion of the facility is located not more than 150 ft from the fire dept. access road; d) Required fire lanes shall be provided with the inner edge of the roadway no closer than 10 feet and no further than 30 feet from the building; e) Turning radius (25' inside, 45' outside and height minimum of 13'6") f) Fire Department Connection Location g) Fire Hydrant Locations, existing and proposed - clearance of 7'6" in front of and to the side of the fire hydrant, with a 4' clearance to the rear of the hydrant h) Fire mains - minimum 6" supply; minimum 8" dead end main as approved by Public Works
Response: Access and hydrant locations remain unchanged from what was previously approved by the City of Stuart for this site.

16. Existing buildings and structures on the project zoning lot(s) and within fifty (50) feet of the project's property lines, or such additional distance as may be necessary in order to show major features or conditions that may affect the project
Response: No building lie within fifty (50) feet of the site's property line.

17. Existing Uses and zoning on all adjacent property
Response: Please find existing uses and zoning shown on provided site plan

18. Locations of the nearest available public water supply and wastewater disposal system and the proposed tie-in points, or an explanation of alternative systems to be used
Response: Please find existing water and wastewater on provided site plan.

19. Proposed development shall include but not limited to: a) Location and size of all proposed buildings and structures, labeled with allowable use, height, total and gross floor area, and distance to all property lines and between buildings b) Number, height, and type of residential units; Provide density units per acre (Gross) c) Architectural elevations of all sides of all buildings d) Height and Type of Fencing and Walls, existing and proposed e) Off-Street Parking and Loading layout including typical size and number of spaces by location (parking bays). If structured parking, include parking layout of each level (ground and typical) f) Minimum of six-foot wide sidewalks g) Drive-thru windows, including vehicle queuing or stacking spaces and queuing lane dimensions, if any h) Passenger drop-off/pick-up areas; Decorative benches, if provided
Response: Please find previously approved existing buildings, off-street parking, etc., in included site plan. As no structures are being altered from what was previously approved, architectural elevations are not being provided.

20. Building setback distances from property lines, abutting right-of-way centerlines, and all adjacent buildings and structures
Response: Acknowledged

21. Minimum floor elevations of buildings and finished floor elevations of subject property and adjacent property
Response: No structures are being altered from what was previously approved. As such, no elevations will be provided.

22. Pedestrian Circulation System and Points of Ingress and egress (including proposed public street modifications)
Response: Please find existing pedestrian circulation systems on included site plan.

23. Concurrency Review: a) Demonstrate ability to meet concurrency (Traffic, School, Utility, Parks & Recreation) b) A traffic statement shall be required if proposed development have the potential to generate 19 or less peak-hour trips b) A traffic study shall be required if proposed development have the potential to generate 20 or more new peak-hour trips d) School Concurrency requirement - Residential developments shall comply with bus stops size, location and turning radius to accommodate a school bus by coordinating with the Martin County Zoning, Planning and Engineering Departments, as well as the Martin County School District Planning and Transportation Department.
Response: Please find attached Traffic Analysis.

24. Phasing, if any; Total acreage in each phase and gross/net intensity (non-residential) and gross/net density (residential) of each phase; What will be built in each phase; Construction phase lines
Response: The Clarity Pointe PUD is fully built and no modifications are being proposed at this time.

25. Dumpsters: a) Refuse and recycling collection areas b) Dumpster enclosure details per City of Stuart's standard specification
Response: Please find existing dumpster enclosures on included site plan.

26. Various plans including: a) Site Lighting Plan including location, type, height and intensity pattern of all exterior lights, if applicable b) Signage plan/Unified signage plan c) Landscape plan and specifications, signed/sealed/dated by a Florida Registered Landscape Architect
Response: No plans are being included as exterior lighting and landscaping is not being altered from what was previously approved. Please find attached a Landscape Sufficiency Letter provided by a registered Landscape Architect.

27. Location, names and widths of existing and proposed streets, highways, easements, building lines, alleys, parks, public spaces, and Rights-of-Way and similar facts regarding adjacent property
Response: Please find location, name, and width of existing ROW on included site plan.

28. Utility Lines and Structures such as water, sewer, gas, electric, telephone, hydrants, main size to support fire flows and FDC locations, on the project site, including size and/or capacity and similar facts regarding adjacent property
Response: Please find existing utilities and structures on included site plan.

29. Cross sections and specifications of all proposed pavements

Response: Please find Valley Curb and D Curb details on page 2 of included site plan.

30. Location of proposed retention/detention areas
    Response: Please find existing retention/detention areas depicted on included site plan.

31. Typical and special roadway and drainage sections
    Response: Please find existing roadway catch basin identified on included site plan.

32. Locations of all land to be abandoned, dedicated or reserved for all public or private uses including rights-of-way, easements, special reservations
    Response: As the site is fully developed, no new land will be abandoned, dedicated or reserved for public or private uses.

33. Location of onsite well and any wells within 1,500 feet of any property line
    Response: No wells were identified on previously approved plan.

34. PRE-APPLICATION MEETING(S) REQUIRED TO REVIEW POTENTIAL ENVIRONMENTAL IMPACTS Before creating a detailed conceptual site plan or seeking environmental permits from federal, state or other agencies, the applicant shall first schedule and attend at least one pre-application meeting with City Development Department staff to discuss the project's probable environmental impacts. For the pre-application meeting, the applicant shall provide an environmental report, prepared by a qualified environmental professional (i.e., Certified Ecologist, Certified Environmental Professional, Professional Wetland Scientist, or other recognized certification), in accordance with the City's Land Development Code. The applicant is also encouraged to provide a rough layout of the proposed site plan, if available. The primary purpose of the pre-application meeting(s) is to ensure that before detailed site planning begins and substantial costs are incurred, the applicant is made fully aware of the City's environmental design standards, particularly its "avoidance or minimization" of impact standards, and that this awareness is ultimately reflecting in the site's final design.
    Response: A Pre-Application Meeting was held with the City of Stuart staff on January 25, 2024. As the site is already fully developed, no environmental impacts were found.

35. Frontage Type(s)
    Response: No existing structures are being altered.

36. Minimum percentage of façade along front lot line, indicate amount required and provided
    Response: No existing structures are being altered.

37. Location of transition line, if applicable
    Response: N/A

38. Minimum percentage of glass, indicate amount required and provided
    Response: No existing structures are being altered.

39. Slope of pitched roof, if provided

Response: No existing structures are being altered.

40. Height of parapet wall, if any
    Response: No existing structures are being altered.

41. List of exterior materials, colors and finishes
    Response: No existing structures are being altered.

42. Except for single-family residential, all developments which are less than 20,000 square feet shall incorporate a minimum of four of the following building design standards, and all developments which exceed 20,001 square feet shall incorporate a minimum of five of the following building treatments: a. Overhangs; b. Arcades as defined by this Code; c. Sculptured artwork and/or fountains; d. Raised cornice parapets over doors; e. Peaked roof forms; f. Display windows; g. Ornamental and structural architectural details, other than cornices, which are integrated into the building structure and overall design; h. Clock or bell towers; i. Decorative light fixtures; j. Decorative landscape planters or planting areas, a minimum of five feet in width, and areas for shaded seating consisting of a minimum of 100 square feet; k. Integration of specialty pavers, or stamped, colored concrete along the building's walkway to constitute a minimum of 60 percent of walkway area; l. Water elements, a minimum of 50 square feet in area; and m. Courtyards along the front building facade.
    Response: No existing structures or building treatments are being altered.

43. Curb cut, if any
    Response: No additional curb cuts are being proposed.

44. Outbuildings, if any
    Response: No outbuildings are being proposed.

45. Height/length/depth/projection of balconies and balcony rails
    Response: No existing structures are being altered.

46. Traffic drive aisle width
    Response: Please find existing drive isle width on included site plan.

47. Material of roofs and gutters
    Response: No existing structures are being altered.

48. Specifications of arcades and porches, if any
    Response: No existing structures are being altered.

49. Materials, configuration, and operations of windows and doors
    Response: No existing structures are being altered.

50. Garden wall, if any
    Response: No garden walls are shown on the included site plan.

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.

Z:\EDC-2023\23-378 - Ackner - 500 SE Indian Street\ENGINEERING\Documents\Submittal Documents\Justification Statement\2024-02-06_Ackner - 500 SE Indian St Rezone Narrative.docx

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

Received by: _____
Reviewed by: _____

Rezone Real Property Application

(including Planned Unit Developments)

Project ID#_____
(Staff Entry)

Pre-App Conference Date: January 25, 2024	Application Date: December 18, 2023

SITE INFORMATION

Project Name: Ackner - 500 SE Indian St	Parcel ID#: 40-38-41-010-000-00010-0 / 40-38-41-010-000-00001-0
Site Address: 500 SE Indian St, Stuart, FL 34994	
Subdivision: Plat of Clarity Pointe PLAT 17/68	Lot(s): Lot 1, Lake Tract, Upland Preserve Tract, Access Tract PLAT 17/68
Site Area/Acreage: 9.46 Acres	Flood Zone/Base Flood Elevation: Flood Zone X
Existing Zoning District / CRA Subdistrict: RPUD: Residential PUD	
Proposed Zoning District / CRA Subdistrict: MXPUD: Mixed-Use PUD	
PUD Rezoning (Check the box below that applies):	
Rezoning to CPUD: ☐	Rezoning to UPUD: ☐
Rezoning to RPUD: ☐	Rezoning to UPUD <5 Bungalow Units: ☐
Rezoning to MXPUD: ☑	Rezoning to Public Service PSPUD: ☐
Rezoning to Industrial IPUD: ☐	Rezoning to Non-PUD District Rezoning: ☐
Current Comprehensive Plan Future Land Use Designation: Multi-Family Residential	
Proposed Comprehensive Plan Future Land Use Designation (if applicable): Commercial	
Existing Land Use: Assisted Living Facility (ALF)	Proposed Land Use: Inpatient mental health, drug and alcohol rehab with medical detox
Proposed Square Footage (if applicable):	Proposed Density (if applicable):

PETITIONER INFORMATION

Property Owner: CP - Stuart Development I, LLC	Phone Number / Email Address: (850)-830-7425 rick@olsonlandpartners.com
Property Owner's Mailing Address: 4300 Legendary Drive, Suite 234, Destin FL 32541	
Applicant (if not Owner): Perseverance Recovery Center, LLC	Phone Number / Email Address: (561)-815-4478 Jason.Ackner@Phoenix-bhc.com
Applicant's Mailing Address: 318 S US Highway 1, Suite 200, Jupiter, FL 33477	
Agent/Contact Person: Connor Kennedy, EDC	Phone Number / Email Address: (772)-462-2455 connorkennedy@edc-inc.com
Agent's Mailing Address: 10250 SW Village Parkway, Suite 201, Port St. Lucie, FL 34987	
Architect:	Engineer:
Planner: Same as Agent	Landscape Architect: Jeffrey W. Smith

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared _____

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

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

Please See Attached Agent Consent Forms

Signature of Owner: By: Name/Title

_____ _____

Street Address City, State, Zip Code

_____ _____

P.O. Box City, State, Zip Code

_____ _____

Telephone Number Fax Number

_____

Email Address:

STATE OF FLORIDA, COUNTY OF _____

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

_____ day of _____, _____ By _____.

Personally Known OR Produced Identification _____

Type of Identification Produced: Notary Public

My Commission expires:

_____

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: Jason Ackner	City/State/Zip Code: Jupiter, FL 33477
Title: CEO	Telephone Number: 561-875-4478
Company: Perseverance Recovery Center, LLC	Facsimile Number:
Company Address: 318 S. US Highway 1 Ste. 200	Email Address (optional): Jason.Ackner@Phoenix-Bltc.com

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

1. Signed this 7th day of February, 2024

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

Application Requirements

Fees *(check box)*: *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.*

Rezoning to CPUD	$3,638.00	☐	Rezoning to UPUD	$3,638.00	☐
Rezoning to RPUD	$3,638.00	☐	Rezoning to UPUD < 5 Bungalow Units	$1,523.00	☐
Rezoning to MXPUD	$3,638.00	☑	Rezoning to Public Service PSPUD	$3,638.00	☐
Rezoning to Industrial IPUD	$3,638.00	☐	Non-PUD District Rezoning	$1,065.00	☐

Submittal Requirements*:* A completed application form, the payment of fees, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and a site plan. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan. 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. The Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. The City Commission is also required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.

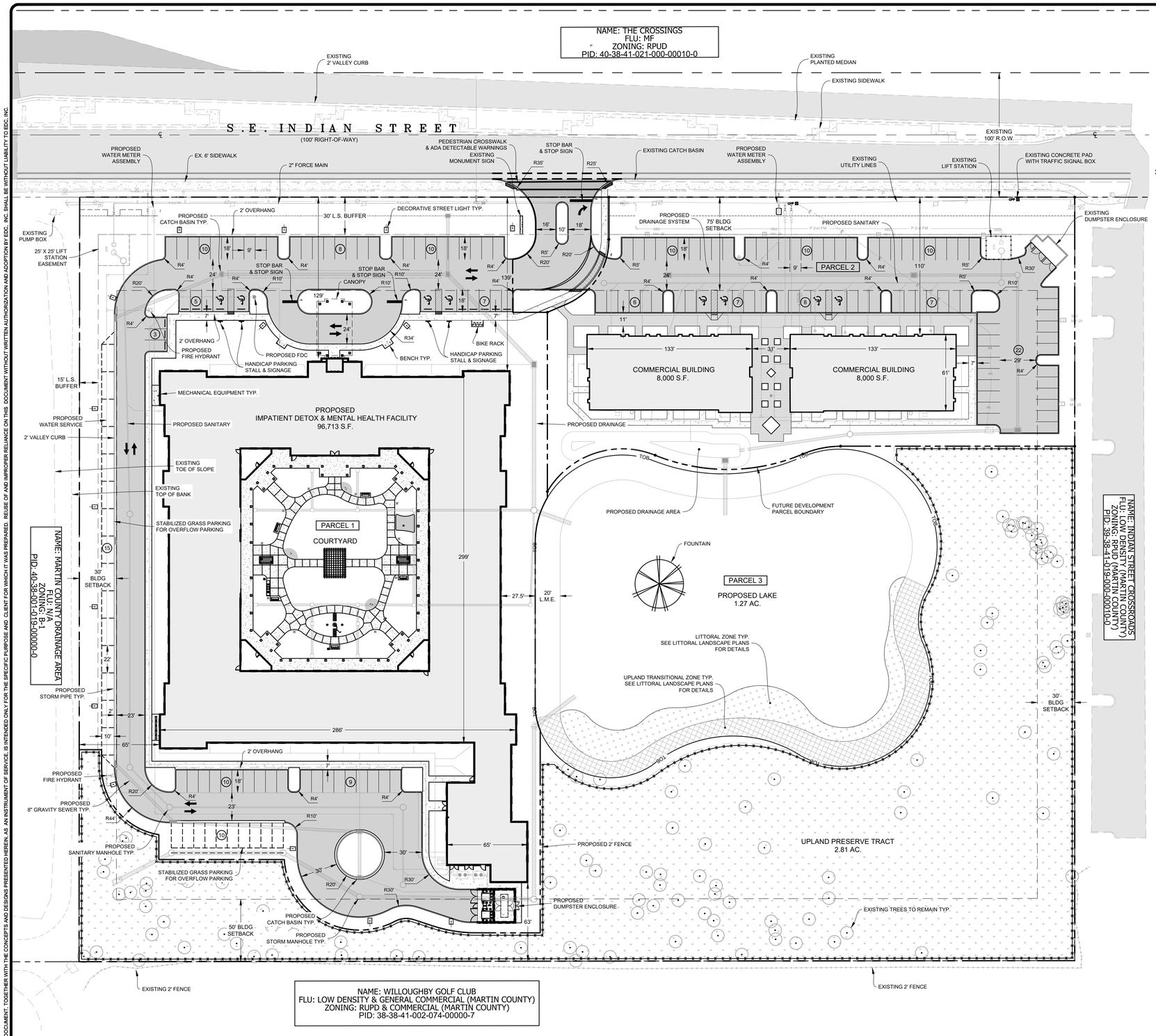
Written justification supporting the application and demonstrating how the application:

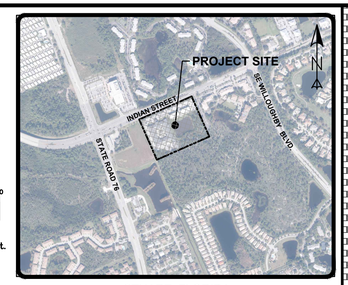
- Is consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses and

- Complies with the relevant development standards of the City of Stuart Land Development Code *(include additional pages if needed).*

Please find demonstration of consistency with relevant components of City of Stuart Comprehensive Plan and Development Standards in the Project Narrative included with this application.

(over)





(IN FEET)
1 inch = 40 ft.

STUART, FLORIDA

VICINITY MAP

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOTS 14 AND 15, LYING SOUTH OF INDIAN STREET AND LOTS 18 AND 19 AND A PORTION OF HTE FORMER 60 FOOT WIDE RIGHT OF WAY THROUGH AFORESAID LOTS, ACCORDING TO THE PLAT OF STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF MARTING COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF STATE ROAD 76 AND THE CENTERLINE OF INDIAN STREET; THENCE NORTH 66 DEGREES 44' 27" EAST, ALONG SAID CENTERLINE OF INDIAN STREET, A DISTANCE OF 47.42 FEET; THENCE SOUTH 23 DEGREES 15' 53", A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF INDIAN STREET; THENCE NORTH 66 DEGREES 44' 27" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 602.34 FFET TO THE POINT OF BEGINNING; THENCE CONTINUE NORT 66 DEGREES 44' 27" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 613.48 FEET; THENCE SOUTH 66 DEGREES 40' 45" WEST, A DISTANCE OF 800.20 FEET; THENCE NORTH 23 DEGREES 15' 33" WEST, A DISTANCE OF 614.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.27 ACRES, MORE OF LESS.

SITE DATA

TOTAL SITE AREA:	11.27 AC. (490,921 S.F.)
PROJECT NAME:	CLARITY POINTE - STUART
SEC/TWNSHP/RNG:	SECTION 6, TOWNSHIP 48, RANGE 42
PARCEL 1 & 3 ID#:	40-38-41-010-000-00010-0
	40-38-41-010-000-00001-0
EXISTING FLU:	MULTI-FAMILY RESIDENTIAL
EXISTING ZONING:	RESIDENTIAL PUD (RPUD)
PROPOSED FLU:	COMMERCIAL
PROPOSED ZONING:	MIXED-USE PUD (MXPUD)
PARCEL 2 ID #:	40-38-41-010-000-00020-0
EXISTING FLU:	COMMERCIAL
EXISTING ZONING:	COMMERCIAL PUD (CPUD)

BUILDING DATA:

CLARITY POINTE FACILITY:	96,713 S.F. (84 BEDS)
CONDITIONED FLOOR SPACE:	60,217 S.F.
INTERIOR COURTYARD:	36,496 S.F.
(2)COMMERCIAL BUILDINGS:	16,000 S.F. (8,000 S.F. EACH)

BUILDING LOT COVERAGE:	PERMITTED	PROVIDED
CLARITY POINTE FACILITY:	35%	22.96%

PRESERVE AREA:	REQUIRED(AC.)	PROVIDED(AC.)
(MIN. 25% OF NATIVE HABITAT)	2.61 AC.	2.81 AC.

SETBACK DATA:	REQUIRED	PROVIDED
FRONT SETBACK(JOHNSON RD.):	75'	129.30'
SIDE(EAST):	30'	30'
SIDE(WEST):	30'	68.20'
REAR(SOUTH):	50'	63.20'

LAND USE TABLE:

TOTAL SITE AREA:	490,921 S.F.	11.27 AC.	100%
IMPERVIOUS AREA:			
BUILDING AREA:	112,713 S.F.	2.59 AC.	23.72%
VEHICULAR USE AREA:	71,910 S.F.	1.65 AC.	14.65%
SIDEWALK & PLAZA:	17,042 S.F.	0.39 AC.	3.47%
TOTAL IMPERVIOUS:	201,665 S.F.	4.63 AC.	41.08%
PERVIOUS AREA:			
LAKE	74,923 S.F.	1.72 AC.	18.38%
OPEN SPACE:	43,103 S.F.	0.99 AC.	8.78%
UPLAND PRESERVE AREA:	122,403 S.F.	2.81 AC.	33.21%
LANDSCAPE BUFFERS:	30,210 S.F.	0.69 AC.	8.20%
COURTYARD:	18,617 S.F.	0.43 AC.	5.05%
TOTAL PERVIOUS:	289,256 S.F.	6.64 AC.	58.92%

PARKING DATA:

CLARITY POINTE(1 SPACE PER (4) BED & 1 SPACE PER 2 EMPLOYEES)

TOTAL PARKING REQURED:	61 STALLS
TOTAL PAVED PARKING PROVIDED:	62 STALLS
TOTAL GRASS PARRKING PROVIDED:	25 STALLS
TOTAL PARKING PROVIDED:	87 STALLS
HANDICAP PARKING PROVIDED:	4 STALLS

RETAIL-STRIP SHOPPING CENTER(16,000 S.F. @ 1 SPACE PER 250 S.F.)

TOTAL PARKING REQURED:	64 STALLS
TOTAL PARKING PROVIDED:	80 STALLS
HANDICAP PARKING PROVIDED:	4 STALLS

LEGEND

M E	EXISTING METER		EXISTING UTILITY POLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING CONCRETE		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT	#	PARKING STALL COUNT
			EXISTING DRAINAGE
			PROPOSED DRAINAGE PIPE

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL ✪ LAND PLANNERS
INTERIOR DESIGNERS

10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: DCB
DRAWN BY: VER
FILENAME: 23-378 site plan(2-8-24).dwg
LAYOUT: SITE PLAN
SCALE: AS SHOWN
DATE: 3/JAN/24

REVISION COMMENTS
X XX/XX/XXXX DATE

CLARITY POINTE
SITE PLAN
STUART FLORIDA

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL ✪ LAND PLANNERS
INTERIOR DESIGNERS

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

23-378

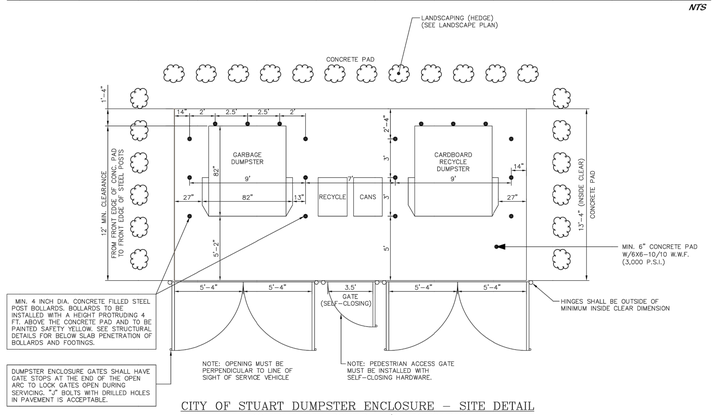
1 OF 2

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 ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

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DUMPSTER DETAIL

NTS



CITY OF STUART DUMPSTER ENCLOSURE – SITE DETAIL
DOUBLE DUMPSTER w/ RECYCLING N.T.S.

BIKE RACK DETAIL

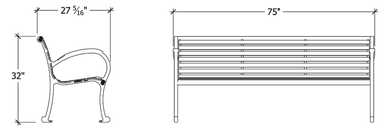
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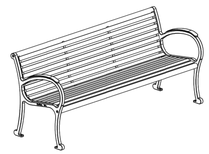


TYPE: MADRAX 5 LOOP HEAVY DUTY WINDER
COLOR: LEXINGTON GREEN OR BLACK
FINISH: POWDER COAT

BENCH DETAIL

NTS

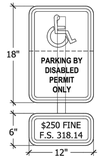




TYPE: DUMOR 160 SERIES BENCH
COLOR: GREEN
FINISH: ZINC RICH AND POLYESTER POWDER COAT

HANDICAP SIGN DETAIL

NTS



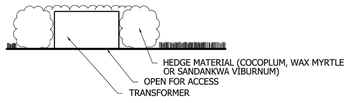
COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

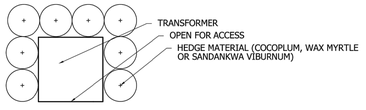
TRANSFORMER DETAIL

NTS

ELEVATION VIEW

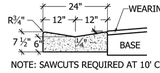


PLAN VIEW

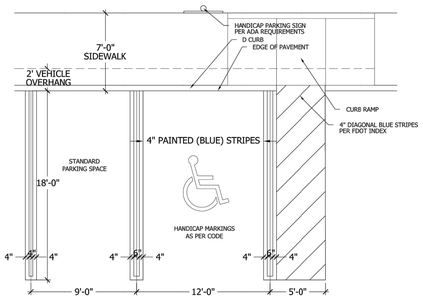


VALLEY CURB DETAIL

NTS

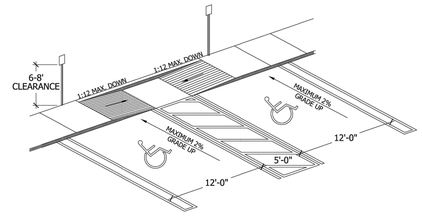


NOTE: SAWCUTS REQUIRED AT 10' CENTERS



HANDICAP RAMP DETAIL

NTS

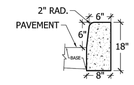


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

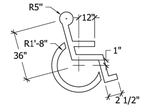
D CURB DETAIL

NTS



HANDICAP SYMBOL DETAIL

NTS



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL HANDICAP STALLS

Site Details

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL ✪ LAND PLANNERS
INTERIOR DESIGNERS
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
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DESIGNED BY: DCB
DRAWN BY: VER
FILENAME: 23-378 site plan\2-8-24\1.dwg
LAYOUT: SITE PLAN DETAILS
SCALE: AS SHOWN
DATE: 3/14/24

REVISION COMMENTS
X XX/XX/XXXX
DATE

CLARITY POINTE
SITE PLAN DETAILS
STUART FLORIDA

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL ✪ LAND PLANNERS
INTERIOR DESIGNERS
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
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23-378

2 OF 2

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Z:\EDC-2023\23-378 - Ackner - 500 SE Indian Street\ENGINEERING\AutoCAD\DWGs\23-378 SITE PLAN\2-8-24\dwg, 2/12/2024 1:06:03 PM

February 8, 2024 *Sent via e-mail: connorkennedy@edc-inc.com*

Connor Kennedy
Planner I Planning Division
Engineering Design & Construction, Inc.
10250 SW Village Parkway - Suite 201
Port Saint Lucie, Florida 34987

Re: Ackner - 500 SE Indian St (Stuart)
TRAFFIC STATEMENT
Parcel ID: 40-38-41-010-000-00010-0

Dear Connor,

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with *Sec. 4.05. of the City of Stuart Land Development Code*. This traffic statement is associated with a Rezoning and a Future Land Use amendment application to convert an existing 84-bed assisted living facility with memory care into an inpatient mental health and drug rehab facility.

The site is located south of Indian Street, ± 0.15 miles northeast of Kanner Highway in the City of Stuart, Florida. Figure 1 shows the project location in relation to the transportation network. Parcel ID associated with this project is 40-38-41-010-000-00010-0. A copy of the property appraiser information for the site is included as Exhibit 1.

Exhibit 2 includes a copy of the latest approved site plan. Exhibit 3 includes a copy of Ordinance 2340-2017 which approved the 84-bed assisted living facility as it is built today.



Figure 1 : Project Location

Project trip generation rates were based on the *Institute of Transportation Engineering (ITE) Trip Generation Manual 11th Edition*. When fitted curve equations were not available, weighted average rates were used. Similarly, when data plots had at least 20 data points and a fitted curve equation with an R2 of at least 0.75, fitted curve equations were used. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions while Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the existing and proposed development. Exhibit 4 includes excerpts from the ITE trip generation manual for ITE Land Use Code 254.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily Trip Gen.	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Assisted Living	254	2.60	60%	40%	0.18	39%	61%	0.24

According to Table 2, the net Daily, AM and PM peak trips potentially generated due to the proposed changes are 146, 10 (6 In/4 Out) and 14 (5 In/9 Out) trips respectively. Therefore, according to Table 2, the proposed changes to the 500 SE Indian St property will generate less than 20 peak hour trips.

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida 33458
T: (561) 462-5364 • F: (561) 465-8044 • info@jfo.us

There are 70 bedrooms at the existing facility that currently accommodates 84 beds. Given the proposed use on the subject site, a maximum of two (2) beds could be accomodated per bedroom. Therefore, in order to prepare a conservative analysis, it was assumed that a maximum of 140 beds could be operating on the subject site. Similarly, since ITE does not include trip generation rates for mental/drug rehab facilities and as part of a conservative analysis, it was assumed that for trip generation purposes the proposed facility will operate similarly to an assisted living facility.

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
EXISTING DEVELOPMENT								
Assisted Living	84 Beds	218	9	6	15	8	12	20
Net Existing Traffic		***218***	***9***	***6***	***15***	***8***	***12***	***20***
PROPOSED DEVELOPMENT								
Mental/Drug Rehab	140 Beds	364	15	10	25	13	21	34
Net Proposed Traffic		***364***	***15***	***10***	***25***	***13***	***21***	***34***
Net Traffic		***146***	***6***	***4***	***10***	***5***	***9***	***14***

The proposed changes to the 500 SE Indian St property have been evaluated following *Sec. 4.05. of the City of Stuart Land Development Code*. This analysis shows that the proposed request to convert an existing 84-bed assisted living facility with memory care into an inpatient mental health and drug rehab facility will generate less than 20 peak hour trips. Therefore, the proposed project does not require a traffic study where a maximum of 146 daily trips could be potentially generated.

This analysis shows that the proposed Future Land Use and Zoning changes necessary to allow interior renovations to the 500 SE Indian St property to accommodate the proposed inpatient mental health and drug rehab facility will be in compliance with *Sec. 4.05. of the City of Stuart Land Development Code*. Project build-out is expected in 2025.

Sincerely,

JFO GROUP INC
COA Number 32276

JUAN F. ORTEGA
LICENSE
No. 63422
Digitally signed by Juan F Ortega
Date: 2024.02.08 09:36:34 -05'00'
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Enclosures:
Exhibit 1: Property Appraiser Information
Exhibit 2: Approved Site Plan
Exhibit 3: Ordinance 2340-2017
Exhibit 4: ITE Trip Generation Rates

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida 33458
T: (561) GO2-JFOG • www.jfogroupinc.com • info@jfo.us

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on February 8, 2024 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
40-38-41-010-000-00010-0	1118645	500 SE INDIAN ST STUART FL	1/25/24

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
CP STUART DEVELOPMENT I LLC

Mailing Address
4300 LEGENDARY DR #234
DESTIN FL 32541

Tax District
STUART

Parcel ID
40-38-41-010-000-00010-0

Account Number
1118645

Property Address
500 SE INDIAN ST STUART FL

Legal Description
LOT 1 CLARITY POINTE ACCORDING TO THE PL...

Use Code/Property Class
7400 - 7400 Homes for the aged

Neighborhood
M3 M3-CENTRAL STUART

Legal Acres
4.67

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2023	$ 1,258,190	$ 10,490,110	$ 11,748,300	$ 0	$ 11,748,300	$ 0	$ 11,748,300

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date	Grantor (Seller)	Doc Num
N/A	N/A	N/A
Sale Price	**Deed Type**	**Book & Page**
N/A	N/A	N/A

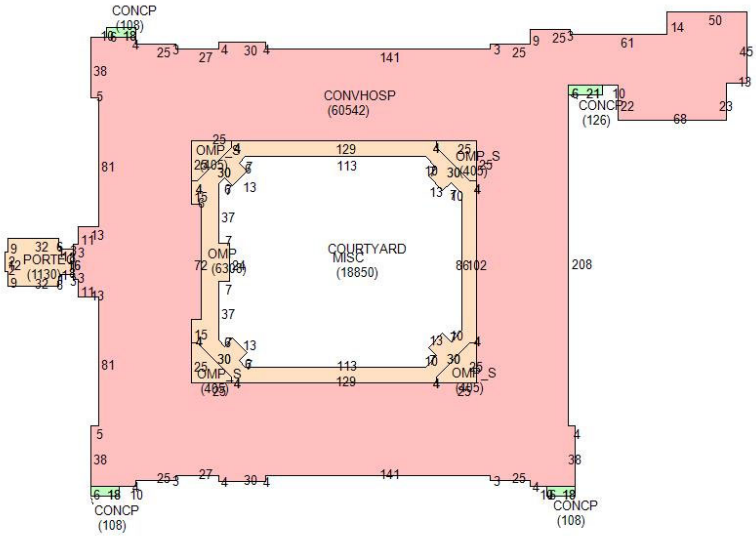
Improvements

PIN	AIN	Situs Address	Website Updated
40-38-41-010-000-00010-0	1118645	500 SE INDIAN ST STUART FL	1/25/24

Use Code/Property Class	Total Finished Area	Max Stories
7400 - 7400 Homes for the aged	60,542 SF	1

Building Information (1 of 1)

Building Type	Finished Area	Exterior Cover	Roof Cover
Convalescent Hospital	60,542 SF	Stud -Hardboard Siding	Com Shingle
Year Built	**Wall**	**Number of Units**	**Wall Height**
2018	Class C - Fire Resistant	100	10
Bedrooms	**Full Baths**	**Half Baths**	
N/A	64	20	



Report a Discrepancy

NAME: THE CROSSINGS
FLU: MF
ZONING: RPUD
PID: 40-38-41-021-000-00010-0

EXIST. VALLEY CURB
EXIST. PLANTED MEDIAN
EXIST. SW
EXIST. PLANTED MEDIAN
EXIST.
T. SIGN
EXIST. 100' ROW
S.E. INDIAN STREET
EXIST. VALLEY CURB
EXISTING 100' ROW

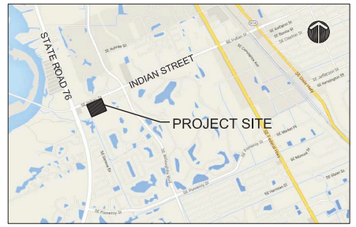
ENTRY SIGN
R25'
R25'
EXIST. CB
EXIST. CONCRETE HEADWALL
EXIST. 6' SW
EXIST. 6' SW
N66°18'43"E(D) N66°15'19"E(M) 799.72
EXIST. OVERHEAD UTILITY LINES
30' LB
EXIST. UTILITY POLE, TYP.
30' LB
DECORATIVE STREET LIGHT, TYP.
2' OVERHANG
129.3'
2' OVERHANG
15'
16'
10'
18'
EXIST. PUMP BOX
EXIST. METER
25' X 25' LIFT STATION ESMT
R5'
R20'
R40'
MH, TYP.
FUTURE DEVELOPMENT PARKING (~88 SPACES)
EXIST. CONCRETE PAD WITH TRAFFIC SIGNAL BOX
FDC
SM, TYP.
R4'
R10'
R4'
R10'
R10'
R4'
R20'
R44'
FH
7' SW
2' OVERHANG
R34'
2' OVERHANG
7' SW
BIKE RACK
BENCH, TYP.
INLET, TYP.
WM, TYP.
DRAINAGE, TYP.
FUTURE DEVELOPMENT
+/- 1.92 AC
NOTE: FUTURE DEVELOPMENT PARKING CONFIGURATION AND NUMBER OF PARKING SPACES SHOWN ARE SUBJECT TO CHANGE BASED UPON FUTURE SITE PLANNING OF THE OUT PARCEL DEVELOPMENT.
FUTURE DEVELOPMENT PARCEL BOUNDARY
STABILIZED GRASS PARKING FOR OVERFLOW PARKING
MECHANICAL EQUIPMENT, TYP.
DRAINAGE, TYP.
EXIST. TOP OF BANK
EXIST. TOP OF SLOPE
5' SW
FOUNTAIN
LAKE
1.27 AC
COURTYARD
BENCH, TYP.
8' SW
COVERED PORCH, TYP.
UPLAND TRANSITIONAL ZONE, TYP. SEE LITTORAL LANDSCAPE PLANS FOR DETAILS.
LITTORAL ZONE, TYP. SEE LITTORAL LANDSCAPE PLANS FOR DETAILS.
20' LME
27.5'
21.3'
3'
15' LB
122'
13.4'
68.2' SB
6.2'
15'
NAME: MARTIN COUNTY DRAINAGE AREA
FLU: N/A
ZONING: S-1
PID: 38-38-41-002-074-00000-7
N23°40'04"W(D) N23°41'59"W(M) 614.34'
NAME: WILLOUGHBY CROSSROADS
FLU: LOW DENSITY (MARTIN COUNTY)
ZONING: RPUD (MARTIN COUNTY)
PID: 38-38-41-019-000-00010-0
S23°41'17"E(D) S23°44'41"E(M) 613.48'
10' 7' SW 2' OVERHANG
PARKING LOT LIGHT, TYP.
24' FH
18'
SM, TYP.
24'
STABILIZED GRASS PARKING FOR OVERFLOW PARKING
30'
MH, TYP.
5' SW
R20'
R44'
R10'
R4'
5' SW
GREASE TRAP
30'
10'
R20'
R50'
30'
R30'
R30'
0.20 AC. ABOVE MIN. REQUIRED PRESERVE AREA
5' SW
63.2'
PROPOSED 2' FENCE
PRESERVE
2.81 AC
EXIST. TREE TO REMAIN, TYP.
DUMPSTER ENCLOSURE
EXIST. 2' FENCE
S66°15'01"W(D) S66°11'37"W(M) 800.20'
EXIST. 2' FENCE

NAME: PRESERVE AREA
FLU: LOW DENSITY & GENERAL COMMERCIAL (MARTIN COUNTY)
ZONING: RUPD & COMMERCIAL (MARTIN COUNTY)
PID: 38-38-41-002-074-00000-7

LEGEND

UE: UTILITY EASEMENT
SB: SETBACK
SW: CONCRETE SIDEWALK
TYP: TYPICAL
LME: LAKE MAINTENANCE EASEMENT
ROW: RIGHT-OF-WAY
LB: LANDSCAPE BUFFER
FP: FOUNDATION PLANTING AREA
WM: WATER MAIN
SM: SEWER MAIN
FDC: FIRE DEPARTMENT CONNECTION
FH: FIRE HYDRANT
MH: MANHOLE
PARKING LOT LIGHT
DECORATIVE STREET LIGHT
EXISTING TREE TO REMAIN
EXISTING TREE TO COUNT FOR MITIGATION CREDITS

LOCATION MAP



SITE DATA

SECTION 6, TOWNSHIP 48, RANGE 42				
NAME OF PROJECT	CLARITY POINTE- STUART			
PROPERTY CONTROL NUMBERS	48-42-0601-0432			
CURRENT FUTURE LAND USE	OFFICE PARK (OP)			
CURRENT ZONING	RESIDENTIAL PUD (RUPD)			
TOTAL SITE AREA	**11.27**	**AC**	**490,921**	**SF**
NET SITE AREA	**8.46**	**AC**	**368,517**	**SF**
STORMWATER (15% NET SITE)	1.27	AC	55,331	SF
MEMORY CARE FACILITY	5.27	AC	229,536	SF
FUTURE DEVELOPMENT	1.92	AC	83,650	SF
BUILDING DATA				
CLARITY POINTE FACILITY	**96,713**	**SF**	**84**	**BEDS**
CONDITIONED FLOOR SPACE	60,217	SF		
INTERIOR COURTYARD	36,496	SF		

BUILDING LOT COVERAGE (EXCLUDING FUTURE DEVELOPMENT PARCEL)	**PERMITTED**	**PROVIDED**
CLARITY POINTE FACILITY	35%	26.24%

PRESERVE AREA	**REQUIRED (AC)**	**PROVIDED (AC)**
(MIN. 25% OF NATIVE HABITAT)	2.61	2.81

SETBACK DATA	**REQUIRED**	**PROVIDED**
FRONT SETBACK (JOHNSON ROAD)	75	129.30'
SIDE (EAST)	30	30'
SIDE (WEST)	30	68.20'
REAR (SOUTH)	50	63.20'

SURFACE COVER
(EXCLUDING FUTURE DEVELOPMENT PARCEL)

IMPERVIOUS AREA	SF	AC	%
BUILDING LOT COVERAGE	96,713	2.22	26.24%
VEHICULAR USE AREA	49,413	1.13	13.41%
SIDEWALK & PLAZA	7,509	0.17	2.04%
TOTAL IMPERVIOUS	**153,635**	**3.53**	**41.69%**
PERVIOUS AREA			
OPEN SPACE	43,652	1.00	11.85%
PRESERVE AREA	122,403	2.81	33.21%
LANDSCAPE BUFFERS	30,210	0.69	8.20%
COURTYARD	18,617	0.43	5.05%
TOTAL PERVIOUS	**214,882**	**4.51**	**58.31%**
TOTAL	**368,517**	**8.03**	**100.00%**

PARKING DATA	**REQUIRED**	**PROVIDED**
EMPLOYEE & GUEST PARKING	61	
PAVED		62
GRASS		25
HANDICAP SPACES (INCLUDED IN TOTAL)	3	4
TOTAL	**61**	**87**

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOTS 14 AND 15, LYING SOUTH OF INDIAN STREET AND LOTS 18 AND 19 AND A PORTION OF THE FORMER 60 FEET WIDE ROAD RIGHT-OF-WAY THROUGH AFORESAID LOTS ACCORDING TO THE PLAT OF STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF STATE ROAD 76 AND THE CENTERLINE OF INDIAN STREET; THENCE NORTH 66°18'43" EAST, ALONG SAID CENTERLINE OF INDIAN STREET, A DISTANCE OF 47.42 FEET; THENCE SOUTH 23°41'17" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INDIAN STREET; THENCE NORTH 66°18'43" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 602.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 66°18'43" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 799.73 FEET; THENCE SOUTH 23°41'17" EAST DEPARTING SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 613.48 FEET; THENCE SOUTH 66°15'01" WEST, A DISTANCE OF 799.95 FEET; THENCE NORTH 23°40'04" WEST, A DISTANCE OF 614.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.27 ACRES, MORE OR LESS.

SITE PLAN

0' 20' 40' 80' 120' 160'

Scale: 1" = 40'

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

CLARITY POINTE
Stuart, Florida

DESIGNED DMS
DRAWN MCR
APPROVED DEH
JOB NUMBER 15-0206.07
DATE 08-26-16
REVISIONS 10-25-16

October 25, 2016 8:25:58 a.m.
Drawing: 150206.07 SP.DWG

SHEET 1 OF 2

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

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INSTR # 2621887
OR BK 2909 PG 1646
(45 Pgs)
RECORDED 02/28/2017 12:37:02 PM
CAROLYN TIMMANN
MARTIN COUNTY CLERK

BEFORE THE CITY COMMISSION

CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2340-2017

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE RPUD KNOWN AS "VILLAGIO STUART", CONSISTING OF 11.27 ACRES, OWNED BY TREASURE COAST PROPERTIES, LLC, AND APPLIED FOR BY CP-STUART DEVELOPMENT LLC, LOCATED ON THE SOUTH SIDE OF SE INDIAN STREET APPROXIMATELY 580 FEET EAST OF THE INTERSECTION OF SE KANNER HIGHWAY AND SE INDIAN STREET, SAID PROPERTY BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; FURTHER REPEALING ORDINANCE NUMBER 2042-05, AND ESTABLISHING THE CLARITY POINTE RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) CONSISTING OF AN 84 BED ASSISTED LIVING FACILITY WITH MEMORY CARE; AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN, THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "MULTI-FAMILY RESIDENTIAL" TO "COMMERCIAL" FOR A 1.92 ACRE PORTION OF SAID PROPERTY; PROVIDING THAT SAID PROPERTY SHALL CONCURRENTLY REZONED FROM "RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD)" TO "COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD)" ON THE CITY'S OFFICIAL ZONING MAP; APPROVING A MASTER DEVELOPMENT PLAN FOR THE OVERALL CLARITY POINTE PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR DEVELOPMENT CONDITIONS; A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

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Land Use: 254
Assisted Living

Description

An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to persons with mental or physical limitations. The typical resident has difficulty managing in an independent living arrangement but does not require nursing home care. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation.

The complex commonly provides separate living quarters for each resident. Alzheimer's and ALS care are commonly offered at an assisted living facility. Living quarters for these patients may be located separately from the other residents.

Assisted care commonly bridges the gap between independent living and a nursing home. In some areas of the country, an assisted living residence may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required. Congregate care facility (Land Use 253), continuing care retirement community (Land Use 255), and nursing home (Land Use 620) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Connecticut, New Jersey, New York, Oregon, Pennsylvania, Tennessee, Texas, and Utah.

Source Numbers

244, 573, 581, 611, 725, 876, 877, 912, 1016, 1029

Assisted Living
(254)

Vehicle Trip Ends vs: Beds
On a: Weekday

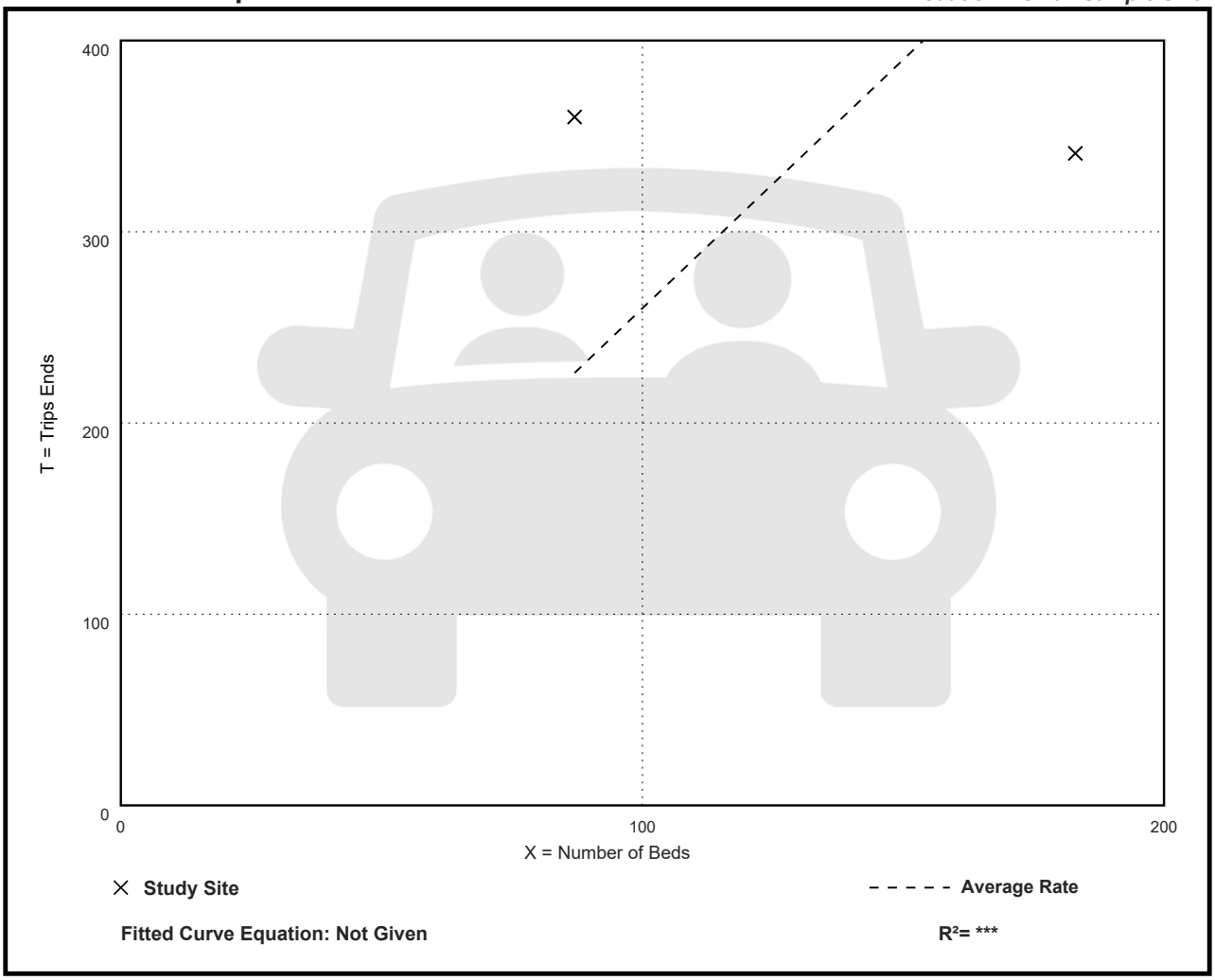
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Beds: 135
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
2.60	1.86 - 4.14	***

Data Plot and Equation

Caution – Small Sample Size



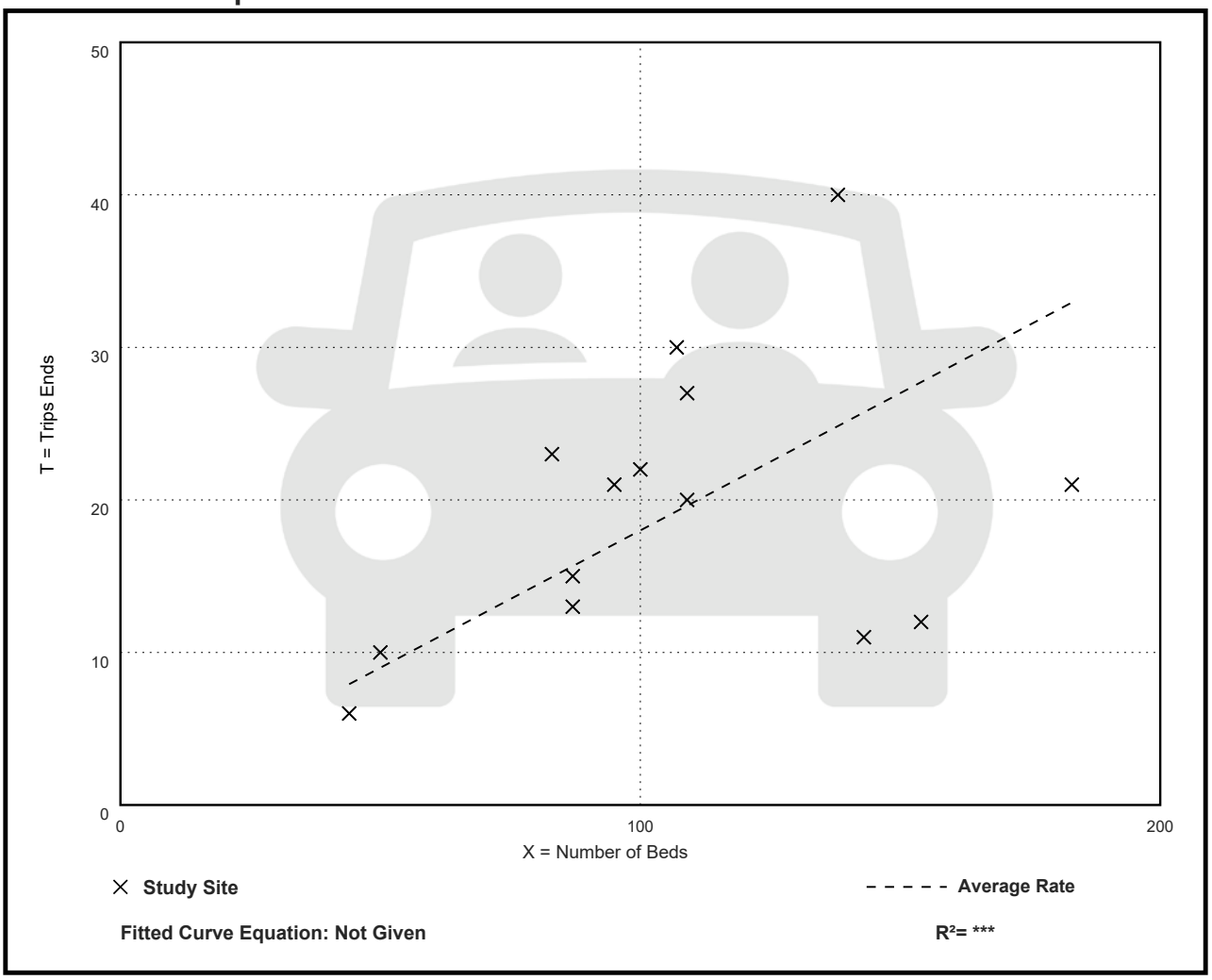
Assisted Living
(254)

Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Beds: 106
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.18	0.08 - 0.29	0.08

Data Plot and Equation



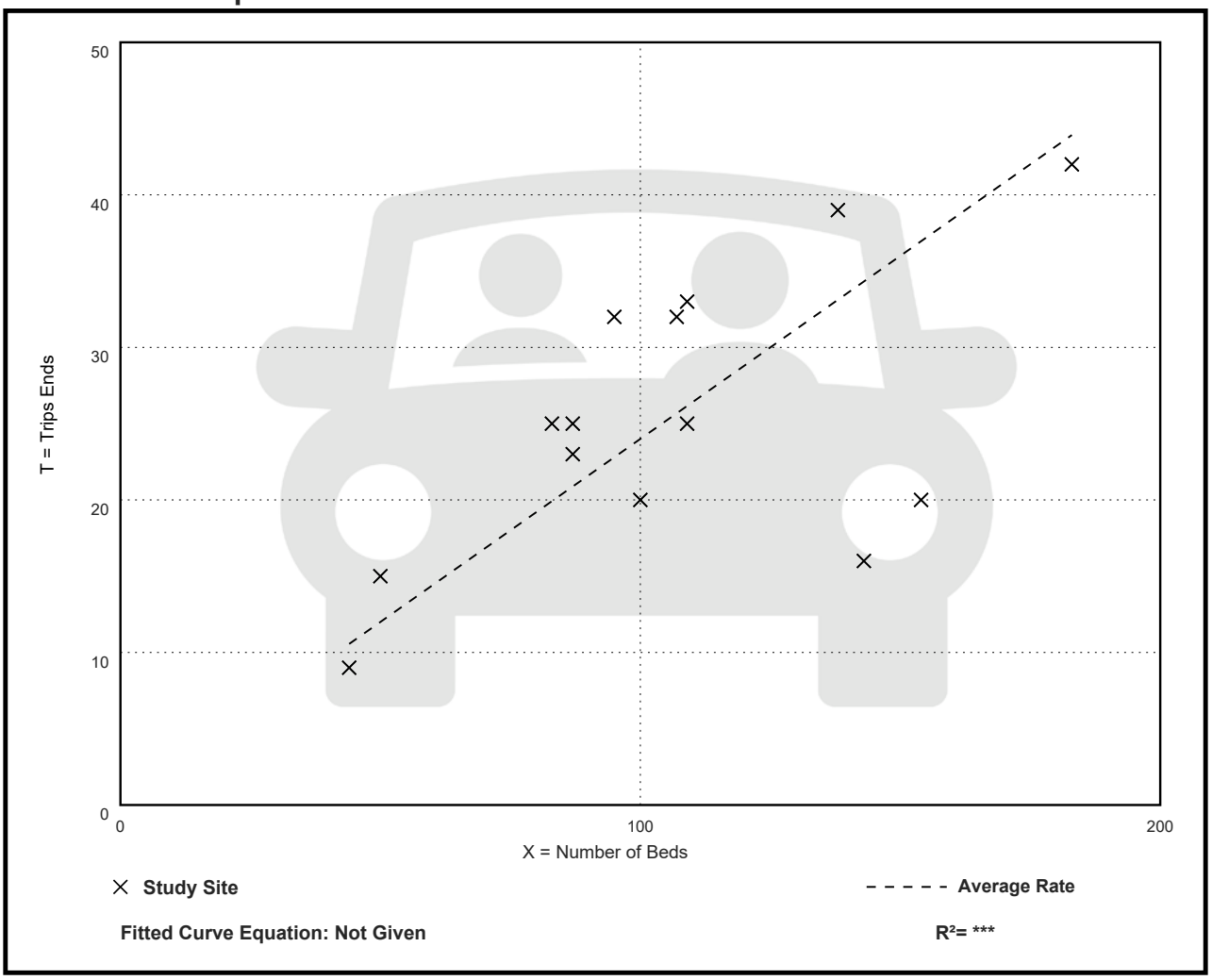
Assisted Living
(254)

Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Beds: 106
Directional Distribution: 39% entering, 61% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.24	0.11 - 0.34	0.07

Data Plot and Equation



Kimley»Horn

To: Jodi Nentwick-Kugler
Director of Development
City of Stuart Development Department

From: Alex Memering, P.E. ARM
Kimley-Horn and Associates, Inc.

Alex Campano, E.I. ADC
Kimley-Horn and Associates, Inc.

Date: March 27, 2024

Re: **Clarity Pointe**
Final Review of Traffic Impact Analysis

Kimley-Horn has reviewed the Traffic Statement (dated February 8, 2024) prepared by JFO GROUP INC. related to the above-mentioned project. The subject project is generally located south of SE Indian Street, west of S Kanner Highway in the City of Stuart, Florida.

The traffic statement evaluated the trip generation of the existing site relative to the proposed use. The existing site currently operates as an assisted living facility, which is consistent with the previously approved traffic study. A mental health / rehab facility is proposed, which is similar to the existing use, with a maximum increase from the existing 86 beds to 140 beds.

The proposed increase to a maximum of 140 beds has the potential to generate a net increase of 146 daily, 10 (6 entering, 4 exiting) AM peak hour, and 14 (5 entering, 9 exiting) PM peak hour trips. Based on the net change in peak hour trips (< 20) a traffic study isn't required per the City of Stuart Land Development Code Section 4.04.05.

It should be noted that the change in Future Land Use (FLU) and zoning designations do not increase traffic volumes as the proposed FLU and zoning designations provide the same intensities as the existing FLU and zoning designations per the City of Stuart Comprehensive Plan and Land Development Code. We have no further comments at this time.

Thank you for the opportunity to assist the City of Stuart in reviewing the noted project. Please contact us if you have any questions or need additional information.

Conceptual Design Group. Inc.

Landscape Architecture – Site Planning

Ms. Jodi Nentwick-Kugler
Director of Development
City of Stuart
121 S.W. Flagler Avenue
Stuart, Florida 34994
772-288-5328

February 7, 2024

Re: 500 SE Indian Street
40-38-41-010-000-00010-0 &
40-38-41-010-000-00001-0

CDG ref. # 24-0201

Dear Ms. Netwick-Kugler:

A field observation was completed to review the existing landscape plantings (parcel id#s listed above) to compare them to the landscape plans prepared by Cotleur & Hearing dated 10-25-2016. The project's landscaping was found to be roughly ninety-five (95) percent per the plans (excluding the interior courtyard). There were some areas where a few plants were missing in various planting beds, and there were a few beds where an entire plant mass was missing or has died, but the plantings would be considered substantially completed and meets the general intent of the City's landscape code and the landscape plans prepared by Cotleur & Hearing if those plantings were replaced. Please consider allowing the purchaser the opportunity to plant those missing plants at the completion of the review process if the project is approved, and prior to issuance of a City business license in lieu of preparing "As-built Landscape Plans".

Should you have any questions or comments please feel free to contact me.

Sincerely,



Jeffrey William Smith, RLA

900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
Phone: (772) 344-2340
LC:26000198



LOCATION MAP

NOT TO SCALE

SCALE = 1" = 40'

LEGAL DESCRIPTION:(PER NEXGEN)
PARCEL 1: LOT 1 CLARITY POINTE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 68 PUBLIC RECORDS MARTIN COUNTY FLORIDA (RPUD TRACT) PARCEL 2: COMMON AREA - UPLAND PRESERVE TRACT, LAKE TRACT, ACCESS TRACT - CLARITY POINTE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 68 PUBLIC RECORDS MARTIN COUNTY FLORIDA

CERTIFIED TO:
JASON ACKNER

FLOOD ZONE:
12085C0161H
ZONE: X
EFF: 02/19/2020

GENERAL NOTES:
1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS. 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

Curve Table			
Curve #	Length	Radius	Delta
C1	66.18'	56.67'	66° 54' 39"
C2	31.20'	78.40'	22° 47' 53"

Line Table		
Line #	Length	Direction
L1	34.00'	N23° 44' 40"W
L2	16.34'	S43° 10' 02"W

LEGEND:
(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

A/C-AIR CONDITIONER	P.O.B.-POINT OF BEGINNING	D.E.-DRAINAGE EASEMENT	R-RADIUS(R)	(P)-PLAT
WM-WATER METER	P.O.C.-POINT OF COMMENCEMENT	P.U.E.- PUBLIC UTILITY EASEMENT	O.R.B.-OFFICIAL RECORDS BOOK	EOW-EDGE OF WATER
AL- ARC LENGTH	P.B.-PLAT BOOK	L.A.E.-LIMITED ACCESS EASEMENT	SQ.FT.-SQUARE FEET	TOB-TOP OF BANK
(C)-CALCULATED	PG-PAGE	L.M.E.-LAKE MAINTENANCE EASEMENT	AC.-ACRES	OHL-OVERHEAD LINE
(M)-MEASURED	U.E.-UTILITY EASEMENT	O.H.E-OVERHEAD EASEMENT	DB-DEED BOOK(D)-DEED	C/O-CLEAN OUT

ELEV-ELEVATION
FF-FINISHED FLOOR
LS-LICENSED SURVEYOR
LB-LICENSED BUSINESS
PSM-PROFESSIONAL SURVEYOR & MAPPER

-LIGHT POLE
-NUMBER
-ASPHALT
-CONCRETE
-PAVER/BRICK
-WOOD
-WELL
-WATER VALVE
-CENTER LINE
-CATCH BASIN
-FIRE HYDRANT
-FENCE
-PLUS OR MINUS
-POLE
-MANHOLE
-TOPOGRAPHIC ELEVATION

BOUNDARY SURVEY
500 SE INDIAN ST, STUART, FL 34997

SURVEY NOTES:
- NO NOTABLE CONDITIONS FOUND

FIELD DATE: 2-9-2024
DRAWN BY: KG
ORDER NO:233671
REVISIONS:

1547 PROSPERITY FARMS ROAD
WEST PALM BEACH, FL 33403
NexgenSurveying.com LB#8111
PHONE: 561.508.6272
FAX: 561.508.6309

NEXGEN SURVEYING, LLC.

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CLYDE O. MCNEAL PSM 2883 ON 2/13/2024

INSTR # 2621887
OR BK 2909 PG 1646
(45 Pgs)
RECORDED 02/28/2017 12:37:02 PM
CAROLYN TIMMANN
MARTIN COUNTY CLERK

BEFORE THE CITY COMMISSION

CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2340-2017

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE RPUD KNOWN AS "VILLAGIO STUART", CONSISTING OF 11.27 ACRES, OWNED BY TREASURE COAST PROPERTIES, LLC, AND APPLIED FOR BY CP-STUART DEVELOPMENT LLC, LOCATED ON THE SOUTH SIDE OF SE INDIAN STREET APPROXIMATELY 580 FEET EAST OF THE INTERSECTION OF SE KANNER HIGHWAY AND SE INDIAN STREET, SAID PROPERTY BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; FURTHER REPEALING ORDINANCE NUMBER 2042-05, AND ESTABLISHING THE CLARITY POINTE RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) CONSISTING OF AN 84 BED ASSISTED LIVING FACILITY WITH MEMORY CARE; AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN, THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "MULTI-FAMILY RESIDENTIAL" TO "COMMERCIAL" FOR A 1.92 ACRE PORTION OF SAID PROPERTY; PROVIDING THAT SAID PROPERTY SHALL CONCURRENTLY REZONED FROM "RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD)" TO "COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD)" ON THE CITY'S OFFICIAL ZONING MAP; APPROVING A MASTER DEVELOPMENT PLAN FOR THE OVERALL CLARITY POINTE PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR DEVELOPMENT CONDITIONS; A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by Treasure Coast Properties, LLC, (Owner) and CP-Stuart Development LLC (Applicant) for a 11.27-acre parcel of land located on the south side of SE Indian Street 580 feet east of the intersection of SE Kanner Highway and SE Indian Street; and

WHEREAS, the City of Stuart has determined the need to change the Future Land Use and Land Development zoning district for said lands; and

WHEREAS, the City Commission, has considered the Owner and Applicant's voluntary request for land use and zoning designations, and has also considered the recommendation of the City staff.

WHEREAS, the Owner and 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 RPUD; 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 Clarity Pointe PUD development will be in harmony with surrounding properties and their anticipated development;

WHEREAS, the foregoing recitals are true and adopted as findings of fact and conclusions of law.

WHEREAS, the property is legally described in **"Exhibit A"** of this ordinance. A map depicting the property is attached hereto as **Exhibit "B"** and made a part hereof by reference; and development conditions including a timetable for construction of amenities attached hereto as **Exhibit "C";**

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

SECTION 1: 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. The Site Plan, prepared by Cotleur and Hearing, Inc., dated 08.26.16, last revised on 10.25.16.
2. The Boundary & Topographic Survey, prepared by GCY Incorporated, dated 01.07.16.
3. The Landscape Plan, Sheet 1 thru 2, prepared by Cotleur and Hearing, Inc., dated 08.26.16, and resubmitted on 10.25.16.
4. The Littoral Landscape Plan, Sheet 1 of 1, prepared by Cotleur and Hearing, Inc., dated 08.26.16, and resubmitted on 10.25.16.
5. Preserve Area Maintenance Plan, prepared by Crossroads Environmental, dated October 2016.
6. Photometric Plans, Sheets PHM-1 thru 2, prepared by Cotleur and Hearing, Inc. and signed and sealed by E&C Engineers, dated 08.26.16.
7. Overall Ground Floor Plan, Sheet AE110, prepared by Leo A Daly, and dated 08.26.16.
8. Exterior Elevations, Sheet AE 201, prepared by Leo A Daly, and dated 08.26.16.

9. Sample Color Board, prepared by Leo A Daly.
10. Clarity Pointe Outparcel Design Principles, prepared by Cotleur and Hearing, Inc.

SECTION 2: The Future Land Use designation in the City's Comprehensive Land Use Plan shall be established as "Commercial". This ordinance may not become effective until 31 days after adoption. If challenged within 30 days after adoption, this ordinance may not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small scale development amendment is in compliance as defined in F.S. 163.3184(1)(b).

SECTION 4: The Land Development (Zoning) District designation on the City of Stuart Official Zoning Map shall be established as "CPUD" Commercial Planned Unit Development subject to the appeal period stated in Section 2, above.

SECTION 5: 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 is hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the developer of the site, this ordinance shall prevail.

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.

the Owner. However, the Future Land Use and Zoning Designations granted herein shall not be effective until thirty-one (31) days after adoption, and as otherwise provided by law.

SECTION 8: Upon complete execution of this Ordinance, including the Acceptance and Agreement by the Owner, the City Clerk is directed to record a Certified Copy of the same in the Public Records of Martin County, Florida.

PASSED on First Reading this 12th day of December, 2016.

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

	YES	NO	ABSENT
EULA CLARKE, MAYOR	X		
THOMAS CAMPENNI, VICE MAYOR	X		
TROY MCDONALD, COMMISSIONER	X		
KELLI GLASS LEIGHTON, COMMISSIONER	X		
JEFFREY A KRAUSKOPF, COMMISSIONER	X		

ADOPTED on second and final reading this 9th day of January, 2017.

ATTEST:

CHERYL WHITE
CITY CLERK

EULA R. CLARKE
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

MICHAEL MORTELL
CITY ATTORNEY

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

ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN A RESIDENTIAL PLANNED UNIT DEVELOPMENT AND IN 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 ABOVE ORDINANCE. IF IT IS LATER DISCOVERED THAT THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS HAVE FAILED IN ANY MATERIAL WAY TO DEVELOP THIS RESIDENTIAL PLANNED UNIT DEVELOPMENT ACCORDING TO THIS ORDINANCE, ITS CONDITIONS, AND THE DEVELOPMENT PLANS AND DOCUMENTS, THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THIS ORDINANCE MAY BE AMENDED OR REPEALED BY THE CITY COMMISSION, AND THAT OTHER ACTIONS MAY BE TAKEN AGAINST THE UNDERSIGNED BY THE CITY, INCLUDING BUT NOT LIMITED TO CODE ENFORCEMENT ACTIONS, PERMIT AND LICENSING REVOCATIONS, AND ALL APPLICABLE CIVIL AND CRIMINAL ACTIONS.

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

WITNESSES:

CP-Stuart Development, LLC

By: _____

Print Name: Chris Campbell

Richard Olson, Managing Partner

Print Name: Lydia Gallup

WITNESSES:

Treasure Coast Properties Investments, LLC

By: _____

Print Name: _____

see pg. 10

Print Name: _____

PETITIONER'S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this 23rd day of January, 2017, by Richard Olson, Managing Partner.

LYDIA GALLUP
Notary Public - State of Florida
Commission # FF 991817
My Comm. Expires Sep 5, 2020
Bonded through National Notary Assn.

Notary Public, State of Florida
My Commission Expires: 9/5/20

Notary Seal

Personally Known X OR Produced Identification _____

Type of Identification Produced _____

OWNER'S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this _____ day of _____, 2016, by _____.

Notary Public, State of Florida
My Commission Expires:

See pg. 11

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

WITNESSES:

_____

Print Name: _____

_____

Print Name: _____

CP-Stuart Development, LLC

By: _____

Richard Olson, Managing Partner

See pg. 8

WITNESSES:

_____

Print Name: Ashley Clark

_____

Print Name: Lisa Bishop

Treasure Coast Properties Investments, LLC

By: Alexander N. Brittian

Alexander N. Brittian, manager

PETITIONER'S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this _____ day of _____, 2017, by Richard Olson, Managing Partner.

See pg. 9

_____

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

OWNER'S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this 20 day of January, ~~2016~~ 2017 IA, by Alexander N Brittian

Irazely Garaboa

Notary Public, State of ~~Florida~~ IA North Carolina

My Commission Expires:

Notary Seal

Personally Known X OR Produced Identification _____

Type of Identification Produced _____

IRAZELY GARABOA
Notary Public
North Carolina
Buncombe County

CITY'S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this 9th day of Jan., 2017, by Eula R. Clarke, Mayor, and Cheryl White, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation.

Alaina Knofla

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced _____

ALAINA KNOFLA
Notary Public - State of Florida
Commission # GG 008388
My Comm. Expires Jul 26, 2020
Bonded through National Notary Assn.

EXHIBIT A-1

LEGAL DESCRIPTION

CLARITY POINTE OUT PARCEL

A PARCEL OF LAND BEING A PORTION OF LOTS 14 AND 15, LYING SOUTH OF INDIAN STREET AND LOTS 18 AND 19 AND A PORTION OF THE FORMER 60 FOOT WIDE RIGHT OF WAY THROUGH AFORESAID LOTS, ACCORDING TO THE PLAT OF STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF STATE ROAD 76 AND THE CENTERLINE OF INDIAN STREET; THENCE NORTH 66°15' 19" EAST, ALONG SAID CENTERLINE OF INDIAN STREET, A DISTANCE OF 47.42 FEET; THENCE SOUTH 23°44' 41" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF INDIAN STREET; THENCE NORTH 66°15' 19" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1027.71 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE 66°15'19", A DISTANCE OF 374.35 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 23°44'42" EAST, A DISTANCE OF 200.12 FEET; THENCE SOUTH 66°15'19" WEST, A DISTANCE OF 188.16 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 78.40 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°47'42" A DISTANCE OF 31.19 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 54°32'06" WEST, A CHORD DISTANCE OF 30.99' TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 154.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°18'38" A DISTANCE OF 121.79 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 65°47'34" WEST, A CHORD DISTANCE OF 118.64 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 70.00 FEET; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°35'22" A DISTANCE OF 99.68 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 47°39'12", A CHORD DISTANCE OF 91.47 FEET; THENCE NORTH 23°44'41" WEST NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 144.02 FEET; THENCE NORTH 43°10'02" EAST, A DISTANCE OF 16.34 FEET TO A TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 56.67 FEET; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 66.18 FEET TO THE END OF CURVE; THENCE NORTH 23°44'40" WEST, A DISTANCE OF 34.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.92 ACRES, MORE OR LESS

PROVIDED IN ITS ENTIRETY CONSISTING OF 4 SHEETS, WITH SHEET 3 AND 4 BEING THE SKETCH OF DESCRIPTION.

NO.	REVISIONS	DATE	BY

GCY INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108
CORPORATE OFFICE
PO BOX 1469 • 1505 SW MARTIN HWY.
PALM CITY, FL 34991
(800) 388-1066 • WWW.GCYINC.COM

Sketch
CP – Stuart Development, LLC
MARTIN COUNTY, FLORIDA

Scale:	Date:	File & Drawing No.:
NA	Jan. 2017	16-1001-03-03
Drawn By:	Checked:	Sheet
M.F.M.	P.A.	1 OF 4

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Drawing Name: CPUD Clarity Pointe-SKL

EXHIBIT A-2

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON OFFICE INFORMATION ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.

2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS:

   A) PROVIDED IN ITS ENTIRETY CONSISTING OF 4 SHEETS, WITH SHEETS 3 & 4 BEING THE SKETCH OF DESCRIPTION.

   B) REPRODUCTION OF THE DESCRIPTION AND SKETCH ARE SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. INDIAN STREET, HAVING A BEARING OF N66°15'19"E, AND ALL OTHERS ARE RELATIVE THERETO.

CERTIFICATION

(NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY THE FLORIDA PROFESSIONAL BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES. THE SKETCH AND DESCRIPTION IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.

1/23/2017
DATE OF SIGNATURE

PETER ANDERSEN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5199

PROVIDED IN ITS ENTIRETY CONSISTING OF 4 SHEETS, WITH SHEET 3 AND 4 BEING THE SKETCH OF DESCRIPTION.

NO.	REVISIONS	DATE	BY

GCY INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108
CORPORATE OFFICE
PO BOX 1469 • 1505 SW MARTIN HWY.
PALM CITY, FL 34991
(800) 386-1066 • WWW.GCYINC.COM

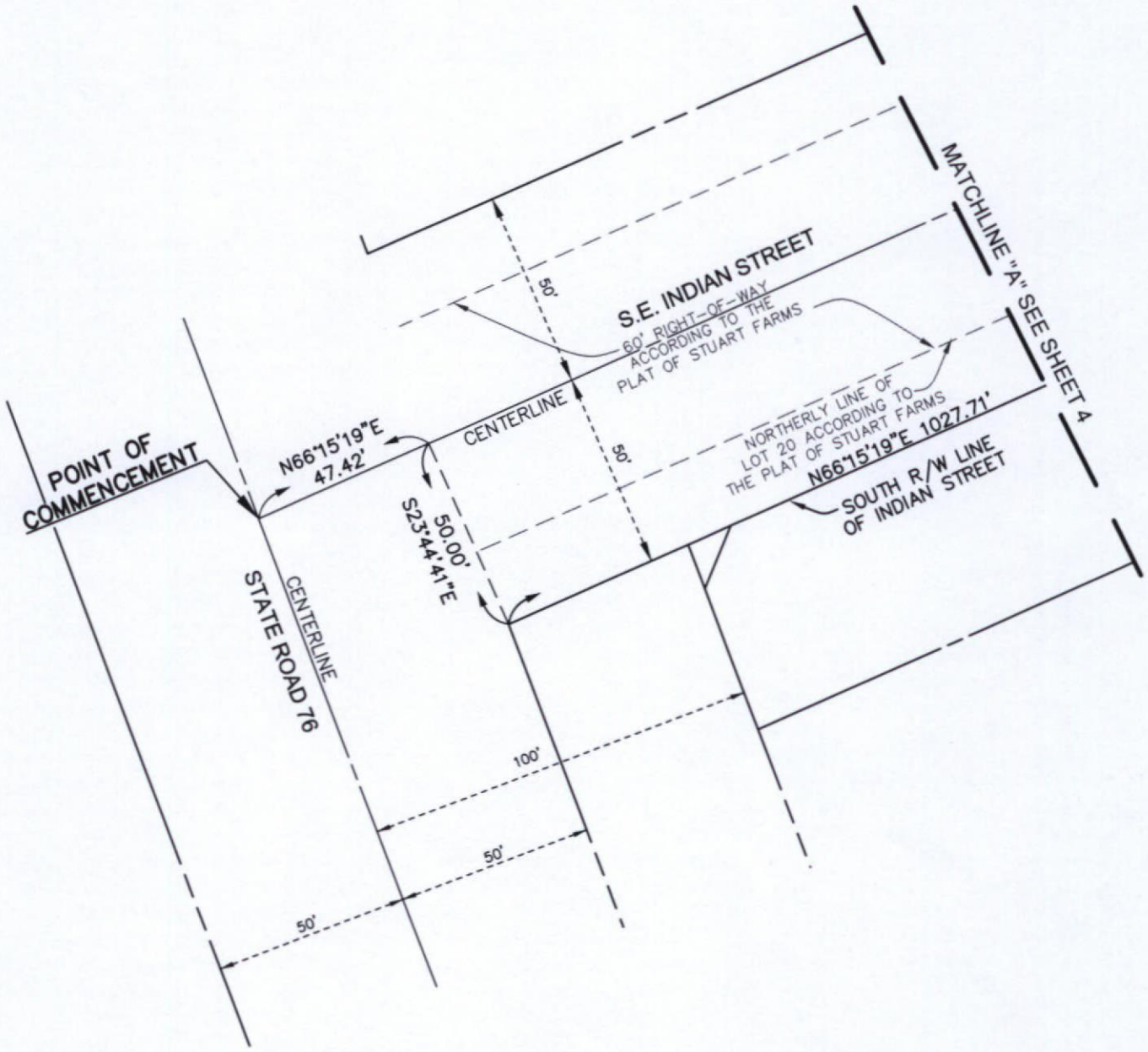
Sketch
CP – Stuart Development, LLC
MARTIN COUNTY, FLORIDA

Scale:	Date:	File & Drawing No.:
NA	Jan. 2017	16-1001-03-03
Drawn By:	Checked:	Sheet
M.F.M.	P.A.	2 OF 3

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Drawing Name: CPUD Clarity Pointe-SKL

EXHIBIT A-3



NOTE:
This drawing does not represent a boundary survey and is based on office information only.

PROVIDED IN ITS ENTIRETY CONSISTING OF 4 SHEETS, WITH SHEET 3 AND 4 BEING THE SKETCH OF DESCRIPTION.

NO.	REVISIONS	DATE	BY

GCY INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108
CORPORATE OFFICE
PO BOX 1469 • 1505 SW MARTIN HWY.
PALM CITY, FL 34991
(800) 386-1066 • WWW.GCYINC.COM

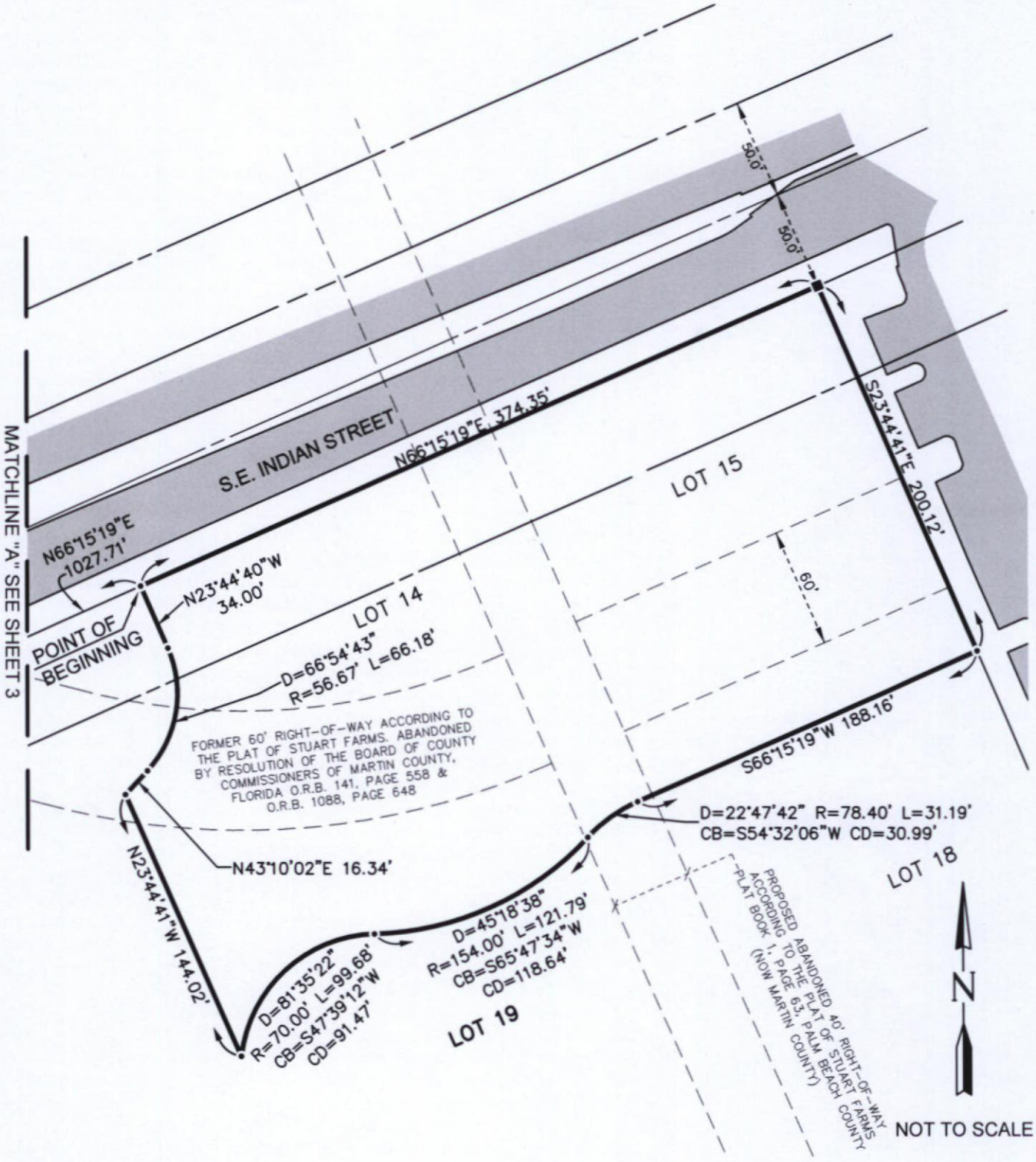
Sketch
CP – Stuart Development, LLC
MARTIN COUNTY, FLORIDA

Scale:	Date:	File & Drawing No.:
NA	Jan. 2017	16-1001-03-03
Drawn By:	Checked:	Sheet
M.F.M.	P.A.	3 OF 4

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Drawing Name: CPUD Clarity Pointe-SKL

EXHIBIT A-4



NOTE:
This drawing does not represent a boundary survey and is based on office information only.

PROVIDED IN ITS ENTIRETY CONSISTING OF 4 SHEETS, WITH SHEET 3 AND 4 BEING THE SKETCH OF DESCRIPTION.

NO.	REVISIONS	DATE	BY

GCY INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108
CORPORATE OFFICE
PO BOX 1469 • 1505 SW MARTIN HWY.
PALM CITY, FL 34991
(800) 386-1066 • WWW.GCYINC.COM

Sketch
CP – Stuart Development, LLC
MARTIN COUNTY, FLORIDA

Scale:	Date:	File & Drawing No.:
NA	Jan. 2017	16-1001-03-03
Drawn By:	Checked:	Sheet
M.F.M.	P.A.	4 OF 4

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16
Drawing Name: CPUD Clarity Pointe-SKL

EXHIBIT B – LOCATION MAP



EXHIBIT C – DEVELOPMENT CONDITIONS

Approved Plans and Documents (Exhibit D)

1. The Clarity Pointe PUD (including the Adult Living Facility and CPUD outparcel project) and use thereof shall comply with the following documents and drawings:
   a. The Master Site Plan, prepared by Cotleur and Hearing, Inc., dated 08.26.16, last revised on 10.25.16.
   b. The Boundary & Topographic Survey, prepared by GCY Incorporated, dated 01.07.16.
   c. The Landscape Plan, Sheet 1 thru 2, prepared by Cotleur and Hearing, Inc., dated 08.26.16, and resubmitted on 10.25.16.
   d. The Littoral Landscape Plan, Sheet 1 of 1, prepared by Cotleur and Hearing, Inc., dated 08.26.16, and resubmitted on 10.25.16.
   e. Preserve Area Maintenance Plan, prepared by Crossroads Environmental, dated October 2016.
   f. Photometric Plans, Sheets PHM-1 thru 2, prepared by Cotleur and Hearing, Inc. and signed and sealed by E&C Engineers, dated 08.26.16.
   g. Overall Ground Floor Plan, Sheet AE110, prepared by Leo A Daly, and dated 08.26.16.
   h. Exterior Elevations, Sheet AE 201, prepared by Leo A Daly, and dated 08.26.16.
   i. Sample Color Board, prepared by Leo A Daly.
   j. Clarity Pointe Outparcel Design Principles, prepared by Cotleur and Hearing, Inc.

2. Land clearing of the CPUD outparcel will be permitted with approval of the RPUD site plan. Development of the CPUD outparcel portion of the site beyond land clearing shall require a future Major PUD amendment, and shall comply with the Clarity Pointe Outparcel Design Principles and will include uses and structures substantially related to the character of the overall Clarity Pointe PUD itself and to the adjacent property.

3. The CPUD outparcel can be partially cleared and filled as part of the Land development activities associated with the RPUD portion of the property with the following conditions:
    a. 30' wide native vegetative and tree buffer shall be preserved along the western, northern and eastern boundaries of the CPUD outparcel.
    b. Tree Removal Fees for trees removed within the center portion of the outparcel which are identified within the Tree Mitigation Analysis shall be paid prior to the issuance of a Land Development Permit. There are no refunds of these fees.
    c. Fill placed within the center of the outparcel shall be graded and seeded to direct storm water runoff to the development's master water management system.
    d. Prior to land clearing approval for the RPUD, the Applicant shall provide the City a surety bond (in a form acceptable to the City Attorney) for the amount of $50,000 to cover the replacement of all removed trees or other vegetation that have died within the buffer area as a result of the clearing of the CPUD outparcel prior to issuance of a land clearing permit for the CPUD. If construction of the CPUD outparcel has not started within three years after clearing, the total amount of the bond will be forfeit to the city.

4. Any modifications to the Master PUD 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.

5. All applicable state or federal permits must be obtained before the commencement any development activities. Issuance of this development order/permit/approval by the City of Stuart does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Stuart for the issuance of this order/permit/approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

6. To fulfill the requirement that a sketch and legal description be made part of this ordinance, the applicant shall provide the City with a sketch and meets & bounds legal description of the 1.92-acre commercial parcel (prepared by a licensed surveyor and acceptable to the City) prior to the recoding of this ordinance, failing which this ordinance shall become void.

7. The applicant shall have 60 days from the date of this approval to sign and record this document with the City Clerk of Stuart.

Landscaping, Required Open Space and Tree Mitigation

8. The common buffer and other common areas shall be provided with landscaping with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.

9. 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.

10. Not less than 30% of the RPUD and CPUD combined 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 RPUD and adjacent property; however, other required landscaping shall not count towards the open space requirement.

11. Prior to any development activities on the site, any applicable payment into the City's tree replacement fund based on the City's Tree Replacement Formula, Section 5.05.02, shall be made. Solely at the City's discretion, the applicant may donate and/or locate mitigated trees in a public areas designated by the City.

12. "Hat racking" of trees is prohibited on the property.

13. A landscape maintenance plan for landscaping in the common space, 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. Prior to land clearing approval, the applicant shall provide financial assurance for not less than five for monitoring and maintenance of the preserve area.

14. Any trash, debris, and exotics shall be removed from the preserve area. The preserve Area shall be maintained in perpetuity in accordance with the Preserve Area Maintenance Plan by Crossroad Environmental and dated October 2016.

15. A tree protective barrier plan shall be reviewed, approved and inspected by the landscape architect and by a City staff person on-site prior to construction activity to ensure that all preserve areas are not disturbed.

16. Fill material should be inorganic containing not more than five percent (5%) by weight organic material. Fill materials with silt/clay-sized soil fines in excess of 12% should not be used. Fill should be placed in lifts with a maximum lift thickness not exceeding 12-inches. Density tests should be performed as recommended by the Geotechnical Report prepared by GFA International.

17. Pursuant to Section 5.01.00, the applicant shall provide prior to building permit approval evidence of achievement of elimination and reduction/avoidance and minimization of wetland impacts from the South Florida Water Management District (SFWMD) and United States Army Corps of Engineers (USACE). This evidence may be in a form of a letter of intent to issue a permit from the USACE and SFWMD. Prior to any development activities on the site, the applicant shall also provide the final SFWMD approval of wetland mitigation demonstrating the WRAP score for the herbaceous wetland mitigation does not exceed the .6 credits purchased thru the Bluefield Ranch Mitigation Bank.

18. Prior to and during the construction period, the applicant shall provide a schedule for the inspection and maintenance of barricades and erosion controls.

19. Prior to the development permit approval, the applicant shall revise the Preserve Area Maintenance Plan (PAMP) to include a five-year period and shall indicate that the property owner will be responsible for the maintenance of the preserve area in perpetuity and in accordance with the provisions of the PAMP.

20. The Applicant agrees that the Future Land Use category of the preserve area may be changed to "Conservation" at the discretion of the City.

Prior to Issuance of Site Permits

21. Applicant shall provide a digital boundary survey and civil plan prior to the issuance of a site permit.

22. Final Development plans and/or Construction Drawings and Building Plans shall be submitted, reviewed, and approved by the City prior to the issuance of any Development Permits.

23. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.

24. 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 commencement of any development activities.

25. All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.

Development and Construction

26. The Developer shall install entry landscaping prior to the first certificate of occupancy for the Assisted Living Facility.

27. Construction activity shall be limited to 7:00 am to 6:00 pm Monday thru Friday and 8:00 am to 6:00 pm Saturday thru Sunday. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.

28. The Developer shall provide enclosed dumpster details on submitted civil construction plans prior to final site plan approval acceptable to the City's Public Works Department.

29. The Developer shall ensure a continuous pedestrian connection between the Assisted Living Facility and the CPUD outparcel.

30. Prior to certificate of occupancy of the Assisted Living Facility, the applicant shall provide an engineer's written confirmation attesting that the entire PUD's storm water system is in place and functioning in compliance with all approved plans and specifications, including any necessary storm water treatment on the CPUD parcel.

31. 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.

32. All utility improvements constructed by the developer within Martin County's right-of-way, shall be constructed in a manner and form acceptable to Martin County's Engineering Department. The developer shall grant any such utility easements necessary for this site as may be required by Martin County.

33. The project's storm water facilities, specifically the Native Planting schemes at the drainage swale and 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 retention area shall have native grasses along the edges of the retention area are to become part of the stormwater filtration process.

34. Loading areas, trash collection, mechanical equipment, trash compaction, recycling, rooftop equipment and other service function areas shall be fully screened and out of view and shall be maintained in a clean and orderly fashion.

35. All development shall be complaint with Americans with Disabilities Act (ADA) in regards to handicap accessibility.

36. Any sidewalk damaged during the construction shall be repaired or replaced prior to the issuance of a Certificate of Occupancy.

37. Lighting shall comply with Section 6.07.00 of the Land Development Code and reviewed by Police for CEPTED/Crime Prevention recommendations prior to final site plan approval. Lighting shall include shields to direct the light away from residential areas.

Signage

38. The PUD's monument sign shall adhere to the City of Stuart Land Development Code.

Utilities

39. The applicant is responsible for all costs associated with the construction of the proposed utilities and with the abandonment of the existing utilities water main and relocation of existing light poles.

Development Timetable

40. By December 12, 2019, all on-site infrastructure improvements necessary to support development of the entire multi-family residential site shall be in place and achieve final inspection.

Prohibited

41. No temporary or modular buildings are permitted on the property except for permitted temporary construction/leasing trailers

42. Billboards are prohibited on the property.

43. Banners and any other sign or advertising device not in accordance with the City's Land Development Regulations are prohibited.

Platting - HOA Requirements & Future Amendments

44. Prior to application for any development, the applicant/developer shall establish a legal entity or Property Owner's Association (POA) which shall maintain a uniform control over all areas of the overall Clarity Pointe PUD in a form acceptable to the City Attorney, and which shall be singularly responsible for the perpetual maintenance of the common site features. Such person, POA or entity shall be legally capable of providing a commitment to the city that the PUD development and common maintenance will comply with all PUD documents, plans, standards and conditions, including the PAMP.

45. Prior to any construction development approval, the applicant shall obtain a Parcel Control Number for the CPUD outparcel and provide a unity of title over both properties.

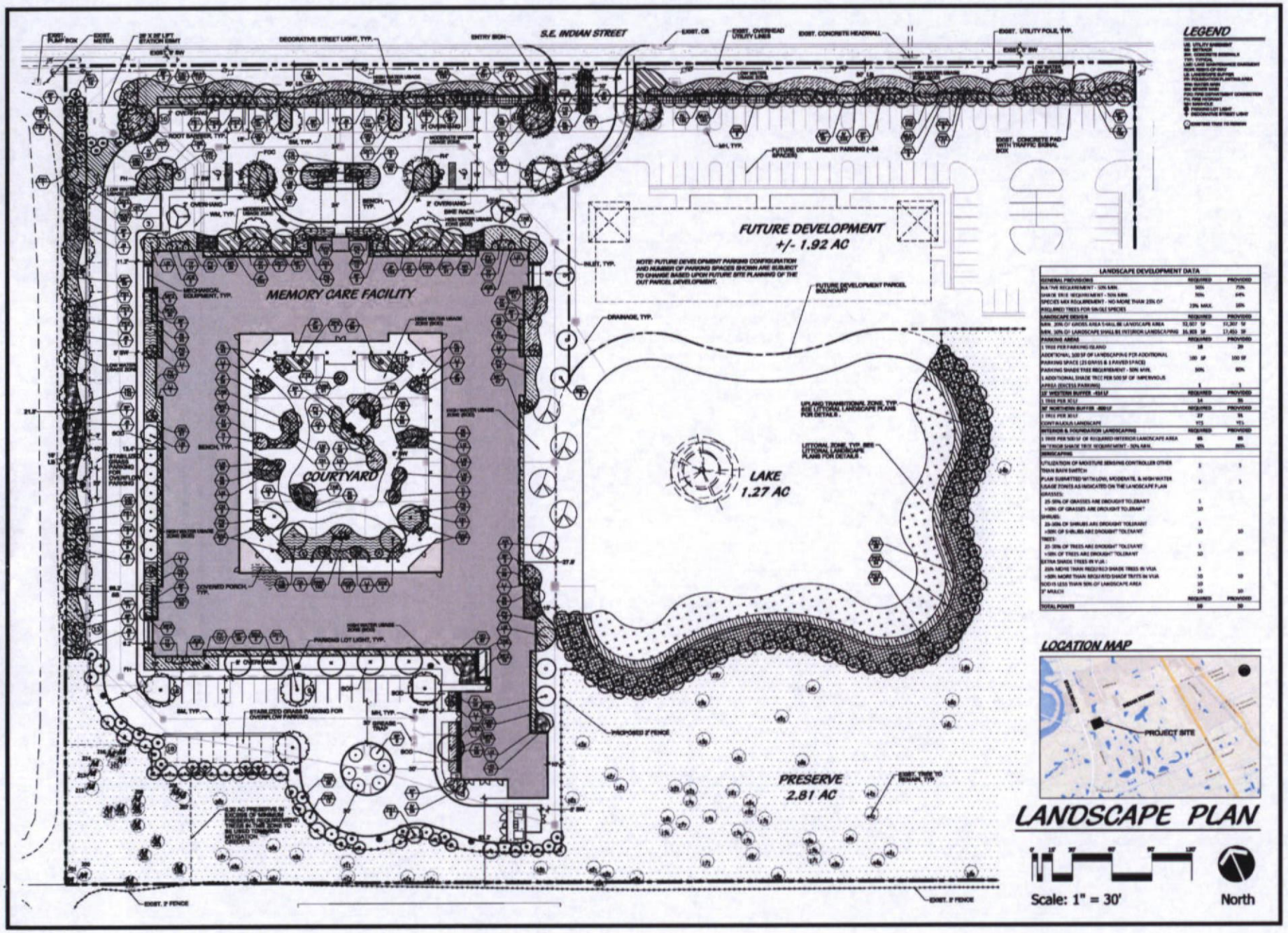
46. Prior to the sale of the CPUD or dissolution of the unity of title, the applicant shall obtain plat approval and provide evidence that would bind his successors in title to any commitments made within this PUD approval.

47. Any future applications to amend this Ordinance shall be limited to the developer or the means of uniform control established in a form acceptable to the City Attorney.

Abandonment of Right-of-Way

48. Prior to, or in tandem with plat approval, the applicant shall provide the city with an appraisal of the value of the right-of-way shown on the subject property and in exchange

for a privilege fee equal to the appraisal; the City shall transfer to the applicant any interest the City may have in said Right of Way. The City is not providing any warranty regarding the Right of Way and is only extinguishing any interest which might be vested with the City. Or in the alternative, the applicant may pursue abandonment of said Right of Way, pursuant to Section 11.01.04. Development approval should be granted until either the City's interest is relinquished or former abandonment occurs.



Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 - Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

CLARITY POINTE
Stuart, Florida

DESIGNED CMS
DRAWN MCR
APPROVED DEC
JOB NUMBER 15-0205.07
DATE 09-30-15
REVISIONS 10-30-15

SHEET 1 OF 2

LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY, GAINESVILLE, FLORIDA AND "GRADES AND STANDARDS" LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF STUART LAND DEVELOPMENT REGULATIONS, SIX (6) CITY OF STUART LANDSCAPE CODES (CHAD SHALL OVERRIDE IN THE EVENT OF A CONFLICT).

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STOCKPILING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL CREDITS FIELD VERIFIED AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS MADE OR CHANGES WITHOUT THE APPROVAL/NOTIFICATION OF CITY OF STUART, CITY OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND VERIFY ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

THE CONTRACTOR SHALL COORDINATE THE PLACEMENT AND TRIMMING OF STREET TREES TO ENSURE FULL CANOPY CLEARANCE FOR TRAFFIC AND "SAFETY SIGHTS".

TREES SHALL BE PLANTED/MOVED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY.

ALL VEGETATION SHALL BE IRRIGATED AND MAINTAINED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27 LANDSCAPING OF THE CITY OF STUART CODE.

ALL GRADING OBSERVED (CITY/DEEP) ALL TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALSO SHALL BE INSTALLED AT GRADE AND SHALL BE SCREENED WITH LANDSCAPING SHALL TO THE FULLEST POINT OF MAID REQUIREMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A FIELD PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB.

ALL SOD SHALL BE STENOTAPHRUM SECUNDATUS FLORITAM PALMETTO (ST. AUGUSTINE SOD).

TREES WITH AN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE SURROUNDING PAVEMENT.

TYPE 2 RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TREES AT 20 FEET/ON CENTER AND MATURE HEIGHT TRIANGULAR SHALL BE TRIMMED IN SUCH A FASHION AT MINIMUM SIXTY HEIGHT (60') FEET TO "CLEAR" SIGNAL (3) SIGN TO ALLOW FOR VISIBILITY AND SAFETY OF THE PUBLIC. ALL TREES SHALL BE TRIMMED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT-OF-WAY TO BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT-OF-WAY. IN ADDITION, ALL TREES SHALL BE TRIMMED TO PROVIDE A MINIMUM OF EIGHT (8) FEET OF HEAD SPACE.

EARTH BERMS SHALL NOT EXCEED A 3:1 SLOPE 4:1 SLOPES OR GREATER ARE PREFERABLE.

ALL TREE PLANTED UNDER OR ADJACENT TO OIL POWER LINES WILL COMPLY WITH THE OIL ASSET TABLE IN THE RIGHT PLACE GUIDELINES (REV 12-02).

REMAINING TREES AT THE TIME OF PLANTING SHALL BE STAKED (SLA SEE THIS) PROTECTED FROM THE SWEEPING OF ANY EXISTING TREES OR OTHER NATURAL AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS AND SHALL BE BACKFILLED WITH A MIXTURE OF NATIVE SOIL AND TOPSOIL FREE OF WEEDS WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF PLANTING SOILS A MINIMUM OF SIX INCHES (6") ABOVE TOP OF CURB.

ALL GRASS SHALL BE FULLY GROUTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION INDEX OF STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITH IN REQUIRED PERIMETER BUFFER OR PARKING AREAS.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED FROM TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE KEPT FRESH AND PROTECTED DURING CONSTRUCTION.

ALL TREES TO BE RELOCATED OR REMOVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 27 LANDSCAPING, SECTION 27-6(C) PROTECTION REQUIREMENTS IN THE CITY OF STUART CODE.

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI 300 STANDARDS FOR TREE CARE OPERATIONS.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE MAINTAINED WITH GREATER THAN MINIMUM STANDARDS. THE EMPHASIS SHALL BE PLACED AT THE TIME OF PLANTING AT THE EDGE OF THE SHRUB PRUNE. SHRUBS/BEDS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACTOR WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, SOD, PREPARATION, FINE OR FINISH GRADING, PLANTING, AND INSTALLATION, PLANT MATERIAL, MATERIAL STAKING, CUTTING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, SHRUBS, AND PALMS (CONSTRUCTION)

TREES SHALL BE PLANTED/MOVED TO AVOID CONFLICTS WITH SIGNAGE AND SITE. LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY.

ALL VEGETATION SHALL BE IRRIGATED AND MAINTAINED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27 LANDSCAPING OF THE CITY OF STUART CODE.

ALL GRADING OBSERVED (CITY/DEEP) ALL TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALSO SHALL BE INSTALLED AT GRADE AND SHALL BE SCREENED WITH LANDSCAPING SHALL TO THE FULLEST POINT OF MAID REQUIREMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A FIELD PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB.

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TREES WITH AN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE SURROUNDING PAVEMENT.

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TREES AT 20 FEET/ON CENTER AND MATURE HEIGHT TRIANGULAR SHALL BE TRIMMED IN SUCH A FASHION AT MINIMUM SIXTY HEIGHT (60') FEET TO "CLEAR" SIGNAL (3) SIGN TO ALLOW FOR VISIBILITY AND SAFETY OF THE PUBLIC. ALL TREES SHALL BE TRIMMED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT-OF-WAY. IN ADDITION, ALL TREES SHALL BE TRIMMED TO PROVIDE A MINIMUM OF EIGHT (8) FEET OF HEAD SPACE.

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ALL TREE PLANTED UNDER OR ADJACENT TO OIL POWER LINES WILL COMPLY WITH THE OIL ASSET TABLE IN THE RIGHT PLACE GUIDELINES (REV 12-02).

REMAINING TREES AT THE TIME OF PLANTING SHALL BE STAKED (SLA SEE THIS) PROTECTED FROM THE SWEEPING OF ANY EXISTING TREES OR OTHER NATURAL AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS AND SHALL BE BACKFILLED WITH A MIXTURE OF NATIVE SOIL AND TOPSOIL FREE OF WEEDS WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF PLANTING SOILS A MINIMUM OF SIX INCHES (6") ABOVE TOP OF CURB.

ALL GRASS SHALL BE FULLY GROUTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION INDEX OF STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITH IN REQUIRED PERIMETER BUFFER OR PARKING AREAS.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED FROM TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE KEPT FRESH AND PROTECTED DURING CONSTRUCTION.

ALL TREES TO BE RELOCATED OR REMOVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 27 LANDSCAPING, SECTION 27-6(C) PROTECTION REQUIREMENTS IN THE CITY OF STUART CODE.

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EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI 300 STANDARDS FOR TREE CARE OPERATIONS.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE MAINTAINED WITH GREATER THAN MINIMUM STANDARDS. THE EMPHASIS SHALL BE PLACED AT THE TIME OF PLANTING AT THE EDGE OF THE SHRUB PRUNE. SHRUBS/BEDS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

REMOVE ALL NYLON STRAPPING FROM TREE AND BURLAP (WHERE POSSIBLE) AFTER TREE IS SECURELY SET INTO AND PLACED IN EXCAVATED HOLE AND ARE POSITIVE. BURLAP IS NOT CONSIDERED STRAPPING. PLANTING SHALL TAKE PLACE WITHIN 24 HOURS OF EXCAVATION. ONLY IF LIFTED SETTLEMENT OF PLANT EXCEPT BOTTOM OF ROOT BALL.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, REMOVE NATURAL SHAPE AND THEN CUT STRUCTURE. DO NOT REMOVE MORE THAN 25% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

CUT AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1 1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR CONTAINER GROWN PLANTS. EXCAVATE TO DEPTH OF ROOT BALL OR CONTAINER. SCARIFY SIDES OF HOLE TO REMOVE GLAZING. BACKFILL WITH PLANTING MIXTURE AND BEVELED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH (WIDTH WITHIN 3" OF STEM).

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, REMOVE NATURAL SHAPE AND THEN CUT STRUCTURE. DO NOT REMOVE MORE THAN 25% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SPECIES.

SPACE PLANTS AS OTHERWISE INDICATED. SPACINGS ARE LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. CORNELL SPECIFIES TO REMOVE TOPSOIL AND LEAVE GRADE SLIGHTLY SUNKEN AT EACH PLANT. WATER THOROUGHLY APPLY 3" MULCH OVER ENTIRE PLANTING AREA AFTER PLANTING. PLANT FOLIAGE ABOVE MULCH.

CONTAIN GROUNDS OR DEEP FOR ARRIVE SEND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVERING TO PREVENT DRYING OUT.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO INSTALL.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL STOCK PROVIDED ON SITE OR IMPORTED TOPSOIL. REMOVE STONES, ROOTS, AND OTHER OBJECTS OVER 1" IN DIAMETER. LEAVE SURFACE SLIGHTLY SUNKEN AT EDGES.

PEATS ARE SOIL IS THE SOLE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER EVENLY OVER SOIL AT RATE OF 20 LBS. PER 1,000 S.F. WATER THOROUGHLY AFTER SPREADING FERTILIZER TO DEPTH OF 4" TO PENETRATE TO THE APPROXIMATELY 4" DEPTH. DO NOT PLANT SHARP SOIL WHICH EXCESS WATER THOROUGHLY. APPLY 3" MULCH OVER ENTIRE PLANTING AREA AFTER PLANTING. PLANT FOLIAGE ABOVE MULCH.

LAY SOD STRIPS WITH TIGHT JOINTS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK FROM PLANKS PLACED ON SOD TO AVOID FOOT IMPRESSIONS. ROLL OR TAMP TO ENSURE GOOD CONTACT OF ROOTS WITH SOIL. WATER THOROUGHLY WITH FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. HORIZ/LANDSCAPE LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. THIS MAINTENANCE SERVICE SHALL CONSIST OF MOWING, WEEDING, CULTIVATING, WATERING, REPLANTING, AND OTHER OPERATIONS NECESSARY TO KEEP THE LANDSCAPE IN A HEALTHY, VIGOROUS CONDITION. FAILURE ADJUSTMENTS TO THE LAYOUT AND TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SMALL PALMS MAY BE STAKED OUT.

ALL GRASS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOIL SHALL BE PLACED IN THE HOLE BASED ON PLANTING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPADED IN UTILIZING WATER AIDS IN THEIR SINK.

THE LANDSCAPE CONTRACTOR SHALL WATER, WEED, PRUNE, AND OTHERWISE PROTECT ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT (WITH (3) PLANTS SHALL BE RESET TO PROPER GRADE, PLANTED SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL DEBRIS, RUBBISH, AND EXCESS MATERIAL FROM THE PROJECT SITE. ALL EQUIPMENT, TEMPORARY WORK, DAMAGED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

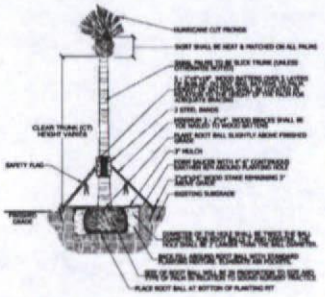
UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE FOR A FINAL INSPECTION. ANY WORK FOUND TO BE UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR IMMEDIATELY.

ALL LABOR AND MATERIAL FOR SOIL UNDERCUTTING AND REPLACEMENT THAT IS REQUIRED TO ACHIEVE THE SPECIFIED PLANTING SOIL MIX SHALL BE INCLUDED IN THE CONTRACT PRICE. THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

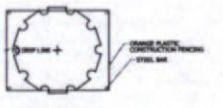
PLANTING DETAILS



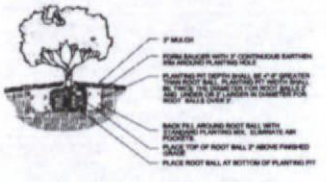
LARGE PALM PLANTING DETAIL
MEDJOOL, CANARY ISLAND, SYLVESTER DATE PALM, ETC. A/T2



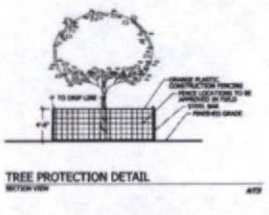
SABAL PALM PLANTING DETAIL A/T2



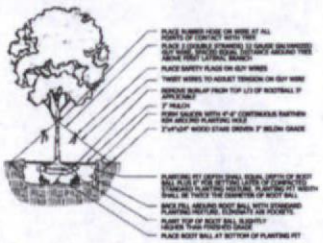
TREE PROTECTION DETAIL
PLAN VIEW A/T2



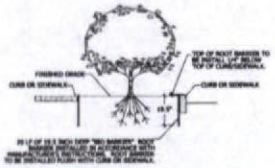
SHRUB/GROUNDCOVER PLANTING DETAIL A/T2



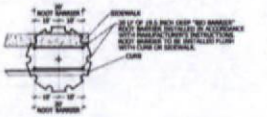
TREE PROTECTION DETAIL
SECTION VIEW A/T2



LARGE TREE PLANTING DETAIL A/T2



ROOT BARRIER DETAIL
SECTION VIEW A/T2



ROOT BARRIER DETAIL
PLAN VIEW A/T2

PLANT LIST

ACCENT TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
LB	12	*LAGERSTROEMIA INDICA 'MUSKOGEE' * +*	CRAPE MYRTLE MUSKOGEE RED CROWN	7 GAL	1" DBH	6'-8" O.A.	N	FULL & THICK
LI	3	*LIGUSTRUM JAPONICUM*	WAXLEAF PRIVET	15 gal	MULTI TRUNK	6' OA, 3' SPD.	N	FULL CANOPY, MULTI STEM, LOW UP
TI	3	*TABEBUIA IMPETIGINOSA*	PURPLE GLORY TREE	15 gal	3.5"CM	9'-6" O.A.	N	FULL CANOPY, SYMETRICAL
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
CH	13	*CHAMAEDOREA ELEGANS*	BAMBOO PARLOR PALM	45 gal	N.A.	6' O.A.	N	MULTI TRUNK, FULL CANOPY
PHS	2	*PHOENIX SYLVESTRIS*	SYLVESTER DATE PALM	FIELD GROWN	N.A.	16' CT	N	STRAIGHT TRUNK, FULL CANOPY, MATCHED, GRAYING CUT
PTS	1	*PTYCHOSPERMA ELEGANS*	ALEXANDER PALM	N.A.	N.A.	14' OA	N	TRIPLE TRUNK
SP	94	*SABAL PALMETTO * +*	CABBAGE PALM	B & B	N.A.	12', 14', 16', 20' CT, HT. AS NEEDED	Y	STAGGERED HEIGHTS, SLICK TRUNK, TO BE USED TOWARDS MITIGATION REQUIREMENTS.
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
AB	1	*ACER RUBRUM 'F'*	JOSE RUBRUM 'F'	65 GAL	3" DBH	16'-18' O.A.	Y	FULL CANOPY, 5' C.T. MIN. TO BE USED TOWARDS MITIGATION REQUIREMENTS.
EU	23	*ELAEOCARPUS DECIPIENS*	JAPANESE BLUEBERRY TREE	FIELD GROWN	N.A.	10'-18' HT.	N	FULL & THICK, BRANCH CONICAL SHAPE
EB*	3	*ILEX ATTENUATA 'EAGLESTON' * +*	EAGLESTON HOLLY	FIELD GROWN	3.5"CM	12' HT. x 6' SPD.	Y	FULL TO BASE, MATCHED STANDARD, 3.5" CT., MATCHED, CHERRY LIKE
JCS	6	*JUNIPERUS CHINENSIS 'SPARTAN'*	SPARTAN JUNIPER	25 gal, 45lb.	N.A.	12' O.A.	N	FULL & THICK CANOPY, FLORIDA FANCY,
LID	14	*LAGERSTROEMIA INDICA 'TUSKEGEE'*	RED CRAPE MYRTLE	FIELD GROWN	3.5"CM	12' O.A.	Y	SINGLE STRAIGHT TRUNK, 5' C.T. MATCHED, SEE "CRAPE MYRTLE DETAIL"
PE1	51	*PINUS ELLIOTII 'DENSA' * +*	SLASH PINE	N.A.	4" DBH	12'-15' HT.	Y	FULL CANOPY, TO BE COUNTED TOWARDS MITIGATION REQUIREMENTS.
PE2	185	*PINUS ELLIOTII 'DENSA' * +*	SLASH PINE	N.A.	2.5 DBH	8-10' OA	Y	FULL CANOPY, TO BE COUNTED TOWARDS MITIGATION REQUIREMENTS.
PE3	69	*PINUS ELLIOTII 'DENSA' * +*	SLASH PINE	N.A.	3.5" DBH	10-12' OA	Y	FULL CANOPY, TO BE COUNTED TOWARDS MITIGATION REQUIREMENTS.
QV1	17	*QUERCUS VIRGINIANA * +*	LIVE OAK	FIELD GROWN	4.5" DBH	12'-15' HT., 6' SPD.	Y	FULL CANOPY, TO BE USED TOWARDS MITIGATION REQUIREMENTS.
QV2	7	*QUERCUS VIRGINIANA * +*	SPECIMEN LIVE OAK	FIELD GROWN	5.5" DBH	30' OA	Y	SPECIMEN, FULL CANOPY, CHARACTER TO BE USED TOWARDS MITIGATION REQUIREMENTS.
TAB	8	*TABEBUIA CHRYSEA*	SILVER TRUMPET	N.A.	3"CM	12'-15' HT., 6' SPD.	N	FULL CANOPY, CHARACTER
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CE	53	*CERIUM MEDITUM 'QUEEN EMMA'*	RED CRAMA LILY	7 gal	2.5' x 2.5'	AS	N	FULL & THICK
HP3	53	*HYACINTHUS FRAGRAN * +*	SIMSON'S STRIPES	7 gal	2' X 2'	AS	N	FULL & THICK
MC	13	*MYRICA CERIFERA * +*	WAX MYRTLE	15 gal	N.A.	4'-6' HT., 3' SPRD	Y	FULL CANOPY, LOW UP, MATCHED
PMH	11	*PODOCARPUS MAKII*	PODOCARPUS	7 gal	2' X 2'	3' HT., 2' SPRD	N	FULL & THICK
SAV	18	*SCHEFFLERA ARBICOLA 'TRINETTE'*	VARIGATED SCHEFFLERA	7 gal	2' X 2'	AS	N	FULL & THICK
ZM1	2	*ZAMIA FURELA * +*	COONTIE	25 gal	4' X 4'	AS	N	FULL & THICK, SPECIMEN
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
AMH	236	*AMSONIA*	AMSONIA	1"CM	N.A.	8' O.C.	N	SPRITTING-WINTER, BEDDING-SUMMER
CSI	1,443	*CHRYSOBALANUS ICACO 'HORIZONTAL' * +*	CHARAY COCOPLUM	7 gal	1' x 4'-5'	3' O.C.	Y	FULL & THICK, MOT STRETCHED, FLORIDA FANCY
FE	851	*FICUS MACROPHYLLA 'SPECIN ISLAND'*	GREEN ISLAND FICUS	3 gal	18"-3'-0"	3' O.C.	N	FULL & THICK
FEI	220	*FARKELIA PATENS 'CORNUTA' * +*	CHARAY FRABOON	3 gal	18"-3'-0"	3.5' O.C.	Y	FULL & THICK, FLORIDA NATIVE VARIETY
IV	883	*ILEX VOMITORIA 'SHELLINGS CHARM' * +*	CHARAY VEUROK HOLLY	3 gal	12"-3'-0"	3' O.C.	Y	FULL & THICK
JP	716	*JUNIPERUS CHINENSIS 'PARSONII' * +*	PARSONS JUNIPER	3 gal	12"-3'-0"	3' O.C.	Y	FULL & THICK
LM	237	*LIRIOPE MUSCARI*	LIRIOPE	1 gal	12"-1'-0"	12" O.C.	Y	FULL & THICK
MUH	786	*MUHLENBERGIA CAPILLARIS * +*	PINK HURLY GRASS	1 gal	18"-24"	2' O.C.	Y	FULL & THICK
MFT	606	*HYACINTHUS FRAGRAN * +*	SIMSON'S STORPER	3 gal	43.3" HT., 2' SPR., 2' OC.	2' O.C.	Y	FULL & THICK
NO	90	*NEOMARICA CAERULEA 'PEACOK'*	GIANT APOSTALE LILIES	3 gal	24"-3'-0"	3.5' O.C.	Y	FULL & THICK
ODO	303	*ISTRIUM CLUSIERI 'ORANGE'*	CHARAY CLUSIERI	3 gal	1' X 1'	3' O.C.	N	FULL & THICK, SHRUB FORM, FLOWERING
PV	749	*PSYCHOPHILUM TOMBA 'VARIEGATUM'*	VARIEGATED PSYCHOPHUM	3 gal	12"-15"	3' O.C.	N	FULL & THICK
RE	232	*RAPHIOLEPIS INDICA*	INDIAN HAWTHORNE	3 gal	18"-24"	3' O.C.	N	FULL & THICK
SL	518	*SONDELETIA LEUCOPHYLLA*	PANAMA ROSE	3 gal	1' X 1'	3' O.C.	N	FULL & THICK, PINK FLOWERS
SEU	1,041	*SCHEFFLERA ARBICOLA 'TRINETTE'*	CHARAY VARIEGATED SCHEFFLERA	3 gal	AS, 1.5" HT., L.5' SPD, 3' OC.	3' O.C.	Y	FULL & THICK
TF	285	*TRIPSACUM FLORIDANA * +*	CHARAY FAKAHATCHEE GRASS	3 gal	24"-3'-0"	3' O.C.	Y	FULL & THICK
ZF	303	*ZAMIA FLORIDANA * +*	COONTIE	3 gal	2' x 2'	3' O.C.	Y	FULL & THICK

(*) INDICATES DROUGHT TOLERANT PLANT
(+) INDICATED NATIVE PLANT

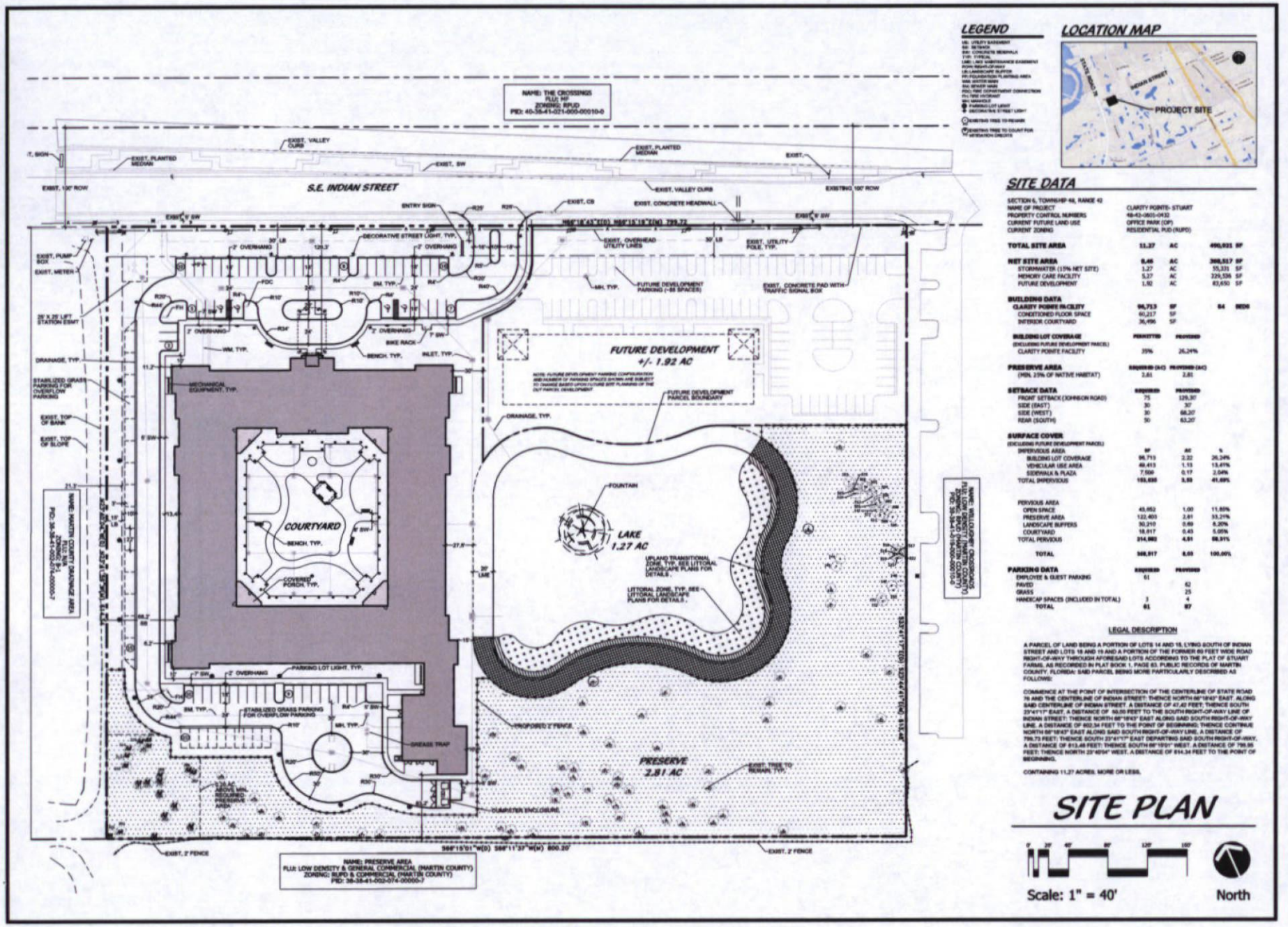
MITIGATION DATA

MITIGATION	INCHES AT DBH	REQUIRED (INCHES AND/OR PAYMENT IN LIEU OF)	PROVIDED (PLANTED ON SITE OR PAYMENT PROVIDED)
SLASH PINE (1.5:1 REPLACEMENT)	4237	6355.5 INCHES	1311.5 INCHES
ALL OTHER TREES (1:1 REPLACEMENT)	410	3505 INCHES	337.5 INCHES
MITIGATED TREES LOCATED WITHIN GRAYING CUT		N/A	243 INCHES
ADDITIONAL 0.30 AC OF PRESERVE AREA			13 INCHES
SUB TOTAL		9860.5 INCHES	1892 INCHES

SEC. 5.07.07 - Shade Trees - may be substituted with at one tree with a 3.5 inch DBH. For every one that will at least of use in an outstanding, individual quality tree in or per the quality use guide, it with will be given for one inch of replacement.

TREE MITIGATION CHART

TREES FROM LANDSCAPE PLANS				
SPECIES	SIZE	QNTY.	DBH INCHES	TOTAL INCHES
SLASH PINE	8 10' OA	105	2.5	262.5
SLASH PINE	10-12' OA	68	3.5	238
SLASH PINE	12-14' OA	51	4	204
CABBAGE PALM	16' CT	94	5.5	517
RED MAPLE	14-16' HT	5	4.5	22.5
LIVE OAK	12-14' HT	17	4.5	76.5
LIVE OAK	20' I.T	7	5.5	38.5
MITIGATED TREES LOCATED WITHIN ADDITIONAL 0.30 AC OF PRESERVE AREA:				
SPECIES	TREE NO.	QNTY.	DBH INCHES	TOTAL INCHES
PINE	198	1	14	14
PINE	199	1	15	15
PINE	200	1	14	14
PINE	201	1	18	18
PINE	202



LEGEND

LOCATION MAP

SITE DATA

SECTION 6, TOWNSHIP 40, RANGE 42

NAME OF PROJECT	CLARITY POINTE- STUART			
PROPERTY CONTROL NUMBERS	40-42-0601-0432			
CURRENT FUTURE LAND USE	OFFICE PARK (OP)			
CURRENT ZONING	RESIDENTIAL PUD (RUPD)			
TOTAL SITE AREA	**11.27**	**AC**	**490,931**	**SF**
NET SITE AREA	**9.46**	**AC**	**368,517**	**SF**
STORMWATER (15% NET SITE)	1.27	AC	55,331	SF
MEMORY CARE FACILITY	5.27	AC	229,536	SF
FUTURE DEVELOPMENT	1.92	AC	83,650	SF
BUILDING DATA				
CLARITY POINTE FACILITY	**96,713**	**SF**	**84**	**BEDS**
CONDITIONED FLOOR SPACE	60,217	SF		
INTERIOR COURTYARD	36,496	SF		
BUILDING LOT COVERAGE (EXCLUDING FUTURE DEVELOPMENT PARCEL)	**PERMITTED**	**PROVIDED**		
CLARITY POINTE FACILITY	35%	26.24%		
PRESERVE AREA (MIN. 25% OF NATIVE HABITAT)	**REQUIRED (AC)**	**PROVIDED (AC)**		
	2.81	2.81		
SETBACK DATA	**REQUIRED**	**PROVIDED**		
FRONT SETBACK (JOHNSON ROAD)	75	129.30'		
SIDE (EAST)	30	30'		
SIDE (WEST)	30	66.20'		
REAR (SOUTH)	50	63.20'		
SURFACE COVER (EXCLUDING FUTURE DEVELOPMENT PARCEL)				
IMPERVIOUS AREA	SF	AC	%	
BUILDING LOT COVERAGE	96,713	2.22	26.24%	
VEHICULAR USE AREA	49,413	1.13	13.41%	
SIDEWALK & PLAZA	7,509	0.17	2.04%	
TOTAL IMPERVIOUS	153,635	3.53	41.69%	
PERVIOUS AREA				
OPEN SPACE	43,052	1.00	11.85%	
PRESERVE AREA	122,403	2.81	33.21%	
LANDSCAPE BUFFERS	30,310	0.69	8.20%	
COURTYARD	18,517	0.43	5.05%	
TOTAL PERVIOUS	214,882	4.91	58.31%	
TOTAL	368,517	8.53	100.00%	
PARKING DATA	**REQUIRED**	**PROVIDED**		
EMPLOYEE & GUEST PARKING	61			
PAVED		62		
GRASS		25		
HANDICAP SPACES (INCLUDED IN TOTAL)	3	4		
TOTAL	61	87		

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOTS 14 AND 15, LYING SOUTH OF INDIAN STREET AND LOTS 18 AND 19 AND A PORTION OF THE FORMER 80 FEET WIDE ROAD RIGHT-OF-WAY THROUGHOUT AFORESAID LOTS ACCORDING TO THE PLAT OF STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF STATE ROAD 76 AND THE CENTERLINE OF INDIAN STREET; THENCE NORTH 66°18'43" EAST ALONG SAID CENTERLINE OF INDIAN STREET A DISTANCE OF 47.40 FEET; THENCE SOUTH 23°41'17" EAST, A DISTANCE OF 55.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INDIAN STREET; THENCE NORTH 66°18'43" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 802.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 66°18'43" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 799.73 FEET; THENCE SOUTH 23°41'17" EAST DEPARTING SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 813.48 FEET; THENCE SOUTH 89°15'01" WEST, A DISTANCE OF 799.95 FEET; THENCE NORTH 23°40'54" WEST, A DISTANCE OF 814.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.27 ACRES, MORE OR LESS.

SITE PLAN

Scale: 1" = 40'

North

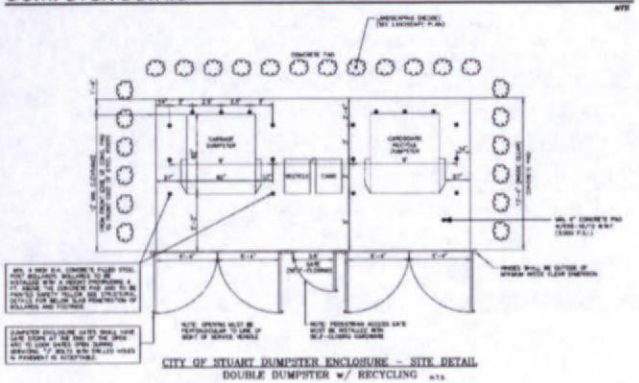
Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 - Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

CLARITY POINTE
Stuart, Florida

DESIGNED	DNB
DRAWN	MCP
APPROVED	DEH
JOB NUMBER	15-020.07
DATE	09-04-15
REVISIONS	10-26-15

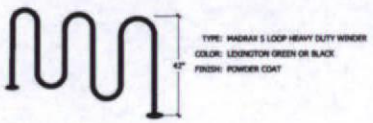
SHEET 1 OF 2

DUMPSTER DETAIL

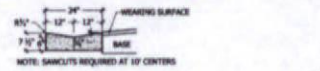


CITY OF STUART DUMPSTER ENCLOSURE – SITE DETAIL
DOUBLE DUMPSTER w/ RECYCLING

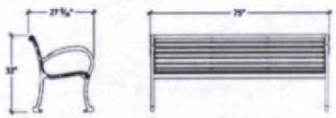
BIKE RACK DETAIL



VALLEY CURB DETAIL

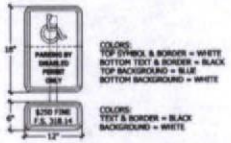


BENCH DETAIL





HANDICAP SIGN DETAIL



TRANSFORMER DETAIL

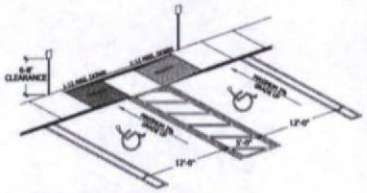
ELEVATION VIEW



PLAN VIEW



HANDICAP RAMP DETAIL



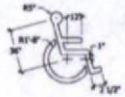
NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: NCRB3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK, OR RAMPS SEP. TO ENDS OF HC SPACES

D CURB DETAIL



HANDICAP SYMBOL DETAIL



NOTE: SYMBOL TO BE 4' WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR STENCILED PAVERS. TYPICAL @ ALL HANDICAP STALLS

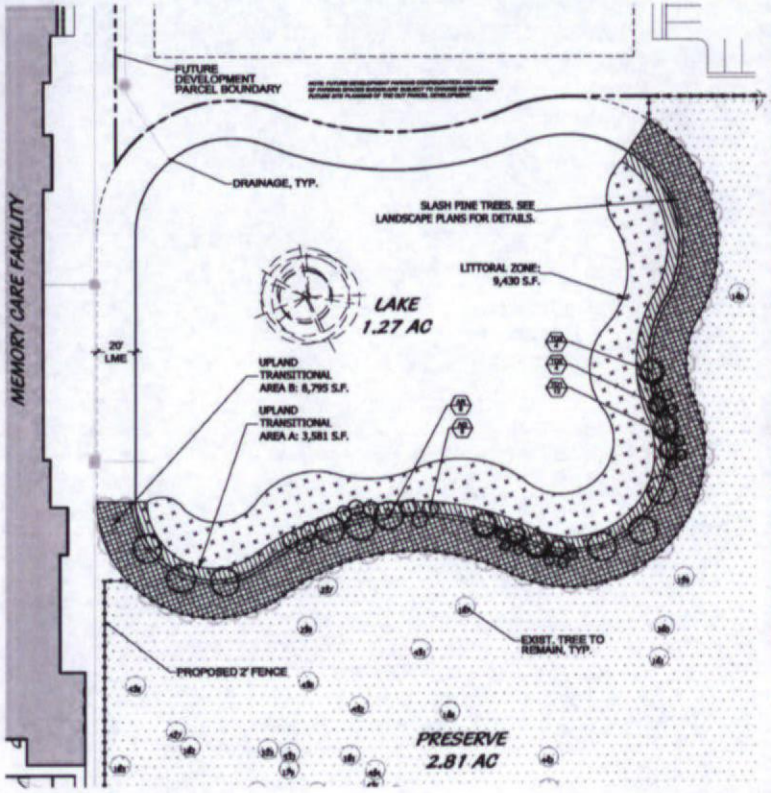
Site Details

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 - Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

CLARITY POINTE
Stuart, Florida

DESIGNED	DMS
DRAWN	MCS
APPROVED	DEH
JOB NUMBER	15-0208.07
DATE	08-28-14
REVISIONS	10-23-15

SHEET 2 OF 2

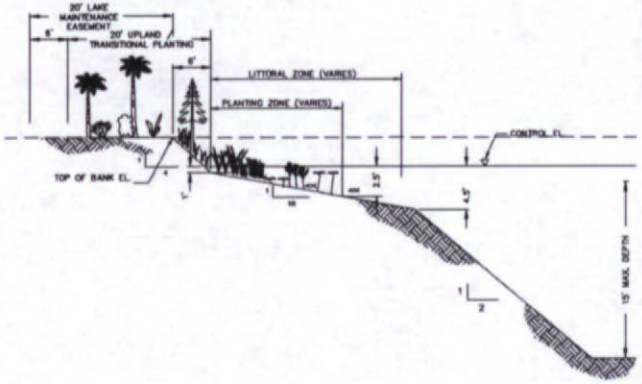


LANDSCAPE NOTES

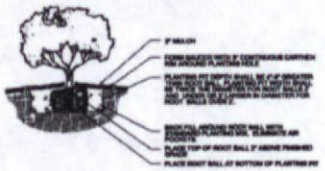
LOCATION MAP



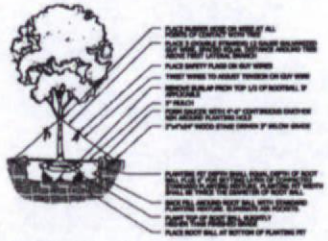
TYPICAL LITTORAL SECTION



PLANTING DETAILS



SHRUB/GROUNDCOVER PLANTING DETAIL



LARGE TREE PLANTING DETAIL

OVERALL PLANT LIST

% OF ZONE	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QUANTITY
TREES					
N/A	RED MAPLE	(AR) ACER RUBRUM	#30, 10'-12' O.A.	A.S.	9
N/A	BALD CYPRESS	(TD1) TAXODIUM DISTICHUM	#15, 7'-8' O.A.	A.S.	12
N/A	BALD CYPRESS	(TD2) TAXODIUM DISTICHUM	#30, 10'-12' O.A.	A.S.	4
N/A	BALD CYPRESS	(TD3) TAXODIUM DISTICHUM	#300, 16'-18' O.A.	A.S.	4
N/A	POND APPLE	(AG) ANNONA GLABRA	#5, 7'-8' O.A.	A.S.	9
UPLAND TRANSITIONAL PLANTS TO BE USED					
AREA A: 4,693 SF TOTAL UPLAND PLANTING					
100%	SAND CORDGRASS	SPARTINA BAKERI	#1, 18" O.A.	24" O.C.	1006
AREA B: 10,198 SF TOTAL UPLAND PLANTING					
10%	HAMELIA PATENS	DWARF FIREBUSH	#3, 36" O.A.	48" O.C.	357
10%	CHRYSOBALANUS ICACO	COCOPLUM	#3, 36" O.A.	48" O.C.	357
SHALLOW WATER PLANTS TO BE USED IN AREAS OF 0-0.5' FT OF WATER DEPTH					
3,308 SF TOTAL TYPE 1 PLANTING (35% OF LITTORAL ZONE)					
50%	GOLDEN CANNA	CANNA FLACCIDA	BAREROOT, 12" O.A.	24" O.C.	295
30%	FIRE FLAG	Thalia GERICIAATA	BAREROOT, 12" O.A.	24" O.C.	177
20%	BAGS POTATO	SAGITTARIA LANCIFOLIA	BAREROOT, 12" O.A.	24" O.C.	118
MID RANGE PLANTS TO BE USED IN AREAS OF 0.5-1.5 FT OF WATER DEPTH					
4,718 SF TOTAL TYPE 2 PLANTING (50% OF LITTORAL ZONE)					
20%	PICKEREL WEED	PONTEDERIA CORDATA	BAREROOT, 12" O.A.	24" O.C.	236
60%	SPIKE RUSH	ELEOCHARIS SPP.	BAREROOT, 12" O.A.	24" O.C.	707
20%	BULRUSH	SCIRPUS SPP.	BAREROOT, 12" O.A.	24" O.C.	236
DEEP WATER PLANTS TO BE USED IN AREAS OF 1.5-2.5' FT OF WATER DEPTH					
1,399 SF TOTAL TYPE 3 PLANTING (15% OF LITTORAL ZONE)					
80%	WATER LILY	NYMPHAEA ODORATA	BAREROOT, 12" O.A.	24" O.C.	472
20%	FIRE FLAG	THALIA GERICIAATA	BAREROOT, 12" O.A.	24" O.C.	118
20%	TAPE GRASS	VALLISNERIA AMERICANA	BAREROOT, 12" O.A.	24" O.C.	118

NOTE: Removal of existing vegetation is the responsibility of the Landscape Contractor (LC).
Substitution of plant species is at the discretion of the Environmental Professional only.
Landscape Contractor must notify LRM 48 hours before planting littoral shelves.

LITTORAL DATA

LITTORAL ZONE DATA		
TOTAL LAKE SHORELINE	943 LF	
	REQUIRED	PROVIDED
LITTORAL ZONE SF (MIN. 10 SF/LF SHORELINE)	9,430	9,430
TREES (MIN. 1 TREE/500 SF LITTORAL)	19	19
UPLAND TRANSITIONAL PLANTING DATA		
TOTAL LAKE SHORELINE	943 LF	
	REQUIRED	PROVIDED
UPLAND AREA SF (MIN. 20 SF/LF SHORELINE)	9,430	12,379
TREES (MIN. 1 TREE/500 SF LITTORAL)	19	19

LEGEND

LITTORAL LANDSCAPE PLAN

Scale: 1" = 30'

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 - Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

CLARITY POINTE
Stuart, Florida

DESIGNED: DMS
DRAWN: MCH
APPROVED: DMS
JOB NUMBER: 15-0208.01
DATE: 09.09.15
REVISIONS: 10.05.15

SHEET 1 OF 1

Clarity Point

Preserve Area Maintenance Plan

Prepared for:

Clarity Point
and
The City of Stuart

Prepared by:

CROSSROADS ENVIRONMENTAL
A DIVISION OF EDC
Engineers & Surveyors

3500 SW Corporate Parkway; Suite 206
Palm City, Florida 34990

©EDC, Inc.
October 2017

Introduction

The Clarity Point project is a ±11.3 acre project, proposed for construction of an assisted living facility as well as a commercial center with associated infrastructure. Mitigation for this project consists of both on site and off site mitigation. Off site mitigation includes the purchase of wetland mitigation credits and a tree preservation agreement with the City of Stuart. Exotic vegetation eradication, replanting with native vegetation (if necessary), and preservation are the major components of the project's maintenance and monitoring activities. On site mitigation includes the enhancement, maintenance and monitoring of the upland preserve area.

Control of Nuisance and Exotic Vegetation -

All nuisance and exotic vegetation as listed by the Florida Exotic Pest Plant Council will be controlled within the upland preserve areas. Monitoring of the planted area will be conducted on a semi annual basis for the first two years, and annually there after. Presence of nuisance and exotic vegetation will prompt maintenance activities. If maintenance becomes necessary removal will be conducted as follows:

- All Brazilian Pepper trees and other woody exotics will be eradicated by cutting of the trunk and treatment of the stump with an appropriately labeled herbicide. Vegetative debris will either be removed from the wetland and disposed of off site or allowed to be killed in place.
- The criterion for completion of the woody exotic eradication will be 100 percent kill. If initial eradication efforts do not achieve this criterion, follow up treatment will be conducted.
- Any debris removed will be handled in accordance with the disposal specifications.
- All eradication of non-woody exotic vegetation will be through application of appropriately labeled herbicide.
- The criterion for acceptance of eradication for all non-woody exotic vegetation will be 100 percent kill. If initial eradication efforts do not achieve this criterion, follow up treatment will be conducted.

The exotic vegetation eradication in the on site preserve may generate vegetative debris that requires disposal. There will be a staging and storage area provided adjacent to the preserve area.

- Transport of vegetative debris from the preservation area to the staging area will be conducted in a fashion that minimizes the distribution and dispersal of seeds from such debris.
- No cut exotic or nuisance vegetative material will be left in the preservation area.
- When possible, woody exotic vegetation removed from the preservation area will be burned in accordance with local regulations.

- All remaining vegetative debris, either whole or chipped/mulched will be hauled off site and disposed of at a landfill or other such appropriately licensed facility.

Herbicides are required for the treatment of all stumps of woody vegetation to prevent re-growth, and for eradication of non-woody exotic and nuisance vegetation.

- All herbicide application activity will be conducted under the supervision of a Florida Department of Agriculture licensed applicator, licensed for application of aquatic herbicides.
- All herbicides applied within the wetland area must be properly labeled for application in wetlands.
- All herbicide applied must include a visible tracer dye in the mix to facilitate observation of treated vegetation.

Replanting with Native Vegetation -

The vegetative success criteria for the upland preserve area includes the requirement for 80 percent coverage of desirable vegetation by the end of the second year, and aerial coverage of exotic vegetation at zero percent and nuisance vegetation limited to 5 percent or less. After five years, the preserve area will continue to meet the vegetative success criteria of 80 percent coverage of desirable vegetation and aerial coverage of exotic vegetation at zero percent and nuisance vegetation limited to 5 percent or less. Replanting should not be necessary, but if this criteria is not met then appropriate vegetation will be planted after consultation and approval with the City of Stuart.

Monitoring

The monitoring plan includes preparation of a summary of the success criteria photo stations and data collection stations established through the preservation area. A total of four data collection stations will be established along with two photo stations in order to document vegetative coverage and hydrologic conditions in the upland preservation area. Photographs and a brief summary with regards to compliance with the success criteria will also be included for the on site dry preservation area plantings.

Vegetative coverage will be documented at each of the data collection stations in the Monitoring Plan. The vegetative coverage will be measured as absolute coverage within an area of approximately 2,500 square feet at each monitoring station. The vegetation will be measured in percent coverage of the canopy/understory layer and ground cover. The total percent cover will not exceed 100 percent, and each species documented will be reported in both common and Latin names. The coverage will be measured by visual observation in each of four quadrants from the fixed monitoring point. Observations will extend approximately 50 feet from the observer in each direction thus covering approximately 2,500 square feet at each station. The data from each quadrant observation will be combined to calculate the vegetative coverage. Station locations will be permanently marked with PVC pipe to ensure consistency in data

collection. At least two photos will be collected from each of the established photo stations to provide documentation of vegetative coverage.

In addition to vegetative coverage documentation, the water level and/or soil saturation at each data collection station will be reported, as well as any observed macrofauna, wildlife utilization, or indicators of wildlife (i.e. tracks, scat, etc.). Also, each report will include data on rainfall from the closest available rain gage.

The monitoring will be conducted on a semi-annual basis with data collection at or near the end of the wet season and the dry season. The semi-annual data will be collected into one report that will be provided on an annual basis during the first two years so that maintenance activity can be closely tracked. The reports provided at the end of two years will include a discussion and conclusion regarding achievement of the success criteria as per the permit.

Maintenance

Each monitoring report will include recommendations for maintenance if necessary. The threshold for maintenance requirements will be any area that has five percent or more total vegetative coverage by nuisance or exotic vegetation at any time during the monitoring period. Additionally, any areas that have not achieved the 80 percent coverage requirement at the end of two years will be recommended for supplemental planting to meet this criterion. The vegetative success criteria for the preservation area include the requirement for 80 percent coverage of desirable vegetation by the end of the second year, and areal coverage of exotic vegetation at zero percent and nuisance vegetation limited to five percent or less.

Monitoring/Maintenance Work Schedule

The schedule for conducting the proposed mitigation is based on the date of permit issuance from the appropriate agencies. The following schedule is proposed, which will provide for specific dates upon permit issuance.

Activity	Months after Permit Issuance
Conduct exotic removal within preserve	4 months
Complete Exotic Eradication	6 months
Conduct Baseline Monitoring	7 months
First Annual Monitoring Report	19 months
Second Annual Monitoring Report	31 months

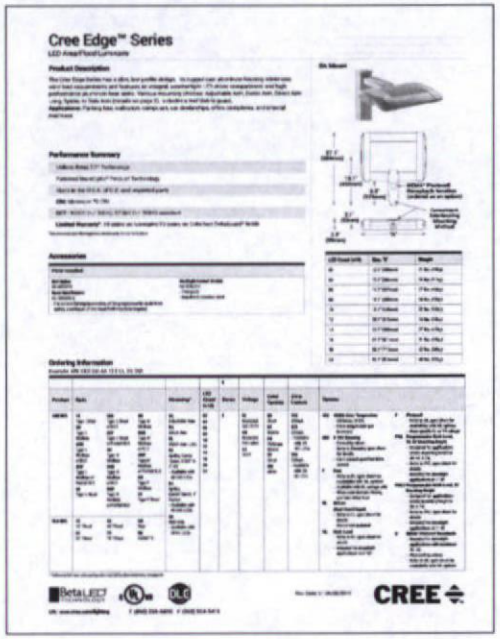
E&C Engineers

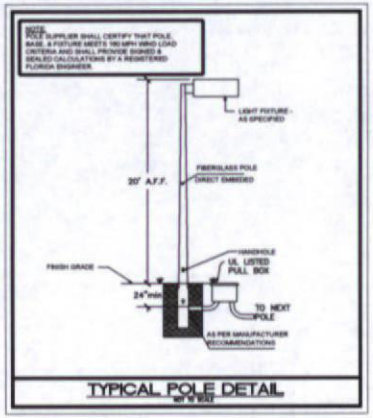
Coffeur & Hearing

CLARITY POINTE

Stuart, Florida

PHM-1





TYPICAL POLE DETAIL

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
⊕	19	SA	SINGLE	N.A.	0.950	CREE CAT # ARE-EDG-4MB-__-14-E-UL-525-40K (525mA)	229

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EAST PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
NORTH PARKING	Illuminance	Fc	3.26	7.0	0.5	6.52	14.00
NORTH PROPERTY LINE	Illuminance	Fc	0.05	0.5	0.0	N.A.	N.A.
SOUTH PARKING	Illuminance	Fc	2.86	6.6	0.3	9.53	22.00
SOUTH PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
WEST ACCESS ROAD	Illuminance	Fc	3.41	7.1	1.3	2.62	5.46
WEST PROPERTY LINE	Illuminance	Fc	0.13	0.4	0.0	N.A.	N.A.

E&C Engineers
Eduardo (Ed) Samour,P.E.
Registered Electrical Engineer
JOB # 16-2909

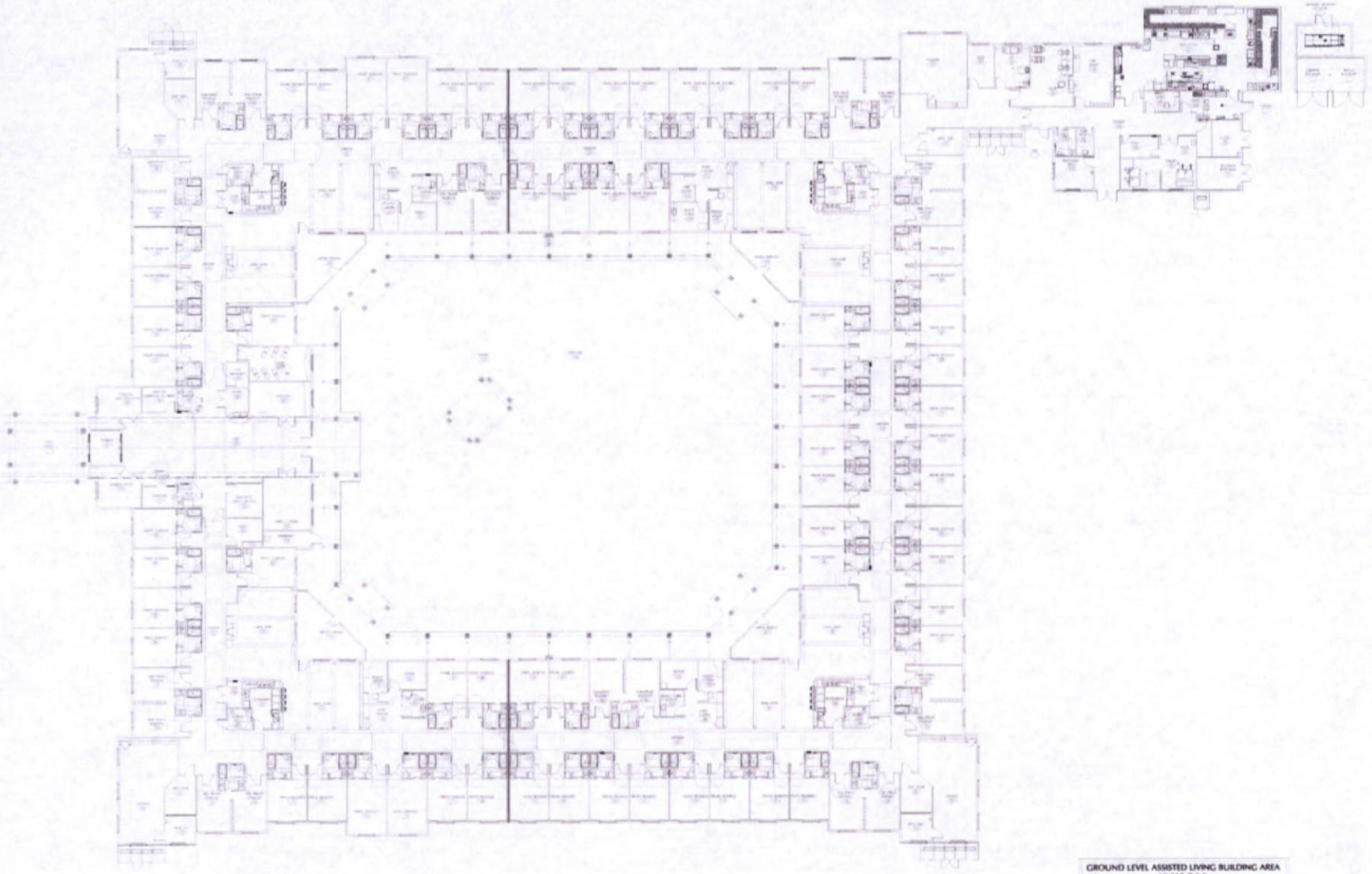
Cotleur & Hearing
Landscape Architects
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1934 Commerce Lane
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561.747.6336 - Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000230

CLARITY POINTE
Stuart, Florida

37

DESIGNED EG
DRAWN JT
APPROVED EG
JOB NUMBER 15-0208.07
DATE 08.26.16
REVISIONS

PHM-2
SHEET 2 OF 2



GROUND LEVEL ASSISTED LIVING BUILDING AREA
60,217 G.S.F.

1 OVERALL GROUND LEVEL FLOOR PLAN

Clarity Pointe
STUART

LEO A DALY
1400 Centrepark Boulevard, Suite 500
West Palm Beach, FL 33401 USA
Tel 561-688-2111 Fax 561-697-8040
DPR: # AAC000734

KEY PLAN

38

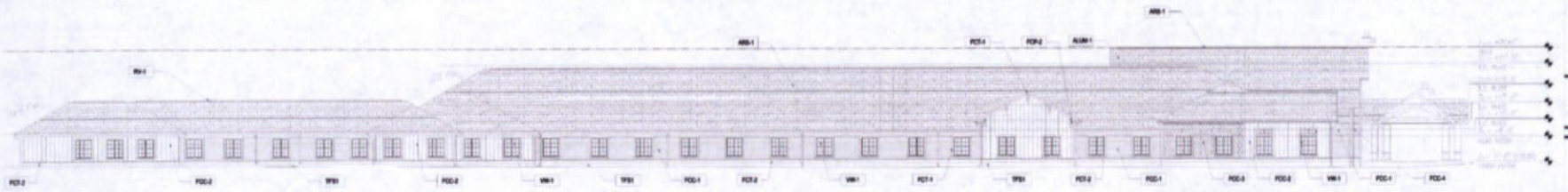
REVISIONS

FILE LOG

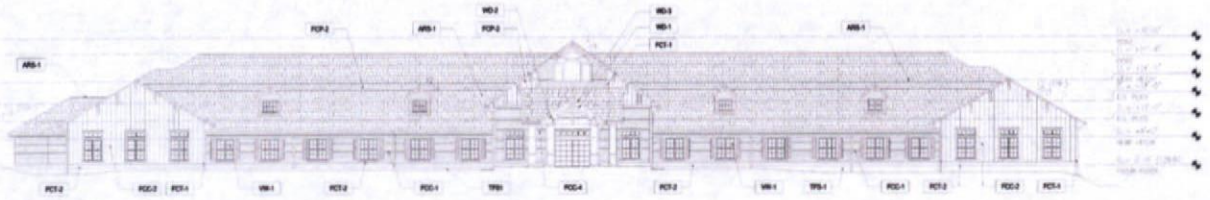
Project No. 201-20014-300
August 26, 2016
Site Plan Approval

OVERALL GROUND LEVEL FLOOR PLAN

AE 110



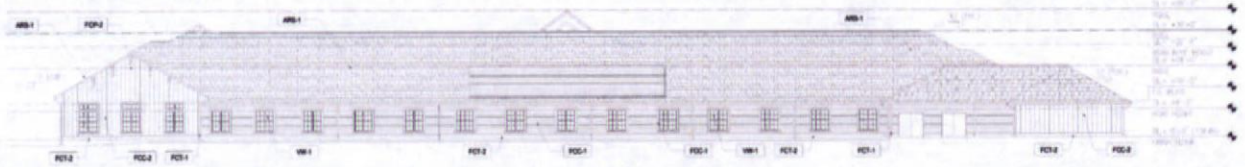
1 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



2 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



3 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



4 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

Clarity Pointe

STUART

LEO A DALY

1400 Centrepark Boulevard, Suite 500
West Palm Beach, FL 33401 USA
Tel 561-688-2111 Fax 561-697-8040
DPR: # AAC000734

KEY PLAN

39

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	MN
Design	LAD
Draw	LAD
Check	
Kmaff	

EXPIRES 11/30/17

Project No. 201-20014-300
August 26, 2016
Site Plan Approval

EXTERIOR ELEVATIONS

AE 201

PRIMED FIBER CEMENT BOARD
JAMES HARDIE BOARD AND BATTEN
COLOR SW 9130 - EVERGREEN FOG
PAINT 2

PRIMED FIBER CEMENT BOARD
JAMES HARDIE SMOOTH LAP SIDING
COLOR SW 6672 - MORNING SUN
PAINT 1

ARCHITECTURAL SHUTTERS
STYLE: OPEN LOUVER
COLOR SW 76188- SHADE GROWN
PAINT 4

ARCHITECTURAL ROOF SHINGLE
CERTANTEED LANDMARK SERIES
MOJAVE TAN

PREFINISHED ALUMINUM GUTTER
STYLE: K
COLOR: SW 7005
PURE WHITE



JAMES HARDIE TRIM 5/4"x12"
COLOR SW 7005 - PURE WHITE
PAINT 5

JAMES HARDIE TRIM 5/4"x6"
COLOR SW 7005 - PURE WHITE
PAINT 5

VINYL CLAD WINDOW
COLOR SW 7005 - PURE WHITE
PAINT 5

EXPOSED HEAVY TIMBER
WOOD TRUSSES

EXPOSED HEAVY TIMBER
CONSTRUCTION



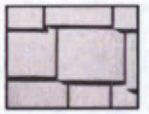
ARCHITECTURAL ROOF SHINGLE
CERTANTEED LANDMARK SERIES
MOJAVE TAN



PRIMED FIBER CEMENT BOARD
JAMES HARDIE SMOOTH LAP SIDING
WITH 6" EXPOSURE
COLOR SW 6672 - MORNING SUN
PAINT 1



PRIMED FIBER CEMENT BOARD
JAMES HARDIE BOARD AND BATTEN
VERTICAL SIDING WITH 4 / 4 / 2" WIDE
BATTEN STRIPES AT 16" ON CENTER
COLOR SW 9130 - EVERGREEN FOG
PAINT 2



PRIMED FIBER CEMENT BOARD
JAMES HARDIE SHAKE RANDOM SQUARE
STAGGAED EDGE 7" EXPOSURE
COLOR SW 7667 - ZIRCON
PAINT 3



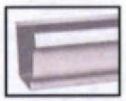
PRIMED FIBER CEMENT BOARD
JAMES HARDIE 4'X10' PANELS
COLOR SW 6672 - MORNING SUN
PAINT 1



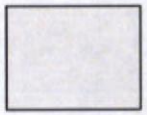
PRIMED FIBER CEMENT BOARD
JAMES HARDIE TRIM
COLOR SW 7005 - PURE WHITE
PAINT 5



ARCHITECTURAL SHUTTERS
STYLE: OPEN LOUVER
COLOR SW 76188- SHADE GROWN
PAINT 4



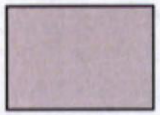
PRE-FINISHED 8" ALUMINUM GUTTER
STYLE: K
COLOR SW 7005
PURE WHITE



PAINT 5
'SHERWIN-WILLIAMS'
COLOR SW 7005
PURE WHITE



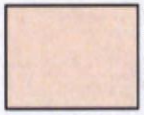
PAINT 4
'SHERWIN-WILLIAMS'
COLOR SW 6188
SAGE GROWN



PAINT 3
'SHERWIN-WILLIAMS'
COLOR SW 7667
ZIRCON



PAINT 2
'SHERWIN-WILLIAMS'
COLOR SW 9130
EVERGREEN FOG



PAINT 1
'SHERWIN-WILLIAMS'
COLOR SW 6672
MORNING SUN

Clarity Pointe
Specialized Memory Care "Living" Neighborhoods
Our Difference is Clear

Stuart
STUART, FL.

SAMPLE COLOR BOARD
N.T.S.

1400 Centrepark Blvd, Suite 500
West Palm Beach, FL 33401-7403 US
Tel 561.688.2111 Fax 561.697.8040

LEO A DALY

40

CLARITY POINTE OUTPARCEL DESIGN PRINCIPLES

- **MINIMUM SETBACKS FROM PUD BOUNDARY LINES**
  - Northern boundary (along S.E. Indian Street) – 30 feet
  - Eastern boundary (abutting Willoughby Crossroads) – 30 feet
  - Southern boundary (abutting Preserve) – 10 feet to preserve
  - Western boundary (abutting Clarity Pointe) – 25 feet building separation
  - Minimum 10 feet setback to platted outparcel lot line

- **DEVELOPMENT STANDARDS**
  - MAXIMUM LOT COVERAGE: 40%
  - MINIMUM LOT SIZE: 1 ACRE
  - MAXIMUM BUILDING HEIGHT: 2 STORIES OR 35 FEET

- **PARKING**
  - All buildings shall comply with the City of Stuart's off-street parking standards.
  - Provisions for shared parking may be employed if approved by the City of Stuart's traffic engineer.

- **MECHANICAL EQUIPMENT**
  - All mechanical equipment shall be screened from public view. This screening or partial screening may be accomplished through the use of walls, trees, landscaping, or a combination thereof.

- **LANDSCAPING**
  - Landscaping within parking areas shall comply with the City of Stuart's Landscape Code. All landscaped areas shall be irrigated in compliance with City's standards.
  - Plantings at the foundation of buildings shall be used to complement the building's appearance, to blend the project with its surroundings, and to create an inviting entrance. At least one shade tree or palm cluster shall be installed for each 50 linear feet foundation planting area. The foundation planting area shall be at least ten feet deep unless the foundation planting area interferes with the intended use and function of the building.

- **LIGHTING**
  - LED lighting with cut off luminaries shall be used for vehicular use areas.
  - Maximum height of light poles shall be 20 feet.
  - Decorative wall lighting shall be utilized on the building facades to provide character and architectural interest.
  - Light levels shall meet the City of Stuart's Lighting code standards.

- **PEDESTRIAN CONNECTIVITY**
  - All buildings within the PUD shall contain pedestrian sidewalk connections to the S.E. Indian Street.
  - Sidewalks shall be a minimum width of five feet.

- Pedestrian crosswalks shall be provided where appropriate to facility a safe and effective means of walkability.
- Bicycle racks shall be provided in convenient locations throughout the PUD.
- The use of decorative pavers shall be encouraged to enhance pedestrian walkways and seating areas.

- **ARCHITECTURE**
  - The first building constructed within the PUD shall establish the general architectural vernacular of the PUD.
  - Compatible colors, materials, and architectural details shall be provided for each building to produce a harmonious blend of design.
  - Buildings shall have architectural features and patterns that provide visual interest. Facades shall be designed to minimize the mass/scale where appropriate. Building wall offsets, including projections, recesses and changes in floor level shall be used to add architectural interest and variety, and to relieve the visual effect of blank walls or large areas of relatively plain appearance.
  - The ends and center portions of buildings may be designed with distinct architectural features, such as corner towers, exaggerated recesses, color differentiation, material changes, or other special features that interact in a complementary manner with the surrounding buildings.
  - Building facades shall be designed to be harmonious with their surroundings. This provisions should not be construed as creating look-alike buildings. Harmony shall be achieved through the appropriate use of scale, proportions, form, materials, texture, and color.
  - Buildings shall relate to streets and public spaces by providing an ordered variety of entries, windows, indentations along public ways. Ground floors should have a high degree of transparency to encourage interaction between sidewalk activity and uses within the building. Buildings shall introduce a "human scale" in details and massing. The implementation of this guideline may take into consideration the specific use and function of the building. The design character of buildings shall avoid cluttered forms that have no apparent organizational system.
  - Building exteriors should provide some shelter from the summer sun, where appropriate. Porticos, awnings, arcades, and overhanging eaves are particularly appropriate at pedestrian walkways adjacent to the building.
  - Building massing and changing roof forms may be used to emphasize the location of building entries. For example, greater height can be used to accentuate entries in the form of tower elements, tall voids, or a central building mass.
  - Buildings or structures that are part of an unbuilt phase shall have character and design compatible with the positive design features of existing buildings to the maximum extent feasible.
  - Buildings shall reflect a continuity of treatment. Examples of this include, but are not limited to, the following:
    - Maintaining the building scale or by gradual changes in form;
    - Maintaining front setbacks at the build-to-line.
    - Creating horizontal base courses;
    - Extending horizontal lines of fenestration to create banding;
    - Echoing architectural styles and details, design themes, building materials and colors found in surrounding buildings.












QVC

- Preferred building exterior wall finishes include:
  - Stucco
  - Stone (including pre-cast concrete with stone appearance)
  - Wood or simulated wood (in cementitious format).
  - EIFS (Exterior Installation & Finishing Systems), within the first seven feet above finished first floor in locations other than where pedestrians may have contact with building or at upper level public exterior walkways, etc.
  - Architectural pre-cast concrete.






- Preferred Roof Styles
  - Mansard roofs
    - Mansard roofs are discouraged.
  - Roof treatments

- Variations in roof lines should be used to add interest to and reduce the mass of buildings. Roof features should be in scale with the building's mass and compliment the character of adjoining and/or adjacent buildings and neighborhoods. Roofing material should be constructed of durable high-quality material in order to enhance the appearance and attractiveness of the community.

  - Roof Types
    - Gable Roof
    - Flat Roof with parapet
    - Hip Roof

- Preferred roof materials for pitched roofs:
  - Glazed or unglazed ceramic tile
  - Concrete or clay tile
  - Pre-finished or natural standing metal seam roofing panels

City of Stuart

121 S. W. Flagler Avenue • Stuart • Florida 34994

Cherie White
City Clerk

PHONE 772-288-5306
FAX (772) 288-5305
Email cwhite@ci.stuart.fl.us

February 24, 2017

Clerk of the Circuit Court
Att: Recording
P.O. Box 9016
Stuart, Fl. 34995

RE: PLEASE RECORD:
Ordinance 2340-2017 Clarity Pointe RPUD

Please record the above named documents into the public records of Martin County, and Upon recordation, please return the original documents back to my attention inter-office mail.

Should you have any questions regarding this appointment please feel free to contact me at 772-288-5306.

Thank you,

Cherie White, MMC COPY

Cherie White, MMC
City Clerk
Enc.

X:\msoffice\winword\recmc doc.doc

MINUTES
LOCAL PLANNING AGENCY OF THE CITY OF STUART
MARCH 14, 2024
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

LOCAL PLANNING AGENCY

Chair - Kelly Laurine
Vice Chair - Sean Forbes
Board Member - Margaret Bromfield
Board Member - William Mathers
Board Member - Deana Peterson
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: Vice Chair Forbes, Board Member Bromfield, Board Member Peterson, Board Member Strom
ABSENT: Chair Laurine, Board Member Mathers

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

5:32 PM MOTION: Approve.
MOVED BY: Margaret Bromfield
SECONDED BY: Ryan Strom
Motion approved unanimously.

Michael Mortell, City Manager swore in Deana Peterson. Board Member Peterson took her Oath for the LPA Board.

APPROVAL OF MINUTES

1. APPROVAL OF 02/08/2024 LPA MINUTES

5:34 PM MOTION: Approve.
MOVED BY: Ryan Strom
SECONDED BY: Margaret Bromfield
Motion approved unanimously.

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Vice Chair Forbes

- Spoke on the growth in the City and what growth truly means.

ACTION ITEMS

2. APPLICANT REQUESTED CONTINUANCE TO A DATE CERTAIN OF APRIL 11, 2024 - THIS MATTER WILL NOT BE HEARD BY THE BOARD ON MARCH 14, 2024
EDEN / MAR-STUART CPUD - SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT GENERALLY LOCATED AT 3970 SE FEDERAL HIGHWAY (LEGISLATIVE):

ORDINANCE No. 2527-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR AN APPROXIMATE 22.76-ACRE PARCEL FROM COMMERCIAL TO THE NEIGHBORHOOD SPECIAL DISTRICT FUTURE LAND USE DESIGNATION, FOR A MAXIMUM RESIDENTIAL DENSITY OF 7.64 DWELLING UNITS PER ACRE; AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

5:40 PM MOTION: Approval to continue the item.
MOVED BY: Ryan Strom
SECONDED BY: Deana Peterson
Motion approved unanimously.

3. APPLICANT REQUESTED CONTINUANCE TO A DATE CERTAIN OF APRIL 11, 2024 - THIS MATTER WILL NOT BE HEARD BY THE BOARD ON MARCH 14, 2024
EDEN / MAR-STUART CPUD - MAJOR COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) AMENDMENT GENERALLY LOCATED AT 3970 SE

FEDERAL HIGHWAY (QJ):

ORDINANCE No. 2528-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A MAJOR CPUD AMENDMENT TO THE 12.31-ACRE MAR-STUART (MARKET PLACE) COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) LOCATED ON THE WEST SIDE OF SE FEDERAL HIGHWAY, TO INCORPORATE A 22.76-ACRE PARCEL WITHIN THE OVERALL MAR-STUART CPUD FOR A TOTAL LAND AREA OF 35.07-ACRES; AND ALLOWING FOR A FIVE (5) PHASE DEVELOPMENT FOR THREE (3) ADDITIONAL AUTOMOBILE DEALERSHIPS, ONE (1) DEALERSHIP CARWASH, A TWO-STORY PARKING DECK, TWO (2) 8,800 SQUARE FOOT ONE-STORY COMMERCIAL BUILDINGS, A 2,500 SQUARE FOOT ONE-STORY RESTAURANT/DRIVE THROUGH, AND THREE (3) FOUR-STORY BUILDINGS TO ACCOMMODATE 268-UNIT MULTI-FAMILY UNITS, FOR A MAXIMUM RESIDENTIAL DENSITY OF 7.64 DWELLING UNITS PER ACRE; PROVIDING FOR MASTER SITE PLAN APPROVAL; PROVIDING FOR A PHASED DEVELOPMENT SCHEDULE; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR SPECIFIED COMMERCIAL USES; PROVIDING FOR SIGNAGE REQUIREMENTS; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

5:40 PM MOTION: Approval to continue the item.
MOVED BY: Margaret Bromfield
SECONDED BY: Ryan Strom
Motion approved unanimously.

4. CLARITY POINTE PUD - SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT LOCATED AT 500 SE INDIAN STREET (LEGISLATIVE)(RC):

ORDINANCE No. 2529-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REQUESTS FOR A SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR AN APPROXIMATE 9.46-ACRE PARCELS OF LAND FROM MULTI-FAMILY RESIDENTIAL TO THE COMMERCIAL FUTURE LAND USE DESIGNATION; AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND OTHER PURPOSES

Jodi Nentwick Kugler, Development Director, presented the projects notice, location, site history, adjacent land use & zoning, existing future land use, proposed future land use, and maximum build out.

Board Members had several questions. City Manager, Michael Mortell responded.

Brad Curry, representative for the project, introduced himself and the applicant, Jason Ackner.

PUBLIC COMMENT:

1. Barbara Petitt - SE Willoughby Terrace; Had several questions regarding the project and expressed her concerns about the project.
2. Sean Reed - SW 6th St; Spoke on the land use code of the City vs the County.
3. Rosi Shepard - SW North Carolina; Spoke in favor of the land use change.
4. Christina Tucker - SE Indian St; Stated she was the owner of Coastal detox and expressed her concerns on the project.

5:52 PM MOTION: Approve.
MOVED BY: Margaret Bromfield
SECONDED BY: Ryan Strom
VOTE: MOTION PASSES 3/1.
YES: Margaret Bromfield, Sean Forbes, Ryan Strom
NO: Deana Peterson

5. CLARITY POINTE PUD - REZONE FROM THE CITY OF STUART OFFICIAL ZONING ATLAS FROM RESIDENTIAL PLANNED DEVELOPMENT (RPUD) TO THE MIXED-USE PLANNED UNIT DEVELOPMENT (MXPUD) ZONING DESIGNATION LOCATED AT 500 SE INDIAN STREET (QJ)(RC):

ORDINANCE No. 2530-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REQUESTING TO REZONE FROM THE CITY OF STUART OFFICIAL ZONING ATLAS FROM RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) TO THE MIXED-USE PLANNED UNIT DEVELOPMENT (MXPUD) DESIGNATION FOR APPROXIMATELY 9.46 ACRE PARCELS OF LAND LOCATED ON THE SOUTH SIDE OF SE INDIAN STREET AND APPROXIMATELY 540 FEET EAST OF KANNER HIGHWAY, TO CONVERT THE EXISTING 84-BED ASSISTED LIVING FACILITY (ALF) WITH MEMORY CARE KNOWN AS CLARITY POINTE TO ALLOW FOR AN INPATIENT PRIMARY MENTAL HEALTH AND RESIDENTIAL DRUG AND ALCOHOL FACILITY WITH MEDICAL DETOX; PROVIDING FOR MASTER SITE PLAN APPROVAL; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR SPECIFIED COMMERCIAL USES; PROVIDING FOR SIGNAGE REQUIREMENTS; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND OTHER PURPOSES.

Ms. Kugler presented the project's public notice, location, existing zoning district, mixed use planned unit development, zoning and future land use compatibility, 2016 approval site plan, wetland mitigation, and staff recommended approval to the City Commission.

Board Members asked staff questions about parking and traffic analysis.

Mr. Curry presented the project and responded to the Board Members questions and provided a brief background on the applicant.

Jason Ackner, Applicant, spoke on the project and what the facility would entail.

Board Members entered into questions and answer with the applicant.

PUBLIC COMMENT:

1. Ross Tucker - SE Indian St; Stated he believes that Mr. Ackner is doing his best but stated he believes the numbers provided are not accurate.
2. Christina Tucker - SE Indian St; Spoke on the amount of parking spaces and the number of beds within this facility.

Board Members and applicant continued discussion.

7:09 PM Vice Chair Forbes passed gavel to Board Member Strom

7:09 PM MOTION: Approve.
MOVED BY: Margaret Bromfield
SECONDED BY: Sean Forbes
VOTE: MOTION FAILED 2/2.
YES: Margaret Bromfield, Sean Forbes
NO: Deana Peterson, Ryan Strom

STAFF UPDATE

ADJOURNMENT

7:14 PM

Susej T. Meleqi, Board Secretary **Kelly Laurine, Chair**

Minutes to be approved at the LPA Meeting this 9th day of May, 2024.