



City of Stuart

AGENDA

REGULAR MEETING OF THE STUART CITY COMMISSION

MARCH 10, 2025

AT 4:00 PM

COMMISSION CHAMBERS

121 SW FLAGLER AVE.

STUART, FLORIDA 34994

CITY COMMISSION

Mayor Campbell Rich

Vice Mayor Christopher Collins

Commissioner Eula R. Clarke

Commissioner Laura Giobbi

Commissioner Sean Reed

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

1. ARTS MOMENT - SINGER, RAMONA FLORIDOR-WHITE PERFORMANCE

PRESENTATIONS

2. SERVICE AWARDS - MARCH 2025
3. DOWNTOWN STUART NATIONAL REGISTER OF HISTORIC PLACES DESIGNATION
4. 10TH STREET TRAFFIC CONGESTION
5. POPPLETON CREEK LAKE MAINTENANCE

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

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

CONSENT CALENDAR

6. APPROVAL OF 02/10/2025 CCM, 02/24/2025 SCM ATTORNEY-CLIENT SESSION, AND 02/24/2025 CCM MINUTES (RC)
7. MEMORANDUM OF AGREEMENT - IAFF ARTICLE 36 AMENDMENT (RC):

RESOLUTION No. 27-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING A MEMORANDUM OF AGREEMENT BETWEEN THE CITY AND PROFESSIONAL FIREFIGHTERS OF STUART IAFF LOCAL #2411 WHICH AMENDS ARTICLE 36, PROMOTIONAL POLICY, OF THE COLLECTIVE BARGAINING AGREEMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
8. AWARD OF ITB 2025-101 - ANNUAL STREET SWEEPING (RC):

RESOLUTION No. 34-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING THE AWARD OF ITB 2025-101, ANNUAL CONTRACT FOR STREET SWEEPING TO AMERISWEEPS INC. THE MOST RESPONSIVE, AND RESPONSIBLE BIDDER WITH THE TOTAL AWARD AMOUNT NOT TO EXCEED \$39,827.88 ANNUALLY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
9. AMENDMENT #4 OF CITY'S STATE REVOLVING FUND (SRF) LOAN AGREEMENT - WATER TREATMENT PLANT UPGRADES (RC):

RESOLUTION No. 38-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE AMENDMENT #4 OF THE CITY'S STATE REVOLVING FUND LOAN AGREEMENT DW430450 - WATER TREATMENT PLANT UPGRADES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

10. FEMA CONTRACT FOR HMGP FUNDING FOR PURCHASE OF SIX (6) PORTABLE GENERATORS (RC):

RESOLUTION No. 39-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT FOR FUNDING FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE PURPOSE OF PURCHASING SIX (6) PORTABLE GENERATORS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

11. MOA BETWEEN CITY OF STUART POLICE DEPT. AND US IMMIGRATION AND CUSTOMS ENFORCEMENT (RC):

RESOLUTION No. 40-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING AN INTERAGENCY MEMORANDUM OF AGREEMENT BETWEEN THE STUART POLICE DEPARTMENT AND THE UNITED STATES IMMIGRATION AND CUSTOMS ENFORCEMENT, A COMPONENT OF THE DEPARTMENT OF HOMELAND SECURITY, FOR THE PURPOSE OF PERFORMING CERTAIN IMMIGRATION ENFORCEMENT POLICIES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

COMMISSION ACTION

12. BA #9, DONATION FROM TREASURE COAST RUNNING CLUB (RC):

RESOLUTION No. 35-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT NO. 9 TO THE FISCAL YEAR 2025 OPERATING BUDGET; ACCEPTING A DONATION FROM THE TREASURE COAST RUNNING CLUB FOR MAINTENANCE IMPROVEMENTS TO THE RUSSELL HOLLOWAY JR. TRACK AT GUY DAVIS PARK; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

13. OLD CITY OF STUART LANDFILL 3RD DUE DILIGENCE EXTENSION REQUEST (RC):

RESOLUTION No. 37-2025; 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 MARCH 31, 2025 TO SEPTEMBER 30, 2025; AUTHORIZATION FOR THE CITY MANAGER TO DISCUSS AND NEGOTIATE WITH ASHLEY CAPITAL, LLC FOR THE PURCHASE OF SOME OR ALL OF THE OLD CITY OF STUART LANDFILL, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

14. BARON BUSINESS PARK MAJOR SITE PLAN LOCATED AT 2601 SE WILLOUGHBY BLVD (RC):

RESOLUTION No. 12-2025: A RESOLUTION TO THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, TO APPROVE A MAJOR SITE PLAN PROPOSED BY STUART AUTOVAULT, LLC, OWNERS OF THE PROPERTY CONSISTING OF APPROXIMATELY 20.35-ACRES LOCATED AT 2601 SE WILLOUGHBY BOULEVARD; PERMITTING THE APPROVAL OF A MAJOR DEVELOPMENT SITE

PLAN CONSISTING OF 135 SINGLE STORY FLEX WAREHOUSE UNITS WITH A TOTAL OF 23,522 SQUARE FEET OF OFFICE AND 211,683 SQUARE FEET OF WAREHOUSE SPACE FOR THE PROJECT KNOWN AS BARON BUSINESS PARK; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

ORDINANCE SECOND READING

ORDINANCE FIRST READING

15. CODE AMENDMENT TO MERGE BOARD OF ADJUSTMENT DUTIES TO THE LOCAL PLANNING AGENCY (RC):

ORDINANCE No. 2540-2025; AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING PART II, CHAPTER 2 (ADMINISTRATION), ARTICLE III (BOARDS, COMMITTEES, AND COMMISSIONS), DIVISION 1 AND DIVISION 3 OF THE CITY OF STUART'S CODE OF ORDINANCES; PROVIDING FOR THE REPEAL OF PRIOR ORDINANCES AND RESOLUTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

DISCUSSION AND DELIBERATION

16. ZONING MAP CHANGES IN THE CITY OF STUART
17. DISCUSSION ON WHETHER TO ADD BARBERSHOPS, BEAUTY SALONS, AND SPECIALTY SALONS AS A PERMITTED USE IN THE R-3 ZONING DISTRICT, SECTION 2.02.00 OF THE STUART LAND DEVELOPMENT CODE
18. WATER SUPPLY DISCUSSION

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: 3/10/2025

Prepared by: Susej Meleqi

Title of Item:

ARTS MOMENT - SINGER, RAMONA FLORIDOR-WHITE PERFORMANCE

Summary Explanation/Background Information on Agenda Request:

N/A

Funding Source:

N/A

Recommended Action:

Enjoy.

ATTACHMENTS:

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 3/10/2025

Prepared by: Kathy Martin

Title of Item:

SERVICE AWARDS - MARCH 2025

Summary Explanation/Background Information on Agenda Request:

Bradford Blankman	Technology Services	20 years
Courtney Jonas	Police Department	10 years
Zachary Pecci	Police Department	10 years
Anthony Pesaturo	Fire Department	10 years
Alexa Sucato	Fire Department	5 years
Travis Deckers	Fire Department	5 years

Funding Source:

General Fund

Recommended Action:

Present Awards

ATTACHMENTS:

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 3/10/2025

Prepared by: Pinal Gandhi-Savdas

Title of Item:

DOWNTOWN STUART NATIONAL REGISTER OF HISTORIC PLACES DESIGNATION

Summary Explanation/Background Information on Agenda Request:

In collaboration with the CRA, Stuart Main Street submitted a grant application for the FL Department of State Division of Historical Resources Small Matching Program on June 1, 2023, to provide funding for a National Register Nomination application for the Downtown Stuart area. The FL-DOS awarded the grant and funded the project at \$25,000.00. Stuart Main Street facilitated a formal RFP process and selected Historical Property Associates to complete the National Register application. The application project is in progress, with an anticipated completion date of June 15th, 2025.

A National Register Designation will provide recognition for Downtown Stuart as well as protection from state and federal activities which could impact the historic buildings. The designation will further provide various grant opportunities to preserve historic buildings.

This item is to provide an update on the nomination application and provide highlight of significant buildings and sites within the proposed downtown district area.

Funding Source:

N/A

Recommended Action:

No action required.

ATTACHMENTS:

1. National Register of Historic Places Registration Form
2. National Register of Historic Places Summary
3. Proposed Downtown District Map
4. Downtown Stuart Historic District Photos Locations
5. Downtown Stuart Historic District Photos

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a).

1. Name of PropertyHistoric name: DOWNTOWN STUART HISTORIC DISTRICTOther names/site number: N/AName of Related Multiple Property Listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: Bounded by: SW Flagler Avenue; St. Lucie River; SE Denver Avenue ☐ not for publicationCity or town: STUART ☐ vicinityState: FLORIDA County: MARTIN Zip Code: 34944**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

Applicable National Register Criteria: ☐ A ☐ B ☐ C ☐ D

Signature of certifying official/Title

Date

Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register☐ See continuation sheet.☐ determined eligible for the National Register☐ See continuation sheet.☐ determined not eligible for the National Register☐ See continuation sheet.☐ removed from the National Register.☐ other, (explain)

5. Classification**Ownership of Property**

(Check as many boxes as apply.)

- ☒ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property(Check only **one** box.)

- ☐ buildings
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include any previously listed resources in the count.)

Contributing	Noncontributing	
49	6	buildings
2		sites
1		structures
1		objects
53	6	total

Number of contributing resources previously listed in the National Register:

N/A

6. Function or Use**Historic Functions**

(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

COMMERCE: Business

COMMERCE: Specialty Store

SOCIAL: Meeting Hall

GOVERNMENT: City Hall

RECREATION/CULTURAL: Theatre

GOVERNMENT: Post Office

Current Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

COMMERCE: Business

COMMERCE: Specialty Store

SOCIAL: Meeting Hall

GOVERNMENT: City Hall

RECREATION/CULTURAL: Theatre

COMMERCE: Specialty Store/Restaurant

7. Description**Architectural Classification**

(Enter categories from instructions)

OTHER: Frame Vernacular

OTHER: Masonry Vernacular

LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENT: Bungalow

LATE 19th AND EARLY 20th CENTURY REVIVALS: Mediterranean Revival

MODERN MOVEMENT: Mid-Century Modern

MODERN MOVEMENT: Ranch

Materials

(Enter categories from instructions)

foundation: Concrete; brick

walls: Wood, Stucco; Concrete; Aluminum;

roof: Metal; Asphalt

other:

Narrative Description

(On continuation sheets, describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.☐ **B** Property is associated with the lives of persons significant in our past.☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

☐ **A** owned by a religious institution or used for religious purposes.☐ **B** removed from its original location.☐ **C** a birthplace or grave.☐ **D** a cemetery.☐ **E** a reconstructed building, object, or structure.☐ **F** a commemorative property.☐ **G** less than 50 years of age or achieved significance within the past 50 years**Narrative Statement of Significance**

(On continuation sheets, provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations. For the Narrative Statement of Significance, provide at least one paragraph for each area of significance.)

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☒ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record
- ☐ recorded by Historic American Landscape Survey

Areas of Significance

(Enter categories from instructions)

ArchitectureCommercePolitics/GovernmentCommunity Planning and Development**Period of Significance**1901-1976**Significant Dates**1901 (/earliest building)1914 (Incorporation of Stuart)**Significant Person**

(Complete only if Criterion B is marked)

N/A**Cultural Affiliation**N/A**Architect/Builder**Keck, Bertin D., AIA; Mathews, Samuel, BuilderClarke, L. Phillips., AIA

10. Geographical DataAcreage of Property 15**Latitude/Longitude Coordinates**

Datum if other than WGS84:

(enter coordinates to 6 decimal places)

1. Latitude: _____	1. Longitude: _____
2. Latitude: _____	2. Longitude: _____
3. Latitude: _____	3. Longitude: _____
4. Latitude: _____	4. Longitude: _____

☐ See continuation sheet**-Or-****UTM References**Datum: (indicated on USGS map) ☐ NAD 1927 ☐ NAD 1983 ☐ WGS84

1. Zone: _____	Easting: _____	Northing: _____
2. Zone: _____	Easting: _____	Northing: _____
3. Zone: _____	Easting: _____	Northing: _____
4. Zone: _____	Easting: _____	Northing: _____

☐ See continuation sheet**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title: PAUL L. WEAVER, III

Organization: HISTORIC PROPERTY ASSOCIATES, INC

Street & Number: P.O. BOX 1002

City: ST. AUGUSTINE State: FL Zip Code: 32085

Email: HPA007@AOL.COM Telephone: 9043476090 Date: 02/01/2025

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**

- A **USGS map** (7.5 or 15 minute series) indicating the property's location **-or-** an equivalent scaled map that indicates the property's location and latitude/longitude or UTM coordinates.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

Photographs

Clear and descriptive photographs under separate cover. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Each photograph must be numbered in the order they are referenced in the manuscript, and that number must correspond to the photograph number on the photo log.

Additional items

(check with the SHPO or FPO for any additional items)

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
 Tier 2 – 120 hours
 Tier 3 – 230 hours
 Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

DOWNTOWN STUART HISTORIC DISTRICT
STUART, MARTIN COUNTY, FLORIDA
DESCRIPTION

SUMMARY

The Downtown Stuart Historic District encompasses the historical governmental and commercial core of Stuart, Martin County, Florida. The district contains a contiguous group of resources that relate to the development of Stuart as a commercial governmental, transportation and civic center during the period from 1901 to 1974. There are 53 contributing resources within the proposed district. These include 49 buildings, Haney Circle and Confusion Corner, both sites, Haney Circle Fountain a structure and the Abundance Statue, an object. Six non-contributing properties are all buildings and post-date the period of significance (1901-1974). Ninety (90) percent of the properties are contributing and ten (10) percent are non-contributing.

The Downtown Stuart District is located northeast of the FEC Railway line. Its general boundaries are the St. Lucie River on the east, SW Flagler and SE Ocean Boulevard on the west, SE Denver Avenue on the south, and the north side of the Federal Recreational Center at 201 SW Flagler Avenue (Photographs 1-8/Figure 1). The district contains three distinct areas. North of St. Lucie Avenue is the governmental center of Stuart. The second area is the town's historic commercial core south of St. Lucie Avenue along SW Flagler Avenue and SW Seminole Street to Colorado Avenue. Historic residences and mixed used buildings are found along SW and SE Seminole Avenue and SE Osceola Avenue south of Colorado. The district encompasses all or parts of fourteen (14) city blocks. The proposed district contains a concentration of buildings that date from 1901 with most being constructed in the 1920s, the late 1930s, early 1940s and the post-World War II period to 1954. Most of the buildings in the district were constructed between 1901 and 1954 and are one-three story masonry commercial types. Architectural styles associated with these buildings include One- and Two-Part Commercial Blocks, Mediterranean Revival, Art Moderne, International and Mid-Century Modern. Within the Downtown area are the historic Post Office Arcade, city civic center and the Mid-Century Modern 1974 Stuart City Hall, the city's principal historic government buildings. Also, in the district is the Lyric Theatre, listed in the National Register of Historic Places, an important historic entertainment venue and one of the most architecturally significant buildings in Stuart. The quality of design and materials is high with examples

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2

DOWNTOWN STUART HISTORIC DISTRICT
STUART, MARTIN COUNTY, FLORIDA
DESCRIPTION

of the work of professional architects and master builders using significant materials such as artificial stone. Surrounding the Downtown core are residential areas on the east along Seminole Street and south of Colorado Avenue on Osceola Street. Frame vernacular is the most common type of residential construction in these areas, but scattered examples of formal architectural styles are found. The Bungalow and Mediterranean inspired styles are the most common prior to 1930. After World War II there were a small number of the Ranch style.

The physical integrity and condition of the district is good, particularly in the commercial core where the Stuart Main Street program has had a very positive effect since its initiation in 1987. For commercial buildings, alterations include changes to storefronts and covering of historic materials with non-historical materials such as stucco over brick. Common residential changes are porch infill, replacement of original wooden windows with aluminum and vinyl types, modern siding and rear additions. Nonetheless, the building stock in the Stuart District maintains its overall historic appearance and the majority of its individual historic features. It, thus, retains its integrity of location, setting, design, materials, workmanship, feeling and association for the period of significance (1901 to 1974).

PRESENT AND ORIGINAL APPEARANCE

SETTING

The City of Stuart is located on the banks of the St. Lucie River, approximately forty miles north of the major city of West Palm Beach, Florida. Stuart is the seat of Martin County. It is a medium-sized city in a rapidly developing county. The primary thoroughfares are U.S. 1, Florida A1A which links Stuart with the Atlantic Coast, and Florida State Road 76, which leads to U.S. Interstate Highway 95. The Florida East Coast Railway line runs north and south through the historic core and borders the west side of the proposed district.

The Feroe Subdivision, platted in 1912, forms the core of the Downtown Stuart Historic District (Figure 35). The Feroe Subdivision has an irregular form, shaped by the diagonal line of the FEC rail line and the irregular shoreline

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 3

DOWNTOWN STUART HISTORIC DISTRICT
STUART, MARTIN COUNTY, FLORIDA
DESCRIPTION

of the St. Lucie River. It extends from the north side of St. Lucie Avenue to Colorado Avenue. Blocks are irregularly shaped as a result of the irregular shoreline of the St. Lucie River and the diagonal course of Colorado Avenue. Most lots are rectangular but, because of the aforementioned natural and manmade features, there are triangular and irregularly shaped lots as well.. They generally measure fifty front feet and are full length, extending from street to street. This lot pattern has resulted in commercial buildings with full lot coverage and frontage on two streets.

The major north-south streets are SW Flagler Avenue, originally Railroad Avenue, SW and SE Osceola streets and SE and SW Seminole Streets. The major east-west streets are Colorado (formerly Belle Flora) Avenue and St. Lucie Avenue. The north-south streets run parallel to the rail line while St. Lucie and Colorado run perpendicularly.

South of the Feroe Subdivision, from Colorado to Florida Avenue, is the Charles Porter Subdivision. This area is also part of the Downtown core. It is transitional in historic use with commercial buildings at Haney Circle, the intersection of Osceola and along the south side of Colorado Avenue , and primarily residential south to Denver Avenue. The Porter Subdivision has two rectangular blocks with rectangular lots measuring 50 front feet. Each block is divided by an alley. Buildings face the street with the area between the rear of the building and the alley being used for outbuilding and service areas. The Porter Subdivision includes Denver Avenue which run east-west, and the continuation of SW Osceola and Seminole streets from Colorado Avenue.

North of the Feroe Subdivision and St. Lucie Avenue is the Danforth Addition to the City of Stuart. This area of the proposed district was Stuart's earliest commercial zone with wooden commercial buildings and hotels being the principal building types. Over time this area has grown into the governmental center of Stuart. Presently located there are the Stuart City Hall and the former federal recreation building. All of the buildings in this area are owned by the City of Stuart including the former Stuart Feed Store, now a museum, and the former Stuart Department Store, now the city welcome center.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number	7	Page	4	DOWNTOWN STUART HISTORIC DISTRICT STUART, MARTIN COUNTY, FLORIDA DESCRIPTION
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Although no zoning laws existed at the time it was platted, the Feroe Subdivision was originally mixed use. Flagler Avenue and Osceola Street were commercial and governmental while the east side along Seminole Avenue along the St. Lucie River featured large, private residences on waterfront lots. This historic pattern remains today, although developmental pressures have resulted in the demolition of some residences along the river and their replacement with large scale condominiums and apartments.

The Downtown Stuart District has beautiful vistas of the St. Lucie River on its north and east sides. The topography of the district is flat. Vegetation takes the form of oak, palm and pine trees. Landscaping is largely informal. The Downtown core contains a circular park or roundabout known as Haney Circle. Within the circle is Haney Park containing plantings, a fountain and a statue known as “Abundance.”

The Feroe Subdivision illustrates the boom and bust, organic development of Stuart and many other East Coast, Florida communities. Stuart had no formal town plan. The irregularity of Downtown Stuart is in part a result of the diagonal course of the FEC Railway line and the undulating shoreline of the St. Lucie River. The irregular street patterns and streetscape features such as Haney Circle and Confusion Corner give Downtown Stuart a unique character and a historic sense of time and place.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 5

DOWNTOWN STUART HISTORIC DISTRICT
STUART, MARTIN COUNTY, FLORIDA
DESCRIPTION

Contributing Sites, Structures, Objects

Haney Circle/Intersection of Colorado Avenue and Osceola Street(MT01892) (Photographs 9-10)

Haney Circle, a site; the “Abundance Statue,” an object; and a fountain, a structure; form a city owned park at the intersection of Osceola Street and Colorado Avenues. Originally named Flower Circle, Haney Circle was dedicated to the public as part of the Charles Porter Subdivision platted in 1912. It was one of the first three parks in Stuart. In 1920 the Stuart Town Council renamed the park for Mrs. Cynthia Burnette Haney in recognition of her work in journalism, temperance and women’s rights. The circle is a small landscaped park with hedges a brick sidewalk, and an octagonal shaped fountain at its center. The fountain has low poured concrete walls with segmented coping, At the center of the fountain is a pedestal which supports the “Goddess of Abundance Statue.” The statue was cast in bronze in Paris by Alexis Rudier and exhibited at the 1939 World’s Fair. The City of Stuart and the Women’s Club planned to install the Abundance Statue at the center of Haney Circle. However, upon arrival, it was discovered that the Abundance Statue was, in fact, a scantily dressed voluptuous women holding a wine jug. Instead, the statue was placed on the west side of the Martin County Courthouse and relocated to Memorial Park in 1961. Finally, in 1991, Abundance was installed in Haney Circle as originally intended.

Haney Circle is a distinguishing landscape feature of the Downtown Stuart District. The circle has four radiating streets. The circular form of the site has driven the design of the surrounding buildings which were all built in the late 1930s and 1940s and designed in the highly appropriate Art Moderne Style. All of the buildings surrounding the circle are aligned with it and have curvilinear facades. The buildings are integrated by common elements which include continuous sills, lintels, and belt courses and corner entrances.

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Confusion Corner/IColorado Avenue/Ocean Boulevard/Dixie Highway(MT01936) (Photographs 11-12)

Confusion Corner is a site dating to the 1940s and consists of the intersection of seven streets and a railroad: SW Flagler Avenue, East and West Ocean Boulevard, Colorado Avenue, AIA North and South, the Dixie Highway and the Florida East Coast Rail line. Contributing features of the site included a circular, landscaped park surrounded by a roundabout. The park features hedges, shrubs and five mature royal palm trees. Additional features are three landscaped traffic islands. The area proposed for inclusion in the district extends to the Florida East Coast Rail line on the west and includes three landscaped traffic islands, Colorado Avenue, a small landscaped park on the south side of Colorado, and SW Flagler Avenue. Three additional brick islands with concrete curbing and brick crosswalks are located at the intersection of Colorado and SW Flagler avenues.

ARCHITECTURAL STYLES/ BUILDING TYPES

Historic buildings in Downtown Stuart embody typical building types and architectural styles with some regional adaptations to climate, materials, design, and function. Materials became readily available as transportation became accessible to more and more parts of the city through the construction of a train line and roadways. As means of communication developed and systems of transportation improved, methods of construction and styles of buildings expanded. Some architectural styles are interchangeable across residential and commercial uses while a select few styles are limited to a specific building type. The various architectural styles and building types described below are those prevalent in the survey area. They are representative of resources from the early settlement period to the post-World War II era, and contemporary or Mid-Century Modern architectural styles found nationally.

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DESCRIPTION OF BUILDING TYPES

Downtown Stuart serves as the location for most of the city's landmark buildings. These buildings include governmental, commercial, entertainment, multi-family apartments and some of the finest historic residences in the city. One—the Lyric Theatre—has been listed in the National Register of Historic Places. The proposed district contains the principal governmental and commercial buildings and important historic residences on Seminole Avenue along the St. Lucie River. This area is defined by Flagler and Ocean Avenues on the west, the St. Lucie River on the north and east, and Denver Avenue on the south.

GOVERNMENTAL BUILDINGS

Federal Recreational Buildings, 201 SW Flagler Avenue (MT01907) (Photograph 13)

Designed by local architect Bert Keck, the Federal Recreation Building was constructed in 1943 for local G. I.'s. as a recreation center. It was designed in the Colonial Revival Style. Its principal Colonial Style feature is a circular portico at its main entrance. It has regularly placed multi-light casement windows with multi-light transom above. It has a side-facing gable roof with massive brick end chimneys. The interior has a large, voluminous ballroom which served for USO dances during the war and various recreational activities thereafter. There is a modern addition of the south facade, but the addition has not significantly impacted the integrity of the building.

Stuart City Hall, 121 SW Flagler Avenue (MT01906) (Photograph 14)

The current Stuart City Hall was constructed in 1974 and was one of the few new buildings in Downtown Stuart built since 1954. Phillip R. Braden, Jr., was the architect. The City Hall, with its extensive use of glass, steel and concrete, is the only significant example of Mid-Century Modern architecture in the district. It has an irregular ground plan with a concrete stem wall foundation and a split-level slab foundation. Exterior walls are concrete piers with concrete block infill finished with stucco. The entrance has paired steel doors and a multi-light glass curtain wall framed in

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steel. The roof is a low-profile hip type covered with metal standing seam panels. The roof and the broad width give the building a horizontal emphasis reminiscent of Frank Lloyd Wright's Ranch Style and subsequent modernistic buildings.

Stuart Post Office Arcade, 13-31 SW Osceola Street(MT00089) (Photograph 15)

The Post Office Arcade was one of Downtown Stuart's most significant Florida Boom period buildings. Constructed in 1925, it served as the town post office until 1959. In addition to being a government building it is a rare example in Florida of an arcade building type designed in the Mediterranean Revival style. The arcade is the centerpiece of a series of storefronts. Its entrance features a portal framed by composite columns featuring pedestals, base, acanthus leaves, and volutes. An enriched arch with lamp and garland motifs and a keystone, springs from the columns. The upper wall of the entrance is finished in textured stucco with inset terra cotta panels with a clover leaf motif. At the upper level of the entrance is a frieze with the name of building. The entrance is topped by a curved projecting parapet. The interior of the arcade features a series of storefronts and at the back a space which originally housed the post office. The Post Office Arcade has a storefront to the south and three storefronts to the north of the portal. The storefronts feature kickplates with glass show windows, canted, recessed entrances, textured stucco wall finishes, and a parapet finished with barrel tile coping. The Arcade has excellent integrity. In the early 1990s the Arcade was carefully restored by preservation architect Peter Jefferson and his wife, Stuart Mayor Joan Jefferson.

Entertainment Buildings

Lyrice Theatre, 59 SW Flagler Avenue/(MT00086/NR#97001329) (1993) (Photograph 16)

When constructed in 1925, the third Lyric Theater was one of the largest buildings in Martin County. It is an eclectic design with elements of the Beaux Arts Classical and Mediterranean Revival styles. It rests on a concrete slab foundation and has a reinforced concrete pier and beam system with interlocking hollow tile wall infill, typical of 1920s construction technology. The exterior is finished with textured stucco. The building extends the width of the

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block and features prominent facades on both SW Flagler Avenue and SW Osceola Avenue. The architectural detailing of both facades is identical. Each façade has a three-bay division which corresponds to the interior design and function. The first-floor entrances and storefronts have been altered, but the second floor level of both facades is well-preserved. At this level are blind arches framing windows. Decorative features surrounding the windows include engaged spiral columns, scrolled pediments, sculptures of fruit in bas-relief and pedestals. The interior of the theater is well preserved and includes the original auditorium, stage and stage support areas and a lobby. In addition to the overall design of the interior, character defining features of the theatre including a proscenium arch in front of the stage remain.

Civic Buildings

Acadia Lodge Masonic Temple, 14 SE Osceola Street (MT01929) (Photograph 17-18)

The principal civic building in Downtown Stuart is the Acadia Lodge Masonic Temple. Constructed in 1949, it is a Masonry Vernacular Building located just south of Haney Circle at 14 SE Osceola Street. It is a slab on grade building with a concrete block load bearing wall structural system finished with stucco. It features a flat built-up roof with a stepped parapet with concrete coping. It has a fixed concrete canopy on the main façade with rounded corners, an influence of the Art Moderne Style. It has a cast concrete corner stone with the name of the building and date of construction. The original fixed show windows on the building have been infilled but the openings remain.

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DOWNTOWN STUART HISTORIC DISTRICT
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Downtown Stuart Commercial Buildings

Historic commercial buildings in Downtown Stuart range in height from one to three stories. All, except the Parks General Store, are constructed with masonry materials, including brick, ceramic hollow tile, and concrete block. Most of the roofs are flat built-up types with raised parapets. Decorative elements are generally restricted to the facade, except in cases where buildings are located on corner lots. The facades of two and three-story buildings are divided into two distinct zones. The lower levels contain storefronts that consist of large plate glass display windows, at least one entrance, and kick panels. The upper stories have rectangular openings that contain double-hung sash windows.

False Front Commercial

George W. Parks General Store/Stuart Feed Store, 161 SW Flagler Avenue/MT00046 (Photograph 19)

The George W. Parks General Store is an extremely rare example of a false front commercial building in Florida. It was constructed in 1901 following the arrival of the railroad. A false front allowed an owner to invest more money in the façade while relegating the secondary sides to a less expensive treatment. Character defining features of a false front building include a front wall that extends above the main roof to create a more impressive façade. The main roof is almost always a front facing gable type. Higher quality materials and more architectural detailing are typically used on the false front. These are all features of the Parks Store. Along with a front facing gable roof, the building has a rectangular parapet which provides space for advertising. The central portion of the building has 2/2 light double hung sash windows, fixed glass shows windows and drop siding. A shed overhang is also an original feature. A two-story shed extension to the east façade and a second level deck with a stair access on the west façade are historic period alterations. The store has a commercial entrance on the first floor leading to retail space in the interior. Upstairs served as the proprietor's residence in its early years. The Parks General Store is owned by the City of Stuart and is carefully preserved as the Stuart Heritage Museum.

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One-part Commercial Blocks

Pressel Building, 37-47 SW Flagler Avenue (MT01568) (Photograph 20-21)

The Pressel Building is an excellent example of a one-part masonry commercial block. The one-part commercial block was another common commercial building type in the United States from the 1850s until the 1950s. The one-part commercial block is defined by a single, horizontal zone. The zone typically housed public areas such as retail space, offices, banking rooms and lobbies. Common features included show windows, a canted, recessed entry, kick panels, transom above the entrance, a cornice and a flat roof with parapet topped with coping. These are all features of the Pressel Building. The Pressel Building features a slab on grade foundation, with concrete block structural walls and a flat, built-up roof with parapet. It extends the width of the block to SW Osceola Street where the storefront configuration is repeated. The name of the building is located above the storefronts in a frieze panel on both facades. It is little altered since originally constructed.

Osceola Building, 61 SW Osceola Street (MT00127) (Photograph 22)

When constructed in 1921, the Osceola Building was described as a "brick block." It has served as a bank, an A & P Grocery Store, and currently houses a restaurant at its corner and retail businesses in the flanking storefronts. It was designed in the Mediterranean Revival Style. It is located at the corner of SW Osceola Street and St. Lucie Avenue. It spans six bays on St. Lucie Avenue and five bays on Osceola Street. The building rests on a slab on grade concrete foundation with masonry piers and brick structural walls finished with smooth stucco. The structural piers have concrete coping. The southern two storefronts feature wooden kickplates with glass show windows, canted, recessed entrances with original doors, textured stucco wall finishes, and a parapet with barrel tile coping. The remaining storefronts have been altered to accommodate a restaurant use. Some have been enclosed and others feature, open outside seating. Above the storefront level the original building materials and features are intact. The textured stucco and barrel tile coping are features of the Mediterranean Revival Style of the building.

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Two-part Commercial Blocks

Feroe Building, 73 SW Flagler Avenue (MT00058) (Photograph 23)

The Feroe Building is Stuart's earliest example of a Masonry Vernacular, Two-part Commercial Block. Constructed in 1913, the building features a masonry load bearing wall, structural system with a veneer of rusticated concrete block also known as artificial stone.. The roof is a flat built-up type with a low-parapet and a cornice with brick, sawtooth molding. It features 1/1 light double-hung sash windows in the upper zone. The original storefront has been altered by removal of a canted storefront entrance and the addition of modern metal frame multi-light fixed windows.

Greene Building, 51 SW Flagler Avenue (MT00087) (Photograph 24)

The Greene Building at 51 SW Flagler Avenue is another excellent example of a two-part commercial block building type in Downtown Stuart. It has a slab-on-grade concrete foundation with a cast concrete pier and beam structural systems with concrete block infill. The exterior is finished with stucco. The roof is a flat, built-up with parapet with concrete coping. Characteristic of two-part block buildings, the Greene Building features a horizontal division into two distinct zones, expressed by the interior use of the building. The lower zone of the Greene Building was designed for retail space. It contains two storefronts with kick panels, steel frame show windows and paired commercial steel doors. The storefronts are covered by a metal canopy which is attached to the building by steel poles. Above the storefronts are eight fixed windows. The upper zone contains space for offices. It is four bays wide with recessed wall infill set between the structural piers of the building. The present windows are modern 1/1 light aluminum replacements of the original wooden sash types. The original finishes of the kick-panel at the first floor level have been replaced with permastone.

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DOWNTOWN STUART HISTORIC DISTRICT
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Art Modern Style

Hipson Office Building, 31-33 Osceola Street (MT0119) (Photograph 25)

An excellent example of the Art Modern in Stuart is the Hipson Office Building at 31-33 SE Osceola Street. With its turned corner, round windows, horizontal grooves, smooth stucco wall surface, and flat roof with coping at the roof line, the Hipson Building is a textbook example. of the Art Moderne Style and the best example of the style in Stuart. The Hipson Building was completed in June 1941 with a design inspired by the architecture of the 1939 New York World's Fair. Architect Frederick Seelman of West Palm Beach designed the Hipson Building. Its integrity is pristine.

Dehon Building, 11 Osceola Street (MT01928) (Photograph 26)

Another excellent example of the Art Modern style in Stuart is the Dehon Building at the southeast corner of the intersection of Colorado Avenue and SW Osceola Street. The Dehon Building is a slab on grade commercial building with concrete pier and beam structure system and a flat, built-up roof with parapet. It features four commercial storefronts with kick panels, show window, and wooden doors with transom lights. The circular form of Haney Circle drove the design of the surrounding buildings, including the Dehon Building, which were all built in the late 1930s and 1940s and designed in the highly appropriate Art Moderne Style. All of the buildings surrounding the circle are aligned with Haney Circle and have curvilinear facades. With its turned corner, horizontal full width string courses, smooth stucco wall surfaces, and flat roof with chevron detailing at the roof line, the Dehon Building embodies the Art Moderne Style. It was constructed in 1941, the same year as the nearby Hipson Building and is part of a composition of Art Moderne commercial buildings surrounding Haney Circle in downtown Stuart.

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DOWNTOWN STUART HISTORIC DISTRICT
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International Style

Stuart Department Store, 101 SW Flagler Avenue (MT01905) (Photograph 27)

The Stuart Department Store, 101 SW Flagler Avenue was constructed in 1954 and designed by Stuart's pioneer architect Bert D. Keck, A.I.A. It is a one-story slab on grade building with poured concrete piers, concrete block walls and a flat roof. The Stuart Department Store embodies the International Style through large expansions of steel framed glass show windows, smooth uniform wall surfaces, asymmetry of design, a flat, cantilevered roof, two geometric shaped towers and a general lack of ornamentation. The building has been converted to the City of Stuart Tourism Center. Its main alteration has been decorative painting and signage on wall surfaces.

Masonry Vernacular

Coventry (Old Colorado) Hotel, 201 Colorado Avenue (MT00097) (Photograph 28)

Constructed in 1915, the Coventry Hotel has been a fixture and an important building type in Downtown Stuart for over one hundred years. It rises two stories in height and it has a continuous masonry stem wall foundation with brick walls finished with stucco, and a flat roof with parapet. On its main elevation it has a two story, full width, entrance porch with a wooden balustrade. The original windows have been replaced with single-hung vinyl types. Some windows have original transom lights above and all windows have an original keystone detail in their headers. Many of the individual features of the Coventry Hotel have been altered, but the overall design of the building is intact.

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DOWNTOWN STUART HISTORIC DISTRICT
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Residential Architecture, Downtown Stuart

The historic residential buildings of Downtown Stuart are associated with the development of the neighborhoods in the area and reflect a variety of architectural styles that are consistent with designs found in cities throughout Florida. Historic residential buildings are mainly single-family homes, apartments, boarding houses, and outbuildings built before 1960. Many of these buildings were constructed by people who played important roles in the development of Stuart during the historic period. Many former residential buildings have been converted to multi-family or commercial use. Residential buildings range in size from three and one-half-story apartment houses to small three-room bungalows. A wide variety of materials including wood, rough-faced and interlocking concrete block, hollow tile, stucco, and glass were used in their construction. The buildings reflect designs that were popular during the first half of the twentieth century. Frame Vernacular architecture predominates, but there are also examples of the Craftsman Bungalow and Mediterranean Revival styles.

Frame Vernacular

Owl House, 100 Colorado Avenue/MT00095 (Photograph 29)

Another of Sam Matthews's buildings in Downtown Stuart is the Frame Vernacular Owl House at 100 Colorado Ave. The Owl House is a one-story Frame Vernacular residence. It rests on a brick pier foundation with a wood frame structural system and multiple gable roofs with a five-V crimp metal roof, broken by a centrally placed brick chimney with brick corbeling. The exterior is finished with wood weatherboard and features 1/1 light double hung windows. The main façade features a multi-bay entrance porch. A highly unusual design, the Owl House features four triangular corner gables and eye-like windows which resemble the pointed ears and face of an owl. The four corners are like the prow of a ship, an appropriate design for the owner who was a ship's captain.

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Bungalow

Tunnely House, 42 SE Seminole Street, MT00113 (Photograph 30)

The Tunnely House is a one-story Bungalow Style residential building constructed in 1925. It rests on a brick pier foundation with a wood-frame structural system, a weather board and shingle exterior finish, and gable roof with a flat seam metal finish. Features associated with the Bungalow style including a street facing gable over clipped gable roofs, porch piers with tapered posts, exposed rafters and decorative brackets under the porch roof. Original windows have been replaced with 6/1 light single-hung vinyl windows which imitate an original Bungalow style window.

Tudor Revival Style

Crary House, 171 SW Flagler Avenue/MT00307 (Photograph 31)

Most Tudor Revival residences in Florida date from the 1920s, when the style reached its zenith in popularity throughout the United States. Characteristic features of the style were steeply pitched, gabled roofs; decorative half-timbering; exterior stucco walls; tall, narrow casement windows with multi-pane glazing; and massive end-exterior chimneys, often located on the main façade. There are few examples in Stuart. The best is the Crary House, formerly located at 311 Cardinal Way but moved to 171 SW Flagler Avenue in 2010. It features the characteristic steeply pitched gable roof and tall, narrow multi-light casement windows. Because of its move the Crary House has new, continuous concrete, stem wall foundation and a reconstructed chimney.

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Ranch

101 Colorado Avenue (MT01888), (Photograph 32)

101 Colorado Avenue, constructed in 1955, is a one-story Ranch Style residence, located on a prominent corner lot adjacent the St. Lucie River. It has a horizontal orientation and low profile through a low-pitched side facing gable roof with its wide (north) facade facing Colorado. It rests on a slab-on-grade concrete foundation. The structural walls are concrete blocks with a stucco finish. Windows are aluminum single-hung sash types. Although generally austere and without decorative detailing, 101 Colorado Avenue has cast iron columns with a floral pattern on a porch on the north façade. Typical of Ranch style residences constructed during the automotive age, the house has a carport on its west side. 101 Colorado Avenue is the only example of the Ranch Style in the Downtown Stuart Historic District.

Non-Contributing Buildings

Non-contributing buildings those that were constructed after the district's period of historic significance and whose scale and design is out of character with the historic district. The massive three-story condominium at 47 SW Osceola Street (Photograph 33) is a prime example. None of the buildings that were constructed during the historic period have been altered to the point where they no longer exhibit integrity.

Alterations

For commercial buildings, alterations include removal of storefronts, replacement of historic entrances, covering of historic materials with non-historical materials such as stucco or permastone, wholesale changes in windows and fenestration pattern, changes to roof form and type, and additions. Most of the alterations are located at the first floor level and buildings such as the Lyric Theatre are relatively unaltered on upper floors. Individual alterations have

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occurred on many buildings but no alterations have reached a point where it no longer conveys its overall appearance during the period of significance of the district and no longer contributes.

Alterations to residential buildings are typical for mixed use areas, particularly those that have been adapted for commercial or multi-family uses. Alterations include the enclosure of open single-story porches to gain additional interior space, the replacement of original wooden windows with aluminum and vinyl types, the covering of original siding with aluminum and vinyl, and rear additions for service or additional living space.

INTEGRITY

The Downtown Stuart District retains the integrity of location, setting, design, materials workmanship, feeling and association for the period 1901 to 1974. Downtown Stuart retains its integrity of location, as nearly all documented buildings are in their original location and the neighborhood's natural and manmade historic boundaries are intact. One building, the Crary House, 171 SW Flagler Avenue—was relocated from its original site in 2010 and the Abundance Statue an object in Haney Circle, was moved to its present location in 1991. Despite the relocation because of its architectural significance as the outstanding example of the Tudor Revival Style in Stuart as an example of the work of George J. O'Reilly, an important architect. As an object the Abundance Statue is by its nature mobile and has been in Stuart since 1939 and in its present location since 1991. Historically the district was well-defined by the Florida East Coast Railway line on the west side and the St. Lucie River on the north and east. These natural and manmade features remain and continue to define downtown Stuart. Moreover, the district has retained its setting and design, maintaining its historic appearance with its traditional street pattern, a concentration of governmental building north of St. Lucie Avenue, a commercial area along SW Flagler Avenue and SW Osceola Street, to Colorado Avenue and residential and mixed use areas along SW and SE Seminole Avenue and along SE Osceola Street. The district maintains its historic subdivision layout, a pattern of large commercial lots with common setbacks and Haney Circle, one of Stuart's earliest municipal parks and a character defining design landscape feature. It retains its feeling and association as its buildings embody its historic character as Martin County's central market place and governmental,

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entertainment and civic center. Particularly important are commercial buildings such as the Stuart Feed Store; governmental buildings such as the Post Office Arcade; and entertainment venues such as the Lyric Theatre.

Most of the buildings within the district retain the integrity of design, workmanship and materials. Particularly noteworthy are the Art Moderne buildings around Haney Circle which retain their curved facades reflecting their location and period of construction. Historically significant materials such as cast stone remain on the Feroe Building at 73 SW Flagler Avenue. Nonetheless, alterations are present, but none of these alterations are sufficient to render buildings non-contributing. The overall character and the majority of individual feature remain intact. Despite these alterations, Downtown Stuart retains its character as an early twentieth century railroad town. It continues to convey its period of development and retains its integrity for listing in the National Register of Historic Places.

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INVENTORY DOWNTOWN STUART HISTORIC DISTRICT - CONTRIBUTING BUILDINGS

The following inventory is organized alphabetically by street number and name. Non-contributing buildings that post-date the period of significance (1974 and later) have not been assigned Florida Master Site File numbers. Outbuilding such as garages are rare in the district due to the small size of lots and high percentage of lot coverage by primary buildings. Smaller ancillary structures that appear to temporary in nature are few in number and were not included in the nomination.

Address	Style	Date	FMS#/Name	Original Use
COLORADO AVENUE (8)				
100	Frame Vern.	1904	MT095/Owl House	Sf. Residence
101	Ranch	1955	MT1888	Sf. Residence
106	Cape Cod	1934	MT094	Sf. Residence
201	Masonry Vern.	1915	MT097/Coventry House	Hotel
211	Masonry Vern.	1926	MT098/Col. House Apts.	Apts.
300	Art Moderne	1950	MT1889 /Stuart Bank.	Bank
301-303	Art Moderne	1950	MT1890 /Dehan Bldg.	Commercial
307-313	Art Moderne	1950	MT1891 /King Pontiac	Gas Station
SE DENVER AVENUE (3)				
309	Frame Vern	c. 1920	MT0109	Sf. Residence
313	Frame Vern.	c. 1920	MT0110	Sf. Residence

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320	Frame Vern.	c. 1926	MT0111	Sf. Residence
SW FLAGLER AVENUE (15)				
1-13*	Masonry Vern.	1949	MT1905/Dehon Bldg.	Commercial
15-21	Masonry Vern.	1949	MT01565	Commercial
23-25	Masonry Vern.	1938	MT01566	Commercial
27-29	Masonry Vern.	1940	MT01567/Bozone Building	Commercial
37-47	Masonry Vern.	1939	MT01568/Pressel Bldg.	Commercial
47-49	Masonry Vern.	1926	MT088/ Holleran Bldg.	Commercial
51	Masonry Vern.	1939	MT087/Green Bldg.	Commercial
59	Med. Revival	1926	MT086/Lyric Theatre	Theater
73	Masonry Vern.	1913	MT084/Feroe Bldg.	Commercial
101*	International	1959	MT1905	Commercial
121*	Mid-Cent. Modern	1974	MT1906City Hall	City Hall
151	Frame Vern.	1916	MT083	Sf. Residence
161(101)	Frame Commercial	1901	MT046/Stuart Feed Store	Commercial
171(151)	Tudor	1925	MT307/Crary House	Sf. Residence
201*	Col. Revival	1943	MT1907/Flagler Rec. Center	Recreational

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SW OSCEOLA STREET (5)

1*	Art Moderne	1949	MT1923/Stuart Bank Annex	Bank
13-31	Med. Revival	1925	MT089/Post Office Arcade	Post Office/Commercial
33*	Masonry Vern.	1940	MT1924	Commercial
37*	Masonry Vern.	1937	MT1925/Ricou Hardware	Commercial
61	Med. Revival	1922	MT0127/Osceola Bldg.	Commercial

SE OSCEOLA STREET (6)

11*	Art Moderne	1941	MT1928 /Dehon Bldg.	Commercial
14*	Masonry Vern.	1949	MT1929/Masonic Lodge	Civic
31-33	Art Moderne	1941	MT0119/Hipson Med. Bldg.	Professional Office
34	Bungalow	1922	MT0112	Pvt. Residence
40*	Masonry Vern.	1952	MT1930	Commercial

48

ST LUCIE AVENUE (1)

301 St. Lucie	Masonry Vern.	1914	MT0128/City Hall	Commercial
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DOWNTOWN STUART HISTORIC DISTRICT
STUART, MARTIN COUNTY, FLORIDA
DESCRIPTION

SW SEMINOLE STREET (3)

29*	Bungalow	1915	MT01918	Sf. Residence
45	Bungalow	1915	MT00091	Sf. Residence
49*	Frame Vern.	c. 1920	MT01932	Sf. Residence

SE SEMINOLE STREET (8)

4	Frame Vern.	c.1935	MT0118	Sf. Residence
15	Frame Vern.	1913	MT096/Riverview Apts.	Hotel
18	Frame Vern.	1926	MT0117	Sf. Residence
22	Frame Vern	1930	MT0116	Sf. Residence
26	Frame Vern	1890	MT00115/Ernie Lyons House	
32	Bungalow	1913	MT00092/Clifton Lodge	Sf. Residence
38	Bungalow	1915	MT0104	Sf. Residence
42	Bungalow	1925	MT0113	Sf. Residence

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DOWNTOWN STUART HISTORIC DISTRICT
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DESCRIPTION

SITES (2)

Haney Circle	Site	1920	MT1892/Haney Circle	Park
Confusion Corner	Site	1950	MT01936	Roundabout

STRUCTURES (1)

Colorado/Osceola	Fountain	1961	MT1892/Haney Circle	Park
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OBJECTS (1)

Abundance Statue	Statue	1939	MT1892/Haney Circle	Sculpture
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TOTAL CONTRIBUTING: 51

NON-CONTRIBUTING

SE DENVER AVENUE (1)

310	Commercial
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SW FLAGLER AVENUE (1)

33	Commercial
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SW OSCEOLA STREET (1)

47	Condominium	2010
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DOWNTOWN STUART HISTORIC DISTRICT
STUART, MARTIN COUNTY, FLORIDA
DESCRIPTION

SE OSCEOLA STREET (3)

17	Commercial
29	Commercial
32	Commercial

TOTAL NON-CONTRIBUTING: 6

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SUMMARY

The Downtown Stuart Historic District is eligible for listing in the National Register at the local level under Criterion A in the area of Commerce, Community Planning and Development, Government and Criterion C for Architecture. The period of significance of the district extends from 1901, when the earliest building was constructed, to 1974 when the Stuart City Hall was completed. The district is significant in the area of Community/Planning Development for its embodiment of the physical development of Stuart following the arrival of the Florida East Coast Railway in 1894 through the 1950s. It includes a variety of building types associated with this development including the Lyric Theatre, the major historic entertainment facility in Martin County and the Acadia Masonic Lodge, an important civic building. In the area of Commerce the district contains the major historic commercial and financial buildings of Martin County and the St. Lucie River Region dating from 1901 to 1954. Moreover, it is significant in the area of Government. With the incorporation of the Town of Stuart in 1914 the district became the center of government in Martin County with the community's historic post office building, county recreation center, and in 1974 the Stuart City Hall. Finally, under Criterion C, the district is significant under Criterion C for its embodiment of important periods of architecture, architectural styles and building types and association with master builders and architects. Within the district are the city's most important commercial buildings, its principal entertainment venue, a post office arcade, its first professional office, and a significant civic building. At the core of Downtown is a designed landscape known as Haney Circle. Along the east margin of the district, bordering the St. Lucie River, is an area containing some of the earliest and most significant private residences in the city. The integrity of the district is good and the area is vibrant and well-maintained thanks in part to an outstanding Florida Main Street program.

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HISTORICAL CONTEXT

Post-Civil War Period, 1866-1893, Pioneer Development of St. Lucie River Region

Stuart, Florida is located in Martin County in an area known historically as the St. Lucie River Region (Figure 2). At the end of the Civil War, the east coast of Florida south of St. Augustine remained a largely undeveloped wilderness. Travel was limited to the Indian River, initially navigated by sail craft and later by steamboats.¹ Virtually the only permanent resident in the St. Lucie River Region, where the St. Lucie and Indian rivers met, was a lighthouse keeper at Jupiter Inlet. A growing population in Central Florida following the Civil War resulted in the Florida State Legislature creating additional counties and the extension of Dade County north to the St. Lucie River. Long a center of shipwrecks, the isolation and desolation of the region prompted the federal government to create houses of refuge for rescue teams and to provide shelter for shipwreck victims. In 1875, five houses were established along the Florida East Coast. Most notable of these was Gilbert's Bar House on Hutchinson Island, east of Stuart, listed in the National Register of Historic Places in 1974.² The keepers of the houses of refuge and their families were the first non-native American settlers in the region.

In 1879, Captain Thomas E. Richards settled at Eden on the Indian River, several miles north of the mouth of the St. Lucie River. Richards was the first to grow pineapples in the area. Pineapples became a staple of the local economy for the next fifty years. The following year, Dr. William Baker and his family settled at a place he named Waveland on Sewell's Point, a peninsula between the St. Lucie and Indian rivers. The United States Government established a post office at Waveland shortly thereafter.¹³

The first settlers of Stuart were Herbert and William Bessey and Ernest and Otto Stypmann and their families. The Besseys, Stypmanns, and all other pioneers of Stuart received land through federal land patents in Township 38S, Range 41E, Section 4. The federal government conceded the lands through the Cash Entry Act of 1820 or Homestead Act of 1862. The Cash Entry Act provided land to purchase at \$1.25 per acre. Homestead Act tracts were typically 160 acres or quarter sections. Their acquisition

¹ Sandra Henderson Thurlow. *Stuart on the St. Lucie: A Pictorial History*, (2001), p. 5.

² Paige, *Martin County*, pp. 53-60.

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was conditioned on paying a filing fee, residing on the land for five years, and cultivating crops or making other improvements. The federal land tracts in Stuart were typically rectangular or square, except for those along the St. Lucie River where their form was irregular. The Florida East Coast Railway was awarded lands through state deeds from the Trustees of the Florida Internal Improvement Fund (T.I.I.F.) as an incentive for building railroads and developing land.³

Despite the availability of cheap land, the St. Lucie Precinct of Dade County, where Stuart was located, numbered only 41 residents in the 1890 federal census. Herbert Bessey from Ohio cultivated pineapples on his homestead at Bessey Point on the south fork of the St. Lucie River and became a well-respected boatbuilder. Walter Kitching, another homesteader, settled at the point where the South Fork and St. Lucie rivers join. He operated a schooner on the Indian River, shipping food and supplies to settlers. Otto Stypmann owned what became downtown Stuart on the south side of the St. Lucie River, where he raised pineapples. In 1892, Stypmann applied for a post office which the United States Post Office Department approved on March 12 and named Potsdam (Figure 3). Stypmann served as the first postmaster and operated the office out of his house.⁴

Early Development of Stuart, 1894-1913: Railroad Era and Town Founding

The arrival of the Florida East Coast Railway (FEC) in 1894 stimulated the first substantial development of Stuart. The town was named for Homer (Jack) Stuart, Jr. an early homesteader who owned a 160-acre quarter section on the north side of the St. Lucie River at South Fork, where the FEC initially terminated and where a depot was located. Stuart, the son of a prominent New York City attorney, was born in Willow Tree, New York on January 30, 1855. In the 1880s he built a home described as a Bungalow on his homestead and proceeded to plant pineapples like most other pioneer settlers. He offered the Jacksonville, St. Augustine and Indian River Railway, later the FEC, land to construct a station. Upon completion, the station was named for him. Stuart's stay in Florida was short lived and he relocated to Philadelphia in 1888.⁵

³ Thurlow, *Stuart*, p. 5.

⁴ *Ibid.*, p. 143.

⁵ *Ibid.*, pp. 11-13.

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In the early 1890s Walter Kitching, an English immigrant, offered the railroad a right-of-way through his property at a prominent point at the northwest corner of downtown Stuart where the St. Lucie River and the South Fork meet. The rail connection included tracks through the city, a station and a dock on the St. Lucie River, integrating rail and water transportation systems. Originally known as Potsdam, Stuart was at first only a flag stop named after the local post office.⁶

Walter Kitching was an important early settler of Stuart. Kitching settled the south bank of St. Lucie River in the pre-railroad era. He was a pioneer pineapple grower and in 1894, the same year the railroad arrived, built a wood-frame residence known as the Kitching House on the south bank of the St. Lucie River. In 1910, Kitching's Addition, the oldest residential subdivision in Stuart, was platted and developed.⁷

When Walter Kitching persuaded the railroad to relocate the Stuart depot to the south side of the St. Lucie River with it came the sign and name (Figure 4). The name change was made in part because J.R. Parrot, Vice-President of the FEC, complained that conductors referred to Potsdam in an unflattering way as "Damn Pots." The United States Post Office Department officially renamed the local office Stuart in July 1895. At the time the railroad arrived, Stuart was still a part of Dade County.⁸ Downtown Stuart initially was concentrated along the rail line and Railroad, now Flagler Avenue..

The arrival of the railroad stimulated population growth and economic development. One of the earliest economic activities in Stuart was pineapple cultivation (Figure 5). Pineapple production was introduced to Florida as early as 1860. After some early experimentation in various parts of the state, the pineapple industry, facilitated by construction of the railroad, became, by 1895, concentrated in an

⁶ Ibid., p. 7.

⁷ Works Project Administration, "History of Martin County, Florida," pp. 2-3.

⁸ Bradbury, et al., Florida Post Offices, p. 80; Plat Book 1, p 28, "Potsdam," Dade County Courthouse, Miami, Florida; Bureau of the Census, Twelfth Census, 1900, Population (Washington, 1901), 92; Paige, Martin County, pp. 123-124, 199, 282-283; Weber, "How Potsdam was turned into Stuart."

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area extending south from Ft. Pierce and including Stuart and Jensen.⁹ Jensen, just north of Stuart, proclaimed itself the “Pineapple Capital of the World.” In 1902, Stuart, not to be outdone, claimed to be the principal port for pineapple shipments in Florida. It was an important rail and river point for shipping pineapples and citrus.¹⁰ Still the 1900 federal census, listed only ninety-seven residents in the St. Lucie District.¹¹

Since pre-historic times the St. Lucie River teamed with marine life such as black bass, bream, catfish, alligators, and Manatee. The dredging of St. Lucie Inlet in 1892 opened the river to saltwater species. The first local commercial fish house was constructed on the north side of the St. Lucie in 1895 (Figure 6). Ernest Stypmann was an early investor in the operation which later merged with the East Coast Fish Company of Palm Beach. Soon, E.J. Ricou and others built fish houses along the Stuart waterfront. Ricou’s Fish House was located at the end of Porter’s Dock on what today is Colorado Avenue. Commercial fishing stimulated other industries such as ice making, boat building and hardware stores which provided equipment for both commercial and recreational fishing. Initially, fishing was done with row or sailboats but early in the twentieth century transitioned to motorized craft. Members of the black community, particularly Bahamian Caesar Dean, contributed to the local fishing and maritime economy.

Former U.S. President Grover Cleveland, an ardent fisherman, visited Stuart in 1900. He chartered a fishing trip with Captain Hubert Bessey and returned the following year for a six-week stay. In 1905 he purchased a waterfront lot on the St. Lucie River, where the Stuart City Hall presently stands. Following his death in 1908, his widow sold the property. Cleveland is credited with nationally popularizing recreational fishing in Stuart.¹²

⁹ Dr. Herbert J. Webber, “The Pineapple Industry in the United States,” Yearbook of the US Department of Agriculture , 1895, pp. 269-272.

¹⁰ Historic Property Associates, Inc. “Survey of Stuart,” 1991, p. 8.

¹¹ Thurlow, *Stuart*, p. 8.

¹² Thurlow, *Stuart*, p. 47

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The earliest building in Downtown Stuart is the George W. Parks General Store, built in 1901 at what today is 161 SW Flagler Avenue (Figure 7). The Parks Store, with its false front, is an extremely rare example of a wood-frame commercial building in Florida. Nearly all these pioneer structures were lost to fires or building codes mandating masonry fireproof structures in response to fires. Initially a general merchandise store, George Parks partnered with Riley Christensen in 1913 and renamed the business the Stuart Mercantile Company. The new business sold paints, hardware, and fishing equipment for one of Stuart's most important industries and past times. In 1946 the Truman Fertilizer Company purchased the building and renamed it the Stuart Feed Store. The Stuart Feed Store operated until the 1980s, when the City of Stuart purchased the property. Since 1992, Stuart Heritage, Inc. has operated the Stuart Heritage Museum in the building.¹³

The growing population and economy of Stuart resulted in the need for governmental services. In 1909, Palm Beach County was formed from the northern part of Dade County. It extended to the St. Lucie River, just north of the fledgling community of Stuart. In 1914 the Town of Stuart was formally incorporated and divided into five wards or precincts. Among the first councilmen was John Boggan. Boggan served as president of the newly formed council and was a pioneer pineapple grower with a 50-acre tract under cultivation in the spring of 1914.¹⁴

Paralleling the Kitching's Addition in 1910, the Potsdam Plat was formally recorded in 1912. Surveyed in 1897, it is known historically and contemporaneously as the "Triangle" because of its distinctive form¹⁵ It was formed on the east side by the diagonal course of the FEC Railway and on the south by Frazier's Creek. It contained fourteen blocks and eighty-five building lots. Ironically, because of its survey date, the original plat indicates it was in Dade County, but it was recorded in Palm Beach County. Unfortunately, the Triangle area has been heavily impacted by demolition and no longer contains a sufficient concentration of historic buildings to qualify as a National Register District.

¹³Alice L. Luckhardt, *Images of America: Stuart*, (Arcadia Publishing, 2016), p.25; FMSF MT046.

¹⁴Works Project Administration, "History of Martin County, Florida," p. 1.

¹⁵ Historic Property Associates, Inc. "Survey of Stuart," 1991, p. 8.

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The Feroe Subdivision, platted in 1912 by local developer Harry E. Feroe, was opposite the Triangle on the east side of the FEC Railway line (Figures 8-10)¹⁶ The Feroe Subdivision and the Potsdam Plat illustrate the boom and bust, organic development of Stuart and many other East Coast, Florida communities. Stuart had no formal town plan. The irregularity of Downtown Stuart is in part a result of the diagonal course of the FEC Railway line and the undulating shoreline of the St. Lucie River. Thus, the Feroe Subdivision has an overall irregular form. Flagler Avenue, originally Railroad Avenue, Osceola Avenue and Seminole Street run parallel to the rail line while St. Lucie and later Colorado run perpendicular. In contrast, the streets of Potsdam run north-south and east-west. The junction of the two subdivisions, the Dixie Highway, the FEC rail line, and Colorado Avenue has resulted in a five-way intersection, nationally known as Confusion Corner. The triangular blocks and circular and irregular street patterns give Downtown Stuart a unique character and a historic sense of time and place.

Two early commercial buildings in Downtown Stuart were the Stuart Bank and the Feroe Building, built in 1912 and 1913 in the Feroe Subdivision (Figures 11-12). Henry C. Feroe donated the land for the bank and served on the initial board of directors. The bank opened on November 1, 1912, at 301 St. Lucie Avenue at the corner of Osceola. The first president was Stuart pioneer Walter Kitching. In 1922 the Stuart Bank moved across the street to the newly constructed Osceola Building. The building then housed city hall and by the following year, the Seminole Bank. The President of the Seminole Bank was John E. Taylor, who also served as Mayor of Stuart. Following the onset of the Great Depression in 1929, the Seminole Bank and all other banks in Stuart failed. Stuart was without a bank until 1933 when the Citizen's Bank of Stuart moved into the building. The Stuart Bank was constructed with a veneer of faux concrete blocks produced by local manufacturer, Frank J. Frazier. Frazier began producing the blocks, two at a time, between 1906 and 1909. In addition to the Stuart Bank, Frazier's blocks were used in the construction of the adjacent Feroe Building in 1913, the Stuart School in 1909 and for his mother, Margaret Frazier's, house in the Triangle area of Stuart.^{27F}¹⁷

¹⁶ Historic Property Associates, Inc. "Survey of Stuart," 1991, p. 10.

¹⁷ Stuart News, July 31, 2013, p. 56; Luckhardt, *Stuart* p. 34.

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Adjacent the Stuart Bank Building at 73 SW Flagler Avenue is the Feroe Building located at the corner of St. Lucie and Flagler opposite the FEC railroad depot. It was constructed in 1913 by local builder Sam Mathews using Dade County Pine and rough-face concrete blocks furnished by Frank Frazier. Its original owner was local real estate developer Henry C. Feroe. The two-story, two-part commercial building began as the Stuart Drug Store and later served as the Stuart Post Office.¹⁸ It housed a real estate office and various other businesses upstairs.

Another building constructed by Sam Mathews in Downtown Stuart was the Owl House at 100 Colorado Avenue. Built in 1904 for Francis Marion Platt, it was purchased in 1908 by Ethel and Charles Porter. The Owl House and other dwelling houses along Seminole Avenue are located on the banks of the St. Lucie Rivers and are historically distinct from the commercial area to the west. A highly unusual design, the Owl House features four triangular corner gables and eye-like windows which resemble the pointed ears and face of an owl. The four corners take the form of the prow of a ship, an appropriate design for Pratt who was a ship's captain.¹⁹

Florida Land Boom, 1920-1928

Florida's economy blossomed after World War I. Stuart, like other communities throughout the state, benefitted from the Great Florida Land Boom. Real estate values rose dramatically during the Boom. In virtually all communities, new subdivisions were platted and recorded, lots were sold and re-sold, and new buildings were constructed. The City of Stuart experienced its most dynamic period of growth. Its population increased from 778 in 1920 to nearly 2000 in 1930. In 1925 Stuart reincorporated as a city.²⁰

The most important event of the 1920s in Stuart was the creation of Martin County in 1925. When Palm Beach County was created in 1909, the most populous city was West Palm Beach some forty miles to the south. Stuart, at the northern end of the county, felt isolated, underrepresented, and overtaxed. Residents of Stuart had only one county commissioner and felt they were asked to pay

¹⁸ Ibid.; pp. 37, 57; Thurlow, *Stuart*, pp. 16, 18, 41, 69, 122, 160, 167, 173.

¹⁹ HPA, p. 9; Luckhardt, *Stuart*, p. 105

²⁰ Ibid., pp. 12-16

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more than their fair share of taxes for county improvements. The situation came to a head in 1925, when the county commission passed a major road building program with only a small portion being spent in the Stuart area. A major concern was the lack of a highway bridge across the St. Lucie River, which then was only served by a ferry. A bill was passed by the Florida State Legislature and in May 1925 Martin County, named for Governor John W. Martin, was created from southern St. Lucie County and northern Palm Beach County. Stuart, with the largest population, became the county seat.²¹

Increasingly, during the 1920s, middle class visitors to Stuart came by automobile. State and local road construction was key to this development. Construction of US Highway 1 in Florida began in 1920 and was largely complete by 1925. It incorporated much of the earlier Dixie Highway. The section of US 1 from Vero Beach through Stuart to Miami was fully paved by 1923 as were the streets of the city. The road system spread west to Lake Okeechobee and agricultural parts of Palm Beach County, connecting these areas with the rail head at Stuart.²²

During the Boom, Downtown Stuart expanded south along Flagler Avenue and Osceola Street. The first major building constructed during the period was the Fuge or Osceola Building at 61 Osceola Street (Figure 13). Erected in 1921 by contractor J.A. Spiers, the Osceola Building was a one-story Mediterranean Revival commercial block with a rounded corner that wrapped around to St. Lucie Avenue. Its major tenant was the Bank of Stuart which re-located across the street from its original location. The building was initially named for E.A. Fuge its owner and president of the bank. He, along with Stanley Kitching and J.R. Anthony, financed construction of the building. The bank was robbed by the Ashley Gang in 1924 and failed upon the collapse of the Florida Boom in 1926. The Osceola Building later housed an A. & P. Grocery Store.²³

The major building constructed in Downtown Stuart during the 1920s was the Lyric Theatre at 59 SW Flagler Avenue (Figure 14). The Lyric Theatre was constructed by Judge John C. Hancock. Hancock, born in Illinois, lived in Jacksonville where he operated the Lyric and Lyceum theatres before moving

²¹Ibid.

²² Ibid., p. 13

²³ Thurlow, *Stuart*, pp. 124-125; HPA, pp. 13-14; Luckhardt, *Stuart*, p. 61.

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to Stuart in 1902. He was appointed Justice of the Peace shortly after his arrival and thus obtained the title of judge. He invested in pineapple cultivation and ran an insurance business. In 1913, Hancock returned to the theatre business and built the first of three theatres at the site on Flagler Avenue.²⁴

When constructed in 1925, the third Lyric Theater was one of the largest buildings in Martin County. It was the first building in Downtown Stuart documented to be designed by an architect. The architect was John N. Sherwood in association with Mark J. Casto. The contractor was F.M. Walton who built the theatre at a cost of \$100,000. John Sherwood was based in Miami from 1922 to 1927. By 1927 he was practicing and living in Fort Pierce with offices also listed in Miami and Stuart. Sherwood designed several apartment buildings in Stuart, the Boom Period Fort Pierce High School, and the Sunrise Theatre in Fort Pierce.²⁵

Mark J. Casto, Sherwood's associate, was a native of New Jersey. Born in 1897, Casto was working as a mechanical draftsman in Stuart in 1920. Following his work on the Lyric Theatre, he moved to St. Augustine. During the 1930s, he worked as a construction superintendent for a number of New Deal, Works Progress Administration (WPA) projects in Flagler and St. Johns counties. The 1930 census listed him as an engineer working in architecture. Between 1935 and 1937, he supervised several WPA projects, most prominently the Bunnell and Hastings community centers. The Hastings Community Center, designed by St. Augustine Francis A. Hollingsworth, was listed in the National Register in 2007.²⁶

The Lyric Theatre, with its large size and highly detailed exterior, remains an anchor of Downtown Stuart. It embodies the Florida Boom period and conveys a strong sense of time and place. By the 1970s the Lyric Theatre and much of Downtown Stuart were in a period of decline. Since the 1980s local organizations such as Stuart Main Street have worked successfully for the revitalization of Downtown. The restoration of the Lyric Theatre, including its listing in the National Register of Historic Places in 1993, served as a catalyst for the rehabilitation of other buildings and extensive streetscape improvements in Downtown Stuart.

²⁴ Thurlow, *Stuart*, pp. 110-111.

²⁵ Lyric Theatre, NR nomination.

²⁶ Hastings Community Center, Hastings, Florida NR nomination.

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The third major building constructed in Downtown Stuart during the Florida Boom was the Mediterranean Revival Style Post Office Arcade at 13-31 SW Osceola Avenue (Figure 15). E.A. Fuge, President of the Stuart Bank, was a major investor in the Arcade. Designed by the architectural firm of Pfeiffer & O'Reilly of Miami and built by Sam Mathews, the Arcade was completed in April 1925. Located at the center of the Downtown business district, it contained over 700 post office boxes with 24-hour access. It extended nearly to Colorado Avenue. It operated from its opening until 1959, when a new post office was built. It features two grand arched openings on Osceola and Seminole streets with a breezeway connecting the two. Once vacant and in distressed condition, the restoration of the Post Office Arcade was another key component in the revitalization of Downtown Stuart during the 1980s.²⁷

By the mid-1920s, at the height of the Great Florida Land Boom, Osceola Street, because of the increase in automobile transportation, had evolved into the primary commercial thoroughfare in Stuart. The last major building in Downtown Stuart prior to the collapse of the Boom in 1926 was the Minschke Building completed in December 1927. Constructed by Boleslaw Frank Minschke the Minschke Building was located on five lots and extended from Flagler to Osceola with storefronts on both streets. Along with the Lyric Theatre, the three-story structure was one of the largest in Stuart. Its major tenant was the Osceola Furniture Store. In the 1930s it became known as the Holleran Building. Beyond it to the south to Colorado, there were no buildings constructed until the late 1930s in Downtown Stuart.²⁸

Great Depression and World War II, 1929-1945

The prospects for the City of Stuart seemed limitless to its boosters during the summer of 1926. There were signs elsewhere, however, that the speculative bubble that fueled the boom was beginning to deflate. In late summer 1925, the Florida East Coast Railway declared an embargo of building materials to the already overloaded freight yards of South Florida. Northern newspapers began to run articles about corrupt speculative practices and cautioned their readers to be leery of promises of easy

²⁷ HPA, p. 15; Thurlow, *Stuart*, pp. 9, 122, 124-125, 162, 167.

²⁸ Luckhardt, *Stuart*, p. 99.

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fortunes to be made through investment in Florida real estate. A final blow to the land boom came as a devastating hurricane hit South Florida in September 1926, bringing an abrupt halt to development there. A second hurricane entered Florida at nearby Palm Beach in 1928 and killed thousands particularly around Lake Okeechobee. Finally, the pineapple industry collapsed by 1929. Martin County growers were forced out of business by a nematode infestation and competition from foreign producers.²⁹

The collapse of the Florida Land Boom was soon followed by the onset of the Great Depression in 1929. Initially, the experience of Stuart during the Great Depression differed little from other communities in Florida. The economy was hard hit by a dramatic drop in tourism during the late 1920s. Several of the city's banks failed, never to reopen. From 1931 to 1933 Stuart had no bank. Real estate sales and building activity dropped precipitously as the number of tourists entering the community slowed to a trickle. From 1927 until 1936, there was no new construction in the downtown area.³⁰ By 1937, it was estimated that half the population of Stuart was on relief.³¹

New Deal programs, particularly the Federal Works Projects Administration and the Works Progress Administration (WPA), offered relief to the city particularly through public works projects. These programs offered decent wages and temporary employment to Martin County residents and contributed to a return to prosperity. The most important public works project of the 1930s was the 1937 Art Deco addition to the extant Martin County Courthouse, originally constructed in 1908 on SE Ocean Boulevard beyond the central core of Downtown Stuart.

During the mid-1930s, Stuart began to slowly climb out of the Depression. In 1936 Earl J. Ricou built the first building since 1927. Ricou had been in the hardware business since 1921 and in November 1936 he built a one-story masonry store on the north side of the Post Office Arcade at 37 SW Osceola Street. The Ricou Hardware Building carried all types of hardware and, indicative of the growing outdoor activities, included a variety of sport fishing equipment.³²

²⁹ HPA, pp. 12-14.

³⁰ Ibid., p. 16.

³¹ Martin County Courthouse, NR.

³² Luckhardt, *Stuart*, p. 102.

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Others commercial buildings opened in Downtown Stuart prior to the war. Green's Department Store, a two-story, two-part commercial block opened in November 1940 at 57 SW Flagler Avenue. It was owned by H.J. Green and located between the Lyric Theatre and the Holleran Building. South of the Holleran Building, Lester A. Pressel built a one-story commercial block in late 1940 at 37-47 SW Flagler Avenue.³³

In 1938, L. Phillips Clarke also designed the Art Moderne Citizen's Bank at 300 Colorado Avenue at the corner of Osceola and Colorado streets (Figure 16). The contractor was Watt and Sinclair. The bank was the first major building constructed in Downtown Stuart since the mid-1920s.³⁴ It had a rounded façade reflecting its Art Moderne design and its location on the Haney Circle Park. In 1946 the bank became a member of the Federal Reserve System. Three years later, the bank added a wing at 1 SW Osceola. In 1958, the bank received a national charter and became the First National Bank of Stuart. In 1961 the First National Bank of Stuart moved to a new location.³⁵

Modernistic design continued in 1941 south of the intersection of the Haney Circle Park with the construction of the Theodore Dehon Building at 11 SE Osceola Street and the Hipson Building at 31-33 SE Osceola Street just prior to World War II. Both buildings were designed by Palm Beach architect Frederick G. Seelman and were examples of the Art Moderne style of architecture. Located at the corner of Colorado and SE Osceola streets the Dehon Building was designed with a turned corner, a characteristic of the Art Moderne style, and to conform with the round form of Haney Circle.³⁶ The Hipson Building, just south of the Dehon Building was completed in June 1941 with a design inspired by the architecture of the 1939 New York World's Fair. Dr. Harry H. Hipson, Mayor of Stuart at the time, financed construction of the building which was the first professional office building in Stuart. Hipson, a resident of Stuart since 1923, was a dentist and had his office on the right side of the building. Dr. John Huggins occupied the second office. Between the two wings of the building was a sunken garden.³⁷ The Hipson Building is the best example of the Art Moderne style in Stuart.

³³ Stuart News, July 4, 2018.

³⁴ Stuart News, October 27, 2013, p. 122.

³⁵ Thurlow, *Stuart*, p. 161; Luckhardt, *Stuart*, p. 123.

³⁶ Stuart News, October 27, 2013, p. 126; Stuart News, July 24, 2013, p. 39; Stuart News, August 7, 1941, p. 1..

³⁷ Stuart News, June 26, 1941, p. 1; HPA, p. 17.

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Stuart was recovering from the Great Depression when the Japanese attacked Pearl Harbor on December 7, 1941. The United States Congress declared war on Japan the next day, and Germany, in response, declared war on the United States on December 11th. The war soon hit close to Stuart. German U-boats began torpedoing ships in the nearby Atlantic Ocean and residents could hear explosions and see pillars of smoke on the east horizon.³⁸

Florida immediately became a major military training facility, particularly for United States Army and Navy aviators. In October 1942 Martin County leased the local municipal airport to the United States government for use as an aviation training facility. The United States Navy took possession of the airport and invested \$10 million dollars in improvements. Known originally as MacArthur Field, it was renamed Witham Field in remembrance of Naval Aviator Paul Witham who was the first of his rank from Stuart to die in the war. Witham Field was a Naval Auxiliary Airfield (NAAF) subordinate to Naval Air Station (NAS) Vero Beach. It provided support to the main air station for initial training and proficiency for U.S. Navy and U.S. Marine carrier and land-based aviators. Witham Field was decommissioned in July 1947 and returned to Martin County. During the 1950s and 1960s Northrop Grumman leased much of the airport property. The company manufactured parts and conducted flight tests on several military aircraft. It was a major employer in Stuart and Martin County. In addition to the naval aviators at Witham Field, there were signal corps trainees at Camp Murphy in Hobe Sound as well as personnel at the Jensen Coast Guard Station and the Port of Fort Pierce. Camp Murphy alone had 2500 to 3000 trainees monthly.

The Federal Recreation Building on Flagler Avenue was the major building constructed in Stuart during World War II (Figure 17). The Victory Hotel in Stuart was initially used for recreation and relaxation for off-duty servicemen, but local facilities quickly proved inadequate for the volume of visitors. Designed by local architect Bert Keck, the Federal Recreation Building was constructed through \$35,000 in federal government financing. It officially opened on Sunday, October 10, 1943, as the Martin County Service Club with approximately 1000 attendees. The building housed a variety

³⁸ Thurlow, *Stuart*, p. 9

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of recreational activities and hosted dances, particularly on Saturday nights. Martin County and the City of Stuart contributed funds for maintenance of the building totaling about \$16,000.³⁹

At the end of World War II, the City of Stuart began negotiating with the federal government for the purchase of the recreation center. On May 2, 1946, the city purchased the building and renamed it the Stuart Civic Center. It made the building available for local residents, civic organizations, social groups and community clubs. The auditorium served large meetings and as a venue for dances, particularly for the city's youth. By the early 1960s, the Stuart Civic Center was informally known as the Stuart Recreation Center and later the Stuart Rec Center. It would later be officially renamed the Flagler Recreation Center and Flagler Place. In 2020 Stuart Main Street assumed operations of the building, moved its administrative offices there and renamed the venue "Flagler Center."⁴⁰ The architect of the Federal Recreation Building was Bert D. Keck, Stuart's most important historic architect (Figure 18).⁴¹

Post-World War II to 1974, (1945-1974), Period of Slow Decline

In the post-World War II years the central commercial district was completed around Haney Circle at the intersection of Osceola and Colorado avenues. Haney Circle was one of Stuart's first three parks, dedicated to the city in 1912 along with a circular roadway as part of the recording of the Charles Porter Subdivision.⁴² It became the centerpiece of Downtown Stuart (Figures 19- 20).

Haney Circle was named for Cynthia Burnette Haney. Mrs. Haney was a newspaper columnist and the wife of Dr. Horace John Haney, a pioneer physician in Stuart. She was a national leader in the Women's Christian Temperance Union (WCTU) and was assigned to Florida in 1897. She was a

³⁹ Thurlow, *Stuart*, p. 185.

⁴⁰ Alice L. Luckhardt, "Stuart Service Men's Club-Stuart Civic Center-Stuart Recreation Center-Flag Place-Flagler Center" Stuart Main Street, 2020, pp. 1-3.

⁴¹ *Stuart News*, May 3, 1945, p. 6.

⁴² Thurlow, *Stuart*, pp. 64, 108, 173; *Stuart News* October 27, 2013, p. 80.

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founder of the Stuart Women's Club and became highly respected in the community. She continued to write newspaper columns until shortly before her death in 1932.⁴³

Originally named Flower Circle, in 1920 the Stuart Town Council renamed the park for Mrs. Haney in recognition of her work in temperance and women's rights. In the late 1940s, Haney Circle was only landscaped with modest flowers and a centrally placed palm tree. Seeking to improve its appearance, in 1949 the Stuart Women's Club learned of the availability of an award-winning statue which had been exhibited at the 1939 New York World's Fair. Known as the "Goddess of Abundance" the statue was the work of sculptress Manya Komole, Venice, Italy and was cast in bronze in Paris by Alexis Rudier. While valued at \$25,000 the Women's Club was able to obtain the statue for only storage costs.⁴⁴

The City of Stuart and the Women's Club planned to install the Abundance Statue at the center of Haney Circle. However, upon arrival, it was discovered that the Abundance Statue was, in fact, a scantily dressed voluptuous women holding a wine jug. It was decided that such a statue in Haney Circle would be disrespectful to Mrs. Haney, a conservative teetotaler and supporter of temperance. Instead, the statue was placed on the west side of the Martin County Courthouse and relocated to Memorial Park in 1961. Finally, in 1991, Abundance was installed in Haney Circle as originally intended (Figure 20).⁴⁵

Building around the Haney Circle was completed in 1948 with the construction of the Arthur Dehon Building at the southwest corner of Colorado and Osceola Avenue with additional frontage on Flagler Avenue. The Arthur Dehon Building at 1-13 SW Flagler Avenue was one of the larger buildings in Downtown Stuart. It featured a corner turn on Haney Circle. It was built by prominent local contractor Herb Young using steel reinforced concrete construction and concrete block. It housed retail businesses on the first floor and professional offices on the second. It was two stories in height and had 114 front feet on Flagler Avenue, 70 feet on Colorado and 140 feet on Osceola.⁴⁶

⁴³Thurlow, *Stuart*, pp. 64, 108, 173

⁴⁴*Stuart News*, July 23, 1961, p. 21.

⁴⁵Thurlow, p. 108; *Stuart News*, July 6, 1961, p. 21; July 13, 1961, 7-A; October 12, 1961, p. 23.

⁴⁶*Stuart News* October 27, 2013, p. 126.

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Another leading building in downtown Stuart was the Masonic Temple at 14 SW Osceola. Constructed in 1949, it was located just south of Haney Circle opposite the Theodore Dehon Building at 11 SW Osceola and the Hipson Medical Building at 31-33 SW Osceola Avenue. In 1950 Downtown Stuart saw another addition as construction began on the King and Parks Pontiac and GMC dealership. Located at the intersection of Colorado and Flagler Avenue at 307-313 Colorado Avenue, the dealership sold both cars and trucks and included a Gulf service station. With rounded corners and a white stucco finish, horizontal grooves accented with blue paint and a flat roof, the building fit in perfectly with the buildings around Haney Circle.⁴⁷ Another important building was the International Style Stuart Department Store at 101 SW Flagler Avenue designed by Stuart Architect Bert D. Keck. By the mid-1950s the historic development of Downtown Stuart was largely complete (Figure 21).

Since its founding commercial and recreational fishing in Stuart has been an important part of the local economy. During the 1950s the city chamber of commerce undertook a publicity campaign that resulted in Stuart being proclaimed the “Sailfish Capital of the World” in 1957. Credit for the catchphrase is given to Stuart News editor Ernie Lyons. In January 1938 Lyons hosted half-a-dozen sportswriters from several of the largest newspapers in the United States. The group included Fred Fletcher of the New York Daily News, considered the dean of American sports writers; Raymond Camp, New York Times, fishing editor; and Bob Monroe, fishing editor for the Miami Daily News. The group fished with Captain Add Whitcair and his sons Jack, Johnson and Curt. The charter resulted in over 1,000 catches in less than a week. Upon returning home, the writers referred to Stuart as being the “World Capital of Sailfish” (Figures 22-23).⁴⁸

By the 1950s, sport fishermen had been coming to Stuart for decades. The Stuart Sailfish Club, organized in the 1930s to promote fishing tourism in Stuart, was officially chartered in 1941. It publicized sport fishing opportunities, organized tournaments, and created the first conservation program. While sailfish were once abundant, over-fishing and pollution threatened commercial, recreational, and sport fishing. The catch and release program, which the club promoted, was

⁴⁷ Luckhardt, *Stuart*, p. 125.

⁴⁸ discovermartin.com/sailfish-capital-world/Thurlow, *Stuart*, pp. 54-56; *Stuart News*, October 27, 2013, p. 84.

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ultimately successful, and the reputation of Stuart as the “Sailfish Capital of the World” was preserved.⁴⁹

Although it was already well-known for its sport fishing, in the 1940s and 1950s Ernest Dutton, a documentary film producer from Sewall’s Point, made a series of films about sport fishing in Stuart. The films were shown to civic clubs and fishing organizations across the country. Over the years various celebrities further promoted Stuart as a center of sport and recreation fishing. The first was President Grover Cleveland at the outset of the twentieth century. Presidents Chester Arthur, William Howard Taft, Theodore Roosevelt and Warren G. Harding followed. Other well-known individuals who visited Stuart for sport fishing were Lt. General Walter Bedell Smith, adjutant to General Dwight D. Eisenhower, who accepted the German surrender on V-E Day; Franklin D. Roosevelt, Jr; newspaper published Herbert Pulitzer; actress Francis Langford and Ralph Evinrude, manufacturer of outboard motors.⁵⁰

The Stuart Chamber of Commerce campaign resulted in R.A. Gray, the Florida Secretary of State, issuing an official certificate in 1957 proclaiming the city “Sailfish Capital of the World.” This state trademark gave Stuart the right to use the slogan for advertising purposes and created an identity for the city. Subsequently, the Stuart High School yearbook became known as the Sailfish. Patches worn by the City of Stuart Police Department display a sailfish logo.⁵¹ The identity of the sailfish with Stuart was cemented with the construction of the 18-foot bronze Sailfish Statue and Fountain at Jefferson Circle in Downtown Stuart in 2002.

Physical development of Florida cities, such as Stuart, following the collapse of Florida Land Boom, the onset of the Great Depression, and World War II, resumed with vigor in the late 1940s. Many veterans who had served in Florida during the war visited became permanent residents. In the postwar era, Stuart faced developmental pressure like virtually every Florida city. Condominiums, hotels, apartment buildings, and commercial plazas replaced many historic commercial buildings and

⁴⁹ Thurlow, *Stuart*, pp. 52-53; Luckhardt, *Stuart*, 83-88.

⁵⁰ Luckhardt, *Stuart*, 83-88.

⁵¹ Ibid.

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residences. Stuart was not exempt from development pressures and would face many challenges in updating its infrastructure while still preserving its historic sites and buildings in the post-World War period.

Like other Florida cities, in the 1950s and 1960s, Downtown Stuart suffered an exodus of major businesses and governmental services. Florida Power and Light Company, Southern Bell Telephone, the U.S. Post Office, the Martin County Savings and Loan Association, and the First National Bank all left Downtown between 1956 and 1966. The Hotel Commodore on SW Flagler Avenue burned, killing two men, and threatening all buildings in the Downtown core. Fire also destroyed a major religious structure, the St. Joseph Catholic Church.⁵²

In the mid-1960s and early 1970s Stuart experienced highs and lows. Robert Hall was elected as the first African American to serve on the Stuart City Commission. The city changed its charter to end Jim Crow law, and the Martin County School system was integrated without major incidents. A new city hall was built Downtown on the site of the Hotel Commodore. Designed by architect Phillip R. Braden, Jr. it was one of the only substantive buildings constructed in Downtown Stuart between 1954 and 1987, when the Stuart Main Street Program began. The exodus from Downtown continued in the 1970s, including the loss of the Amtrak Station, leaving Stuart without rail passenger service for the first time since 1894.⁵³

Downtown Stuart 1974-Present

Downtown Stuart continued to decline during the late 1970s and early 1980s. The fortunes of Downtown began to turn with the election of Joan Jefferson, historic preservationist, to the Stuart City Commission in 1979. Jefferson would later be elected Stuart's first female mayor in 1982. She and others lead the effort to preserve and revitalize Downtown Stuart. The preservation community opposed efforts to eliminate the iconic "Confusion Corner" and demolish the landmark WPA, Art

⁵² Stuart News October 27, 2013, p. 90.

⁵³ Ibid., p. 34Z

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Deco Martin County Courthouse. Preservation became institutionalized in Stuart with the establishment of the National Trust for Historic Preservation's Main Street Program in 1987.⁵⁴

Preservation of the 1937 Art Deco Martin County Courthouse was Stuart's first major preservation battle. By the 1970s with an exploding population, it was clear Martin County needed a larger facility. The old courthouse was functionally obsolete, undersized, and infested with rodents and roaches. In 1988 the county commission committed funds for a larger, modern judicial facility. The initial plan for construction of the new courthouse included demolition of the old one. Paralleling the county courthouse planning, the City of Stuart selected Miami architects and planners Andres Duany and his partner and wife, Elizabeth Plater-Zyberk to update the city urban code and develop a master plan for the revitalization of Downtown Stuart. Duany argued for the preservation of the courthouse. He felt it was historically and architecturally the most important building in Stuart.⁵⁵

Many city and county officials and some members of the public disagreed with Duany, but he received strong support from local architects and Stuart Heritage, Inc., a private, non-profit historic preservation organization. In August 1988, the Martin County Commission applied to the Florida Department of State for a \$200,000 grant-in-aid to pay for restoration of the old courthouse. The grant was funded, and the old courthouse was restored and adapted for use as a local cultural center. In 1996, Jane Dickerson of the Cultural Center Board of Directors along with Dr. Carl Shiver of the Division of Historical Resources wrote an application for listing the courthouse in the National Register of Historic Places. The Keeper of the National Register approved the application, and the courthouse was listed in February 1997.⁵⁶ A major Stuart historic landmark had been officially recognized and preserved.

Since 1987 Stuart Main Street has been the prime mover in the remarkable revitalization of Downtown Stuart. In 1986 historic preservationist and city commissioner Joan Jefferson approached the Downtown Business and Professional Association and asked for support to form a National Trust for Historic Preservation Main Street Program. In 1987, the State of Florida, Bureau of Historic Preservation designated Stuart a National Main Street community. The business community

⁵⁴Stuart News October 27, 2013, p. 98

⁵⁵ Martin County Courthouse, National Register nomination.

⁵⁶ Ibid.

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contributed \$20,000 in funding for the program and donated office space. Donna Renninger was selected as Stuart's first Main Street Manager.⁵⁷

When the Main Street program started, Downtown Stuart was full of vacant, run-down buildings. Competition from outside retailers such as the Treasure Coast Square Mall in Jensen Beach were drawing shoppers from Downtown. The occupancy rate Downtown was less than fifty percent. In 1987 Joan Jefferson and her architect husband, Peter, learned of plans to partially demolish the Post Office Arcade for parking. In 1990, along with bookstore owner Ann MacMillan and her physician husband David, they were able to purchase and preserve the building.⁵⁸

Commissioner Jefferson, originally from South Florida, brought in Andres Duany to lead a series of charrettes and workshops about how to revitalize Downtown. The City of Stuart and the Downtown business community sponsored the workshops. The workshops resulted in a re-writing of a new city building and zoning codes and the concept of a "people oriented" community. In 1991 the City of Stuart sponsored a historic properties survey which identified over 200 potential historic buildings in the city. Encouraged by the direction of Downtown, another group bought the Lyric Theatre, then being used as a church, and returned it to its historic use as an entertainment center. The Lyric Theatre became an anchor for Downtown, drawing crowds on nights and weekends and contributing to the success of restaurants and other Downtown businesses. Local architect Donald Armstrong, Jr. wrote an application for listing the Theatre in the National Register of Historic Places, which was approved in November 1993.⁵⁹

Other important accomplishments in Downtown Stuart included the "Dancing in the Streets" program on Sundays. The "Abundance Statue" was moved to Haney Circle in 1991 and a roundabout with a statue of a sailfish was created on Joan Jefferson Way, named for preservationist, city commissioner and former Mayor Joan Jefferson. Riverwalk was created along the south shore of the St. Lucie.

⁵⁷ Stuart News October 27, 2013, p. 90.

⁵⁸ Stuart News October 27, 2013, p. 38Z.

⁵⁹ Stuart News October 27, 2013, p. 38Z.

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Boutique and specialty shops and restaurants began moving into Downtown as Main Street programs and the Duany plan were implemented.⁶⁰

Established in 1987, Stuart Main Street has been the principal community revitalization organization for Downtown Stuart for over thirty-five years. Working within the framework of the National Main Street's Four Point Approach of Organization, Design, Economic Vitality, and Promotion, Stuart Main Street focuses on community vision, unique assets, and market realities to build a thriving Downtown for residents and visitors. It sponsors community events such as the Rock'N Riverwalk concert series, Christmas on Main Street tree lighting, and the annual Downtown Art Festival. These events attract over 80,000 visitors to Downtown Stuart every year. In 2012 Stuart Main Street invested \$15,000 in improvements to the historic Flagler Center at 201 SW Flagler Avenue. The center hosts annually more than 200 private events and several conventions. Presently, Stuart Main Street is working with the City of Stuart Community Redevelopment Agency on this update of the 1991 historic properties survey. One of the primary goals of the survey is to establish the basis for a National Register historic district for Downtown Stuart. This will bring recognition and authenticity to the Downtown area as well as financial incentives for renovation such as federal tax credits and state and federal grants.

HISTORICAL SIGNIFICANCE

Community Planning and Development/Criterion A (1901-1974)

The Downtown Stuart Historic District is significant under Criterion A in the area of Community/Planning Development. The district is associated with important events that resulted in the founding and subsequent development of the town. In particular the arrival of the Florida East Coast Railway (FEC) in 1894 physically shaped the development of the town from the time of its arrival through the 1960s. A lack of adequate transportation was the major impediment to the development of the East Coast of Florida including the St. Lucie Region where Stuart is located. When the Florida East Coast Railway reached Stuart in 1894, Stuart became linked with the eastern markets of the United States and northern population centers which provided short term visitors and seasonal residents for the local tourist economy.

⁶⁰ Ibid.

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Stuart developed as a typical Florida railroad town of the early twentieth century. Sparsely settled prior to the arrival of the FEC, downtown Stuart developed within the framework of the railroad. The railroad ran through downtown on a north-south axis. Paralleling the rail line was Railroad Avenue, now SW Flagler Avenue. Community development grew along Railroad Avenue and adjacent streets with commercial buildings, banks, warehouses, hotels and the original post office being important building types. While the Stuart FEC Depot has been lost, many of the principal historic buildings along Railroad now Flagler Avenue remain. These include the George W. Parks Store at 161 SW Flagler Avenue and the Feroe Building, 73 SW Flagler Avenue. The Parks Store, constructed in 1901, is the oldest building in the district and forms a benchmark date for the period of significance.

The railroad facilitated an economic boom in the early twentieth century. Stuart became an important rail and river point for shipping pineapples and citrus. Moreover, given its prominent location on the St. Lucie River, Stuart was a center of commercial fishing in its formative years. After a visit from former U.S. President Grover Cleveland in 1900, Stuart became nationally recognized for its recreational fishing. By the late 1930s, Stuart had been popularized as the "World Capital of Sailfish." In addition to shipping, downtown Stuart was a marketplace for local products and for specialty businesses such as hardware stores which provided fishing equipment and other supplies to commercial and recreational anglers.

Beyond commercial buildings, the Downtown Stuart District contains additional building associated with the community development of the town. These include the historic post office, the former and present city hall, and the Lyric Theatre, the principal historic recreational building in Martin County. The Lyric Theatre, with its large size and highly detailed exterior, remains an anchor of Downtown Stuart and is the most important historic entertainment building in Martin County. It embodies the Florida Boom period and conveys a strong sense of time and place. The restoration of the Lyric Theatre, including its listing in the National Register of Historic Places in 1993, served as a catalyst for the rehabilitation of other buildings and extensive streetscape improvements in Downtown Stuart. An important civic building in downtown Stuart is the Masonic Temple at 14 SW Osceola. Street. Constructed in 1949, it is located just south of Haney Circle. Beyond the central business district and governmental center is a residential area fronting on the shores of the St. Lucie River.

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The Downtown Stuart Historic District contains a concentration of buildings that embody the development of the town from 1901 to 1974. During this period downtown Stuart served as the commercial and transportation hub for the St. Lucie Region. Since 1925 it has been the county seat of Martin County Government. Its history includes boom and bust cycles in real estate and agriculture, particularly the pineapple and citrus industries. Comprised of historic commercial, governmental, residential, entertainment and civic buildings, the district retains the physical appearance and embodies an early to mid—twentieth century Florida railroad town.

Politics/Government/Criterion A (1914-1974)

The Downtown Stuart Historic District is significant for its association with events important to the political history and formation of both Stuart and Martin County. In 1925 the Florida State legislature passed laws establishing a new city charter for Stuart and a new county named for Florida Governor John W. Martin. Stuart became the county seat for newly formed Martin County, one of the last counties established in Florida. Downtown Stuart became a center of local government with city offices initially being housed in the Stuart Bank Building at 301 St. Lucie Avenue. The post office was located in the Feroe Building at 73 SW Flagler Avenue until the Mediterranean Revival Post Office Arcade opened at 13-31 SW Osceola Avenue in 1925. No permanent courthouse was established in Stuart until 1937 when the Martin County Courthouse was constructed from a former school building with a new addition. The Martin County Courthouse at 100 SE Ocean Boulevard, listed in the National Register in 1997, is located some distance from the proposed downtown district. The Federal Recreation Building constructed in 1943 was another major governmental building in downtown Stuart. Purchased by the City of Stuart in 1946, it was renamed the Stuart Civic Center and was also known as the Stuart Recreation Center. The current Stuart City Hall was constructed in 1974 as a permanent center of local government downtown.

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Commerce/Criterion A (1901-1954)

The Downtown Stuart Historic District is also significant in the area of Commerce. Downtown Stuart developed as a marketplace and financial center for Martin County and the St. Lucie Region, based on pineapple and citrus cultivation, commercial and recreational fishing and seasonal tourism. Stuart was a railroad town and the economy and the development of downtown was driven by this mode of transportation. The most important commercial business developed along Railroad now Flagler Avenue, beginning with the George Parks Store constructed in 1901 at 161 Flagler Avenue. The early commercial buildings were wood frame, but in 1913-1914 this changed in with the construction of the Feroe Building at 73 SE Flagler Avenue and the adjacent Stuart Bank Building, later Stuart City Hall at 301 St. Lucie Avenue. Both were concrete block construction. During the Florida Boom of the 1920s, the Lyric Theatre at 59 SW Flagler Avenue and the Holleran Building at 47-49 SW Flagler were added. During the late 1930s, the Green Building at 51 SW Flagler Avenue and the Pressel Building 37-47 SW Flagler Avenue filled in most of the remaining vacant lots facing the FEC Railway. In 1949 the massive Dehon Building 1-13 SW Flagler Avenue completed the composition of attached commercial buildings along the street adjacent to the railroad.

ARCHITECTURAL CONTEXT

Downtown Stuart Commercial Buildings

Historic commercial buildings in Downtown Stuart range in height from one to three stories. All, except the Parks General Store, are constructed with masonry materials, including brick, ceramic hollow tile, and concrete block. Most of the roofs are flat built-up types with raised parapets. Decorative elements are generally restricted to the facade, except in cases where buildings are located on corner lots. The facades of two and three-story buildings are divided into two distinct zones. The lower levels contain storefronts that consist of large plate glass display windows, at least one entrance, and kick panels. The upper stories have rectangular openings that contain double-hung sash windows.

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False Front Commercial

The George W. Parks General Store is an extremely rare example of a false front commercial building in Florida. It was constructed in 1901 by master builder Sam Mathews following the arrival of the railroad. False front commercial buildings are a building type typically associated with boom towns of the West. They were the first commercial buildings in early mining and railroad towns. Proprietors were reluctant to invest large amounts of money during the uncertain times of a town's earliest development. A false front allowed an owner to invest more money in the façade while relegating the secondary sides to a less expensive treatment. Character defining features of a false front building include a front wall that extends above the main roof to create a more impressive façade. The main roof is almost always a front facing gable type. Higher quality materials and more architectural detailing are typically used on the false front. These are all features of the Parks Store. The store has a commercial entrance on the first floor leading to retail space in the interior. The upstairs served as the proprietor's residence in its early years.

One-part Commercial Blocks

The one-part commercial block was another common commercial building type in the United States from the 1850s until the 1950s. The one-part commercial block is defined by a single, horizontal zone. The zone typically housed public areas such as retail space, offices, banking rooms and lobbies. Common features included show windows, a canted, recessed entry, kick panels, transom above the entrance, a cornice and a flat roof with parapet topped with coping. The Pressel Building 37-47 SW Flagler Avenue and the Osceola Building 61 SW Osceola Avenue are excellent examples of One-part Commercial Blocks in Downtown Stuart.

Two-part Commercial Blocks

The Greene Building at 51 SW Flagler Avenue is an example of a two-part commercial block building type in Downtown Stuart. The two-part commercial block was the most common commercial building type used in small cities and towns in the United States between 1850 and 1930. Generally limited to two and four-story buildings, the two-part block is characterized by a horizontal division into two distinct zones, expressed by the interior use of the building. The lower zone is usually reserved for

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retail space and often contains large plate glass show windows and the other first floor features of a one-part commercial block. The upper zone contains space for offices or apartments. The exterior design of the building is usually uniform, but in some cases different materials and architectural detailing are employed to visually distinguish the two zones.

Residential Architecture, Downtown Stuart

The historic residential buildings of Downtown Stuart are associated with the development of the neighborhoods in the area and reflect a variety of architectural styles that are consistent with designs found in cities throughout Florida. Historic residential buildings are mainly single-family homes, apartments, boarding houses, and outbuildings built before 1960. Many of these buildings were constructed by people who played important roles in the development of Stuart during the historic period. Many former residential buildings have been converted to multi-family or commercial use. Residential buildings range in size from three and one-half-story apartment houses to small three-room bungalows. A wide variety of materials including wood, rough-faced and interlocking concrete block, hollow tile, stucco, and glass were used in their construction. The buildings reflect designs that were popular during the first half of the twentieth century. Frame Vernacular architecture predominates, but there are also examples of the Craftsman Bungalow and Mediterranean Revival styles.

Frame Vernacular

The earliest wooden residential buildings in Stuart were likely balloon-frame. From the arrival of the railroad in 1894 until about 1910, frame vernacular architecture was characterized by the balloon-frame method of construction. Balloon-frame construction began in Chicago and reached Florida with the arrival of the railroad. It featured closely spaced two-inch-deep boards of varying widths joined by nails. This method of framing eliminated the hewn joints and massive timbers employed in braced frame construction. Corner posts and principal horizontal members consisted of two or more two-inch boards nailed together. Studs in multi-story buildings rose continuously from the floors to the roof. Floors hung on the studs. Balloon framing allowed cheaper and more rapid construction and permitted taller buildings. Brick piers provided the principal foundation type. Roofs were generally gable, hip or pyramidal. Metal roof surfacing, including ornamental metal, became common in Florida during

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the period. Roof forms were more complex, featuring dormers, cross gables, and other secondary roof structures. Windows were double-hung sash, often in a 2/2 light pattern. Porches and verandas were universal features.

By 1920, the Bungalow was a major influence on frame vernacular design in Stuart. As a result, the form, plan, and features of frame buildings tended to be more regular and smaller. After 1920 frame vernacular buildings often diminished to one story. In addition to height and methods of construction frame vernacular buildings of the 1920s and 1930s shared additional characteristics. Framing rested on pier foundations, commonly brick or concrete block. The exterior sheathing was usually horizontal wood siding. Roof types were gable or hip, covered with V-crimp or embossed sheet metal or composition or asbestos cement shingles. Brick chimneys constituted a common feature. Windows were double-hung sash. The size of panes increased in size to 1/1 lights. Bungalow windows, with a single lower light and 3,4 or more lights in the upper sash, were typical. Porches, usually full-widths entrance types, remained common.

ADDITIONAL ARCHITECTURAL STYLES

Bungalow

The Bungalow was the most popular residential building design in Florida during the first three decades of the twentieth century. Its name was derived from the Bengalese *bangla*, a low house with porches, used as a wayside shelter by travelers in India during the eighteenth and nineteenth centuries. Although the name and some of the general characteristics of the Bungalow have their origins in India, the Japanese had the most profound influence on the style. Japanese construction techniques exhibited at the California Mid-Winter Exposition of 1894 emphasized the interplay of angles and planes and extensive display of structural members that became integral components of American Bungalow design.

The earliest American buildings which were consciously bungalows appeared in California and New England in the 1890s. They generally were large residences designed by architects. However, by the turn of the century publications like *Bungalow Magazine* and *The Craftsman* flooded the building market with plans for inexpensive bungalows. Featured in these magazines were articles about the

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economical use of space, interior decoration, and landscaping. It was this scaled down version of the Bungalow which became so pervasive in Florida during the early twentieth century. The Bungalow is typically a one or one and one-half story building with a low-pitched gable roof with wide unenclosed eave overhangs. Roof rafters are usually exposed, and false brackets or beams are commonly added under gables. Porches are often the dominant feature of a Bungalow. They are generally either full or partial width, with the roof supported by tapered square columns that frequently extend to ground level or sit on massive brick piers. There are several good examples of Bungalows in the Downtown Stuart Historic District. 42 SE Seminole Streets with its gable-over-gable profile, tapered columns, exposed rafters and faux brackets is one of the best.

Mediterranean Revival/Spanish Eclectic

Mediterranean Revival is an eclectic style containing architectural elements with Spanish or Middle Eastern precedents. Found in those states that have a Spanish colonial heritage, Mediterranean Revival broadly defines the Mission, Moorish, Turkish, Byzantine, and Spanish Eclectic revival styles which became popular in the Southwest and Florida during the twentieth century. The influence of those Mediterranean styles found expression through a detailed study in 1915 of Latin American architecture made by Bertram Grovesnor Goodhue at the Panama-California Exposition in San Diego. The Goodhue exhibit prominently featured the rich Spanish architectural variety of South America. Encouraged by the publicity afforded the exposition, other architects began to look directly to Spain and elsewhere in the Mediterranean where they found still more interesting building traditions.

Mediterranean Revival buildings in Florida display considerable Spanish influence. A popular building style in Florida during the 1920s, construction continued following the collapse of the land boom and even into the 1930s. The style was adapted for a variety of building types ranging from grandiose tourist hotels to two-room residences. The popularity of the style became widespread, and many commercial and residential buildings underwent renovation in the 1920s to reflect the Mediterranean influence. Identifying features of the style include flat (sometimes hip) roofs, usually with some form of parapet; ceramic tile roof surfacing; stuccoed facades; flat roof entrance porches, commonly with arched openings supported by square columns; casement and double-hung sash

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windows; and ceramic tile decorations. The Stuart Post Office Arcade and the Osceola Building are examples of the style applied to Florida Boom period commercial buildings.

Art Moderne Style

The Art Moderne Style of the 1930s represented a break with traditional design, particularly the vernacular and revival styles which characterized the architecture of Stuart prior to that time. It emphasized futuristic concepts rather than architectural antecedents. It gained favor in the 1930s when industrial designs began to exhibit streamlined shapes. The idea of round corners to make automobiles and airplanes more aerodynamic was applied to buildings. In addition to rounded corners, Art Modern Style buildings have flat roofs, smoother exterior surfaces, glass block, horizontal grooves, and cantilevered overhangs.

An excellent example of the Art Modern in Stuart is the Hipson Office Building at 31-33 SE Osceola Street. With its turned corner, round windows, horizontal grooves, smooth stucco wall surface, and flat roof with coping at the roof line, the Hipson Building is a textbook example of the Art Moderne Style and the best example of the style in Stuart. The Hipson Building was completed in June 1941 with a design inspired by the architecture of the 1939 New York World's Fair. Architect Frederick Seelman of West Palm Beach designed the Hipson Building. Another good example is the nearby Dehon Building at 11 SW Osceola Street on Haney Circle.

Tudor Revival Style

The Tudor Revival Style became popular in America during the first three decades of the twentieth century. It was loosely based on a combination of buildings styles common to the architecture of sixteenth-century Tudor England and a variety of Medieval English prototype ranging from thatched-roof folk cottages to grand manor houses. The first American examples of the style were erected in the late-nineteenth century and tended to be large architect designed building closely related to English precedents. As the style was adapted to smaller residential designs, the Tudor Revival lost much of its resemblance to its English antecedents.

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Most Tudor Revival residences in Florida date from the 1920s, when the style reached its zenith in popularity throughout the United States. Characteristic features of the style were steeply pitched, usually side-gabled roofs; decorative half-timbering; exterior stucco walls; tall, narrow casement windows with multi-pane glazing; and massive end-exterior chimneys, often located on the main façade. There are few examples in Stuart. The best is the Crary House, formerly located at 311 Cardinal Way but moved to 171 SW Flagler Avenue in 2010.

MATERIALS

Concrete Block

Some of the earliest examples of the use of concrete block and cast concrete as a building material in the United States are found in St. Augustine, Florida in 1880s. Concrete block was first used on Villa Zorayda in 1883. In Stuart, the use of concrete block as a building material dates to the first decade of the 20th century. Frank J. Frazier began producing the blocks, two at a time, between 1906 and 1909. The Stuart Bank was constructed with a veneer of faux concrete blocks produced by Frazier in 1912. In addition to the Stuart Bank, Frazier's blocks were used in the construction of the adjacent Feroe Building in 1913, the Stuart School in 1909 and for his mother, Margaret Frazier's house in the Triangle area of Stuart.

Architects

Bertin Daniel Keck, AIA

Bert D. Keck was Stuart's most important historic architect (Figure 25). Bertin Daniel Keck was a native of Iowa but was educated in Illinois. Keck learned his construction skills from a cousin who was a contractor and his design skills from a second cousin who was an architect with whom he apprenticed. In 1901 Keck moved to Grand Forks, North Dakota and the following year to Crookston, Minnesota. He maintained offices in both places. He developed a prolific and accomplished architectural practice. He designed buildings in North Dakota, Minnesota and several adjacent states. His practice extended into the Canadian cities of Winnipeg, Calgary and Edmonton. He designed

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hotels, business blocks, government buildings and residential buildings. Three of his designs in Crookston have been listed in the National Register of Historic Places.⁶¹

In 1925, tired of the cold Minnesota winters, Bert Keck moved to Stuart at the height of the Florida Boom and practiced there the rest of his career. In the Downtown Stuart Historic District Keck designed the Federal Recreation Building, at 201 SW Flagler Avenue and the Stuart Department Store, a Mid-Century Modern Building, at 101 SW Flagler Avenue. In addition to the Federal Recreation Building, Keck designed a similar recreation center in Fort Pierce. He designed a 1954 addition to the Martin County Courthouse and was Martin County school board architect for over two decades. In total, he designed over 500 buildings of various types. He also maintained an office in Palm Beach, which was managed by his son, Konrad who followed his father into the practice of architecture.⁶²

L. Phillips Clarke, AIA

In 1938, L. Phillips Clarke designed the Art Moderne Citizen's Bank at the corner of Osceola and Colorado streets (Figure 23) He also designed the Art Deco Martin County Courthouse in 1937 (National Register, 1997). L. Phillips Clarke was born in 1897 in Pittsburgh, Pennsylvania. While a native of Pittsburgh Clarke wintered from his infancy in Palm Beach, Florida. He was a graduate of the University of Pennsylvania. Following his graduation, he formed an architectural firm with Henry Stephen Harvey, a fellow Penn graduate. After initially practicing in Philadelphia, Clarke and Harvey moved their practice to West Palm Beach in 1921. During the Florida Land Boom, they became one of the most prominent architectural firms in Palm Beach County. They designed many important buildings including the West Palm Beach City Hall and fire station, the Daily News Building, and the iconic West Palm Beach Seaboard Air Line Railroad Station. Clarke, in fact, was the architect for all Seaboard Air Line Stations in Florida. His design for the West Palm Beach Station is high-style Spanish Baroque, often referred to as Mission Style. Of national architectural significance, the station was a very early National Register listing in Florida, designated in 1973⁶³

⁶¹ Stuart News, May 3, 1945, p. 6.

⁶² Ibid.

⁶³ Ibid; West Palm Beach Seaboard Air Line, NR.

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Sam Mathews, Master Builder

Sam Mathews, a skilled and prolific builder from Massachusetts, constructed most of the major buildings in downtown Stuart including the Owl House and the Post Office Arcade. Trained as a boat builder, got his start in Florida assisting with the construction of the Royal Poinciana Hotel at Palm Beach. His design of the Owl House at 100 SW Colorado Avenue was particularly creative. The house's triangular corner-gables and eye-like windows resemble the ears and face of an owl. The four corners of the house resemble the prow of a ship, a reflection of Mathew's training in nautical construction. He also constructed a number major residences in Stuart. These included the Hubert W. Bessey House; the John C. Hancock House and his own house at 501 Akron Avenue in the Triangle Area of Stuart.

ARCHITECTURAL SIGNIFICANCE

The Downtown Stuart Historic District is significant under Criterion C for its embodiment of important periods of architecture, architectural styles and building types and its association with master builders and architects. Within the district are the city's most important commercial buildings, its principal entertainment venue, a post office arcade, its first professional office, and a significant civic building. At the core of Downtown is a designed landscape known as Haney Circle. Along the east margin of the district, bordering the St. Lucie River, is an area containing some of the earliest and most significant private residences in the city.

The design of buildings, the materials and methods of construction in Downtown Stuart are consistent with the historic contexts outlined above and national and state trends in architecture. They were, however, subject to the skills of local builders, such as master carpenter Sam Mathews, and building materials such as cast concrete block produced by local mason Frank J. Frazier. The great majority of historic buildings in Stuart were erected by local contractors not formally trained in building construction or design. These buildings are referred to as Frame and Masonry Vernacular. The Bungalow Style in residential areas was the most prevalent formal style. Other significant styles

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included Mediterranean Revival from the 1920s, Art Deco and Art Moderne from the 1930s and 1930ss.

The potential district is located northeast of the FEC Railway line. Its general boundaries are the St. Lucie River on the east, SW Flagler and SE Ocean Boulevard on the west, SE Denver Avenue on the south, and the north side of the Federal Recreational Center at 201 SW Flagler Avenue. This area contains a concentration of buildings that date from 1901 with most being constructed in the 1920s, the late 1930s, early 1940s and the post-World War II period to 1954. Many of these buildings embody the significant architecture of the period, particularly the Art Moderne Style. Many commercial buildings in this area were designed by professional architects. Prominent architects designing buildings in Downtown Stuart included Bert Keck, AIA; Frederick Seelman, AIA; L. Phillips Clarke; and John N. Sherwood. Master builders, such as Sam Mathews, constructed many of the buildings in the district.

The Feroe Subdivision illustrates the boom and bust, organic development of Stuart and many other East Coast, Florida communities. Stuart had no formal town plan. The irregularity of Downtown Stuart is in part a result of the diagonal course of the FEC Railway line and the undulating shoreline of the St. Lucie River. The irregular street patterns and streetscape features such as Haney Circle and Confusion Corner give Downtown Stuart a unique character and a historic sense of time and place. In particular, the round form of Haney Circle, the curved blocks around it, and the Art Moderne buildings with their rounded corners surrounding it give the Downtown Stuart Historic District a particular sense of time and place.

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				GEOGRAPHICAL DATA

Verbal Boundary Description

The Downtown Stuart Historic District is located in downtown Stuart northeast of the FEC Railway line. Its general boundaries are the St. Lucie River on the east, SW Flagler and SE Ocean Boulevard on the west, SE Denver Avenue on the south, and on the north by the north side of the Federal Recreational Center at 201 SW Flagler Avenue. The specific boundaries of the district can be found as the dashed line on the map that accompanies this National Register Nomination Proposal

Boundary Justification

District boundaries were delineated to encompass the greatest extent of resources identified as contributing to the development of Downtown Stuart during the period of significance (1901-1974).

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LIST OF PHOTOGRAPHS

PHOTOGRAPHS

1. Downtown Stuart Historic District
2. Stuart (Martin County), Florida
3. Paul Weaver
4. 2024
5. Historic Property Associates
6. SW Osceola Street facing south.
7. Photo No. 1

Items 1-5 are the same for the rest of the photographs.

6. View of Haney Circle, Colorado Avenue facing east.
- 7 Photo 2

6. View of St. Lucie River, east boundary of district facing north
- 7 Photo 3

6. View of streetscape facing south at SW Osceola Street, Osceola Building.
- 7 Photo 4

6. View of streetscape facing south showing Osceola Street.
- 7 Photo 5

6. View of streetscape facing north showing SW Flagler Avenue.
- 7 Photo 6

6. View of SW Flagler Avenue, west boundary of district facing east
- 7 Photo 7

6. View of streetscape facing north from Haney Circle showing SW Osceola Street.
- 7 Photo 8

6. View of streetscape Haney Circle facing east from Colorado Avenue.
- 7 Photo 9

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6. View of streetscape facing northeast from Haney Circle.

7 Photo 10

6. View of streetscape Confusion Corner facing west from Colorado Avenue.

7 Photo 11

6. View of streetscape Confusion Corner facing west from Colorado Avenue.

7 Photo 12

6. Federal Recreational Building, 201 SW Flagler Ave., facing east

7 Photo 13

6. Stuart City Hall, 121 SW Flagler Ave. facing east

7 Photo 14

6. Stuart Post Office Arcade, west façade, facing east

7 Photo 15

6. Lyric Theatre, 59 SW Flagler Ave. facing east

7 Photo 16

6. Acadia Lodge, 14 SE Osceola Street, facing north

7 Photo 17

6. Acadia Lodge, 14 SE Osceola Street, facing west, corner stone

7 Photo 18

6. Stuart Feed Store, facing east

7 Photo 19

6. Pressel Building, 37-47 SW Flagler Avenue facing east

7 Photo 20

6. Pressel Building, 37-47 SW Flagler Avenue facing west

7 Photo 21

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6. Osceola Building, 61 SW Osceola Avenue, facing east

7 Photo 22

6. Feroe Building, 73 SW Flagler, facing south

7 Photo 23

6. Green Building, 51 SW Flagler Avenue, facing east

7 Photo 24

6. Hipson Office Building, 31-33 SE Osceola Avenue, facing east

7 Photo 25

6. Dehon Building, 11 SE Osceola Avenue, facing east

7 Photo 26

6. Stuart Department Store Now Visitor Center, 101 SW Flagler Avenue, West Façade, Facing South

7 Photo 27

6. Coventry Hotel, now Colorado Inn, 201 Colorado Avenue, facing south

7 Photo 28

6. Owl House, 100 Colorado Avenue, facing south

7 Photo 29

6. 42 SE Seminole Street, facing west

7 Photo 30

6. Crary House, 171 SW Flagler Avenue ,facing east

7 Photo 31

6. 101 Colorado Avenue, facing south

7 Photo 32

6. 47 Osceola Street, facing east, non-contributing building

7 Photo 33

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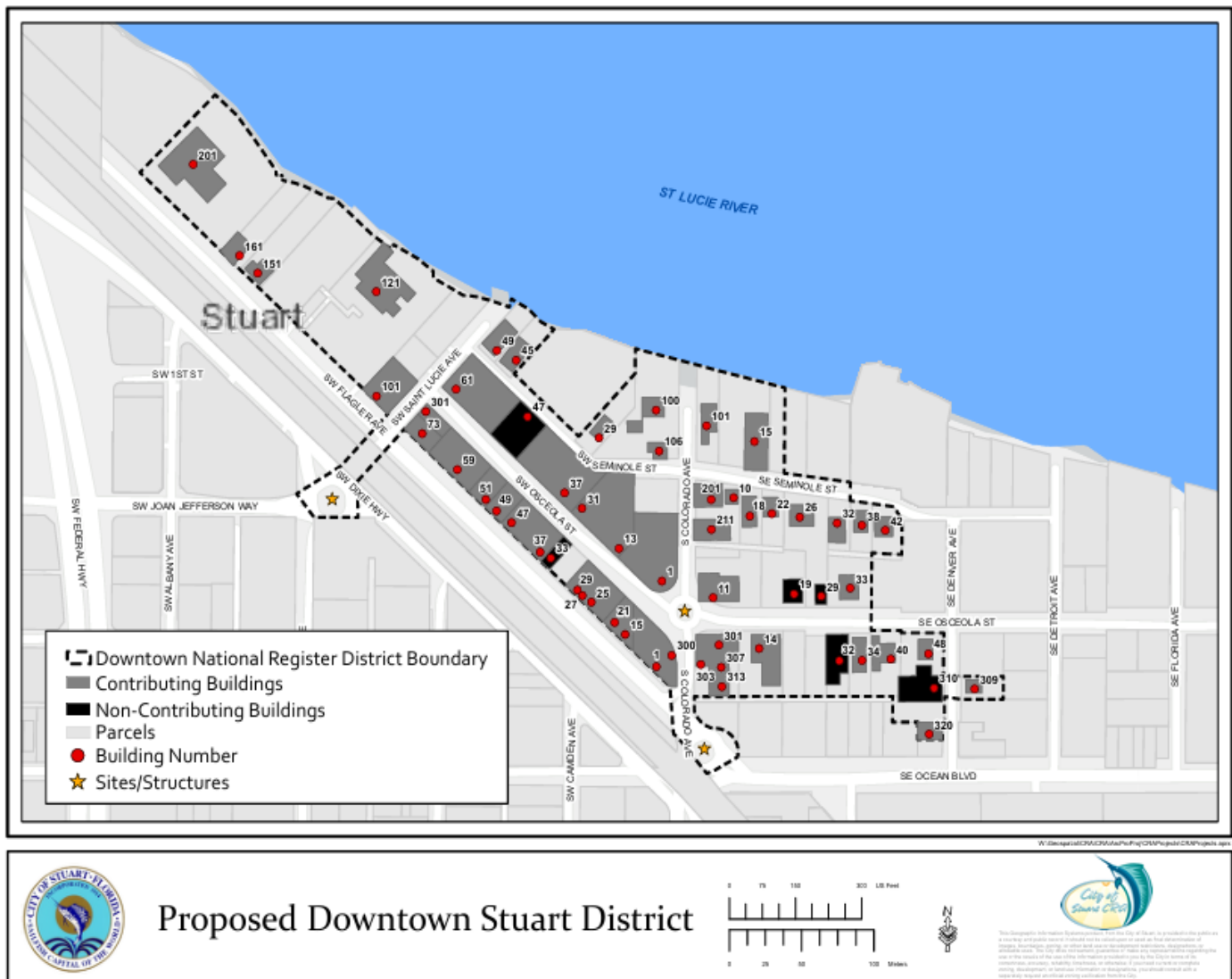


FIGURE 1 PROPOSED DOWNTOWN STUART HISTORIC DISTRICT

N: NORTH SIDE OF STUART RECREATIONAL CENTER
E: ST. LUCIE RIVIER
W: SW FLAGLER AVE/FEC RAILWAY TRACKS
S: DENVER STREET

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FIGURE 2. ST. LUCIE REGION INCLUDING EAST STUART, 1958 USGS TOPOGRAPHICAL MAP

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FIGURE3. C. 1892 MAP SHOWING POTSDAM POST OFFICE PRIOR TO RAILROAD

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FIGURE 4. SECOND STUART FLORIDA EAST COAST RAILWAY DEPOT, 1913

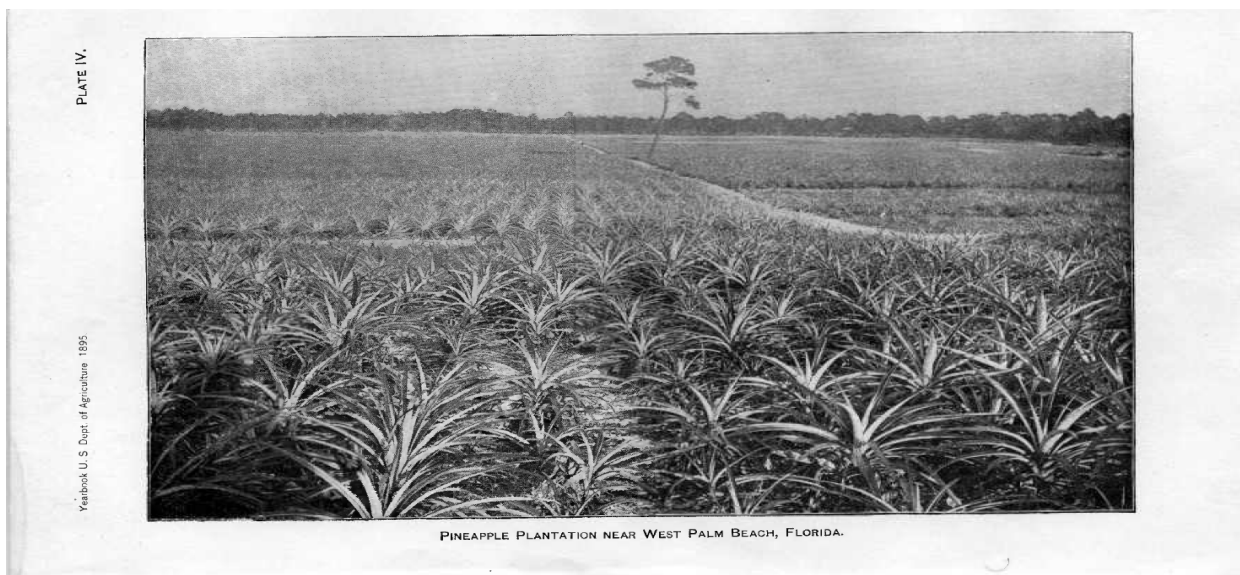


FIGURE 5. PINEAPPLE FIELD, JENSEN,

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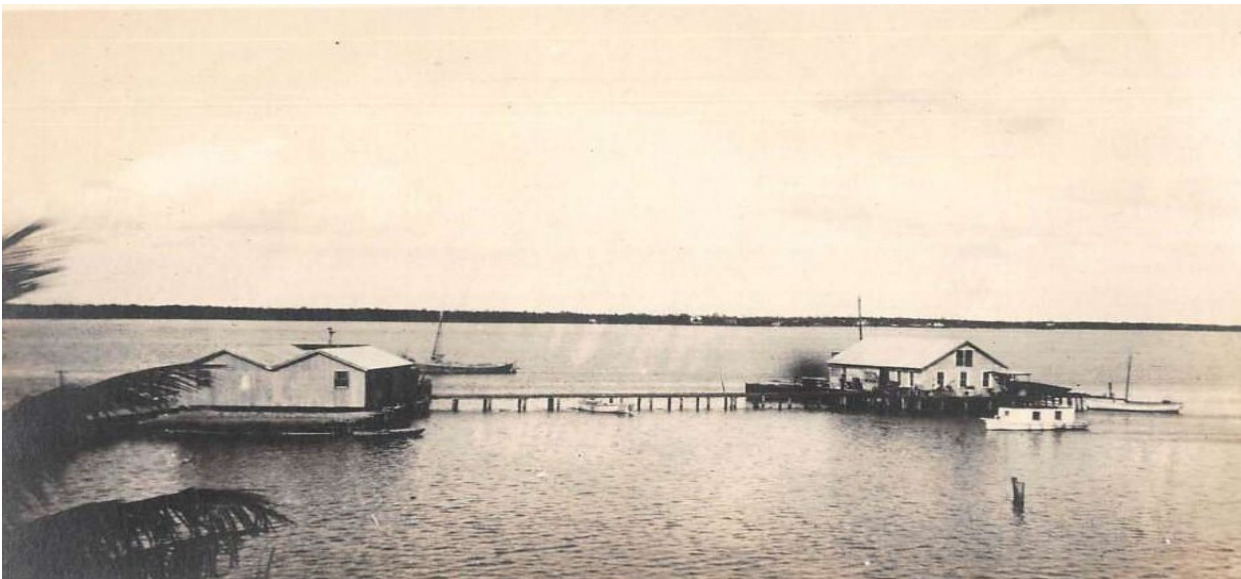


FIGURE 6. STUART'S FIRST FISH HOUSE SOUTH SIDE RAILROAD BRIDGE, C. 1895



FIGURE 7. GEORGE W. PARKS STORE, 161 SW FLAGLER AVE,

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FIGURE 8: 1915 STUART SANBORN FIRE INSURANCE MAP, SHOWING HISTORIC DOWNTOWN STUART.

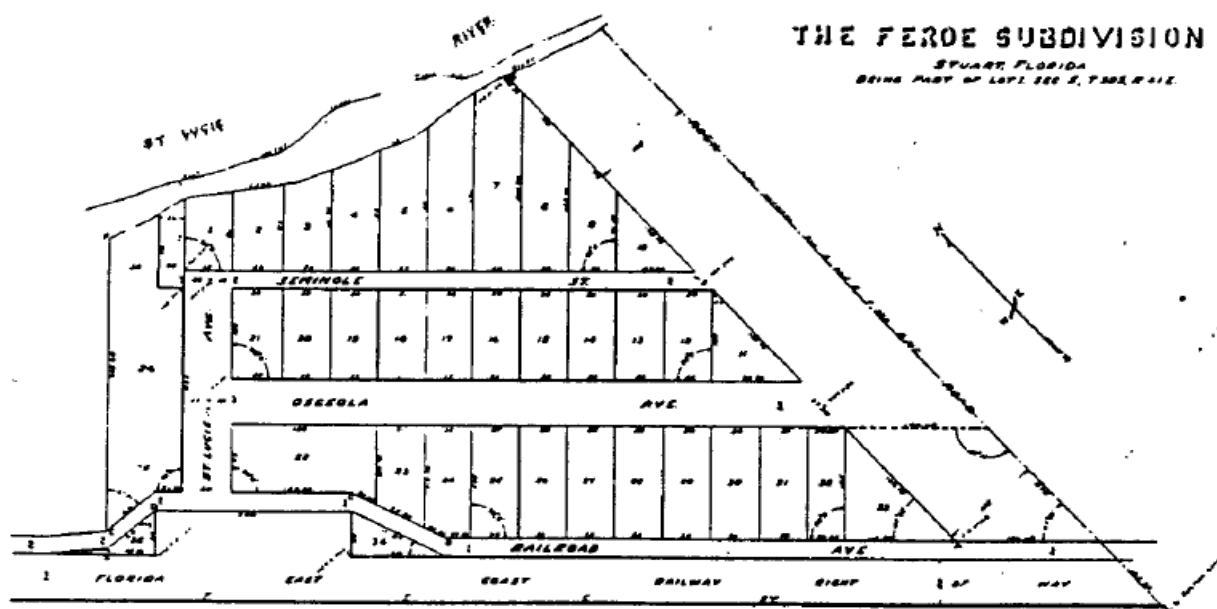
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The Feroe Subdivision
Platted in 1912 by Harry E. Feroe
FIGURE 9., FEROE SUBDIVISION, FEC RAILWAY, 1956

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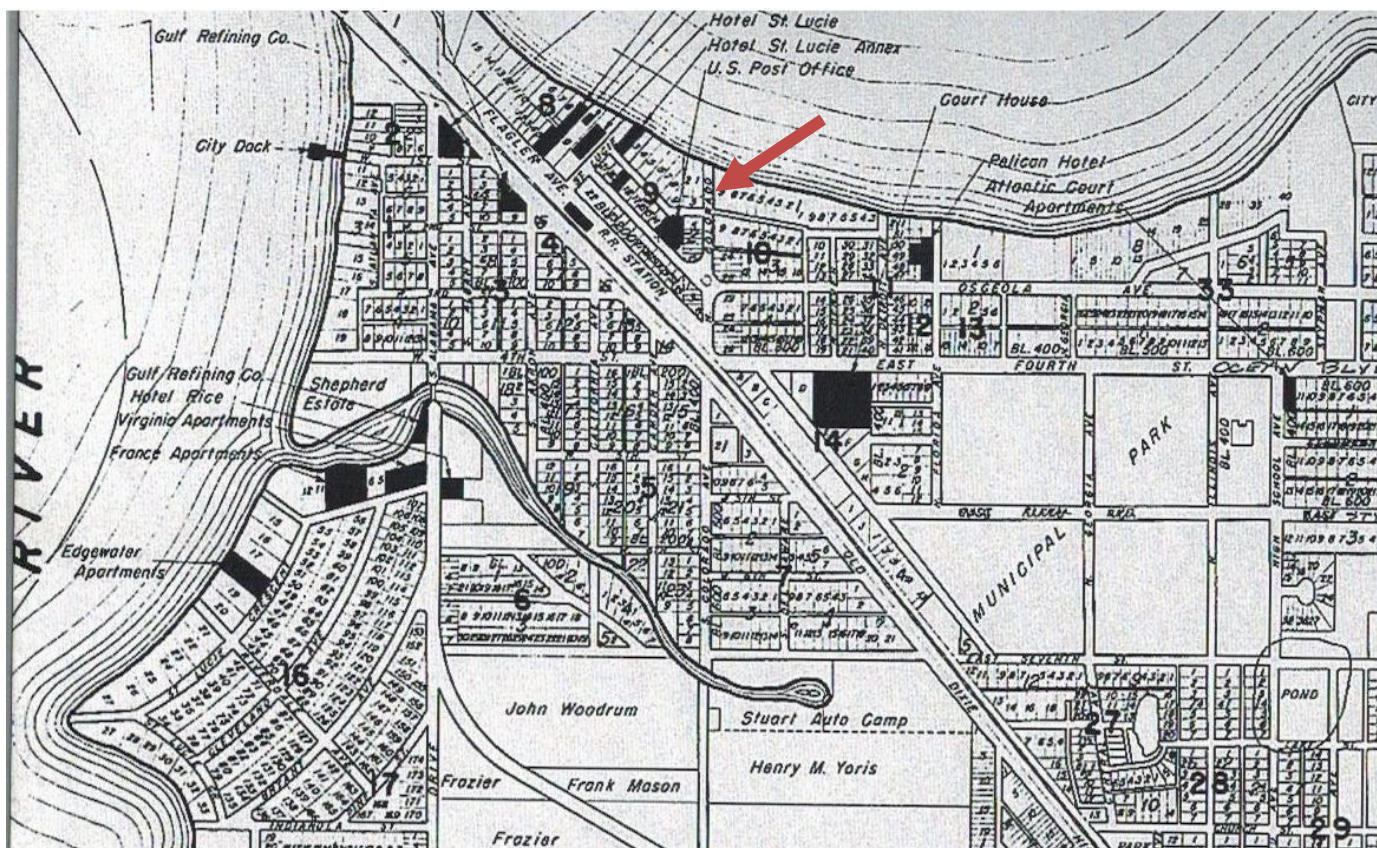


FIGURE 10. HISTORIC SUBDIVISIONS IN DOWNTOWN STUART

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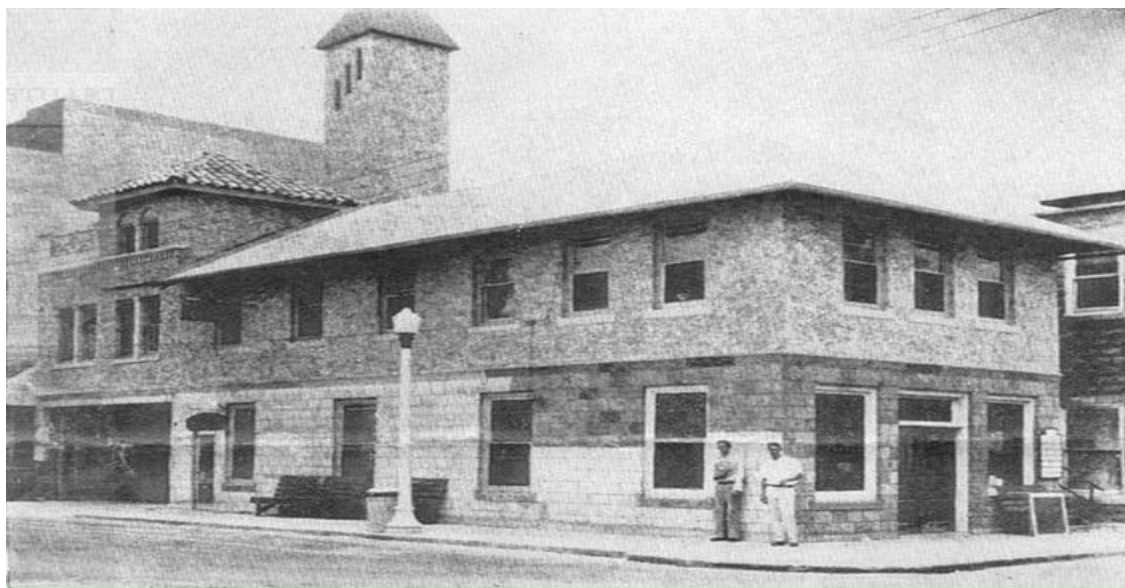


FIGURE 11. STUART BANK, 301 ST. LUCIE AVENUE, 1912



FIGURE 12. FEROE BUILDING, 1913, 73 SW FLAGLER AVENUE

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FIGURE 13. OSCEOLA BUILDING, LEFT/LYRIC THEATRE IN RIGHT BACKGROUND



FIGURE 14. LYRIC THEATRE, 59 SW FLAGLER AVENUE

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FIGURE 15. POST OFFICE ARCADE 13-31 SW OSCEOLA AVE, C. 1936



FIGURE 16. ART MODERNE CITIZEN'S BANK OF STUART, C. 1938

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CONTINUATION SHEET

Section number Figures Page 12

DOWNTOWN STUART HISTORIC DISTRICT
STUART, MARTIN COUNTY, FLORIDA

SUPPORTING DOCUMENTATION

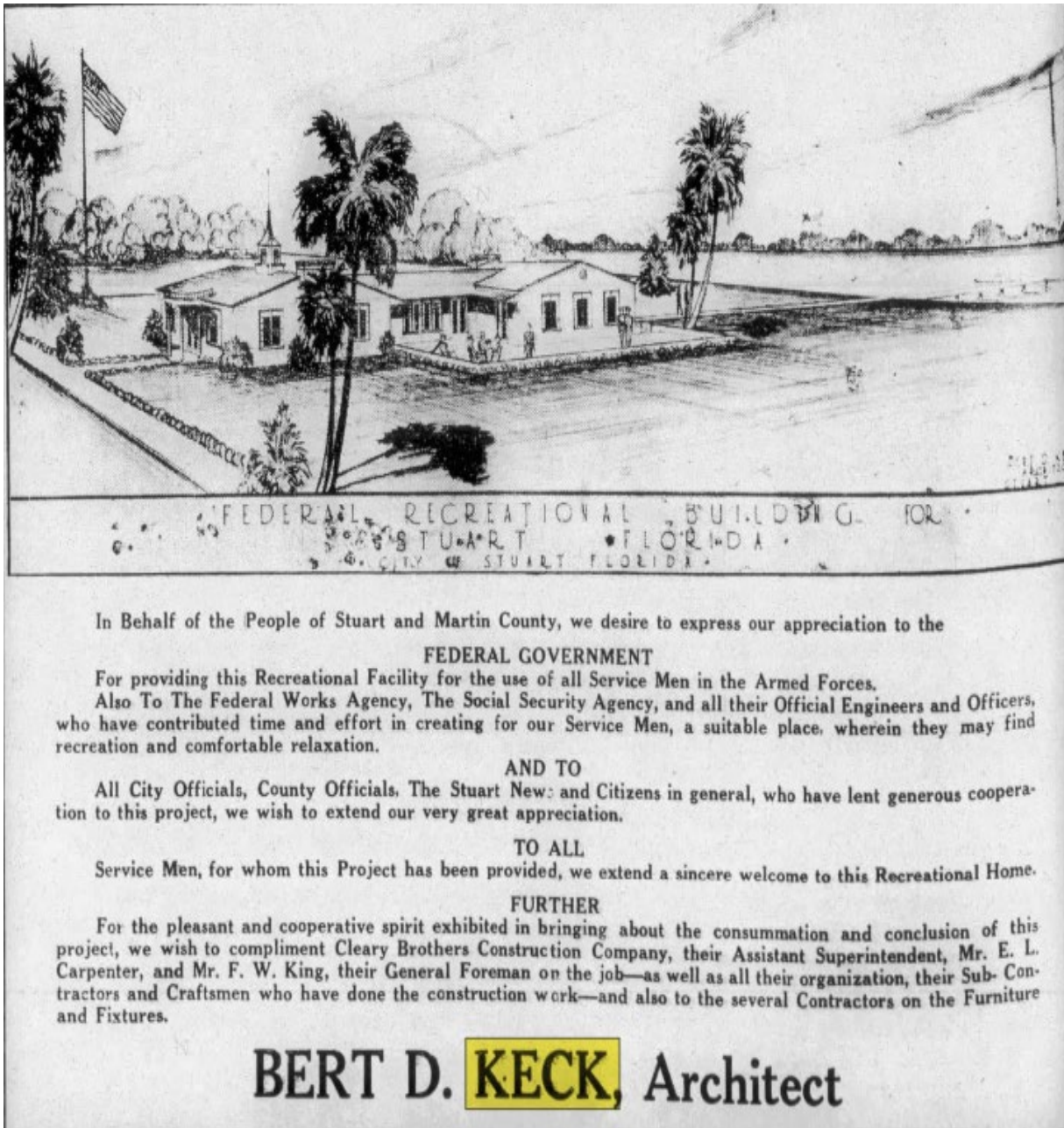


FIGURE 17. RENDERING OF FEDERAL RECREACTIONAL CENTER, 1943

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number Figures Page 13

DOWNTOWN STUART HISTORIC DISTRICT
STUART, MARTIN COUNTY, FLORIDA

SUPPORTING DOCUMENTATION



Bert D. Keck, A. I. A.
Member
American Institute of Architects

Licensed to practice
Architecture
in the State of Florida

Announces
The Opening of Temporary Offices in the
MALCOLM BUILDING, FLAGLER AVE.
STUART, FLA.
until permanent offices can be secured

We have faith in Stuart and Martin County. The business outlook is promising, and for that reason we are locating our main offices here. We expect to reach out and bring business to Stuart and we hope to aid in bringing about a permanent, sound construction development for a greater Stuart.

BERT D. KECK, A.I.A.
American Institute of Architects
Malcolm Bldg. Stuart, Fla. Flagler Ave.

FIGURE 18. BERTIN D. KECK, AIA, PIONEER STUART ARCHITECT

United States Department of the Interior
National Park Service

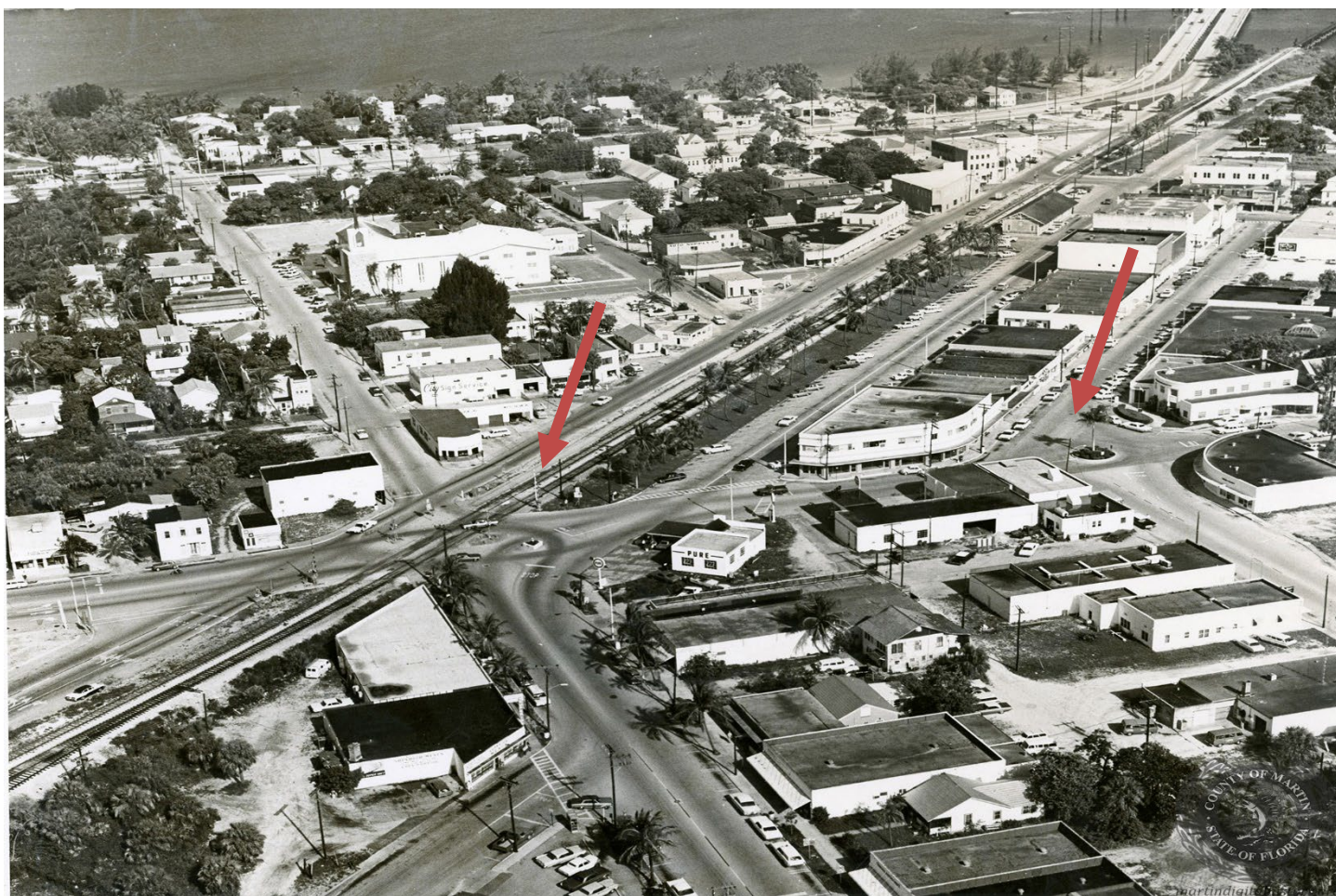
**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Figures Page 14

DOWNTOWN STUART HISTORIC DISTRICT
STUART, MARTIN COUNTY, FLORIDA

SUPPORTING DOCUMENTATION

FIGURE 19. CONFUSION CORNER/HANEY CIRCLE, 1955



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Figures Page 15

DOWNTOWN STUART HISTORIC DISTRICT
STUART, MARTIN COUNTY, FLORIDA

SUPPORTING DOCUMENTATION



FIGURE 20. HANEY CIRCLE, 1940S

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number Figures Page 16

DOWNTOWN STUART HISTORIC DISTRICT
STUART, MARTIN COUNTY, FLORIDA

SUPPORTING DOCUMENTATION

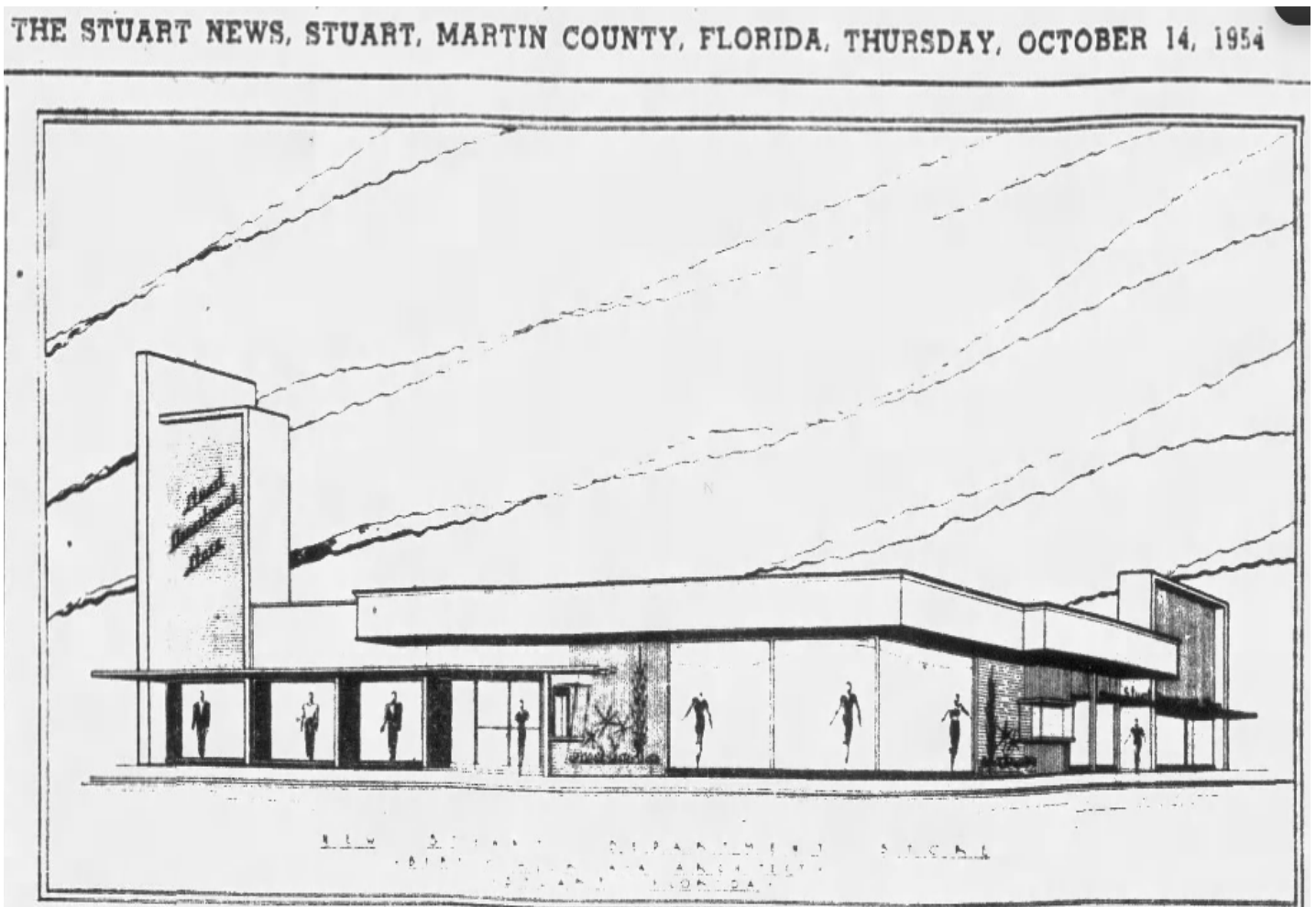


FIGURE 21. STUART DEPARTMENT STORE, 1954, 101 SW FLAGLER AVENUE, BERT KECK, ARCHITECT

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number Figures Page 17

DOWNTOWN STUART HISTORIC DISTRICT
STUART, MARTIN COUNTY, FLORIDA

SUPPORTING DOCUMENTATION

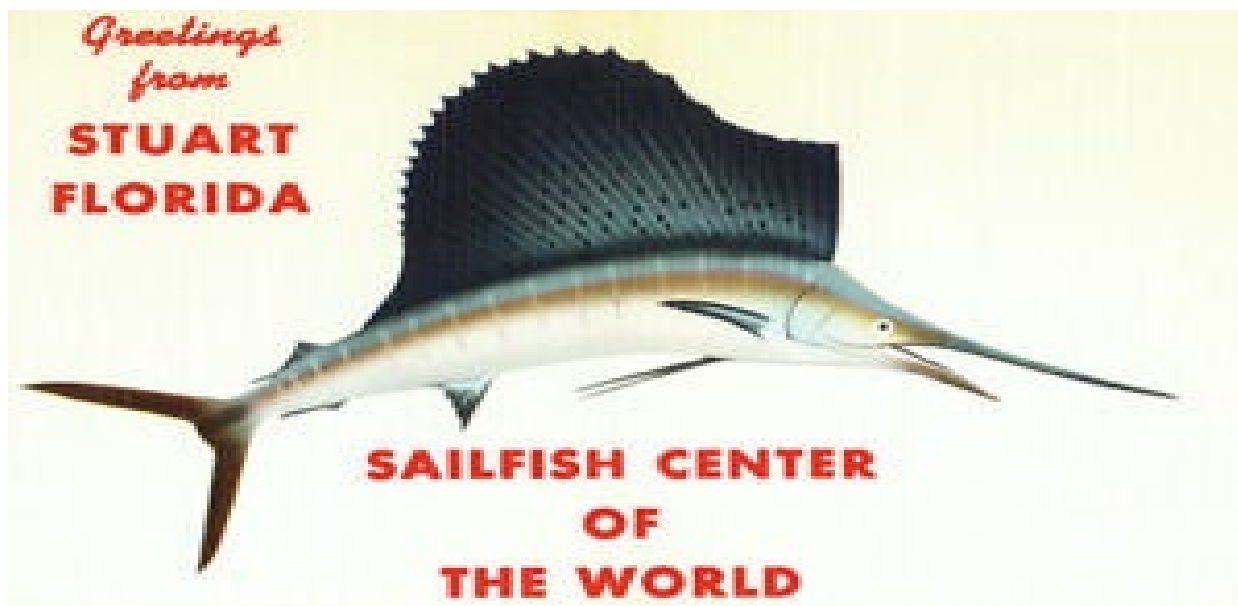
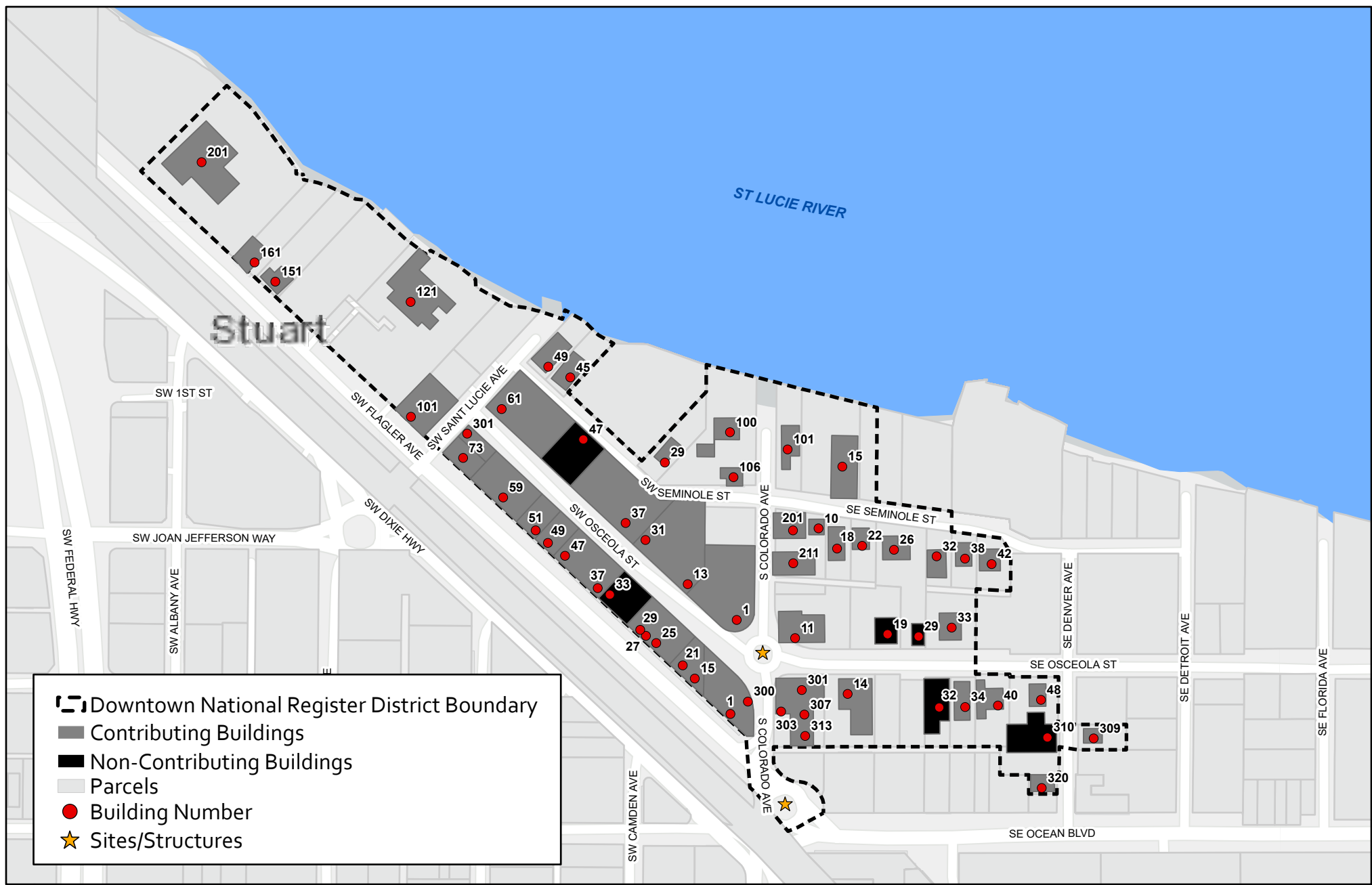


FIGURE 22. STUART SAILFISH CAPITAL OF THE WORLD



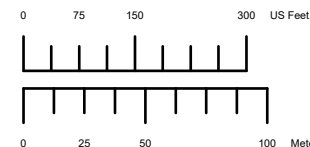
FIGURE 23. EARLY SAILFISHING IN STUART, C. 1940



W:\Geospatial\CRA\CRAArcProProj\CRAProjects\CRAProjects.aprx

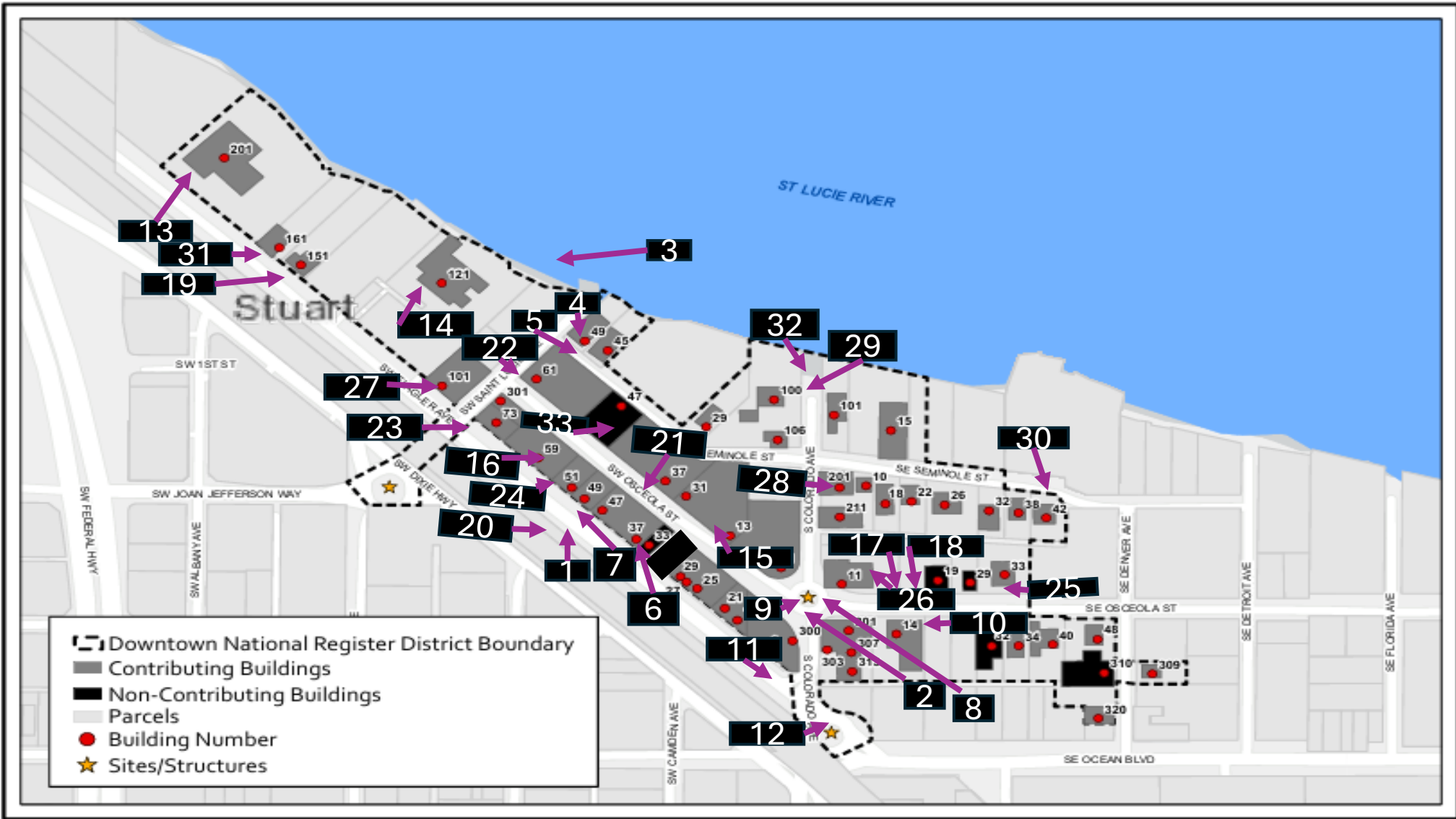


Proposed Downtown Stuart District

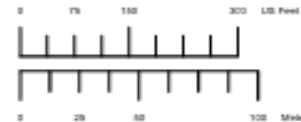


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DOWNTOWN STUART HISTORIC DISTRICT PHOTO LOCATIONS



Proposed Downtown Stuart District



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DOWNTOWN STUART HISTORIC DISTRICT PHOTOGRAPHS

PHOTO 1 Osceola Street, Lyric Theatre, facing south



PHOTO 2 Haney Circle, Colorado Avenue facing east.



DOWNTOWN STUART HISTORIC DISTRICT PHOTOGRAPHS

PHOTO 3 St. Lucie River, east boundary of district



PHOTO 4 Osceola Street, Osceola Building in foreground, facing south



DOWNTOWN STUART HISTORIC DISTRICT PHOTOGRAPHS

PHOTO 5 SW Osceola Street, facing south



PHOTO 6 SW Flagler Avenue, facing north



DOWNTOWN STUART HISTORIC DISTRICT PHOTOGRAPHS

PHOTO 7 SW Flagler Avenue, west boundary of district, facing east



PHOTO 8 SW Osceola Street, facing north



DOWNTOWN STUART HISTORIC DISTRICT PHOTOGRAPHS

Photo 9 Haney Circle, facing east from Colorado Avenue



Photo 10 Haney Circle, facing northeast



DOWNTOWN STUART HISTORIC DISTRICT PHOTOGRAPHS

PHOTO 11 Confusion Corner, facing west



PHOTO 12 Confusion Corner, facing south



DOWNTOWN STUART HISTORIC DISTRICT PHOTOGRAPHS

PHOTO 13 Federal Recreation Building, 201 SW Flagler Ave.
Facing East



PHOTO 14 Stuart City Hall, 121 SW Flagler Ave.
facing east



DOWNTOWN STUART HISTORIC DISTRICT PHOTOGRAPHS

PHOTO 15 Stuart Post Office Arcade, 13-31 SW Osceola Street
Facing East



PHOTO 16 Lyric Theatre, 59 SW Flagler Ave.
Facing East



DOWNTOWN STUART HISTORIC DISTRICT PHOTOGRAPHS

PHOTO 17, Acadia Lodge, 14 SE Osceola Street
Facing North



PHOTO 18 Acadia Lodge, 14 SE Osceola Street, corner stone
Facing West



DOWNTOWN STUART HISTORIC DISTRICT PHOTOGRAPHS

PHOTO 19 Stuart Feed Store, Facing East



PHOTO 20, Pressel Building, 37-47 SW Flagler Avenue, west side
facing east



DOWNTOWN STUART HISTORIC DISTRICT PHOTOGRAPHS

PHOTO 21, Pressel Building, 37-47 SW Flagler Avenue, east side facing west



PHOTO 22, Osceola Building, 61 SW Osceola Avenue facing east



DOWNTOWN STUART HISTORIC DISTRICT PHOTOGRAPHS

PHOTO 23, Feroe Building, 73 SW Flagler Avenue, facing east



PHOTO 24, Green Building, 51 SW Flagler Avenue, facing east



DOWNTOWN STUART HISTORIC DISTRICT PHOTOGRAPHS

Photo 25, Hipson Office Building, 31-33 SE Osceola Street,
West Façade

Facing East



Photo 26, Dehon Building, 11 SE Osceola Street, West
Facade, Facing East



DOWNTOWN STUART HISTORIC DISTRICT PHOTOGRAPHS

PHOTO 27, Stuart Department Store, 101 SW Flagler Avenue, facing south



SLIDE 28, Coventry Hotel, 201 Colorado Avenue, facing south



DOWNTOWN STUART HISTORIC DISTRICT PHOTOGRAPHS

PHOTO 29, Owl House, 100 Colorado Avenue,
facing north



PHOTO 30, 42 SE Seminole Street
facing west



DOWNTOWN STUART HISTORIC DISTRICT PHOTOGRAPHS

Photo 31, Crary House, 171 SW Flagler Ave, West Facade, Facing East



Photo 32, 101 Colorado Avenue
North Facade, Facing South



DOWNTOWN STUART HISTORIC DISTRICT PHOTOGRAPHS

Photo 33 47 Osceola Street, Facing East, non-contributing building



**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 3/10/2025

Prepared by: Jodi Nentwick

Title of Item:

10TH STREET TRAFFIC CONGESTION

Summary Explanation/Background Information on Agenda Request:

Discussion regarding traffic issues along 10th Street.

Funding Source:

N/A

Recommended Action:

No action required.

ATTACHMENTS:

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 3/10/2025

Prepared by: Milton Leggett

Title of Item:

POPPLETON CREEK LAKE MAINTENANCE

Summary Explanation/Background Information on Agenda Request:

We are currently working with a company called Solitude Lake Management. They use an EPA approved herbicide that can eradicate cyanobacteria blooms without destroying the ecosystem by using "SePro". SePro appears to be a type of ProcellaCOR which is the technology that has been approved by the EPA.

According to the EPA, "the whole family, including children and pets, can actively use waterbodies managed with ProcellaCor without risk."

Also, the following is a list of the ponds currently being treated by AVC. All ponds are being treated on a monthly schedule except for Memorial Park Pond which is being treated 2x per month.

Funding Source:

N/A

Recommended Action:

N/A

ATTACHMENTS:

1. SOLITUDE LAKE MAINTENANCE
2. AVC LAKE MAINTENANCE

Algae Control and Prevention

As warm temperatures rise, so does the threat of nuisance pond algae blooms. Algae is a natural occurrence in most waterbodies; however, when its growth spirals out of control, it can cause severe problems for property owners. Algae can diminish water quality, ruin the overall appearance of a waterbody, and even pose a health hazard to those who use it.

Residential communities, municipalities, private landowners owners, golf courses, and universities can benefit significantly from [algae control services](#). Not only does pond algae control improve the appearance of the water, but it also helps ensure the health and safety of those who use it.



Understanding How Algae Grows and Its Impacts

Algae is a common, natural occurrence in lakes and ponds that can be caused by a variety of factors. Excess nutrients, low oxygen, and warm water temperatures can fuel poor water quality which can require the need for algae control. If you're seeing a green, slimy substance on the surface of your lake or pond, there's a good chance that it is algae.

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Not only can algae impact the natural beauty of your waterbody, but it can also lead to several problems for both the environment and people. Excessive algae growth can deplete oxygen levels in the water, stress aquatic life, and potentially lead to a fish kill. Some types of algae can produce toxins that can be harmful to humans and pets, causing skin irritation and respiratory issues. Recent studies have shown that regular exposure to toxic algae may lead to the development of neurodegenerative diseases.

Seeing Is Believing

[Algae Management](#)

[Toxic Algae Management](#)

[Filamentous Algae Management](#)



Identifying Aquatic Weeds & Algae

Learn more about the various types of aquatic algae and cyanobacteria that can develop in lakes or ponds. Once the type of algae is identified, our aquatic specialists can develop a custom algae control plan to help you meet your goals. Manage your nuisance algae with expert pond algae control, and start enjoying your water!



**Common Pond Algae
Types**



**Toxic Algae /
Cyanobacteria**

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How SOLitude Helps Control Algae

SOLitude offers a wide range of solutions to help with algae control and help maintain healthy water quality in your lake or pond. Our aquatic specialists work closely with clients to develop customized algae management plans that are tailored to their unique needs and ecological factors, ensuring that our practices are sustainable and environmentally friendly.

Aquatic Algaecides

Algaecides are a quick, safe, and effective solution for algae control in ponds experiencing algae blooms. Aquatic algaecides are EPA-registered and formulated to control and reduce algae in water environments like lakes and ponds, helping to preserve the ecological balance and visual appeal of your waterbody. They can also be used to help “reset” a waterbody and get growth under control before proactive solutions are implemented.

It's critical to have licensed and trained professionals handle algaecide applications; aquatic experts are equipped with the knowledge to determine the appropriate product, dosage, and application methods, ensuring the treatment is conducted safely and effectively.

Innovative Algae Control Devices

Nanobubble technology is an EPA-registered algae control device that utilizes oxygen to combat algae. This technology uses a compact, on-shore generator that produces bubbles that are invisible to the naked eye, and disperse within the water column and bottom sediments for months, providing long-lasting oxygenation. Not only can this increased oxygen level improve water quality, but it can also help with algae control. The oxygen created by nanobubbles helps reduce excess nutrients that algae feed on to thrive, which helps prevent nuisance algal blooms from developing.

Another new innovative device for algae control is ultrasonic technology. This technology emits ultrasonic frequencies in a full 360-degree range, effectively managing and preventing the growth of green algae, blue-green algae (cyanobacteria), and biofilms. When exposed to these ultrasonic waves, gas pockets within the blue-green algae cells rupture and release, leading the algae to descend to the bottom and perish. This technology also incorporates sophisticated data analytics to continuously monitor water quality indicators, such as temperature, pH, turbidity, chlorophyll A, and conductivity, in real-time.

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Our pond algae control solutions are centered around using techniques and products that are safe for the aquatic environment. When ponds are already experiencing algae blooms, algaecides are often needed to control the problem. From there, proactive solutions can be implemented to help keep algae issues from returning.

Proactive pond management can help you stay ahead of algae growth by maintaining balanced water quality. When water quality is more balanced, nuisance and toxic algae are less likely to thrive. Solutions like [beneficial buffers](#), [aeration systems](#), and [nutrient remediation](#) can help maintain healthy water quality year-round.

SOLitude Get's the Job Done

Definitely Usin
Again

We are amazed at the efficiency that Matt, Josh, and Rob demonstrated in operating the harvester. They worked long hours to get the job done and did exactly what I asked them to do. It was my pleasure to work with folks like this and I could tell they had care in what they did. We are very satisfied with the work they did.

This year's spraying was the most effective I have ever seen. I will definitely use your company again.

Lesia C.

Contact Us for Pond Algae Control Today

Call 833-678-2198 or complete the form below to speak to a pond algae control and proactive lake management specialist

First Name

Last Name

Company Name

Phone

Business Email

Address *

City/State/Zip Code (e.g. 12345)

Comments

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- THE SOLUTION
- CAREERS
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SAFETY DATA SHEET

Version 6.12
Revision Date 09/17/2024
Print Date 09/18/2024

SECTION 1: Identification of the substance/mixture and of the company/undertaking**1.1 Product identifiers**

Product name : Copper(II) sulfate

Product Number : 451657
Brand : Aldrich
Index-No. : 029-004-00-0
CAS-No. : 7758-98-7

1.2 Relevant identified uses of the substance or mixture and uses advised against

Identified uses : Laboratory chemicals, Synthesis of substances

Uses advised against : The product is being supplied under the TSCA R&D Exemption (40 CFR Section 720.36). It is the recipient's responsibility to comply with the requirements of the R&D exemption. The product may not be used for a non-exempt commercial purpose under TSCA unless appropriate consent is granted in writing by MilliporeSigma.

1.3 Details of the supplier of the safety data sheet

Company : Sigma-Aldrich Inc.
3050 SPRUCE ST
ST. LOUIS MO 63103
UNITED STATES

Telephone : +1 314 771-5765
Fax : +1 800 325-5052

1.4 Emergency telephone

Emergency Phone # : 800-424-9300 CHEMTREC (USA) +1-703-
527-3887 CHEMTREC (International) 24
Hours/day; 7 Days/week

SECTION 2: Hazards identification**2.1 Classification of the substance or mixture****GHS Classification in accordance with 29 CFR 1910 (OSHA HCS)**

Acute toxicity, Oral (Category 4), H302
Skin irritation (Category 2), H315
Eye irritation (Category 2A), H319

Aldrich - 451657

Page 1 of 12

The life science business of Merck KGaA, Darmstadt, Germany
operates as MilliporeSigma in the US and Canada

**Millipore
Sigma**

Agri-Dex

Helena Chemical Company

GENERAL

EPA Registration #		Signal Word	CAUTION
Active Ingredient	N/A - Polyol Fatty Acid Esters N/A - Paraffinic oil N/A - Polyethoxylated Derivatives Thereof 99 - Total Principal Functioning Agents	Application Methods	Ground, Chemigation, Air
Label Version	SN 0410/0112	Mode of Action	
Physical State	Liquid (7.33 lb / ga)	Toxic To	None
Product Type	Adjuvant, Crop Oil Concentrate, Surfactant	Rainfastness	-

ADDITIONAL INFORMATION

Federally Restricted		Organic Certifications	None
Posting Required		Closed Mixing System Required	No
Avoid Grazing			

CALIFORNIA

Registration #	5905-50094-AA	CA Restricted	
CA NOI Required			

REGISTERED FOR USE IN

AK, AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, HI, IA, ID, IL, IN, KS, KY, LA, MA, MD, ME, MI, MN, MO, MS, MT, NC, ND, NE, NH, NJ, NM, NV, NY, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, VA, VT, WA, WI, WV, WY



PACKAGE TYPES

Bulk	1 GA Package(s) (4 / Case)	2.5 GA Package(s) (2 / Case)
30 GA Package(s)	55 GA Package(s)	250 GA Package(s)
275 GA Package(s)		

**Specific Notices will not be shown until a pest is selected.



SAFETY DATA SHEET

ProcellaCOR EC

Section 1. Identification

GHS product identifier : ProcellaCOR EC

Recommended use of the chemical and restrictions on use

Identified uses : End use herbicide product

EPA Registration No. : 67690-80

Supplier's details : SePRO Corporation
11550 North Meridian Street
Suite 600
Carmel, IN 46032 U.S.A.
Tel: 317-580-8282
Toll free: 1-800-419-7779
Fax: 317-580-8290
Monday - Friday, 8am to 5pm [E.S.T.](mailto:info@sepro.com)
www.sepro.com

Emergency telephone number (with hours of operation) : INFOTRAC - 24-hour service 1-800-535-5053

The following recommendations for exposure controls and personal protection are intended for the manufacture, formulation and packaging of this product. For applications and/or use, consult the product label. The label directions supersede the text of this Safety Data Sheet for application and/or use.

Section 2. Hazards identification

Hazard classification: This material is not hazardous under the criteria of the Federal OSHA Hazard Communication Standard 29CFR 1910.1200.

Other hazards: No data available.

Section 3. Composition/information on ingredients

Chemical nature: This product is a mixture.

Component	CASRN	Concentration
Florpyrauxifen-benzyl	1390661-72-9	2.7%
Ethylhexanol	104-76-7	2.1%
Methanol	67-56-1	0.9%
Balance	Not available	94.3%

TRIBUNE HERBICIDE

Date: 1/2/2015
Replaces: 3/1/2011

1. PRODUCT IDENTIFICATION

Product identifier on label: **TRIBUNE HERBICIDE**
Product No.: A12872A
Use: Herbicide
Manufacturer: Syngenta Crop Protection, LLC
Post Office Box 18300
Greensboro NC 27419
Manufacturer Phone: 1-800-334-9481
Emergency Phone: **1-800-888-8372**

2. HAZARDS IDENTIFICATION

Classifications: Corrosive to Metals: Category 1
Oral: Category 4
Inhalation: Category 3
Specific Target Organ Toxicity: Repeated Category 2
Eye Damage/Irritation: Category 2B
Signal Word (OSHA): Danger
Hazard Statements: May be corrosive to metals
Harmful if swallowed
Causes eye irritation
Toxic if inhaled
May cause damage to organs through prolonged or repeated exposure

Hazard Symbols:



Precautionary Statements: Keep only in original container.
Do not breathe mist, vapors, spray.
Avoid breathing mist, vapors, spray.
Wash hands and face thoroughly after handling.
Do not eat, drink or smoke when using this product.
Use only outdoors or in a well-ventilated area.
If swallowed: Call a poison center, doctor or Syngenta if you feel unwell. Rinse mouth.
If inhaled: Remove person to fresh air and keep comfortable for breathing.
If in eyes: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.



We create chemistry

Safety Data Sheet

Poast® Herbicide

Revision date : 2022/10/13

Version 8.0

Page 1/15

(30278610/SDS_CPA_US/EN)

1. Identification

Product identifier used on the label

Poast® Herbicide

Recommended use of the chemical and restriction on use

Recommended use*: crop protection product, herbicide

* The "Recommended use" identified for this product is provided solely to comply with a Federal requirement and is not part of the seller's published specification. The terms of this Safety Data Sheet (SDS) do not create or infer any warranty, express or implied, including by incorporation into or reference in the seller's sales agreement.

Details of the supplier of the safety data sheet

Company:

BASF CORPORATION

100 Park Avenue

Florham Park, NJ 07932, USA

Telephone: +1 973 245-6000

Emergency telephone number

24 Hour Emergency Response Information

CHEMTREC: 1-800-424-9300

BASF HOTLINE: 1-800-832-HELP (4357)

Other means of identification

Substance number: 197605

Registration number: EPA Registration number: 7969-58

Molecular formula: C₁₇ H₂₉ O₃ N S

Synonyms: sethoxydim

2. Hazards Identification

According to Regulation 2012 OSHA Hazard Communication Standard; 29 CFR Part 1910.1200

Classification of the product

Asp. Tox. 1

Aspiration hazard

Flam. Liq. 4

Flammable liquids

City of Stuart Work Summery

The following is a list of the ponds currently being treated by AVC. All ponds are being treated on a monthly schedule except for Memorial Park Pond which is being treated 2x per month.

Hospital Pond

Flamingo Pond

MLK Blvd Pond North

MLK Blvd Pond South

Lake Street Pond

Bruner Pond

Memorial Park Pond

Poppleton Creek Pond (was treated most of 2024 but now has been put on hold until further notice)

Lake Charlotte Pond was originally on the list as well but removed after only a few treatments.

The ponds are being treated with a combination of herbicides including Imazapyr, 2,4-D, copper sulfate and sethoxydim herbicides. Memorial Park Pond is also being treated with a mixture of Metaflock, Muck Biotics, and Dye to maintain the clarity of the water, as well as quarterly water sampling and testing for nutrient load. Most treatments are done by either backpack, skiff, or truck.

If any further information is needed, please let me know.

Kyle Rypma

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 3/10/2025

Prepared by: Nina Mullin

Title of Item:

APPROVAL OF 02/10/2025 CCM, 02/24/2025 SCM ATTORNEY-CLIENT SESSION, AND 02/24/2025 CCM MINUTES (RC)

Summary Explanation/Background Information on Agenda Request:

None.

Funding Source:

None.

Recommended Action:

Approve Item.

ATTACHMENTS:

1. 02/10/2025 CCM Minutes
2. 02/24/2025 SCM Attorney Client Minutes
3. 02/24/2025 CCM Minutes

**MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
FEBRUARY 10, 2025
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

CITY COMMISSION

**Mayor Campbell Rich
Vice Mayor Christopher Collins
Commissioner Eula R. Clarke
Commissioner Laura Giobbi
Commissioner Sean Reed**

ADMINISTRATIVE

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

ROLL CALL

4:02 PM

PRESENT: Mayor Rich, Vice Mayor Collins, Commissioner Clarke, Commissioner Giobbi, and Commissioner Reed

INVOCATION

Pastor Dino Pedrone, Stuart Congregational Church, gave the Invocation.

PLEDGE OF ALLEGIANCE

1. ARTS MOMENT - NATIONAL ANTHEM BY MR. DARYL MAGILL

PROCLAMATIONS

2. ENGINEERS WEEK - FEBRUARY 16 - 22, 2025

Mr. Peter Kunen, City Utilities & Engineering Director, accepted the Proclamation.

3. BLACK HISTORY MONTH - FEBRUARY 2025

Thelma Washington accepted the Proclamation and commented that she will be recognized at an upcoming AACES event and there, she will present the ABC's of Black History, as well as the mentors that have influenced her life.

PRESENTATIONS

4. SERVICE AWARDS - FEBRUARY 2025

Lamont Dubois	Fire Rescue	5 years	Present
Louis Boglioli	Finance Department	30 years	Present

5. DR. RISHI P. SINGH, VICE PRESIDENT & CHIEF MEDICAL OFFICER - CLEVELAND CLINIC UPDATE

Dr. Rishi Singh, representative of Cleveland Clinic, presented the history and current status of the healthcare system of Cleveland Clinic. He provided statistics and information on the various improvements over the past few years. Stated the hospital is working to include inpatient hospice, rehab, and geriatric services. The birthing center is being affected by not having providers nor the volume of patients to keep the ward running. The building and services could be restored at any time in the future if needed. Will continue to advocate for the employees of the hospital.

Comments and questions continued with Commissioners and Dr. Singh.

- Commissioner Giobbi expressed her concerns about the birthing center moving from the Stuart location; asked if Stuart could have a small birthing center.
- Commissioner Reed asked how an emergency birth would be handled and commented on the staffing issues.
- Commissioner Clarke questioned on working with Healthy Start and care for undocumented patients.
- Vice Mayor Collins communicated the frustration of residents and expressed that it is a fundamental function of a hospital; expressed his concerns.

PUBLIC COMMENT:

1. Samantha Suffich, Stuart; Commented in opposition to the birthing center removal from Stuart's Cleveland Clinic.
2. Randy Pennington - Port St. Lucie; Commented in opposition to the birthing center removal from Stuart's Cleveland Clinic.
3. Telindelee Beck-King - Stuart; Commented in opposition to the birthing center removal from Stuart's Cleveland Clinic.
4. Rosi Shepard - Stuart; Director on the Board of MC Healthy Start, commented in hopes of continued support.
5. Jill Taylor - Stuart; MC Healthy Start, commented in opposition to the birthing center removal from Stuart's Cleveland Clinic.
6. Katie Douglas - Commented on her past work with Martin Memorial; the Emergency Room is not a solution.
7. Sonia Bond - Port St. Lucie; Commented on a personal experience and in opposition to the birthing center removal from Stuart's Cleveland Clinic.
8. Jerry Gore - Stuart; Commented on his experience and thanked Cleveland Clinic for what they did for him.
9. Corey Weiner - Stuart; Commented on maternity resources and a blessing to have Cleveland Clinic.
10. Andrea Berry - Jensen Beach; CEO of Family Empowerment Project, interested in seeing a metric in which the decisions were based on, asked Cleveland Clinic to

show its values.

6. RECOGNITION OF MR. WILLIAM MATHERS FOR ADVISORY BOARD MEMBER SERVICE

Mayor Rich announced William Mathers being recognized for his forty (40) years of serving on a volunteer board. Mr. Mathers gave a brief speech and accepted a plaque from the Mayor.

7. BUSINESS DEVELOPMENT BOARD OF MARTIN COUNTY ANNUAL REPORT AND FUTURE VISION

William Corbin, Director of the Business Development Board (BDB) of Martin County, presented a brief PowerPoint presentation on the BDB's role in the community, key responsibilities, contributory businesses, business retention and expansion, and pulse program highlights.

Commissioners participated in a brief discussion with Mr. Corbin. Mr. Ike Crumpler came forward to assist in responding to a Commissioner question pertaining to ammunition manufacturing. Mr. Crumpler stated he could provide a pulse program listing to the Commission.

8. LEADERGOV LEADERSHIP DEVELOPMENT PROGRAM, PRESENTED BY HUMAN RESOURCES

Roz Johnson-Strong, Human Resources Director, presented on the Leadership Training, LeaderGOV, that the City provided to Directors and members of leadership over a 7-month period. Plaques were presented to participating staff.

COMMENTS BY CITY COMMISSIONERS

Commissioner Reed

- Requested clarification on the timeline for the presentation on the Hamilton Project.
- Request to pull Items 10, 11 and 17 and move Item 19 first for Commission Action.

Commissioner Clarke

- Commented on upcoming event with AACES, an Annual Adult Education Research Conference that will be hosted by Troy University, Montgomery Campus June 26-28, 2025.
- Attended local resident's 102nd birthday and commented on Alto Stuart Assisted Living and Memory Care in the City.
- Commented on the importance of communicating with the County and Business Development Board (BDB).
- Commented on the 100 Years as a County seat and is interested in planning to use this year's July 4th celebration to name and coordinate a celebration and do a Proclamation.
- Announced February 11th, Sandy Thurlow will present a historical program at Flagler Center, she would like to see public participation.
- Announced Black History Month, Martin County School Board celebration on February 22nd from 9 a.m. to 2 p.m.

- Requested the public consider helping to identify details of historical photos.

Vice Mayor Collins

- Concurs with Commissioner Reed and would like the Hamilton Project to be resolved.

Mayor Rich

- Thanked Commissioner Giobbi for accompanying him on his tour of Alto of Stuart Assisted Living and Memory Care and attending the 102nd birthday there.
- Requesting Discussion and Deliberation (D&D) from Bonnie Moser, Urban Designer and Community Redevelopment Board member, on traffic calming on March 10th City Commission Meeting agenda.

COMMENTS BY CITY MANAGER

City Manager Mortell

- Announced Sandra Thurlow will be speaking at Flagler Avenue to celebrate 100 years.
- Thanked Joly for his thirty (30) year commitment to the City.
- Announced the City was named, for the second year, 2024 Cigna Health Workforce Designation award.

APPROVAL OF AGENDA

6:34 PM MOTION: Approve Agenda pulling Items 10, 11 and 17 from Consent Calendar and moving 19 before 18 in Commission Action.

MOVED BY: Eula Clarke

SECONDED BY: Christopher Collins

Motion approved unanimously.

Mayor Rich announced that all public comments be heard at this time, as opposed to waiting for a specific agenda item.

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

1. Robert Hamilton - Stuart; Commented on seven months of waiting and would like his item put on the next agenda.
2. Julie Preast - Jensen Beach; Provided a book to the Commissioners, titled "Saving Stuart", and encouraged them to read it; also provided Centennial update.
3. Daryl Magill - Stuart; Resident of Kingswood Phase II, Martin County Fair Board, recently voted off after fourteen years of volunteering.
4. Audra Creech - Palm City; Applaud the City for Leadership Training, commented on growth, and there may be a secondary unintended consequence.
5. Robin Cartwright - Stuart; Commented on staff responses to residents' concerns about Costco.
6. Helen McBride - Stuart; Commented on cable issue on her street.
7. Walter Loyd - Stuart; Per Item #19, act with care and keep control on the effects on the environment and the quality of life.

8. Sandra Newman - Stuart; Per Item #21, Commented that the City has pushed to gain their properties; stop rezoning and add funding for assistance.
9. Michael Benedetti - Stuart - Per Item #21, proposed consideration of salons in the R3 district.
10. Paige Benendetti - Stuart; Commented on the Zoning in Progress (ZIP) and how it affected her application that started in July of 2024.
11. Rosie Shepard - Stuart; Not in favor of the ZIP but supports the BDB, feels they are critical.
12. Joe Cooper - Stuart; Commented on slowing down the text amendments that affect East Stuart.
13. Stephann Cotton - Stuart; Business owner in downtown, discovered need for high-end short-term rentals, City needs to review revenue options.
14. Kimberly McHardy - Stuart; Asked to please consult with the citizens in East Stuart and not just assume what it is they want.

***** RECESS - 7:25 PM *****
***** RECONVENED - 7:45 PM *****

CONSENT CALENDAR

9. APPROVAL OF 01/27/2025 CCM MINUTES (RC)

***** PULLED ITEM #10 *****

10. CONTRIBUTION OF AID TO MARTIN COUNTY BUSINESS DEVELOPMENT BOARD FOR FY2025 (RC):

RESOLUTION No. 16-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING A CONTRIBUTION OF AID TO THE BUSINESS DEVELOPMENT BOARD OF MARTIN COUNTY INC. FOR THE 2025 FISCAL YEAR IN THE AMOUNT OF UP TO TWENTY-FIVE THOUSAND DOLLARS FOR PROGRAMS AND INITIATIVES SERVICING BUSINESSES AND RESIDENTS OF THE CITY OF STUART, SUBJECT TO THE PROVISIONS OF THE CONTRIBUTION OF AID AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

***** PULLED ITEM #11 *****

11. FIND WATERWAY ASSISTANCE PROGRAM GRANT FOR COURTESY DOCK AND WAVE ATTENUATOR (RC):

RESOLUTION No. 17-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CITY OF STUART TO SUBMIT AN APPLICATION FOR A FLORIDA INLAND NAVIGATION DISTRICT WATERWAY ASSISTANCE PROGRAM GRANT FOR A COURTESY DOCK AND WAVE ATTENUATOR; 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.

- 12. MOU WITH BROWARD SHERIFF'S OFFICE/SOUTH FLORIDA INTERNET CRIMES AGAINST CHILDREN OPERATION TASK FORCE (RC):**

RESOLUTION No. 19-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHIEF OF THE STUART POLICE DEPARTMENT TO ENTER INTO A MEMORANDUM OF UNDERSTANDING (MOU) WITH THE BROWARD COUNTY SHERIFF'S OFFICE/SOUTH FLORIDA INTERNET CRIMES AGAINST CHILDREN (ICAC) OPERATIONAL TASK FORCE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

- 13. INTERAGENCY AGREEMENT FOR CRIMINAL JUSTICE INFORMATION EXCHANGE, SERVICES, AND SUPPORT WITH MARTIN COUNTY SHERIFF'S OFFICE (RC):**

RESOLUTION No. 20-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING AN INTERAGENCY AGREEMENT BETWEEN THE MARTIN COUNTY SHERIFF'S OFFICE AND THE STUART POLICE DEPARTMENT FOR CRIMINAL JUSTICE INFORMATION EXCHANGE, SERVICES, AND SUPPORT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

- 14. MUTUAL AID AGREEMENT WITH MARTIN COUNTY SHERIFF'S OFFICE FOR VOLUNTARY COOPERATION IN CRIME SUPPRESSION (RC):**

RESOLUTION No. 21-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING A MUTUAL AID AGREEMENT FOR VOLUNTARY COOPERATION IN CRIME SUPPRESSION BETWEEN THE STUART POLICE DEPARTMENT AND MARTIN COUNTY SHERIFF'S OFFICE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

- 15. INTERLOCAL AGREEMENT WITH MARTIN COUNTY SHERIFF'S OFFICE FOR TYLER TECHNOLOGIES (RC):**

RESOLUTION No. 24-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF STUART, FLORIDA AND THE MARTIN COUNTY SHERIFF'S OFFICE FOR THE SHARED IMPLEMENTATION AND USE OF TYLER TECHNOLOGIES IN ORDER TO FUND AND OPERATE A SHARED COUNTYWIDE COMPUTER AIDED DISPATCH AND RECORDS MANAGEMENT SYSTEM; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER MATTERS.

- 16. INTERLOCAL AGREEMENT WITH MARTIN COUNTY RELATED TO DIRECT RADIO COMMUNICATIONS (RC):**

RESOLUTION No. 25-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN MARTIN COUNTY FIRST RESPONDER AGENCIES RELATED TO DIRECT RADIO COMMUNICATION BETWEEN 9-1-1 PUBLIC SAFETY ANSWERING POINTS AND FIRST RESPONDERS, PURSUANT TO SECTION 365.179, FLORIDA STATUTES; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

***** PULLED ITEM #17 *****

17. BUDGET AMENDMENT NO. 8 TRAFFIC LIGHT FOR FIRE STATION NO. 3 (RC):

RESOLUTION No. 29-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT No. 8 TO THE FY 2025 BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR FIRE STATION 3 TRAFFIC SIGNAL; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

***Clerk's Note: "The Pulled" Consent Calendar items heard were after Item #19 per Agenda approval.**

END OF CONSENT CALENDAR

7:46 PM MOTION: Approve Consent Calendar pulling Items 10, 11 and 17 Agenda Items.

MOVED BY: Christopher Collins

SECONDED BY: Eula Clarke

Motion approved unanimously.

***** ITEM #19 MOVED AND WAS HEARD AFTER CONSENT CALENDAR *****

ORDINANCE SECOND READING

19. POLK STREET HOTELS, INC. (AKA FAIRFIELD INN HOTEL) AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONE) (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2537-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO REZONE A 0.33-ACRE PARCEL WHICH IS LOCATED AT 255 SW 6TH STREET FROM THE URBAN WATERFRONT ZONING DESIGNATION TO THE URBAN HIGHWAY ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Commissioners stated their quasi-judicial communications.

Two (2) people sworn; Jodi Kugler, City Development Director, and Jarod Gaylord, Polk Street Hotels Representative.

Ms. Kugler presented the property's existing and proposed zoning and recommended approval.

Mr. Gaylord presented surrounding properties, survey, review of unity of title, and designation.

Commissioner discussion included options to issue a conditional use as opposed to changing the zoning.

8:17 PM Hearing closed.

8:17 PM MOTION: Approve based on the fact it is contiguous to the other zoning designation that the Polk Street Hotel is asking to go into, meets our comprehensive plan or land development code requirements, and compatible with the area.

MOVED BY: Eula Clarke

SECONDED BY: ---

VOTE: Died for lack of second.

8:18 PM MOTION: Approve to deny Ordinance 2537-2025 (replace with Resolution 33-2205).

MOVED BY: Christopher Collins

SECONDED BY: Sean Reed

VOTE: 3/1 Motion passes.

YES: Laura Giobbi, Christopher Collins, Sean Read

NO: Campbell Rich, Eula Clarke

***** ITEM #10 PULLED FROM CONSENT CALENDAR *****

10. CONTRIBUTION OF AID TO MARTIN COUNTY BUSINESS DEVELOPMENT BOARD FOR FY2025 (RC):

RESOLUTION No. 16-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING A CONTRIBUTION OF AID TO THE BUSINESS DEVELOPMENT BOARD OF MARTIN COUNTY INC. FOR THE 2025 FISCAL YEAR IN THE AMOUNT OF UP TO TWENTY-FIVE THOUSAND DOLLARS FOR PROGRAMS AND INITIATIVES SERVICING BUSINESSES AND RESIDENTS OF THE CITY OF STUART, SUBJECT TO THE PROVISIONS OF THE CONTRIBUTION OF AID AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Jim Chrulski, Community Services Director, provided a brief background.

Commissioners discussed the purpose, need and tax dollars of the Business Development Board (BDB) in the City.

William Corbin, Executive Director of BDB, came forward and commented on BDB's interest in continuing a relationship with the City and building the economic environment. Explained the BDB's work with the City to identify the needs, deliverables, and resources available to the citizens for small businesses.

8:40 PM MOTION: Approve to give BDB the \$10,000 dollars to maintain and show are partners with them. Amend that they bring us a plan to show how they are going to use those funds.

MOVED BY: Eula Clarke

SECONDED BY: None

VOTE: Died lack of second.

***** ITEM #11 PULLED FROM THE CONSENT CALENDAR *****

11. FIND WATERWAY ASSISTANCE PROGRAM GRANT FOR COURTESY DOCK AND WAVE ATTENUATOR (RC):

RESOLUTION No. 17-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CITY OF STUART TO SUBMIT AN APPLICATION FOR A FLORIDA INLAND NAVIGATION DISTRICT WATERWAY ASSISTANCE PROGRAM GRANT FOR A COURTESY DOCK AND WAVE ATTENUATOR; AND AUTHORIZING EXECUTION OF A GRANT AGREEMENT IF AWARDED; AND FURTHER AUTHORIZING ANY MINOR AMENDMENTS TO THE GRANT AGREEMENT TO FACILITATE THE PROGRAM AS APPROPRIATE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

City Manager Mortell provided a brief review of the Resolution.

8:51 PM MOTION: Approve.

MOVED BY: Christopher Collins

SECONDED BY: Eula Clarke

Motion approved unanimously.

***** ITEM #17 PULLED FROM THE CONSENT CALENDAR *****

17. BUDGET AMENDMENT NO. 8 TRAFFIC LIGHT FOR FIRE STATION NO. 3 (RC):

RESOLUTION No. 29-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT No. 8 TO THE FY 2025 BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR FIRE STATION 3 TRAFFIC SIGNAL; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Manager Mortell briefly explained the purpose for the Resolution.

8:55 PM MOTION: Approve.

MOVED BY: Sean Reed

SECONDED BY: Laura Giobbi

Motion approved unanimously.

COMMISSION ACTION

18. AUTHORIZATION TO SCHEDULE INITIAL CONFLICT ASSESSMENT MEETING (RC):

RESOLUTION No. 30-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING CITY STAFF TO SCHEDULE THE INITIAL CONFLICT ASSESSMENT MEETING WITH MARTIN COUNTY PURSUANT TO THE FLORIDA GOVERNMENTAL CONFLICT RESOLUTION ACT, FLORIDA STATUTES §§ 164.101-164.1065; AUTHORIZING THE CITY MANAGER, CITY ATTORNEY AND OTHER DESIGNATED REPRESENTATIVE TO ATTEND THE INITIAL CONFLICT ASSESSMENT MEETING; PROVIDING AN

EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Attorney Baggett reviewed the Resolution stated it was regulatory for the item to go before the Commission, followed the Act by sending the City a letter regarding the Interlocal Agreement for Brightline, and enforcement of element 2 of the Comprehensive Plan. Several steps under this Act that require us to cooperate with Martin County. Mr. Baggett gave the timeline and description of the steps already taken and possible timeline for future steps.

PUBLIC COMMENT:

1. Frank McChrystal - Stuart; Questioned whether the meeting would be public.
2. Nik Schroth - Stuart; Commented that Vice Mayor Collins made it clear that his personal feelings are opposed to Brightline, feels it is a poor choice to send him.
3. Helen McBride - Stuart; Commented that she trusts the Commission to make good judgement and asked for all to keep it friendly.

9:03 PM MOTION: Approve and appoint Vice Mayor Collins to be the person who serves at the meeting.

MOVED BY: Laura Giobbi

SECONDED BY: Christopher Collins

Motion approved unanimously.

ORDINANCE SECOND READING

***** ITEM #19 MOVED AND WAS HEARD AFTER CONSENT CALENDAR *****

- 19. POLK STREET HOTELS, INC. (AKA FAIRFIELD INN HOTEL) AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONE) (QUASI-JUDICIAL) (RC):**

ORDINANCE No. 2537-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP TO REZONE A 0.33-ACRE PARCEL WHICH IS LOCATED AT 255 SW 6TH STREET FROM THE URBAN WATERFRONT ZONING DESIGNATION TO THE URBAN HIGHWAY ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

- 20. REPEAL OF ARTICLE IX, EXPANDED POLYSTYRENE AND PLASTICS REGULATION (RC):**

ORDINANCE No. 2538-2025; AN ORDINANCE OF THE CITY OF STUART, FLORIDA, REPEALING ARTICLE IX, EXPANDED POLYSTYRENE AND PLASTICS REGULATION, OF CHAPTER 20 OF THE CODE OF ORDINANCES; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

9:18 PM MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Laura Giobbi
VOTE: 3/1 Motion passes.
YES: Christopher Collins, Laura Giobbi, Sean Reed
NO: Eula Clarke, Campbell Rich

9:30 PM MOTION: Approve to amend Item 18, Resolution 30-2025, to include the date of March 6, 2025 on a Thursday, instead of March 5, 2025.
MOVED BY: Christopher Collins
SECONDED BY: Laura Giobbi
Motion approved unanimously.

ORDINANCE FIRST READING

21. ZONING IN PROGRESS LAND DEVELOPMENT CODE TEXT AMENDMENTS IMPLEMENTATION (LEGISLATIVE) (RC):

ORDINANCE No. 2539-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S LAND DEVELOPMENT CODE CHAPTER II ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY, CHAPTER III SPECIAL ZONING CODES, CHAPTER V RESOURCE PROTECTION RELATED DEVELOPMENT STANDARDS, AND CHAPTER VI ON-SITE AND OFF-SITE DEVELOPMENT STANDARDS WHICH WERE DETERMINED DURING THE "ZONING IN PROGRESS" UNDER SECTION 1.04.04, STUART LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Ms. Kugler presented the requested Zoning in Progress (ZIP) changes, CRB recommendations, and LPA recommendations. Stated we received letters from outside counsel.

Discussion ensued on the changes that are forthcoming to the Comprehensive Plan. Mayor Rich announced that public comments would be heard generously throughout the discussion.

Public Comment:

1. Nik Schroth - Stuart; Stated that he has issues with ADU's and how the changes are being made to the Comprehensive Plan.
2. Kimberly McHardy - Stuart; Reiterated the changes that are being made in East Stuart and would like the residents' consideration to be heard.
3. Marcela Camblor - Stuart; Spoke about the changes in Chapter 5, stated Local Planning Agency's motions, and asked for clarifications.
4. Helen McBride - Stuart; Gave a brief history of East Stuart commercial areas, and the comments of people from East Stuart.
5. Audra Creech - Palm City; Commented that with such important decisions and the apparent signs of fatigue, felt this should be postponed.

***** RECESS - 10:10 PM *****
***** RECONVENED - 10:12 PM *****

The LDC text amendment review continued.

Further Public Comment:

1. Marcela Cambor - Stuart; Exhibit A was just a list of things so that staff could work on the changes. Spoke on the City of Stuart's Comprehensive Plan that was done on data and analysis.

***** RECESSED - 10:32 PM *****
***** RECONVENED - 10:40 PM *****

Ms. Kugler continued and concluded Chapter 2.

PUBLIC COMMENT:

1. Douette Pryce - Stuart; Insufficient data, felt the process is not being followed properly.
2. Marcela Cambor - Stuart; Stated her counsel sent three letters and explained the changes proposed.

The review continued.

PUBLIC COMMENT:

1. Douette Pryce - Stuart; Commented on use of Community Redevelopment Agency dollars to purchase East Stuart land and develop it.
2. Frederick James - Stuart; East Stuart resident, commented that the property owners could develop, can see through the facades and advised to reconsider.

12:41 AM MOTION - Approve creek north south industrial, multi-family conditional use, conditional use for mixed use and duplex.

MOVED BY: Christopher Collins

SECONDED BY: Sean Reed

VOTE: 3/2 Motion passes.

YES: Christopher Collins, Laura Giobbi, Sean Reed

NO: Eula Clarke, Campbell Rich

12:56 PM MOTION: Approve to transmit item to second reading.

MOVED BY: Christopher Collins

SECONDED BY: Sean Reed

VOTE: 4/1 Motion passes.

YES: Christopher Collins, Laura Giobbi, Sean Reed, Campbell Rich

NO: Eula Clarke

DISCUSSION AND DELIBERATION

None.

ADJOURNMENT

12:57 AM

Mary R. Kindel, City Clerk

Campbell Rich, Mayor

**Minutes to be approved at the Regular Commission
Meeting this 10th day of March, 2025.**

**MINUTES
SPECIAL MEETING OF THE STUART CITY COMMISSION
ATTORNEY-CLIENT SESSION
FEBRUARY 24, 2025
AT 3:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

CITY COMMISSION

**Mayor Campbell Rich
Vice Mayor Christopher Collins
Commissioner Eula R. Clarke
Commissioner Laura Giobbi
Commissioner Sean Reed**

ADMINISTRATIVE

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

ROLL CALL

PRESENT: Mayor Rich, Vice Mayor Collins, Commissioner Clarke, Commissioner Giobbi, and Commissioner Reed

Clerks Note: Joseph Tuminelli attended as Acting City Manager.

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

None.

COMMENTS BY CITY MANAGER

None.

APPROVAL OF AGENDA

3:31 PM MOTION: Approve.

MOVED BY: Christopher Collins

SECONDED BY: Eula Clarke

Motion approved unanimously.

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

None.

DISCUSSION AND DELIBERATION

1. ATTORNEY - CLIENT MEETING

Lee Baggett, City Attorney, reviewed the Florida Statute, the purpose of this Shade Meeting, the ground rules of such meeting and stated the cases that will be discussed.

*** 3:38 PM Meeting paused - Commissioners in Shade Meeting.**

*** 4:51 PM Reconvened.**

ADJOURNMENT

4:51 PM

Mary R. Kindel, City Clerk

Campbell Rich, Mayor

Minutes to be approved at the Regular Commission Meeting this 10th day of March, 2024.

MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
FEBRUARY 24, 2025
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Campbell Rich
Vice Mayor Christopher Collins
Commissioner Eula R. Clarke
Commissioner Laura Giobbi
Commissioner Sean Reed

ADMINISTRATIVE

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

ROLL CALL

5:30 PM

PRESENT: Mayor Rich, Vice Mayor Collins, Commissioner Clarke, Commissioner Giobbi, and Commissioner Reed

Clerks Note: Police Chief, Joseph Tumminelli, was acting City Manager.

INVOCATION

Pastor James Harp, Stuart Alliance Church, gave the Invocation.

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

Commissioner Reed

- Questioned the Acting City Manager, Police Chief Joseph Tumminelli, at which meeting the Hamilton project would be discussed.
- Read an email from Darcy Weir, dated 2/11/2025, into the record and stated his interest is to move the Zoning in Progress (ZIP) item before the other items.

Commissioner Clarke

- Commented on the new signage around the City and thanked the Community

Redevelopment Agency.

- Asked for the East Stuart chapter to be pulled and discussed and is happy to know people are still involved.

Vice Mayor Collins

- Agreed with Commissioner Reed in restoring the original East Stuart zoning and clarified what is being discussed tonight.

Mayor Rich

- Announced his attendance at the Martin County North Little League Baseball/Softball Opening on Friday, and stated that 63 teams were there.
- Commented on his "Talk With the Mayor" meeting and was surprised by the turnout he received and relayed his objective.

COMMENTS BY CITY MANAGER

Police Chief Joseph Tumminelli, Acting City Manager

- Communicated the Sewer Break on Stypmann Boulevard.
- Announced the Florida Accreditation that the Stuart Police Dispatch received, it is the only accredited dispatch on the Treasure Coast.

APPROVAL OF AGENDA

5:47 PM MOTION: Approve to move Section 3 of Item #3 to be discussed first in the order of Section 3, 2, 5, 6 and 8.

MOVED BY: Eula Clarke

SECONDED BY: Christopher Collins

Motion approved unanimously.

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

1. Robert Hamilton - Stuart; Commented on the disrespect he and his family received.
2. Audra Creech - Palm City; Asked that the Commission take their time with East Stuart and said the community should be more involved.
3. Jimmy Smith - Stuart; Thanked Commissioners and spoke about the history of East Stuart.
4. Yvette Wirta - Stuart; Commented on the flooding on her street and provided pictures for the record.
5. Margaret Bromfield - Stuart; Read a story from Uganda.
6. Betty Brinkley - Stuart; Commented on the kids crossing at 10th Street/heavy traffic; asked about CRA funding for East Stuart.
7. Althea Stoudemire - Stuart; Commented on Commissioner conduct.
8. Rosa Stoudemire - Stuart; Expressed concern on the traffic and kids crossing on 10th Street.
9. Jimmy Wilson - Stuart; Commented he has been a coach for thirty (30) years and expressed his disapproval of the local projects being given to outside contractors.

10. Charles Jones - Port St. Lucie; Commented that the Commission allow the community's input.

CONSENT CALENDAR

1. AWARD OF ITB 2025-103, PAVEMENT MAINTENANCE (RC):

RESOLUTION No. 32-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING THE AWARD OF ITB 2025-103, CITY OF STUART PAVEMENT MAINTENANCE ZONE-2 ASPHALT MILL/OVERLAY, POINT REPAIRS AND MICRO SURFACING PROJECT TO LP ASPHALT LLC THE LOWEST, MOST RESPONSIVE AND RESPONSIBLE BIDDER WITH A TOTAL UNIT PRICE OF \$385,080.39; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

6:24 PM MOTION: Approve.

MOVED BY: Christopher Collins

SECONDED BY: Laura Giobbi

Motion approved unanimously.

COMMISSION ACTION

2. APPROVAL OF CRB APPOINTEES, MARK BRECHBILL & FREDERICK JAMES, TO THE CRA (RC):

RESOLUTION No. 31-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPOINTING COMMUNITY REDEVELOPMENT BOARD (CRB) MEMBERS MARK BRECHBILL AND FREDERICK JAMES TO SERVE AS THE BOARD MEMBERS OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) FOR THE REMAINING CURRENT TERM, FROM PRESENT TO DECEMBER 31, 2025; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Commissioner Clarke introduced Reverend Frederick James as a new CRB Board Member and Mr. James came forward to provide a brief introduction.

6:26 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Christopher Collins

Motion approved unanimously.

ORDINANCE SECOND READING

3. ZONING IN PROGRESS LAND DEVELOPMENT CODE TEXT AMENDMENTS IMPLEMENTATION (LEGISLATIVE) (RC):

ORDINANCE No. 2539-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING AND RESTATING THE CITY'S

LAND DEVELOPMENT CODE CHAPTER II ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY, CHAPTER III SPECIAL ZONING CODES, CHAPTER V RESOURCE PROTECTION RELATED DEVELOPMENT STANDARDS, AND CHAPTER VI ON-SITE AND OFF-SITE DEVELOPMENT STANDARDS WHICH WERE DETERMINED DURING THE "ZONING IN PROGRESS" UNDER SECTION 1.04.04, STUART LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Jodi Kugler, Development Director, introduced Mechelle Arbuzow, City Planner, and Ezequiel Cruz, GIS Coordinator.

Ms. Kugler presented the changes that were made from when the agenda went out until today, starting with Chapter 3.

PUBLIC COMMENT:

1. Ted Weitzel - Stuart; Commented on Chapter 2 and reviewed his project, concerned about the changes and requested to build under the code that was in place.
2. Joseph Cooper - Stuart; Commented on the ZIP and asked the Commission not to make changes tonight.
3. Rod Peterson - Stuart; Commented on the vibrant changes that have occurred in East Stuart and that the community needs to be involved.
4. Sanders Coleman - Stuart; Expressed the need for a red light on 6th street and stated the community should have a say in what happens in their community.
5. Robin Cartwright - Stuart; Commented on being grateful for the community that has come out tonight, gave her explanation of the ZIP.
6. David Foster - Stuart; Echoed concerns on the ZIP and slowing down on the change. Gave an explanation of his project.
7. Albert Brinkley - Stuart; Commented on the gutter company down the street from his house and stated all projects that are offensive to East Stuart.
8. Betty Brinkley - Stuart; Commented the City does not care about East Stuart and just cares about money.
9. Johnnie Bell - Stuart; A resident of East Stuart for 78 years, provided history of East Stuart's code.
10. Margaret Bromfield - Stuart; Echoed to the residents to get involved and asked the City to educate residents.
11. Charles Jones - Port St. Lucie; Thanked Collins for clarifying all the zoning and stated that East Stuart belongs to the community.
12. Kimberly McHardy - Stuart; Gave her family history and explained, as landowners of

East Stuart, they are not in it for money, knows what is best for the community and requested a middle ground.

13. Kathy Pittman - Stuart; Stated she had a \$100,000 lien on her home and feels the City does not care about the residents.

14. Frank McChrystal - Stuart; Thanked the majority for not buying into the global elites.

15. Jimmy Wilson - Stuart; Commented that the City could have handled their business in a different way.

16. Rosa Stoudemire - Stuart; Stated to the Commission that they needed to ask those who live in East Stuart what they wanted for their own community.

17. Sandra Peterson - Stuart; Asked what it takes to get communication to the neighborhood so they are aware of what is going on.

18. Walter Loyd - Stuart; Thanked majority of the commissioners and asked that the proposed changes go through.

19. Susan O'Rourke - Stuart; Gave an explanation on the Form-Based Code and how it can be similar to the ZIP, expressed parking needs to be looked over and requested a delay in approving the ZIP.

*** 8:10 RECESS ***

*** 8:25 RECONVENED ***

Public Comment on Ordinance 2539-2025 continued.

20. Michael Benedetti - Stuart; Asked for salon to be put in as a permitted use in R3 District.

21. Dayne Oldenborg - Jensen Beach; Commented against the Form Base Code and asked to save East Stuart.

Staff requested CU to be placed instead of "A" throughout the chart in Chapter 3.

Commissioners' discussion included, R3 Zoning, by right or conditional use, tabling this item and a community meeting at 10th Street.

22. Joseph Cooper - Stuart; Thanked the commission for pulling it from the table and taking the time to hear from the community.

8:57 PM MOTION: Approve to move forward by pulling out Section 3.02.03 and Figure ESN08 Permitted Uses in the East Stuart Neighborhood and stopping there we would not continue on the 3.02.04 development standards and lot parcel sizes; it would just be ESN08, with a meeting on March 20 and put all presentations together with handouts (not just presentation) at the Community Center.

MOVED BY: Laura Giobbi

SECONDED BY: Eula Clarke

Motion approved unanimously.

Ms. Kugler went through Section 2, 5 and 6 and presented the highlighted changes.

Public Comment:

1. Susan O'Rourke - Stuart; Commented that she believes there should be another process besides a PUD process for shared parking.

Ms. Kugler presented section 8 (Administration and Enforcement).

1. Marcela Cambleor - Stuart; Questioned what an un-expired timetable applies to and does it include parking?

2. Susan O'Rourke - Stuart; Commented on a shared use parking plaza.

Commissioners confirmed holding the East Stuart Workshop on March 20, 2025 at 5 p.m. at the 10th Street location.

9:54 PM MOTION: Approve Ordinance 2539-2025 with removing Section 3.02.03 Permitted Uses and table that reference ESN-08 Permitted Uses in the East Stuart Neighborhood.

MOVED BY: Christopher Collins

SECONDED BY: Laura Giobbi

VOTE: 4/1 passed.

YES: Christopher Collins, Laura Giobbi, Eula Clarke, Sean Reed

NO: Campbell Rich

ORDINANCE FIRST READING

DISCUSSION AND DELIBERATION

ADJOURNMENT

9:57 PM

Mary R. Kindel, City Clerk

Campbell Rich, Mayor

**Minutes to be approved at the Regular Commission
Meeting this 10th day of March, 2024.**

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 3/10/2025

Prepared by: Vince Felicione

Title of Item:

MEMORANDUM OF AGREEMENT - IAFF ARTICLE 36 AMENDMENT (RC):

RESOLUTION No. 27-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING A MEMORANDUM OF AGREEMENT BETWEEN THE CITY AND PROFESSIONAL FIREFIGHTERS OF STUART IAFF LOCAL #2411 WHICH AMENDS ARTICLE 36, PROMOTIONAL POLICY, OF THE COLLECTIVE BARGAINING AGREEMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The Collective Bargaining Agreement between the City and IAFF Local 2411 was ratified by the City Commission on September 23, 2024, and by the Union on August 22, 2024. The City and IAFF Local 2411 have mutually agreed to reopen Article 36, Promotional Policy, of the Collective Bargaining Agreement to modify the language contained in the attached Memorandum of Agreement to best meet the needs of the City and Union. Conducting promotional testing in-house results in significant financial savings to the City and allows for more frequent testing opportunities.

Funding Source:

N/A

Recommended Action:

Approve Resolution 27-2025

ATTACHMENTS:

1. Resolution 27_2025 MOA IAFF
2. Memorandum of Agreement - Article 36 - Final



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

RESOLUTION NUMBER 27-2025

**A RESOLUTION OF THE CITY COMMISSION OF
THE CITY OF STUART, FLORIDA, AUTHORIZING
A MEMORANDUM OF AGREEMENT BETWEEN
THE CITY AND PROFESSIONAL FIREFIGHTERS
OF STUART IAFF LOCAL #2411 WHICH AMENDS
ARTICLE 36, PROMOTIONAL POLICY, OF THE
COLLECTIVE BARGAINING AGREEMENT;
PROVIDING AN EFFECTIVE DATE; AND FOR
OTHER PURPOSES.**

* * * * *

WHEREAS, Florida Statutes § 447.201, *et. seq.*, the state of Florida promotes harmonious and cooperative relationships between government and its employees, both collectively and individually, and ensures orderly and uninterrupted operations and functions of government; and

WHEREAS, the Collective Bargaining Agreement between the City and Professional Firefighters of Stuart IAFF Local 2411 (hereinafter “Union”) was ratified by the City Commission on September 23, 2024, and by the Union on August 22, 2024 (hereinafter “CBA”); and

WHEREAS, the City and Union have mutually agreed to reopen Article 36, Promotional Policy, of the CBA to amend the language of the CBA as reflected in the attached Memorandum of Agreement (“MOA”) to best meet the needs of the City and Union; and

WHEREAS, conducting promotional testing in-house results in significant financial savings to the City and allows for more frequent testing opportunities.

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

SECTION 1: The parties agree to the amended terms to the CBA which are depicted in the attached MOA. The City Commissioner hereby authorizes the City Manager to execute the MOA subject to the approval of the City Attorney.

SECTION 2: 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:

CAMPBELL RICH, MAYOR
CHRISTOPHER COLLINS, VICE MAYOR
EULA R. CLARKE, COMMISSIONER
LAURA GIOBBI, COMMISSIONER
SEAN REED, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____, 2025.

ATTEST:

MARY R. KINDEL, MMC
CITY CLERK

CAMPBELL RICH
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ
CITY ATTORNEY

MEMORANDUM OF AGREEMENT

The City of Stuart (hereinafter "City") and Professional Firefighters of Stuart IAFF Local #2411 (hereinafter "Union") have entered into the following Memorandum of Agreement (hereinafter "MOA") on this 10th day of March, 2025.

WHEREAS, the Collective Bargaining Agreement between the City and the Union was ratified by the City Commission on September 23, 2024 and by the Union on August 22, 2024 (hereinafter "CBA"); and

WHEREAS, the parties to this MOA mutually agree to reopen Article 36, Promotional Policy, of the CBA to amend the terms contained therein to best meet the needs of the City and Union; and

WHEREAS, conducting promotional testing in-house results in significant financial savings to the City and allows for more frequent testing opportunities.

NOW THEREFORE, the parties agree to the following amended terms to the CBA that is in effect from October 1, 2024, through September 30, 2027, as outlined below:

Section 1

Notification of a Fire Rescue Lieutenant promotional exam will be posted at least thirty (30) days prior to the exam to be given.

The minimum qualification for the position of Fire Rescue Lieutenant shall conform to those minimum qualifications outlined in the current Fire Rescue Lieutenant job description.

Employees wishing to participate in the Fire Rescue Lieutenant promotional exam process must submit a letter of intent, along with a 500-word essay explaining why they would like to become an officer, and copies of Fire Officer 1, Paramedic certification and proof of completing the Florida Safety Officer course, by 1700 hours on the announced closing date. No employee shall be eligible for the promotional exam process after the announced closing date and time. The department may use City email to satisfy the requirement for all written notices in this section.

All candidates are required to provide their own shift coverage if they are scheduled to test on their shift day. The City will grant PTO leave in the amount necessary to allow candidates to attend testing (regardless of daily scheduling restrictions) as required throughout the testing process.

The Fire Chief shall review any candidate qualification issues.

Section 2

The testing procedures for the Fire Rescue Lieutenant promotional exam will be as follows:

Skills Assessment: Eligible candidates for the position of Fire Rescue Lieutenant shall be required to participate in a skills assessment evaluation. This evaluation shall be proctored, administered, and graded by the Stuart

Fire Rescue Operations Chief, District Chief, and one Battalion Chief, with the Union President in attendance. The assessment is intended to measure the applicant's abilities, utilizing a wide variety of tools including but not limited to writing assignments, demonstrations, discussion, role-playing, medical and tactical simulations.

Oral Review Board: An oral review board shall interview eligible candidates for the position of Fire Rescue Lieutenant. This will be conducted by a minimum of three (3) fire rescue officers from inside the department, with the Union President in attendance. Candidates will respond to a variety of questions, most of which relate to problem solving, labor relations and other middle management functions. Further, the results from the skills assessment will be provided to the oral review board and may become the focal point of their questioning. Additionally, the (2) most recent employee performance evaluations will be provided to the oral review board as background information. The performance evaluations will assist the board in scoring the candidate's overall suitability for promotion and may prompt questioning in the area of past job performance.

Tenure: Each candidate will be awarded one-half (0.5) point for every six (6) months of continuous, uninterrupted service with the City of Stuart Fire Rescue Department. These points shall be added to a candidate's raw score.

Educational Points:

Upon successfully completing the Fire Rescue Lieutenant promotional exam process, a candidate's educational points, if any, will be added to the candidate's total examination score (raw score) to form the candidate's adjusted score.

Two (2) points shall be added to a candidate's raw score if the candidate holds any degree that is accepted by the State Fire Marshal for supplemental compensation. These points may only be used for 1 degree and may not exceed 2 total points.

Scores from all sections and tenure and education points will be totaled for ranking of candidates.

Section 3

All discrepancies in scoring will be reviewed by the Fire Chief. If an error is discovered in scoring, it shall be corrected, and the affected candidate(s) and the Union President will be notified in writing via email.

In the event of a tie in the final score, the tie shall be broken by rating the candidate who had the highest skills assessment score. If after comparing the skills assessment scores a tie still exists, it shall be decided by seniority.

Section 4

Promotional Eligibility List: When all of the above criteria have been met, the applicant

will be placed on the promotional eligibility list based upon the applicant's placement results in the test battery. Eligibility lists will normally be valid for a period of six months. However, the promotional eligibility list may be extended past the validation period at the discretion of the Fire Chief.

An employee promoted to Fire Rescue Lieutenant shall be placed in the nearest step that grants a minimum of 10% increase and be placed in the new pay grade.

Section 5

An employee who has been promoted within the preceding twelve (12) month period shall be evaluated upon that employee's next anniversary date and may be eligible to receive a merit increase in accordance with the provisions as stated in Article 37, Evaluations, of this contract.

Section 6

Promotional Selection: Only the top three (3) scores will be considered by the Fire Chief for the promotional position open. The Fire Chief shall select any of the top three (3) candidates to fill the vacant position. If fewer than three (3) candidates remain on the eligibility list, the Fire Chief may select any of the remaining candidates to fill the vacant position.

The above amended terms in the referenced sections of the CBA are the entire understanding of this MOA between the parties. Except as provided hereinabove, no other amendments are being made to the CBA and all other provisions of the CBA shall remain in full effect.

IN WITNESS THEREOF, the parties agree and sign below:

CITY OF STUART

LOCAL #2411, IAFF, AFL-CIO-CLC

Michael J. Mortell
City Manager

Johnathan Hatch
IAFF Local #2411 President

Ratified by the City of Stuart on the
10th of March 2025

Ratified by the Union on the
(9th of January 2025)

APPROVED AS TO FORM
AND CORRECTNESS

Lee J. Baggett, Esq.
City Attorney

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 3/10/2025

Prepared by: Holly Vath

Title of Item:

AWARD OF ITB 2025-101 - ANNUAL STREET SWEEPING (RC):

RESOLUTION No. 34-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING THE AWARD OF ITB 2025-101, ANNUAL CONTRACT FOR STREET SWEEPING TO AMERISWEEPS INC. THE MOST RESPONSIVE, AND RESPONSIBLE BIDDER WITH THE TOTAL AWARD AMOUNT NOT TO EXCEED \$39,827.88 ANNUALLY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

This solicitation was advertised in the Palm Beach Post on January 9, 2025, and released simultaneously on OpenGov Procurement and DemandStar, who collectively notified one thousand nine hundred ninety five (1,995) potential bidders. Thirty-six (36) potential bidders downloaded the bid specifications. Three (3) bids were received by the bid opening of 2:00 pm on February 13, 2025.

Funding Source:

Stormwater - 430-53534-810

Recommended Action:

Adopt Resolution No. 34-2025

ATTACHMENTS:

1. R34-2025 ITB 2025-101 City of Stuart Street Sweeping
2. ITB 2025-101 Street Sweeping
3. Amerisweeps Response
4. ITB 2025-101 Contract



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

RESOLUTION 34-2025

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING THE AWARD OF ITB 2025-101, ANNUAL CONTRACT FOR STREET SWEEPING TO AMERISWEEPS INC. THE MOST RESPONSIVE, AND RESPONSIBLE BIDDER WITH THE TOTAL AWARD AMOUNT NOT TO EXCEED \$39,827.88 ANNUALLY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City entered into the competitive Invitation to Bid process in order to solicit a qualified contractor to submit bids for an annual contract for Street Sweeping Services; and

WHEREAS, the work will consist of providing all labor, equipment, and materials necessary to provide Street Sweeping and Parking Lot Cleaning Services in accordance with the specifications; and

WHEREAS, Amerisweeps, Inc. responded to the Invitation to Bid and was the lowest, most responsive and responsible bidder with an annual price of \$39,827.88; and

WHEREAS, the City of Stuart desires to enter into an agreement with Amerisweeps, Inc.; and

WHEREAS, the City Commission deems approval of this Resolution to be in the best interest of the health, safety, and welfare of the residents of the City of Stuart and the public at large.

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

SECTION 1: The foregoing recitals are hereby ratified, confirmed and incorporated herein.

SECTION 2: The City Commission hereby approves the award of Invitation to Bid #2025-101, the Annual Contract for Street Sweeping to Amerisweeps, Inc.

SECTION 3: The City Commission hereby authorizes the City Manager to execute the contract subsequent to final review and approval by the City Attorney.

SECTION 4: This resolution shall become effective 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:

CAMPBELL RICH, MAYOR
CHRISTOPHER COLLINS, VICE MAYOR
EULA R. CLARKE, COMMISSIONER
LAURA GIOBBI, COMMISSIONER
SEAN REED, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this 10th day of March 2025.

ATTEST:

MARY R. KINDEL
CITY CLERK

CAMPBELL RICH
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ.
CITY ATTORNEY



INVITATION TO BID

ITB 2025-101

STREET SWEEPING

City of Stuart
121 SW Flagler Avenue
Stuart, FL 34994

RELEASE DATE: January 9, 2025

DEADLINE FOR QUESTIONS: January 30, 2025

RESPONSE DEADLINE: February 13, 2025, 2:00 pm

RESPONSES MUST BE SUBMITTED ELECTRONICALLY TO:

<https://secure.procurenow.com/portal/stuartfl>

City of Stuart
INVITATION TO BID
Street Sweeping

I.	Advertisement
II.	Introduction.....
III.	Instructions to Bidders.....
IV.	General Information
V.	Scope of Work
VI.	Pricing Proposal
VII.	Vendor Questionnaire.....

Attachments:

A - Attachment A - Sweeping Areas

1. Advertisement

CITY OF STUART

ITB 2025-101

Street Sweeping

Advertisement

The City encourages E-Bidding through OpenGov Procurement at

<https://procurement.opengov.com/portal/stuartfl>. Street Sweeping will be received by the City of Stuart at the Procurement Office, 301 SE Ocean Blvd., Suite 303, Stuart, Florida, 34994, until Thursday, February 13, 2025 at 2:00 pm.

A Non-Mandatory pre bid meeting will be held at Annex Conference Room, 300 SW Saint Lucie Ave, Stuart, FL 34994 at 11:00 am, Thursday, January 23, 2025.

If submitting via mail than please submit an original, two (2) copies and one (1) electronic copy (PDF format preferred) on a flash drive must be submitted in sealed envelopes/packages addressed to Purchasing Division, City of Stuart, and marked "ITB 2025-101, Street Sweeping. Submittals received after that date and time will not be accepted or considered and will be retained in the Procurement Office unopened

A complete bid package can be obtained by contacting the Procurement Office at 772-288-5320, purchasing@ci.stuart.fl.us or from OpenGov Procurement at <https://procurement.opengov.com/portal/stuartfl> or by calling (800) 711-1712. The City of Stuart is not responsible for the content of any bid package received through any 3rd party bid service or any source.

Mail/Overnight/Hand Deliver Submittal Responses to:

Procurement Office

301 SE Ocean Blvd., Suite 303

Stuart, Florida 34994

Mark outside of envelope: ITB 2025-101, Street Sweeping

Published: Thursday, January 9, 2025

2. Introduction

2.1. Summary

The purpose of this bid is to seek a qualified, experienced contractor to provide all labor, equipment, and materials necessary to provide Street Sweeping and Parking Lot Cleaning Services.

2.2. Background

The City of Stuart is required by Federal mandate to comply with the National Pollution Discharge Elimination System (NPDES) stormwater permit which is issued by the Florida Department of Environmental Protection agency.

There are a set of Best Management Practices (BMPs) mandated by permit which the city must follow. One of these BMPs is street sweeping. It has been proven that regular maintenance of urban stormwater management systems and pavement significantly reduces pollutant loads contributing to the impairment of receiving waters.

City of Stuart NPDES storm systems maintenance activities remove solids and particulate matter associated with nutrients which contribute to pollution of water bodies. Removing solids and particulate matter by sweeping of streets, curbs and gutters, thus reduces the amount of nutrients available to be carried to water bodies via stormwater runoff.

2.3. Contact Information

Holly Vath

Purchasing

121 SW Flagler Avenue

Stuart, FL 34994

Email: hvath@ci.stuart.fl.us

Phone: [\(772\) 288-5320](tel:(772)288-5320)

Department:

Public Works

2.4. Timeline

Release Project Date	January 9, 2025
Pre-Proposal Meeting (Non-Mandatory)	January 23, 2025, 11:00am Annex Conference Room, 300 SW Saint Lucie Ave, Stuart, FL 34994
Question Submission Deadline	January 30, 2025, 4:00pm

Proposal Submission Deadline	February 13, 2025, 2:00pm
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3. Instructions to Bidders

3.1. Submittal

Each bidder shall furnish the information required on the bid schedule and each accompanying sheet thereof on which he makes an entry. Offers submitted on any other format are subject to disqualification.

The City of Stuart is registered with OpenGov Procurement, you may submit your bid electronically by registering on the City's e-Procurement Portal <https://procurement.opengov.com/portal/stuartfl>. Otherwise, all bids must be submitted in a sealed envelope plainly marked on the outside with the invitation to bid number, date and time of opening.

If not submitting electronically then an original, two (2) copies and one (1) electronic copy (PDF format preferred) on a flash drive must be submitted in sealed envelopes/packages addressed to Purchasing Division, City of Stuart by the due date and time. Submittals received after that date and time will not be accepted or considered and will be retained in the Procurement Office unopened.

It is the bidder's responsibility to assure that Bids are received in the City of Stuart Procurement Office, 301 SE Ocean Blvd., Suite 303 Stuart, Florida 34994, not later than 2:00 pm, on the day and date shown above. Any received after this date and time will not be accepted or considered and will be returned unopened to the bidder. No telegraphic or facsimile offers will be considered.

3.2. City Representative

Bidders are requested not to contact the City Commission, requesting/evaluating Departments or Divisions from the time of the issuance of the solicitation or advertisement until such time as the agency provides notice of an intended decision or until thirty (30) days after opening 'the bids, whichever is earlier. Any questions from bidders or evaluating Departments or Divisions will be answered through the Procurement Division.

Holly Vath

Purchasing

hvath@ci.stuart.fl.us

(772) 288-5320

3.3. Bid Opening

Bids will be opened and read aloud via Teams you may join by logging into:

Microsoft Teams

[Join the meeting now](#)

Meeting ID: 210 410 219 618

Passcode: CT2MD69V

Dial in by phone

[+1 872-242-8065](tel:+18722428065), [822530669#](tel:+18722428065) United States, Chicago

Phone conference ID: 822 530 669#

3.4. Withdrawal of Bids

Bids may not be withdrawn for a period of 30 days after the public opening date.

3.5. Protest

Any actual or prospective bidder who protests the reasonableness, necessity or competitiveness of the terms and/or conditions of the invitation to bid, selection or award recommendation shall file such protest in accordance with section 20 of the Procurement Manual, which can be found on the City of Stuart webpage.

3.6. Questions and Answers

The City will not respond to oral inquiries. Bidders shall submit all inquiries regarding this bid via the City's e-Procurement Portal, located at <https://secure.procurenow.com/portal/stuartfl>. Please note the deadline for submitting inquiries. All answers to inquiries will be posted on the City's e-Procurement Portal. Bidders may also click "Follow" on this bid to receive an email notification when answers are posted. It is the responsibility of the bidder to check the website for answers to inquiries.

All proposers are expected to carefully examine the proposal documents. Any ambiguities or inconsistencies should be brought to the attention of the City through written communication with the City prior to opening of the proposals.

Respondents may not contact any, City employee or City elected official during this solicitation process. All questions or requests for clarification must be routed through the e-procurement portal.

3.7. Addenda

<https://procurement.opengov.com/portal/stuartflo> register for an account via the City's e-Procurement Portal hosted by OpenGov Procurement. Once bidder has completed registration, you will receive addenda notifications to your email by clicking "Follow" on this project. Ultimately, it is sole responsibility of each bidder to periodically check the site for any addenda at <https://secure.procurenow.com/portal/stuartfl>.

3.8. Delivery

Product delivery shall be a factor in award. Failure to perform within delivery deadline(s) set forth in the specifications or any other contract document shall constitute default.

Goods, services, supplies or equipment covered in the specifications shall be delivered F.O.B. Destination.

3.9. Right to Reject

The City reserves the right to reject any or all bids, without recourse, to waive technicalities or to accept the bid which in its sole judgment best serves the interest of the City. Cost of submittal of this bid is considered an operational cost of the bidder and shall not be passed on to or be borne by the City.

3.10. Miscellaneous

<https://procurement.opengov.com/portal/stuartfl> the terms and conditions of this solicitation.

Please check your prices before submitting your bid, as no change in prices will be allowed after the opening. All prices and notations must be in ink or typewritten. Be sure your bid is signed.

All items quoted must be in compliance with the specifications. Alternate bids will not be considered unless they are specifically called for in this solicitation.

The City may accept any item or group of items on any bid unless the offeror qualifies his bid by specific limitations.

Bidders are expected to examine the specifications, delivery schedule, bid prices, extensions and all instructions pertaining to supplies and services. In the event of extension error(s), the unit price will prevail and the Bidder's total offer will be corrected accordingly. In the event of addition errors, the extended totals will prevail and the Bidder's total will be corrected accordingly. Bids having erasures or corrections must be initialed in ink by the Bidder.

Bids may be received up to but not later than Thursday, February 13, 2025 at 2:00 pm via the City's e-Procurement Portal located at <https://secure.procurenow.com/portal/stuartfl>. The City's e-Procurement Portal Clock is the official clock for the determination of all deadline dates and times. Without exception, responses will not be accepted after the submission deadline regardless of any technical difficulties such as poor internet connections. The City of Stuart strongly recommends completing your response well ahead of the deadline.

Failure to comply with these instructions may result in disqualification of your bid.

4. General Information

4.1. Delays

The City may delay scheduled due dates, if it is to the advantage of the City to do so. The City will notify bidders of all changes in scheduled due dates by written addenda submitted to the City.

4.2. Qualification Submission and Withdrawal

The City will receive all proposals at the following addresses:

The City prefers electronic submission of bids and proposals. Please submit electronic responses via the City e-Procurement Portal <https://procurement.opengov.com/portal/stuartfl>. By way of the e-Procurement Portal, responses will be locked and digitally encrypted until the submission deadline passes.

If you would like to submit a paper copy please submit at the following address:

Stuart City Hall

Procurement Office

301 SE Ocean Blvd., Suite 303

Stuart, Florida 34994

To facilitate processing, please mark the outside of the envelope as follows: ITB 2025-101 **"Street Sweeping"** The envelope shall also include the bidder's return address.

If not submitting electronically, respondents must submit one (1) original and two (2) copies of the proposal submittal with each marked **"COPY"**, and **one (1) electronic copy (PDF format preferred) on a flash drive** in a sealed envelope marked as noted above. A bidder may submit the proposal by personal delivery, mail, or express shipping service.

THE CITY MUST RECEIVE ALL BIDS BY

2:00 pm ON Thursday, February 13, 2025

Due to the irregularity of mail service, the City cautions bidders to assure actual delivery of mailed or hand-delivered proposals directly to the City's Procurement Office, as specified above, prior to the deadline set for receiving proposals. Telephone confirmation of timely receipt of the proposal may be made by calling (772) 288-5320, before proposal closing time. A proposal received by the City Procurement Office after the established deadline will be retained unopened.

Bidders may withdraw their proposal submissions by notifying the City in writing at any time prior to the deadline for proposal submittal. Bidders may withdraw their submissions in person or by an authorized representative. Bidders and authorized representatives must provide the letter of withdrawal, picture identification, proof of authorization (in the case of authorized representatives) and provide the City with a signed receipt for the withdrawn proposal. After the deadline, proposals once opened, become a

public record of the City and are subject to the provisions of the Florida Public Records Law. As such they are subject to public disclosure in accordance with Chapter 119, Florida Statutes.

4.3. Addenda

<https://procurement.opengov.com/portal/stuartfl> register for an account via the City's e-Procurement Portal hosted by ProcureNow. Once bidder has completed registration, you will receive addenda notifications to your email by clicking "Follow" on this project. Ultimately, it is sole responsibility of each bidder to periodically check the site for any addenda at <https://secure.procurenow.com/portal/stuartfl>

4.4. Equal Opportunity

The City recognizes fair and open competition as a basic tenet of public procurement and encourages participation by minority and women owned business enterprises.

4.5. Insurance

Proof of the following insurance will be furnished by the successful bidder by certificate of insurance, which name the City of Stuart its offices, board members, employees, and agents as additional insured on general liability & automobile liability insurance policies. The policies must be specifically endorsed to grant the City the same notification rights that it provides to the first named insured as respects cancellation and nonrenewal. The City by and through risk management department and in cooperation with the contracting department, reserves the rights to review, modify reject or accept any required policies of insurance, including limits, coverages, or endorsements, herein from time to time throughout the term of this contract. All insurance carriers must have an AM Best rating of at least A-VII or better. When a self-insured retention or deductible exceeds \$5,000, the City reserves the right, but not obligation, to review and request or audited financial statement.

All contractors, including any independent contractors and subcontractors utilized must comply with the following insurance requirements:

Loss Deductible Clause: The City shall be exempt from, and in no way liable for, any sums of money which may represent a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of the professional and/or subcontractor providing such insurance.

Workers' Compensation: with limits equal to Florida statutory requirements. Employers' liability must include limits of at least \$100,000 each accident, \$100,000 each disease/employee, \$500,000 each disease/maximum. A waiver of subrogation must be provided. Coverage should apply on a primary basis. Should scope of work performed by contractor qualify its employee for benefits under federal workers compensation statute (example, U.S. Longshore & Harbor Workers Act or Merchant Marine act), proof of appropriate federal act coverage must be provided.

If the contractor maintains higher limits than the minimums shown above, the City of Stuart requires and shall be entitled to coverage for the higher limits maintained by the contractor.

Any insurance provided which does not meet the above requirements will not be deemed acceptable under the terms of this contract unless accepted in writing by the City's Risk Management department.

Commercial General Liability: insurance, Occurrence Form – ISO CG 0001 or equivalent, including Contractual Liability, to cover the hold harmless agreement set forth herein, with limits of not less than:

- A. Each occurrence \$2,000,000
- B. Personal/advertising injury \$1,000,000
- C. Products/completed operations aggregate \$3,000,000
- D. General aggregate \$10,000,00
- E. Fire damage \$100,000 Any 1 fire
- F. Medical expense \$10,000 Any 1 person

An additional insured endorsement must be attached to the certificate of insurance and must include coverage for completed operations (ISO forms CG2010 & CG2037) under the General Liability policy. Products & Completed Operations coverage to be provided for a minimum of 10 years date of possession by owner or completion of contract. Coverage is to be written on an occurrence form basis and shall apply as primary and non-contributory. A per project aggregate limit endorsement should be attached. Defense costs are to be in addition to the limit of liability. A waiver of subrogation is to be provided in favor of the City of Stuart. Policy shall contain no exclusion for third party action-over claims (injury to subcontract workers). If applicable, there shall be no exclusion for EIFS. Coverage should extend to independent contractors and fellow employees. Contractual liability is to be included. Any cross-liability exclusion should not extend to Additional Insured's.

Any subcontractors or independent contractors utilized must list the City of Stuart as additional insured including completed operations (ISO Forms CG 2038 & CG 2037).

Business Auto Liability: Must cover any auto (all owned, hired, and non-owned autos) with limits of not less than \$1,000,000 per accident. In the event bidder does not own any automobiles, the City of Stuart will accept proof of hired and non-owned auto liability only. Certificate holder must be listed as additional insured. A waiver of subrogation must be provided. Coverage should apply on a primary basis.

Insurance Requirements:— Fifteen (15) days prior to the commencement of any Work under the Contract Documents, a certificate of insurance shall be provided to the City of Stuart for review and approval. The certificate shall provide that: (a) City of Stuart as Owner and named as an additional insured on the commercial general liability, auto liability, and Contractor's Builders' Risk "All Risk" insurance policies; (b) the Contractor's insurance coverage shall be primary; and (c) City of Stuart as Owner and will be given thirty (30) days' notice prior to cancellation or modification of any required insurance and such notice shall be in writing by registered mail, return receipt requested and addressed to the City of Stuart. The Contractor shall be responsible to ensure that all subcontractors comply with all insurance requirements of the Contract Documents.

All coverage shall be maintained without interruption from the date of commencement of the Work and remain in effect at least until final payment and at all times thereafter when Contractor may be correcting, removing, or replacing defective Work in accordance with Paragraph 13.07 of the General Conditions. In addition, with respect to completed operations insurance, and any insurance coverage written on a claims-made basis, such insurance shall remain in effect for at least two years after final

payment. Contractor shall furnish Owner with evidence satisfactory to Owner of the continuation of such insurance at final payment and again one year thereafter, so that Owner is assured of such continuing coverage.

All insurers must be authorized to do business in Florida and have a Best Key Rating of A- VII.

Certificates of Insurance: The Proposer, upon notice of award, will furnish Certificate of Insurance Forms. These shall be completed by the authorized Resident Agent and returned to the Purchasing Office. This certificate shall be dated and show:

- A. The name of the insured contractor, the specified job by name and job number, the name of insurer, the number of the policy, its effective date, and its termination date.
- B. Statement that the Insurer will mail notice to the City at least thirty (30) days prior to any material changes in provisions or cancellation of the policy.
- C. The City of Stuart and Consultant is to be specifically included as an ADDITIONAL INSURED on General Liability Insurance, Business Automobile Liability Insurance, and Contractor's Builders Risk "All Risk" insurance policies.
- D. The City of Stuart shall be named as Certificate Holder. Please Note that the Certificate Holder should read as follows:
 - 1. City of Stuart 121S.W. Flagler Avenue Stuart, FL 34994
- E. No City Division, Department, or individual name should appear on the certificate. NO OTHER FORMAT WILL BE ACCEPTABLE.
- F. The "Acord" certification of insurance form should be used.

4.6. Public Entity Crimes

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit proposals or contract with the City for construction of a public building or public works; may not submit bids for leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided for in s. 287 for CATEGORY TWO for a period of 36 months from the date being placed on the convicted vendor list. Questions regarding this statement should be directed to the State of Florida, Bureau of State Procurement (850) 488-8440.

4.7. Suspended Vendor

http://dms.myflorida.com/business_operations/state_purchasing/vendor_information or List will not be considered for award. The Suspended Vendor List is available on the State's website at:

http://dms.myflorida.com/business_operations/state_purchasing/vendor_information

4.8. Assignment & Subcontracting

The successful bidder will not be permitted to assign its contract with the City without obtaining prior written approval of the City of Stuart. If a vendor subcontracts any portion of a contract for any reason, the bidder must include, in writing the name and address of the Subcontractor. Name of the person to be contacted, include telephone number and extent of work to be performed. This information is to be submitted with bid response. If vendor should need to change subcontractor information, changes are subject to the approval by the City. The City reserves the right to reject a proposal of any bidder if the proposal names a subcontractor who has previously failed in the proper performance of an award or failed to deliver on time contract of a similar nature, or who is not in a position to perform properly under this award.

4.9. Public Records

Bids become “public records” and shall be subject to public disclosure consistent with Chapter 119.07 Florida Statutes. Document files may be examined, during normal working hours by appointment. Requested information in this ITB will not be considered confidential and/or proprietary.

PUBLIC RECORDS LAW: Public Records Relating to Compliance, Request for Records; Noncompliance, & Civil Action

Note: If the Contractor has questions regarding the application of Chapter 119, Florida Statutes, to the Contractor’s duty to provide public records relating to this contract, contact the office of the City Clerk as the custodian of Public Records for the City of Stuart, and all the respective departments at cityclerk@ci.stuart.fl.us, City of Stuart, City Clerk 121 SW Flagler Avenue, Stuart, FL 34994 per F.S. 119.12.

In compliance with F.S. 119.0701 the Contractor shall:

- A. Keep and maintain public records required by the public agency to perform the service.
- B. Upon request from the public agency’s custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.
- C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.
- D. Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the

contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

A request to inspect or copy public records relating to a public agency's contract for services must be made directly to the public agency. If the public agency does not possess the requested records, the public agency shall immediately notify the contractor of the request, and the contractor must provide the records to the public agency or allow the records to be inspected or copied within a reasonable time.

If a contractor does not comply with the public agency's request for records, the public agency shall enforce the contract provisions in accordance with the contract.

A contractor who fails to provide the public records to the public agency within a reasonable time may be subject to penalties under F.S. 119.10.

If a civil action is filed against a contractor to compel production of public records relating to a public agency's contract for services, the court shall assess and award against the contractor the reasonable costs of enforcement, including reasonable attorney fees, if:

- A. The court determines that the contractor unlawfully refused to comply with the public records request within a reasonable time; and
- B. At least 8 business days before filing the action, the plaintiff provided written notice of the public records request, including a statement that the contractor has not complied with the request, to the public agency and to the contractor.

A notice complies with subparagraph 2 above, if it is sent to the public agency's custodian of public records and to the contractor at the contractor's address listed on its contract with the public agency or to the contractor's registered agent. Such notices must be sent by common carrier delivery service or by registered, Global Express Guaranteed, or certified mail, with postage or shipping paid by the sender and with evidence of delivery, which may be in an electronic format.

A contractor who complies with a public records request within eight (8) business days after the notice is sent is not liable for the reasonable costs of enforcement.

4.10. Business Registration

Bidders seeking to do business with Martin County (that fall under the categories listed below) shall, before award of contract, be registered, or shall have applied for registration, with the Florida Department of State, Division of Corporations in accordance with the provisions of Chapter 607 and/or 620, Florida Statutes (<https://dos.myflorida.com/sunbiz/>): • Corporations [foreign or domestic]

- Limited Liability Companies (LLC)
- Non-profits

- Partnerships

Doing Business As [DBA] - If the Bidder's name stands apart from the owner's or partners' personal legal name, or the officially registered name of an LLC or corporation, the Bidder, before award of contract, shall be registered as a fictitious name with the Florida Division of Corporations in accordance with the provisions of Chapter 865, Florida Statutes. The above requirements are also applicable to all subcontractors proposed in the bid submittal.

4.11. Licenses

Bidders shall, at the time of submitting a bid in response to this solicitation, be licensed by the appropriate federal, state and local regulatory agencies as it relates to Bidders' profession or business. Bidder shall provide proof of certification and/or registration as a Contractor by the State of Florida applicable to the work required in the solicitation.

The above requirements are also applicable to all subcontractors proposed in the bid submittal.

4.12. Business Tax Receipt

Bidder shall comply with Business Tax Receipt requirements for their business location. A copy of the business tax receipt or proof of exemption shall be submitted prior to awarding the bid.

4.13. Other Governmental Entities

When there is sufficient capacity or quantities available, awarded bidder may provide to other governmental agencies, so requesting, the products or services awarded in accordance with the terms, conditions, and prices of the bid and resulting contract. Prices shall be F.O.B. Destination to the requesting agency. Each governmental entity allowed to use this contract shall do so independent of any other governmental entity.

4.14. Contract Amendment

The City reserves the right to delete, add or revise locations under this proposal at any time during the contract term when and where deemed necessary. If any locations are added or deleted from the contract, the rate quoted shall be used to determine the adjusted contract price.

4.15. Contract Terms

At all times during the term of the contract, the successful Proposer shall act as an independent Contractor and at no time shall be considered an agent or partner of the City.

Contract Period: This contract shall be awarded for an initial term of two (2) years. The contract may be renewed for three (3) additional one-year periods provided both the successful proposer and the City agree and all terms and conditions remain the same as specified below. Any contract or amendment resulting from this solicitation shall be subject to fund availability and mutual written agreement between the City and the successful proposer. Extension of the contract for additional thirty (30) day periods for the convenience of either party shall be permissible at the mutual consent of both parties.

4.16. Non Exclusive Contract

CONTRACTOR agrees and understands that the contract shall not be construed as an exclusive arrangement and further agrees that the City may, at any time, secure similar or identical services at its sole option.

4.17. Estimated Quantities

It shall be understood and agreed that quantities designated herein are estimated only and may be increased or decreased in accordance with the actual requirements of the City. The City may require modifications and changes to this contract, as it relates to quantities, areas, frequency of services and specified services. The Contractor shall provide the City with the cost for such additional services. All rates shall be in accordance with the unit cost structure submitted by the contractor and accepted by the City.

4.18. Default

In the event that the Contractor cannot respond adequately to the needs of the City by reason of equipment failure or any other reason, the Contractor shall advise the City, as soon as possible, and further advise as to the length of said inability. The City may then consider said inability to be a breach of this Contract and may undertake the necessary work through its own services or those of another Contractor. The City shall have the right to deduct the cost incurred in having to provide said services from the payments to be made to the Contractor under this Contract.

4.19. Background Information

As part of the evaluation process, the City reserves the right, to require a Bidder to submit such evidence of his/her qualifications as it may deem necessary, and may consider any evidence available to it as to the qualifications and abilities of the Bidder, including past performance (experience) with the City by the Bidder or any of their Owners.

4.20. Competency of Respondents

Proposals will be considered only from firms which are regularly engaged in the business of providing the goods and/or services as described in this ITB and who can provide evidence that they have established a satisfactory record of performance to insure that they can satisfactorily execute the services under the terms and conditions stated herein. The term "equipment and organization" as used herein shall be construed to mean a fully equipped and well established company in line with the best business practices in the industry and as determined by the proper authorities of the City.

4.21. Extra Work

The City may, at any time by a written order and without notice to the sureties, require the performance of such extra work as it may find necessary or desirable arising out of the modification of the specification or plans. An order for extra work shall be valid only by an executed change order. All work so ordered must be performed by the Contractor. The amount of compensation to be paid to the Contractor for any work so ordered shall be determined as follows:

A. By such applicable unit prices, if any, as are set forth in the contract; or

B. If no such unit prices are so set forth, then by a lump sum or other unit prices mutually agreed upon by the City and the Contractor; or

C. If no such unit prices are so set forth in the contract and if the parties cannot agree upon a lump sum or other unit prices, then by the actual net cost in money to the Contractor of the extra work performed and the cost shall be determined as follows:

1) For all labor and foreman in direct charge of the authorized operations, the Contractor shall receive the current local rate of wages to be agreed upon in writing before starting such work, for each hour said labor and foreman are actually engaged thereon, to which shall be added an amount equal to 15 per cent of the sum thereof which shall be considered and accepted as full compensation for general supervision and the furnishing of small tools and miscellaneous equipment used, such as picks, shovels, hand pumps, and similar items.

2) For all materials used, the Contractor shall receive the actual cost of such materials delivered at the site and previously approved delivery point as established by original receipted bills. No percentage shall be added to this cost.

3) For special equipment and machinery such as power-driven pumps, concrete mixers, trucks, and tractors, or other equipment, required for the economic performance of the authorized work, the Contractor shall receive payment based on the agreed rental price for each item of equipment and the actual time of its use on the work. No percentage shall be added to this sum.

4) The Contractor's profit shall be computed by taking 10% of the sum of Items 1 and 2. The total cost of performing this extra work shall be the sum of Items 1, 2, 3, and 4.

Records of extra work done, if any, shall be reviewed at the end of each day by the Contractor or his representative and the Public Works Director or designee, duplicate copies of accepted records made and signed by both the Contractor or his representative and the Public Works Director or designee, and one copy retained by each.

Claim for payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills.

Such statements shall be submitted for the current contract payment for the month in which the work was done. No claim for extra work shall be allowed unless the same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is completed.

4.22. Bond Guarantee

A proposal guarantee must be submitted with the proposal, **if the total amount proposed exceeds \$50,000**. The bond shall be in an amount equal to ten percent (10%) of the total amount. The guarantee may be in the form of a Surety Bond with a carrier duly licensed and authorized to do business in the State of Florida, a Cashier's Check or a Certified Check (checks made payable to The City of Stuart). Purpose of the proposal guarantee is to assure the apparent low, responsive and responsible bidder will enter into a contract to provide the described services. Should the bidder not enter into a contract the proposal guarantee shall be retained by the City to defray the additional costs of either awarding to the second low, responsive and responsible bidder or re-advertise and re-solicit the project.

*If e-bidding, bidder shall upload a copy of the bond to OpenGov Procurement ([Procurement Portal](#))

(opengov.com) and submit the original bid bond to City of Stuart, Attn: Purchasing Division, 301 SE Ocean Blvd., Suite 303 Stuart, Florida 34994 within three (3) calendar days of the bid opening. Failure to provide bid bond may deem the bid non-responsive.

4.23. Payment & Performance Bonds

The successful bidder, when awarded a contract, will be required to furnish payment and performance bonds with a carrier duly licensed and authorized to do business in the State of Florida, equal to one hundred percent (100%) of the total amount of the contract to assure faithful performance and timely payments to all persons providing labor, materials or supplies used in the performance of the work.

4.24. Permits

The Contractor is responsible for applying for and obtaining any and all required building, demolition or excavation permits required by any municipality or county having jurisdiction over the conduct of the work being pursued (to include the City of Stuart and Martin County). The Contractor should take every precaution that he is aware of the cost of all required permit fees and should include those costs in his bid in the appropriate item. All City permits will be a no fee permit. **The City of Stuart has received a FDOT permit for Landscape, Irrigation and hardscape, however the construction is contingent on maintenance agreement approval from FDOT.**

4.25. Liquidated Damages

The Contractor shall pay to the party of the first part, as damages for non-completion of the work within the time stipulated for its completion, one hundred dollars (\$100.00) for each and every day for the first thirty (30) days and five hundred dollars (\$500.00) for each and every day thereafter, which may exceed the stipulated time for its completion, is hereby agreed upon, fixed and determined by the parties hereto as liquidated damages that the party of the first part will suffer by reason of such default and not by way of penalty.

The party of the first part is hereby authorized to deduct the said sum (as specified above) from the moneys which may be due or become due said Contractor for the work under this contract, or as much thereof as the Owner may, at its own option, deem just and reasonable.

4.26. Suspension of Work Due to Weather

During inclement weather, all work which might be damaged or rendered inferior by such weather conditions shall be suspended. The orders and decisions of the Public Works Director as to suspension shall be final and binding. During the suspension of the work for any cause, it must be suitably covered and protected so as to preserve it from injury by the weather or otherwise. If the Engineer shall so direct, the rubbish and surplus material shall be removed.

The Contractor shall not be entitled to any extension of time for delays resulting from weather unless the Contractor has requested, in writing, to the City by 11 am the day of the weather delay. If the City orders the suspension of work due to inclement weather, the Contractor shall receive an extension of time for the full period when such suspension is in effect until the suspension is lifted by the City.

5. Scope of Work

5.1. Purpose

The City of Stuart is soliciting proposals from qualified, experienced firms to provide all labor, equipment, and materials necessary to provide curbside street sweeping and parking lot cleaning services for all areas designated.

5.2. Background Information

The City of Stuart is required by Federal mandate to comply with the National Pollution Discharge Elimination System (NPDES) stormwater permit which is issued by the Florida Department of Environmental Protection agency.

There are a set of Best Management Practices (BMPs) mandated by permit which the city must follow. One of these BMPs is street sweeping. It has been proven that regular maintenance of urban stormwater management systems and pavement significantly reduces pollutant loads contributing to the impairment of receiving waters.

City of Stuart NPDES storm systems maintenance activities remove solids and particulate matter associated with nutrients which contribute to pollution of water bodies. Removing solids and particulate matter by sweeping of streets, curbs and gutters, thus reduces the amount of nutrients available to be carried to water bodies via stormwater runoff.

5.3. Site Inspection

- A. It is the bidder's responsibility to become fully informed as to the nature and extent of the work required and its relation to any other work in the area, including possible interference from other site activities. Bidders are advised to make a thorough inspection of all streets and parking lots named in these specifications and to take note of any varying degrees of difficulty associated with the work site.
- B. The contractor is to verify to his own satisfaction the mileage figures appearing in these specifications. The streets and lots, as described, are to be swept/cleaned at the prices proposed on the proposal form. After award, no extra charge or compensation will be allowed by the City as a result of differences between actual materials and labor, unless by reason of unforeseeable causes beyond his control and without fault or negligence, including, but not restricted to acts of God or neglect of any other contractor.

5.4. Work Objective

The contractor is to completely remove all sand, paper, glass, litter, grass and other associated debris from the surface of the street and parking lot areas to the degree and extent associated with the Best Management Practices (BMPs). Excellence in street sweeping shall be interpreted as a clean curb line and in those cases where a median curb exists, a clean median line, free of any visible sand, grass or other debris. In areas where curbed planters exist between the roadway and the curb and gutter, making the area inaccessible to the sweeper, all debris must be hand swept or mechanically blown into an area

on the roadway where the debris can then be swept up by the street sweeper. The City shall be the sole Judge as to the acceptability of the cleaning performed by the contractor.

A. Street Sweeping

1. Remove from the surface of City streets all sand, paper, glass, litter, grass and other associated debris to the degree and extent associated with current BMP's for standard of sweeping excellence.
2. Cleaning method shall be at the option of the contractor and may be power-operated equipment, hand-operated equipment or a combination of both.
3. The contractor will provide the necessary sweeping equipment, operator(s), fuel, oil, water and all other items required to perform street sweeping operations as specified herein.
4. All sweeping activities shall take place in the same directions as the flow of traffic. Any activities that take place opposed to the flow of traffic are considered traffic hazards.

B. Parking Lot Cleaning

1. Approximately eleven (11) municipal parking lots shall be cleaned of all debris, trash, glass, cans, paper, dirt, sand and other refuse either thrown or otherwise accumulated or disposed of in that lot and behind car stops.
2. Cleaning method shall be at the option of the contractor and may be by power-operated equipment, hand-operated equipment or a combination of both.
3. Parking lots will be cleaned twice per month (bi-monthly).

C. Water

1. Water required for street cleaning shall be available for purchase from the fire hydrant located at the Turf & Grounds Division, 920 East 10th Street, Stuart, Florida. The Contractor shall obtain and use a City water meter by making an appropriate deposit with the Utility Billing Department, City Hall, 121 SW Flagler Avenue, Stuart, Florida, in compliance with established City procedures.
2. The contractor shall request in writing the use of any City fire hydrants, or City water sources needed, other than that designated, and obtain a city water meter through means of an appropriate deposit. The city shall have final approval of the water sources available and will bill the contractor.

D. Contractor Responsibilities

1. The contractor will be responsible for the posting of temporary "No Parking" signs for some streets. It shall be the responsibility of the contractor to provide, erect and remove the

appropriate number of signs, notifying the public of the cleaning operation and temporary ban on parking. Streets to be posted with temporary signs prior to cleaning shall be designated by the City. Vehicles parked in violation of the temporary ban shall be reported to the City. Until such time as the vehicles are removed, the contractor may clean around the vehicles with the sweeping equipment. Cleaning under or adjacent to parked cars will not be the responsibility of the contractor.

2. The contractor must provide a Supervisor who shall keep the City informed of the contractor's activities and have in place a dispatch method available at all times who can be contacted by the City by radio, beepers, cellular phones etc.
3. The contractor is responsible to submit a proposed schedule to the City consisting of planned work to be accomplished. The Public Works Director; or his designee, shall have approval authority over the proposed schedule. Contractor may not change the schedule without the prior written authorization of the Public Works Director, or his designee. The City reserves the right to change the schedule, with adequate notification, so the best benefit of the work can be achieved.
4. The contractor shall request, in writing, the use of any City facility for the disposition of the sweeping debris. The contractor shall be responsible for the hauling and disposal of all sweeping debris.

E. Additional Information

1. In the event a street rehabilitation or improvement project is in progress, that portion of the cleaning cycle will be deleted from the route. The section of the streets deleted may be reentered at the first scheduled cleaning cycle following completion of the work.
2. **Frequency and Areas of Service:** All areas will be swept with the frequency established for that area as designated in **Attachment A**.

F. Reports and Records

1. After schedule is approved, the contractor shall provide the City with a written report of the basic, pertinent information relating to the activities of each sweeping shift. This report must be approved by the City.
2. Any person operating sweeping equipment subject to this rule shall maintain operational and maintenance records showing compliance with manufacturer maintenance recommendations. Such records shall be maintained for a minimum of two years, and shall be submitted to Public Works Director, or his designee upon request.

5.5. Equipment

All equipment to be utilized by the successful bidder to perform, as detailed herein must be approved by the Public Works Director; or his designee. The contractor specifically agrees to remove and replace any

equipment judged by the City to be poorly operating excessively noisy or dirty or in any other meaningful way disturbing to the public welfare.

- A. All equipment to be utilized by the successful bidder to perform the cleaning/sweeping services, as detailed herein must be approved by the Public Works Director; or his designee. The contractor specifically agrees, to remove and replace any equipment judged by the City to be poorly operating, excessively noisy or dirty, or in any other meaningful way disturbing to the public welfare or producing an unsatisfactory street sweeping function and provide maintenance records of equipment as specified in Paragraph F, Reports and Records above.
- B. Equipment must be equipped, at a minimum, with a flashing amber light and arrow board, both visible for a maximum of one (1) mile and mounted for maximum visibility. All warning signals must comply with the standards set forth in the Manual for Uniform Traffic Control Devices (MUTD).
- C. Vacuum sweeping equipment with a water spray system is required to provide contracted cleaning services. Equipment must have a minimum of a 74 inch wide sweep pass with a left and right gutter broom. Sweepers should be capable of removing all normal levels of debris and material from the street and curbside in one pass. The sweeping equipment shall not exhibit an excessive noise level that could disturb adjacent property owners.

5.6. Operating and Waste Removal Procedures

- A. The sweeper hopper must be clean and empty when starting the route. The material collected by the sweeper must be collected solely within the City of Stuart city limits. If transferring collected material from sweeper to a dump truck or other vehicle, the transfer vehicle must be clean and empty. Do not mix or combine sweeper solids collected inside city limits with material collected outside Stuart City limits.
- B. The contractor shall be responsible for the hauling and disposal of all sweeping debris. The collected solids and particulate matter must be taken to a landfill that accepts street sweeping material. The contractor shall request, in writing, the use of any city facility for the disposition of the sweeping debris.
- C. The material must be weighed at the landfill with gross and net weights. A copy of the dump ticket/tipping fees must be submitted to the City. Reporting weight (tons/pounds) of material is preferred, but volume (cubic yards) is acceptable. Contractor is responsible to pay upfront tipping fees and City will reimburse tipping fees as specified below.
- D. The City reserves the right to collect a sample of material from the street sweeper hopper, or transfer vehicle, before the material is transported to the landfill. The time and location for collection of the sample will be determined by advance notice.

5.7. Inspection and Direction

The work will be conducted under the general direction of the Public Works Director and is subject to inspection to ensure compliance with the terms of the bid. The Public Works Director or designee will make final inspection of the work covered by this contract when it is completed and finished in all respect in accordance with specifications and must be approved before payment is made. The contractor will notify the City upon completion of a cycle of work and the City agrees to provide inspection of the reported work within two (2) working days following the report of work completion. Any work found to be unsatisfactory by the City shall be reported to the contractor within that same period. The contractor agrees to finish all work to the satisfaction of the City, at no additional cost, prior to receiving payment for such work.

5.8. Invoicing and Payment

The City requires a firm price for each contract period. Invoices will be checked to confirm compliance with quoted pricing. Failure to hold prices firm through each contract term will be grounds for contract termination. Payment will be made upon completion and acceptance of the work, net 45 days.

Street sweeping service shall be measured for payment by the total number of curb miles. The miles shall be calculated to the nearest one-tenth (1/10) of a mile. The contractor must invoice the City on a monthly basis for the amount of service actually performed including tipping fees.

Invoices shall state the area swept by street; number of curb miles and parking lot(s); and amount of all fees associated with disposal by attaching a copy of dump ticket.

5.9. Business Operations

- A. **Hours of Operation:** Unless otherwise directed by the Public Works Director; or his designee, the successful Contractor(s) shall insure that the following schedule is adhered to and services as required must be scheduled to insure that **all residential areas must be swept between the hours of 7:00 AM and 3:00 PM; all areas designated as nighttime service are commercial areas and must be swept between the hours of 8:00 PM and 6:00 AM.**
- B. **Inclement Weather Conditions:** Upon approval by the Public Works Director or designee, the Contractor may cease operations of services during inclement weather conditions. If conditions prevents adherence to the regular sweeping schedule for up to two (2) days in a given week, the City may require affected areas be swept within two (2) working days without interruption of the regular sweeping schedule.
- C. **Observed Holidays:** New Year's Day, Martin Luther King Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day & Day After, Christmas Eve & Day.

5.10. PUBLIC SAFETY AND CONVENIENCE

In the Contractor's use of streets and parking lots for the work to be done under these specifications, he/she shall conform to all Municipal, County, State and federal laws and regulations as applicable.

The Contractor shall at all times so conduct his/her work so as to ensure the least possible obstruction to normal pedestrian and vehicular traffic including access to all public and private properties during all stages of work, and inconvenience to the general public and the residents in the vicinity of the work, and to ensure the protection of persons and property, in a manner satisfactory to the Public Works Director or appointed designee.

There shall be no obstruction of the travel lanes between the hours of 7:00-9:00 am and 4:00-6:00 pm without approval from the Public Works Director or designee.

No road or street shall be closed to the public, except with the permission of the using department and proper governmental authority. Fire hydrants on or adjacent to the work area shall be kept accessible to fire-fighting equipment at all times. Temporary provision shall be made by the Contractor to ensure the use of sidewalks, public telephones and the proper functioning of all gutters, sewer inlets, drainage ditches and irrigation ditches.

5.11. PROTECTION OF PROPERTY

The Contractor shall provide all signs, barricades, and/or flashing lights, and take all necessary precautions to protect buildings and personnel. All work shall be complete in every respect and accomplished in a satisfactory, workmanlike manner and contractor shall provide for timely removal of all debris which results from this contracted service.

The Contractor shall at all times guard against damage or loss to the property of the City of Stuart, including but not limited to safeguard sidewalks, curbing, road surfaces and motor vehicles on or around all job sites. Damage to public or private property shall be the responsibility of the Contractor and shall be held responsible for replacing or repairing any such loss or damage at the expense of the Contractor, The City of Stuart may withhold payment or make such deductions, as deemed necessary, to ensure reimbursement or replacement for loss or damage to property through negligence of the successful bidder or their agents.

The Contractor shall be responsible for the protection of property in the areas in the adjacent vicinity of the project(s); and for the protection of his own equipment, supplies, materials and work, against any damage resulting from the elements (such as flooding, rainstorms, wind damage, or other acts of God) or vandalism.

5.12. ACCESSIBILITY STANDARDS

In respect to the supply and/or installation of the services and/or items as outlined under this bid/contract; the Bidder/Contractor certifies that the work will be done or the item provided is in compliance with the applicable ADA Standards and/or in compliance with the Florida Accessibility Code for Building Construction. All applicable shop drawings will be submitted for review to ensure that the product or the work as required by this bid is in compliance with the applicable ADA Standards and/or in compliance with the Florida Accessibility Code for Building Construction.

5.13. CONTRACTOR'S UNDERSTANDING

The party of the second part hereby admits and agrees that he has carefully read and considered the instructions to bidders herewith, and that he has made his proposal and hereby makes this Contract with full knowledge and acquiescence therein.

5.14. SUBCONTRACTOR

The Contractor shall not sublet the whole or any part of the work without the written consent and approval of the Procurement Manager. Within ten (10) days after official notification of starting date, the Contractor must submit in writing, to the Procurement Manager, a list of all subcontractors. No work shall be done by any subcontractor until such subcontractor has been officially approved by the Procurement Coordinator. A subcontractor not appearing on original list will not be approved without written request submitted to the Procurement Coordinator and approved by the Owner. In all cases, the Contractor shall give his personal attention to the work of the subcontractors and the subcontractor is liable to be discharged by the City for neglect of duty, incompetence or misconduct.

6. Pricing Proposal

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Street sweeping services	57.5	per mile		
2	Parking/lot cleaning services	22	per lot		
TOTAL					

7. Vendor Questionnaire

7.1. [Proposal Checklist](#)

Please download the below documents, complete, and upload.

- [Checklist.pdf](#)

7.2. [Contact Information](#)

Please download the below documents, complete, and upload.

- [Contact Information.pdf](#)

7.3. [Certification*](#)

The Respondent certifies that as a condition of bidding he will hold good his proposal prices for a minimum period of ninety (90) calendar days from the date proposals are opened.

The undersigned Respondent hereby certifies that the terms and conditions, including but not limited to, the scope of work have not been altered or modified in any manner. Any modification to this solicitation by the proposer will result in Proposer's response being found non-responsive and thereby disqualified.

The undersigned Respondent hereby certifies that he has received all the Addenda listed below and has incorporated them into his proposal listed herein. Failure to acknowledge any and all addenda may render the proposal non-responsive, and no further evaluation of the proposal will occur.

I do hereby confirm the above information as valid and true:

☐ Please confirm

*Response required

7.4. [Safety Standards Certification*](#)

Please download the below documents, complete and have notarized. An online notarization option will be provided for you when responding.

- [Safety Standards Certificat...](#)

*Response required

7.5. [References Form*](#)

Please download the below documents, complete, and upload.

- [Refernces Form.pdf](#)

*Response required

7.6. [Schedule of Subcontractors Participation *](#)

Please download the below documents, complete, and upload.

- [Schedule of Subcontractors ...](#)

*Response required

7.7. Sworn Statement Pursuant to Section 287.133(3)(a)*

Please download the below documents, complete and have notarized. An online notarization option will be provided for you when responding.

- [Sworn Statement Pursuant to...](#)

*Response required

7.8. Drug-Free Workplace Certification*

Please download the below documents, complete, and upload.

- [Drug Free Work Cert.pdf](#)

*Response required

7.9. Public Entity Crimes*

Please download the below documents, complete, and upload.

- [Public Entity Crimes .pdf](#)

*Response required

7.10. Suspended Vendor List*

City of Stuart, FL will verify that your company name is not on this list:

https://www.dms.myflorida.com/business_operations/state_purchasing/state_agency_resources/vendor_registration_and_vendor_lists/suspended_vendor_list

Please identify your legal company name here:

*Response required

7.11. Scrutinized List of Prohibited Companies List*

City of Stuart, FL will verify that your company name is not on this list:

https://www.dms.myflorida.com/business_operations/state_purchasing/state_agency_resources/vendor_registration_and_vendor_lists/suspended_vendor_list

Please identify your legal company name here:

*Response required

7.12. Do you affirm and represent that you are registered with E-Verify System and are using same, and will continue to use the same as required by Section 448.095, Florida Statute?*

By entering into a contract with the City of Stuart, you are obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility." Further, by your entering into a contract, you affirm and represent that you are registered with the E-Verify system and are

using same, and will continue to use same as required by Section 448.095, Fla. Stat. Compliance with Section 448.095, Fla. Stat., includes, but is not limited to, utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien.”

*Response required



City of Stuart
142 - Procurement & Contracting Services Division
Holly Vath, Procurement Coordinator
121 SW Flagler Avenue, Stuart, FL 34994

[AMERISWEEPS] RESPONSE DOCUMENT REPORT

ITB No. ITB 2025-101

Street Sweeping

RESPONSE DEADLINE: February 13, 2025 at 2:00 pm

Report Generated: Thursday, February 13, 2025

Amerisweeps Response

CONTACT INFORMATION

Company:

Amerisweeps

Email:

craiga@amerisweeps.com

Contact:

Craig Ahal

Address:

935 SE Hillcrest Drive
Stuart, FL 34994

Phone:

(772) 221-8040

Website:

amerisweeps.com

Submission Date:

Feb 13, 2025 7:30 AM (Eastern Time)

ADDENDA CONFIRMATION

Addendum #1

Confirmed Feb 11, 2025 10:23 AM by Craig Ahal

Addendum #2

Confirmed Feb 11, 2025 10:24 AM by Craig Ahal

QUESTIONNAIRE

1. Proposal Checklist

Please download the below documents, complete, and upload.

- [Checklist.pdf](#)

Amerisweeps_Occupational_License.pdf

Amerisweeps_SunBiz.pdf

Amerisweeps_COI_-_Stuart_Bid.pdf

Amerisweeps_Checklist.pdf

City_of_Stuart_-_Transmittal_Letter_-_February_2025.pdf

2. Contact Information

Please download the below documents, complete, and upload.

- [Contact Information.pdf](#)

Amerisweeps_Contact_Information.pdf

3. Certification*

The Respondent certifies that as a condition of bidding he will hold good his proposal prices for a minimum period of ninety (90) calendar days from the date proposals are opened.

The undersigned Respondent hereby certifies that the terms and conditions, including but not limited to, the scope of work have not been altered or modified in any manner. Any modification to this solicitation by the proposer will result in Proposer's response being found non-responsive and thereby disqualified.

The undersigned Respondent hereby certifies that he has received all the Addenda listed below and has incorporated them into his proposal listed herein. Failure to acknowledge any and all addenda may render the proposal non-responsive, and no further evaluation of the proposal will occur.

I do hereby confirm the above information as valid and true:

Confirmed

4. Safety Standards Certification*

Please download the below documents, complete and have notarized. An online notarization option will be provided for you when responding.

- [Safety Standards Certificat...](#)

City_of_Stuart_-_Safety_Standards_Certification.pdf

5. References Form*

Please download the below documents, complete, and upload.

- [Refernces Form.pdf](#)

City_of_Stuart_References_Form.pdf

6. Schedule of Subcontractors Participation *

Please download the below documents, complete, and upload.

- [Schedule of Subcontractors ...](#)

Schedule_of_Subcontractors_Participation.pdf

7. Sworn Statement Pursuant to Section 287.133(3)(a)*

Please download the below documents, complete and have notarized. An online notarization option will be provided for you when responding.

- [Sworn Statement Pursuant to...](#)

City_of_Stuart_-_Sworn_Statement_Pursuant_to_Section_287.133(3)(a).pdf

8. Drug-Free Workplace Certification*

Please download the below documents, complete, and upload.

- [Drug Free Work Cert.pdf](#)

Amerisweeps_Drug_Free_Work_Cert.pdf

9. Public Entity Crimes*

Please download the below documents, complete, and upload.

- [Public Entitiy Crimes .pdf](#)

Amerisweeps_Public_Entitiy_Crimes_.pdf

10. Suspended Vendor List*

City of Stuart, FL will verify that your company name is not on this list:

https://www.dms.myflorida.com/business_operations/state_purchasing/state_agency_resources/vendor_registration_and_vendor_lists/suspended_vendor_list

Please identify your legal company name here:

Amerisweeps Inc.

[Click to Verify](#) *Value will be copied to clipboard*

11. Scrutinized List of Prohibited Companies List*

City of Stuart, FL will verify that your company name is not on this list:

https://www.dms.myflorida.com/business_operations/state_purchasing/state_agency_resources/vendor_registration_and_vendor_lists/suspended_vendor_list

Please identify your legal company name here:

Amerisweeps Inc.

[Click to Verify](#) *Value will be copied to clipboard*

12. Do you affirm and represent that you are registered with E-Verify System and are using same, and will continue to use the same as required by Section 448.095, Florida Statute?*

By entering into a contract with the City of Stuart, you are obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility." Further, by your entering into a contract, you affirm and represent that you are registered with the E-Verify system and are using same, and will continue to use same as required by Section 448.095, Fla. Stat. Compliance with Section 448.095, Fla. Stat., includes, but is not limited to, utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien."

I do affirm

[Click to Verify](#) *Value will be copied to clipboard*

PRICE TABLES

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Street sweeping services	57.5	per mile	\$49.22	\$2,830.15
2	Parking/lot cleaning services	22	per lot	\$22.22	\$488.84
TOTAL					\$3,318.99

MARTIN COUNTY BUSINESS TAX RECEIPT



2024 / 2025

EXPIRES: September 30, 2025

Account #: 20021250007

Honorable Ruth Pietruszewski
Martin County Tax Collector

Business Name AMERISWEEPS, INC.

Business DBA

Owner Name AHAL, CRAIG

AMERISWEEPS, INC.
4042 SW ST LUCIE LANE
PALM CITY, FL 34990

Location: 4042 SW ST LUCIE LANE

Business Phone: (772)221-8040

NAICS Code: 53131

State License:

Business Description:

PROFESSIONAL (PROPERTY MANAGEMENT/MAINTENANCE)

This receipt is a local business tax only. This receipt is in addition to and not in lieu of any other license required by law or local ordinance and is subject to regulations of zoning, health, contractor licensing, and other lawful authority.

Paid Date 08/21/2024

Receipt Number

INT-23-00272689

Tax Amount	Transfer Fee	Penalty	Late Penalty	Collection Cost	Total Paid
26.25	0.00	0.00	0.00	0.00	26.25

Ruth Pietruszewski • Martin County Tax Collector

Website:
MartinTaxCollector.com

3485 SE Willoughby
Blvd. Stuart, FL 34994

Phone:
(772)288-5600

**To renew your Business Tax Receipt, visit our payment menu
at martintaxcollector.com.**

Contact our office by email at btdept@martintax.us if any of the following changes occur with your business:

- Business Name
- Ownership
- Physical Location
- Mailing Address
- Closing your Business

Dear Business Owner:

The law requires this business tax receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the County.

Pursuant to Florida law, all Local Business Tax Receipts shall be sold by the Tax Collector beginning July 1 of each year and shall expire on September 30 of each succeeding year. Those Local Business Tax Receipts renewed beginning October 1 shall be delinquent and subject to a delinquency penalty of 10 percent in the month of October. An additional 5 percent penalty for each month of delinquency is added until paid, provided that the total delinquency penalty shall not exceed 25 percent of the Local Business Tax for the delinquent establishment. A \$250 penalty will be applied 150 days from the initial notice, plus collection costs.

Annual account notices are mailed on July 1.

Regardless of amount due all receipts must be renewed or delinquent fees will apply.

Do you qualify for an exemption? Visit our website <https://martintaxcollector.com/local-business-tax/> for details on Business Tax Receipt Exemptions. An application is required.

If you have any questions please contact our office at btdept@martintax.us or (772)288-5600.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
AMERISWEEPS, INC.

Filing Information

Document Number	P99000097299
FEI/EIN Number	65-0968154
Date Filed	11/04/1999
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	11/24/2015
Event Effective Date	NONE

Principal Address

4042 SW ST. LUCIE LN
PALM CITY, FL 34990

Changed: 12/02/2011

Mailing Address

4042 SW ST. LUCIE LN
PALM CITY, FL 34990

Changed: 12/02/2011

Registered Agent Name & Address

AHAL, CRAIG
4042 SW ST. LUCIE LN
PALM CITY, FL 34990

Address Changed: 12/02/2011

Officer/Director Detail

Name & Address

Title PVST

AHAL, CRAIG
4042 SW ST. LUCIE LN
PALM CITY, FL 34990

Title VST

AHAL, LISA ANN
4042 SW ST. LUCIE LN
PALM CITY, FL 34990

Annual Reports

Report Year	Filed Date
2023	01/30/2023
2024	02/07/2024
2025	01/15/2025

Document Images

01/15/2025 -- ANNUAL REPORT	View image in PDF format
02/07/2024 -- ANNUAL REPORT	View image in PDF format
01/30/2023 -- ANNUAL REPORT	View image in PDF format
02/01/2022 -- ANNUAL REPORT	View image in PDF format
02/03/2021 -- ANNUAL REPORT	View image in PDF format
01/16/2020 -- ANNUAL REPORT	View image in PDF format
03/06/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
03/02/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
11/24/2015 -- Amendment	View image in PDF format
01/27/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format
02/18/2013 -- ANNUAL REPORT	View image in PDF format
03/12/2012 -- ANNUAL REPORT	View image in PDF format
12/02/2011 -- Reinstatement	View image in PDF format
04/13/2010 -- ANNUAL REPORT	View image in PDF format
04/20/2009 -- ANNUAL REPORT	View image in PDF format
01/24/2008 -- ANNUAL REPORT	View image in PDF format
03/16/2007 -- ANNUAL REPORT	View image in PDF format
03/09/2007 -- Name Change	View image in PDF format
10/19/2006 -- REINSTATEMENT	View image in PDF format
09/08/2005 -- ANNUAL REPORT	View image in PDF format
04/26/2004 -- ANNUAL REPORT	View image in PDF format
04/16/2003 -- ANNUAL REPORT	View image in PDF format
03/13/2002 -- ANNUAL REPORT	View image in PDF format
04/17/2001 -- ANNUAL REPORT	View image in PDF format
03/04/2000 -- ANNUAL REPORT	View image in PDF format
11/04/1999 -- Domestic Profit	View image in PDF format



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/28/2025

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 have **ADDITIONAL INSURED** provisions or 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 Patriot Growth Insurance Services, LLC 8382 Baymeadows Road, Suite #2 Jacksonville FL 32256		CONTACT NAME: Margaret Kiess PHONE (A/C, No, Ext): (772) 774-4675 FAX (A/C, No): (772) 774-4675 E-MAIL ADDRESS: mkiess@insuresig.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Scottsdale Insurance Company	
		INSURER B: Oak River Ins Co	
		INSURER C: Florida Citrus, Business & Industries Fund	
		INSURER D:	
		INSURER E:	
		INSURER F:	
INSURED Amerisweeps, Inc. 2740 SW Martin Hwy, PMB 408 Palm City FL 34990			

COVERAGES**CERTIFICATE NUMBER:** CL2412943446**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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY			VRS0007418	05/14/2024	05/14/2025	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR		DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000				
			MED EXP (Any one person) \$ 5,000				
			PERSONAL & ADV INJURY \$ 1,000,000				
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 2,000,000
	☐ POLICY ☒ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG \$ 2,000,000
	OTHER:						\$
B	AUTOMOBILE LIABILITY			04APM048799-01	06/23/2024	06/23/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	☒ ANY AUTO		BODILY INJURY (Per person) \$				
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY		BODILY INJURY (Per accident) \$				
	☐ HIRED AUTOS ONLY ☐		PROPERTY DAMAGE (Per accident) \$				
							\$ 1,000,000
A	UMBRELLA LIAB			VES0004556	05/14/2024	05/14/2025	EACH OCCURRENCE \$ 2,000,000
	☒ EXCESS LIAB		CLAIMS-MADE				AGGREGATE \$ 2,000,000
	☐ DED ☒ RETENTION \$ 0						\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			463982023	01/06/2025	01/06/2026	☒ PER STATUTE ☐ OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y / N ☐ N ☒	N / A				E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

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

© 1988-2015 ACORD CORPORATION. All rights reserved.

PROPOSAL CHECKLIST FORM

All proposals shall be submitted in the format identified. Failure to submit the required documentation in the format identified may cause the proposal to be rejected. This form is to be submitted with proposal package.

- | | |
|--|---|
| 1. Letter of Transmittal | Yes ☒ No ☐ |
| 2. Certifications | Yes ☒ No ☐ |
| 3. Safety Standards Certification | Yes ☒ No ☐ |
| 4. References Form | Yes ☒ No ☐ |
| 5. Schedule of Subcontractors Participation | Yes ☒ No ☐ |
| 6. Sworn Statement Pursuant | Yes ☒ No ☐ |
| 7. Drug-Free Workplace Certificate | Yes ☒ No ☐ |
| 8. Public Entity Crimes | Yes ☒ No ☐ |
| 9. Suspended Vendor List | Yes ☒ No ☐ |
| 10. Scrutinized List of Prohibited Companies | Yes ☒ No ☐ |
| 11. Additional Data is submitted (Optional) | Yes ☐ No ☒ |
| 12. Proof that Firm name is registered with State of Florida | Yes ☒ No ☐ |
| 13. Acknowledgment of addendum & submission with ITB | Yes ☒ No ☐ |
| 14. Submit a copy of all Licenses, Certificates, Registrations, Permits etc. | Yes ☒ No ☐ |
| 15. Submit 10% bond guarantee, if total exceeds \$50,000 | Yes ☐ No ☒ |
| 16. Submit any data in reference to Contract Performance | Yes ☐ No ☒ |
| 17. Evidence of Insurance | Yes ☒ No ☐ |

COMPANY NAME: Amerisweeps, Inc



February 12, 2025

RE: Street Sweeping

Purchasing
City of Stuart
300 SW St. St Lucie Avenue
Stuart, FL 34994

To whom it may concern:

Thank you for the opportunity to submit a proposal to provide street sweeping for The City of Stuart. As you requested in the bid specs, please consider this the transmittal letter for the bid. Amerisweeps has been in business since 1999. The company provides sweeping service for commercial, industrial and community properties throughout Martin, St Lucie, Indian River, Palm Beach, Broward, Dade, and Okeechobee Counties.

I have personally surveyed the service area with my management team, and I am familiar with the scope of work and what is necessary to provide excellence in sweeping performance. As well as surveying the service area, we own and operate our business out of 935 SE Hillcrest Avenue, Stuart, Florida which is obviously located in the middle of the service area. I have been a resident of Martin County for over 35 years, and I am familiar with the vehicle and pedestrian traffic associated with certain streets within the service area. I was also involved with The City of Stuart original curbside recycling collection program including the management and routing of the collection vehicles. This experience has provided me with an intimate knowledge of the routing challenges associated with the traffic, noise, and customer experience within The City of Stuart.

Amerisweeps is committed to quality service and understands the importance of collaborating with the customer. We are not only here to provide a high level of service regarding our contractual obligation, but also to partner with the city to make the overall living and visiting experience to The City of Stuart the best in the world.

Sincerely,

Craig R. Ahal

President



CONTACT INFORMATION

Company Name: Amerisweeps Inc.

Contact Name: Craig R. Ahal

Contact Title: President

Contact Phone Number: 772-221-8040

Contact email: craiga@amerisweeps.com



City of Stuart

SAFETY STANDARDS CERTIFICATION

The undersigned bidder hereby certifies that he or she has or will thoroughly familiarize him or herself with the contents of the City of Stuart Safety Standards. The Bidder further certifies that he or she either has or will submit a fully executed copy of those same Safety Standards to the City for inclusion in the City's official public record prior to commencing any work on this project.

Signed, Sealed and Witnessed in the Presence of:

DATE: 2/11/2025

[Signature]
(Witness)
[Signature]
(Witness)

FOR: Ameri Sweeps Inc
(Firm Name)
BY: [Signature]
(Signature)
President
(Title)

(Corporate Attest by Secretary)

(Affix Seal)

Sworn to and subscribed before me this 11th day of February, 2025

known to me, or identified as _____

in the City of Palm City, County of Martin, State of Florida.

Signed: [Signature] Notary Public

My Commission Expires: 2/1/2027 (Affix Seal)





REFERENCE FORM

Provide three (3) satisfactory references within the past five (5) years of similar complexity, nature, and size of this project.

#1 REFERENCE

Company/Entity Name: GT Supplies			
Address 7010 Barbour Road			
City	Riviera Beach	State	Florida Zip Code 33407
Contact Name:	Gregg Roesch	Title: Vice President	
Phone No:	561-881-8101	Fax:	Email: gr@gtsupplies.com
Date of Service or Contract Period: Service since 2012 Location 7010 Barbour Road			
Summary of Services Performed		Sweeping	Governmental or Private Private

#2 REFERENCES

Company/Entity Name: Martin County Solid Waste			
Address 9001 Busch Street			
City	Palm City	State	Florida Zip Code 34990
Contact Name:	Greg Schommer	Title: Solid Waste Director	
Phone No:	772-221-1434	Fax:	Email:
Date of Service or Contract Period:		2022 - Current	Location Palm City Transfer Station
Summary of Services Performed		Sweeping	Governmental or Private Governmental

#3 REFERENCES

Company/Entity Name: Avison Young			
Address 5411 Sky Center Drive			
City	Tampa	State	Florida Zip Code 33607
Contact Name:	Desanya Daly	Title: Senior Property Manager	
Phone No:	813-416-0274	Fax:	Email: d.daly@avisonyoung.com
Date of Service or Contract Period:		2012 - Current	Location Multiple Locations in Florida
Summary of Services Performed		Sweeping	Governmental or Private Private

Company Name Amerisweeps, Inc



SCHEDULE OF SUBCONTRACTORS PARTICIPATION

If proposers are subcontracting, this information is to be submitted with their submittal response in writing on the attached form or as a separate attachment subcontractor's information as follows; name, address, and type of work to be performed and percentage of work that may be provided by Subcontractor.

Name of Subcontractor: <u>None</u>
Contact Name: _____
Address, City, State, Zip, Phone: _____ _____
Type of Work to be Performed: _____
License No. _____ Percentage of Work _____ %
Name of Subcontractor: <u>None</u>
Contact Name: _____
Address, City, State, Zip, Phone: _____ _____
Type of Work to be Performed: _____
License No. _____ Percentage of Work _____ %
Name of Subcontractor: <u>None</u>
Contact Name: _____
Address, City, State, Zip, Phone: _____ _____
Type of Work to be Performed: _____
License No. _____ Percentage of Work _____ %

Company Name Amerisweeps Inc



SWORN STATEMENT PURSUANT TO SECTION 287.133 (3) (a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER
OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to CITY OF STUART, MARTIN COUNTY, FLORIDA

by: Craig R Ahal - President

(print individual's name and title)

for: Amerisweeps Inc

(print name of entity submitting sworn statement)

whose business address is: 2740 SW Martin Downs Blvd Palm City, FL

and (if applicable) its Federal Employer Identification Number (FEIN) is: 65-0968154

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn
statement: ____-____-____.)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentations.
3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.
4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
- A predecessor or successor of a person convicted of a public entity crime; or
 - An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The



City of Stuart

term "person" includes those officers, directors, executives, partners, Shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement which I have marked below is true in relations to the entity submitting this sworn statement. (Indicate which statement applies).

- ☒ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.
- ☐ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.
- ☐ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of the final order).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

Signature

[Handwritten Signature]

Sworn to and subscribed before me this 17th day of February, 2025.

Personally known ☒ OR Produced Identification ☐

[Handwritten Signature]

Type of Identification Notary Public



Notary Public – State of Florida

My Commission Expires: 2/1/2027

SEAL OR STAMP

DRUG-FREE WORKPLACE CERTIFICATION

Whenever two (2) or more bids/proposals, which are equal with respect to price, quality, and service, are received by the City of Stuart for the procurement of commodities or contractual services, a bid/proposal received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of controlled substances is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in number (1).
4. In the statement specified in number (1), notify the employees that as a condition for working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction on or plea of guilty or nolo contendere to any violation of Chapter 893, Florida Statutes or of any controlled substance law of the United States or any singular state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of Section 287.087, Florida Statutes.

This Certification is submitted by Craig R Ahal
(Individual's Name)

Of Amerisweeps, Inc
(Name of Company)

Who does hereby certify that said Company/Vendor has implemented a drug-free workplace program, which meets the requirements of Section 287.087, Florida Statutes, which are identified in numbers (1) through (6) above.

February 12, 2025
Date

Craig R Ahal
Signature

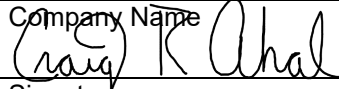
Public Entity Crimes Form
NOTIFICATION OF PUBLIC ENTITY CRIMES LAW

Pursuant to Section 287.133, Florida Statutes, you are hereby notified that a person or affiliate who has been placed on the convicted contractors list following a conviction for a public entity crime may not submit a proposal on a contract to provide any goods or services to a public entity; may not submit a proposal on a contract with a public entity for the construction or repair of a public building or public work; may not submit proposals on leases or real property to a public entity; may not be awarded or perform work as a contractor, supplier, sub-Proposer, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017 [F.S.] for Category Two [\$35,000.00] for a period of thirty-six (36) months from the date of being placed on the convicted contractors list.

Acknowledged by:

Amerisweeps, Inc

Company Name



Signature

Craig R. Ahal President

Name and title (Print or Type)

February 12, 2025

Date

“STANDARD CONTRACT”

CONTRACTOR: **Amerisweeps Inc.**
 935 SE Hillcrest Drive
 Stuart, FL 34994

PROJECT: **ITB 2025-101: ANNUAL CONTRACT FOR STREET SWEEPING SERVICES**

CONTRACT FOR SERVICES

THIS CONTRACT, hereinafter “Contract,” made and entered into the day **10th day of March, 2025** by and between **Amerisweeps, Inc.** hereinafter referred to as "Contractor" and the City of Stuart, Florida, a municipal corporation, 121 SW Flagler Avenue, Stuart, Florida 34994, hereinafter referred to as "City", for and in consideration of the following terms, conditions and covenants.

I. PURPOSE OF CONTRACT

City intends to enter into a contract with Contractor for provision of Street Sweeping Services by the Contractor and the payment for those services by City as set forth below.

II. SCOPE OF SERVICES

The Contractor shall provide Street Sweeping Services pursuant to this Contract as hereinafter provided. These services will include all labor, equipment, and materials necessary to provide Street Sweeping Services as provided on the approved schedule.

Section 1. Scope of Service

Contractor shall work with City staff in advising the City regarding Street Sweeping Services as rendered. The detailed scope of services to be performed and schedule of fees for those services is described in Exhibit A (Contractor’s response to ITB #2025-101)

III. CONTRACT PROVISIONS

Section 1. Period of Service

1.1 Term of Contract

Upon award of this Contract, the effective date of this Contract shall be the date of execution of this Contract by both City and Contractor. Term of this contract shall be for an initial period of two (2) years with the option of three (3) additional one-year renewal periods, upon the mutual written agreement of the parties.

Section 2. Compensation and Method of Payment

2.1 Fee Schedule

CITY will compensate Contractor for these Street Sweeping Services in accordance with Contractor's pricing schedule formalized in Section 6 of the Price Proposal from original submittal to this solicitation. Contractor's pricing schedule may be updated annually prior to each optional renewal period, if requested within 90 days prior to expiration and with City approval.

2.2 Invoices

Contractor shall submit invoices to the City for work accomplished and accepted by the City under this Contract. Each invoice shall be detailed and include, but not be limited to, a legible copy of the estimate approved by the City Representative, and the date work was completed and accepted by the City.

2.3 Payment

Payment for services rendered is due within thirty days of receipt and approval of invoice by City. Payment is delinquent 45 days following receipt and approval of invoice by City.

Section 3. Guarantee

The Contractor guarantees to repair, replace or otherwise make good to the satisfaction of the City any damage caused during the work. Contractor further guarantees the successful performance of the work for the service intended. If the City deems it inexpedient to require the Contractor to correct deficient or defective materials or labor, an equitable deduction from the contract price shall be made therefore or in the alternative the City may sue for damages, or both.

Section 4. Audit

The Contractor agrees that the City or any of its duly authorized representatives shall, until the expiration of three years after expenditure of funds under this Agreement, have access to and the right to examine any directly pertinent books, documents, papers, and records of the Contractor involving transactions related to this Agreement. The Contractor agrees that payment(s) made under this Agreement shall be subject to reduction for amounts charged thereto which are found on the basis of audit examination not to constitute allowable costs under this Agreement. The Contractor shall refund by check payable to the City the amount of such reduction of payments. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three years after completion of the project and issuance of the final certificate, whichever is sooner.

Section 5. Contractor Responsibility

5.1 Independent Contractor

The Contractor is an independent contractor and is not an employee or agent of the City. Nothing in this Agreement shall be interpreted to establish any relationship other than that of an

independent contractor, between the City and the Contractor, its employees, agents, subcontractors, or assigns, during or after the performance of this Agreement.

5.2 Responsibility for Work

The Contractor shall take the whole responsibility of the Agreement Work and shall bear all losses resulting to him because of bad weather, or because of errors or omissions in his or its bid on the Agreement price, or except as otherwise provided in the Agreement Documents because of any other causes whatsoever.

5.3 Contractor's Records

As a condition precedent to Contractor filing any claim against City, Contractor shall make available to City all of Contractor's books and records (directly or indirectly related to the claim of Contractor's business) requested by City. Refusal to do so shall constitute a material breach of this contract and cause for dismissal of any litigation.

Section 6. Termination

6.1 Termination for Convenience

Either party upon a seven (7) day written notice to the other party may terminate this Contract. In the event of any termination, Contractor shall be paid for all services rendered to the date of termination including all authorized reimbursable expenses.

6.2 Termination for Cause

The performance of the Contract may be terminated by the City of Stuart in accordance with this clause, in whole or in part, in writing, whenever the City shall determine that the contractor has failed to meet performance requirement(s) of the Contract. If the successful bidder should be adjudged bankrupt, or if he should make a general assignment for the benefit of his creditors, or if a receiver should be appointed on account of his insolvency, or if he should fail to provide properly skilled personnel or proper service in the sole discretion of the City, then the City can, after giving the successful bidder seven (7) days written notice, and without prejudice to any other right or remedy, terminate this Contract.

Section 7. CITY's Obligations

7.1 Project Manager

The Project Manager for the City with the authority to act on the City's behalf with respect to all aspects of the Project is Milton Leggett, Public Works Director.

The Project Manager for the Contractor with authority to act on the Contractor's behalf with respect to all aspects of the Project is:

Craig Ahal
Amerisweeps, Inc.
craig@amerisweeps.com

Section 8. Persons Bound by Contract

8.1 Parties to the Contract

The persons bound by this Contract are the Contractor and the City and their respective partners, successors, heirs, executors, administrators, assigns and other legal representative.

8.2 Assignment of Interest in Contract

This Contract and any interest or services associated with this Contract may not be assigned, sublet or transferred to another by either party without the prior written consent of the other party. Nothing contained herein shall be construed to prevent Contractor from employing such independent Contractors, associates and subcontractors as Contractor may deem appropriate to assist in the performance of the services hereunder.

8.3 Other Entity Use

The successful Contractor may be requested to convey its proposal prices, contract terms and conditions, to municipalities or other governmental agencies within the State of Florida.

8.4 Inspection

The project will be inspected by the Project Manager for the City and will be rejected if it is not to conformity with the Agreement provisions. Rejected work will be immediately corrected by the Contractor. When the work is substantially completed, the Contractor shall notify the City in writing that the work shall be ready for inspection on a definite date, at least two (2) calendar days thereafter, which shall be stated in such notice.

8.5 Rights and Benefits

Nothing herein shall be construed to give any rights or benefits arising from this Contract to anyone other than Contractor and the City.

Section 9. Indemnification of City

Contractor assumes the entire responsibility and liability for all damages or injury to all persons, and to all property, caused by the Contractor or Contractor's employees, agents, consultants or sub-contractors, and Contractor shall to the fullest extent allowed by law, indemnify and hold harmless the CITY, and its officers and employees, from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, omission, or intentional conduct of the Contractor and other persons employed or utilized by the Contractor in the performance of the contract. Specific consideration for this indemnity is \$10.00, the receipt and sufficiency of which are hereby acknowledged by Contractor.

Contractor shall obtain, maintain and pay for general liability insurance coverage to insure the provisions of this paragraph.

Section 10. Insurance.

10.1. Requirements

Contractor shall procure and maintain insurance, in the amounts noted in 4.5 of the Invitation to Bid. Such certificate must contain a provision for notification of the City 30 days in advance of any material change or cancellation. The City by and through its Risk Manager, reserves the right to review, modify, reject or accept any required policies of insurance, including limits coverages or endorsements, herein from time to time throughout the term of this contract. All insurance carriers must have an A.M. Best Rating of at least A:VII or better. When a self-insured retention or deductible exceeds \$5,000, the City reserves the right, but not the obligation, to review and request a copy of contractor's most recent annual report or audited financial statement. All contractors, including any independent contractors and subcontractors utilized, must comply with the insurance requirements.

10.2 Certificate of Insurance

Certificates of all insurance required from the Contractor shall be attached to this agreement and shall be subject to the City's approval for adequacy.

Section 11. Professional Standards

All work performed by Contractor will be in accordance with the highest professional standards and in accordance with all applicable governmental regulations.

Section 12. Non-Appropriation

This Contract is deemed effective only to the extent of the annual appropriations available.

Section 13. General Conditions

13.1 Venue in Martin County

Jurisdiction a venue for any lawsuit to enforce the terms and obligations of this Contract shall lie exclusively in the County Court or the Circuit Court in and for Martin County, Florida.

13.2 Laws of Florida

The validity, interpretation, construction, and effect of this Contract shall be in accordance with and governed by the laws of the State of Florida.

13.3 Attorney's Fees and Costs

In the event the Contractor breaches or defaults in the performance of any of the terms, covenants and conditions of this Contract, the Contractor agrees to pay all damages and costs incurred by the CITY in the enforcement of this Contract, including reasonable attorney's fees, court costs and all expenses, even if not taxable as court costs, including, without limitation, all such fees, costs and expenses incident to appeals incurred in such action or proceeding.

13.4 Mediation as Condition Precedent to Litigation

Prior to the initiation of any litigation by the parties concerning this Contract, and as a condition precedent to initiating any litigation, the parties agree to first seek resolution of the dispute through non-binding mediation. Mediation shall be initiated by any party by serving a written request for same on the other party. The parties shall, by mutual agreement, select a mediator within 15 days of the date of the request for mediation. If the parties cannot agree on the selection of a mediator then the CITY shall select the mediator who, if selected solely by the CITY, shall be a mediator certified by the Supreme Court of Florida. The mediator's fee shall be paid in equal shares by each party to the mediation.

13.5 Contract Amendment

The City reserves the right to delete, add or revise locations under this proposal at any time during the contract term when and where deemed necessary. If any locations are added or deleted from the contract, the rate quoted shall be used to determine the adjusted contract price.

No modification, amendment or alteration in the terms or conditions contained in this Contract shall be effective unless contained in a written documents executed with the same formality and of equal dignity herewith. This Contract constitutes the entire agreement between the parties, and no prior, or contemporaneous oral agreement shall be binding on either party. If either party fails to enforce a portion or all of this Contract, it shall not constitute a waiver of the same.

13.6 Contractual Authority

By signing this Contract the Contractor swears or affirms, under penalty of perjury, that this is a valid act of the Contractor, and that no later claim shall be made by the CONTRACTOR 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.

13.7 Sovereign Immunity

Nothing contained herein shall be construed or interpreted as a waiver of the sovereign immunity liability limits established under chapter 768.20 Florida Statutes as amended.

Section 14. Public Records

Public Records Relating to Compliance, Request for Records; Noncompliance, & Civil Action

Note: If the Contractor has questions regarding the application of Chapter 119, Florida Statutes, to the Contractor's duty to provide public records relating to this contract, contact the office of the City Clerk as the custodian of Public Records for the City of Stuart, and all the respective departments at cityclerk@ci.stuart.fl.us, City of Stuart, City Clerk 121 SW Flagler Avenue, Stuart, FL 34994 per F.S. 119.12.

In compliance with F.S. 119.0701 the Contractor shall:

- A. Keep and maintain public records required by the public agency to perform the service.
- B. Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.
- C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.
- D. Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.
- E. A request to inspect or copy public records relating to a public agency's contract for services must be made directly to the public agency. If the public agency does not possess the requested records, the public agency shall immediately notify the contractor of the request, and the contractor must provide the records to the public agency or allow the records to be inspected or copied within a reasonable time.

- F. If a contractor does not comply with the public agency's request for records, the public agency shall enforce the contract provisions in accordance with the contract.
- G. A contractor who fails to provide the public records to the public agency within a reasonable time may be subject to penalties under F.S. [119.10](#).
- H. If a civil action is filed against a contractor to compel production of public records relating to a public agency's contract for services, the court shall assess and award against the contractor the reasonable costs of enforcement, including reasonable attorney fees, if:
 - 1. The court determines that the contractor unlawfully refused to comply with the public records request within a reasonable time; and
 - 2. At least 8 business days before filing the action, the plaintiff provided written notice of the public records request, including a statement that the contractor has not complied with the request, to the public agency and to the contractor.
- I. A notice complies with subparagraph 2 above, if it is sent to the public agency's custodian of public records and to the contractor at the contractor's address listed on its contract with the public agency or to the contractor's registered agent. Such notices must be sent by common carrier delivery service or by registered, Global Express Guaranteed, or certified mail, with postage or shipping paid by the sender and with evidence of delivery, which may be in an electronic format.
- J. A contractor who complies with a public records request within eight (8) business days after the notice is sent is not liable for the reasonable costs of enforcement.

Section 15. Exhibits

The following Exhibits are attached to and made a part of this Contract:

Exhibit A - "Proposal as Submitted by Respondent and Accepted by City"

Exhibit B - "Original Invitation to Bid as Issued by City, including all Addenda"

Exhibit C - "Performance and Payment Bond"

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Signatures are on following page

IN WITNESS WHEREOF, the City has hereunto subscribed and the Contractor has signed his, its, or their name, or names the date aforesaid.

CITY OF STUART, FLORIDA

ATTEST:

MARY R. KINDEL
CITY CLERK

MICHAEL J. MORTELL
CITY MANAGER

**APPROVED AS TO FORM
AND CORRECTNESS:**

LEE J. BAGGETT, ESQ.
CITY ATTORNEY

CONTRACTOR

(Signature)

Printed Name

Title

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 3/10/2025

Prepared by: Peter Kunen

Title of Item:

AMENDMENT #4 OF CITY'S STATE REVOLVING FUND (SRF) LOAN AGREEMENT - WATER TREATMENT PLANT UPGRADES (RC):

RESOLUTION No. 38-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE AMENDMENT #4 OF THE CITY'S STATE REVOLVING FUND LOAN AGREEMENT DW430450 - WATER TREATMENT PLANT UPGRADES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The State of Florida Department of Environmental Protection and the City of Stuart entered into a State Revolving Fund Loan Agreement Number DW430450 for Water Treatment Plant Upgrades, authorizing a Loan amount of \$22,208,700, excluding Capitalized Interest, including a Principal Forgiveness amount of \$893,319.

The Loan Amount, Semiannual Loan Payment amount, Loan Service Fee, and Project costs need to be adjusted to reflect the actual costs of construction at the completion of the project. In addition, certain provisions of the Agreement need to be revised to reflect the updated Semiannual Loan Payment schedule.

These revisions are reflected in Amendment #4 to the original Loan Agreement, attached hereto as "Exhibit A."

Funding Source:

Recommended Action:

Approval of Resolution R 38-2025

ATTACHMENTS:

1. R38-2025 Amendment 4 to SRF Loan Agreement DW430450
2. Stuart DW430450 A4 - final



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

RESOLUTION NUMBER 38-2025

**A RESOLUTION OF THE CITY COMMISSION OF
THE CITY OF STUART, FLORIDA AUTHORIZING
THE MAYOR TO EXECUTE AMENDMENT #4 OF
THE CITY'S STATE REVOLVING FUND LOAN
AGREEMENT DW430450 – WATER TREATMENT
PLANT UPGRADES; PROVIDING AN EFFECTIVE
DATE, AND FOR OTHER PURPOSES.**

* * * * *

WHEREAS, the State of Florida Department of Environmental Protection and the City of Stuart entered into a State Revolving Fund Loan Agreement Number DW430450 authorizing a Loan amount of \$22,208,700, excluding Capitalized Interest, including a Principal Forgiveness amount of \$893,319 for Water Treatment Plant Upgrades; and

WHEREAS, the Loan Amount, Semiannual Loan Payment amount, Loan Service Fee, and Project costs need adjustment to reflect the actual costs of construction at the completion of the project; and

WHEREAS, these revisions to the original Loan Agreement are reflected in Amendment #4 which is attached hereto as Exhibit "A."

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

SECTION 1: The City Commission hereby authorizes the entrance of Amendment #4 to the City's State Revolving Fund Loan Agreement DW430450 which attached hereto as "Exhibit A."

SECTION 2: The City Commission authorizes the Mayor to execute Amendment #4 of the City's State Revolving Fund Loan Agreement DW430450, subject to the review and approval of the City Attorney.

SECTION 3: This Resolution shall take effect immediately 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:

CAMPBELL RICH, MAYOR
CHRISTOPHER COLLINS, VICE MAYOR
EULA R. CLARKE, COMMISSIONER
LAURA GIOBBI, COMMISSIONER
SEAN REED, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____, 2025.

ATTEST:

MARY R. KINDEL
CITY CLERK

CAMPBELL RICH, MAYOR
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ
CITY ATTORNEY

“EXHIBIT A”

**AMENDMENT #4 OF THE CITY’S STATE REVOLVING FUND LOAN
AGREEMENT DW430450**

**STATE REVOLVING FUND
AMENDMENT 4 TO LOAN AGREEMENT DW430450
CITY OF STUART**

This amendment is executed by the STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (Department) and the CITY OF STUART, FLORIDA, (Project Sponsor) existing as a local governmental entity under the laws of the State of Florida. Collectively, the Department and the Project Sponsor shall be referred to as “Parties” or individually as “Party”.

The Department and the Project Sponsor entered into a State Revolving Fund Loan Agreement, Number DW430450, as amended, authorizing a Loan amount of \$22,208,700, excluding Capitalized Interest, including a Principal Forgiveness amount of \$893,319; and

The Loan Amount, Semiannual Loan Payment amount, Loan Service Fee, and Project costs need adjustment to reflect actual costs; and

Certain provisions of the Agreement need to be revised.

The Parties hereto agree as follows:

1. The total amount awarded is reduced by \$1,476,887, of which the Principal Forgiveness portion is \$0 and the Loan amount is \$1,476,887. The revised total amount awarded is \$20,731,813. Of that, the Principal Forgiveness is \$893,319.

2. The Loan Service Fee is \$414,636. The fee represents two percent of the Loan amount excluding Capitalized Interest; that is, two percent of \$20,731,813.

3. The total amount of the Loan is \$20,262,311.71. This consists of \$19,838,494.00 disbursed to the Project Sponsor, plus accrued Capitalized Interest of \$9,181.71 and service fee charges of \$414,636.00.

4. The Semiannual Loan Payment amount is hereby revised and shall be in the amount of \$508,637.38. Such payments shall be received by the Department on May 15, 2025 and semiannually thereafter on November 15 and May 15 of each year until all amounts due hereunder have been fully paid.

5. Subsection 2.03(1) of the Agreement is deleted and replaced as follows:

(1) The financial assistance authorized pursuant to this Loan Agreement consists of the following:

Federal Resources, Including State Match, Awarded to the Recipient Pursuant to this Agreement Consist of the Following:					
Federal Program Number	Federal Agency	CFDA Number	CFDA Title	Funding Amount	State Appropriation Category
FS98452220-0	EPA	66.468	Capitalization Grants for Drinking Water State Revolving Fund	\$20,731,813	140129

7. Project Costs are revised as follows:

The Project Sponsor and the Department acknowledge that changes in Project costs may occur as a result of an audit. Unless this Agreement is amended subsequent to an audit, the following Project disbursements shall be final.

CATEGORY	PROJECT COSTS (\$)
Construction and Demolition	18,542,226.00
Technical Services During Construction	2,189,587.00
SUBTOTAL (Total Disbursed)	20,731,813.00
Less Principal Forgiveness	(893,319.00)
SUBTOTAL (Loan Amount)	19,838,494.00
Capitalized Interest	9,181.71
TOTAL (Loan Principal Amount)	19,847,675.71

8. All other terms and provisions of the Loan Agreement shall remain in effect.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

This Amendment 4 to Loan Agreement DW430450 may be executed in two or more counterparts, any of which shall be regarded as an original and all of which constitute but one and the same instrument.

IN WITNESS WHEREOF, the Department has caused this amendment to the Loan Agreement to be executed on its behalf by the Secretary or Designee and the Project Sponsor has caused this amendment to be executed on its behalf by its Authorized Representative and by its affixed seal. The effective date of this amendment shall be as set forth below by the Department.

for
CITY OF STUART

Mayor

Attest:

Approved as to form and legal sufficiency:

City Clerk

City Attorney

SEAL

for
STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Secretary or Designee

Date

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 3/10/2025

Prepared by: Peter Kunen

Title of Item:

FEMA CONTRACT FOR HMGP FUNDING FOR PURCHASE OF SIX (6) PORTABLE GENERATORS (RC):

RESOLUTION No. 39-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT FOR FUNDING FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE PURPOSE OF PURCHASING SIX (6) PORTABLE GENERATORS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The Florida Division of Emergency Management (FDEM), Mitigation Bureau, Hazard Mitigation Grant Program (HMGP) approved funding from the Federal Emergency Management Agency (FEMA), for purchasing five (5) trailer-mounted generators with 60kW capacity and one (1) mobile generator with 20kW capacity. These portable generators will be used to provide power to the City's sewer lift stations in the event of a power outage. FDEM is in the process of developing and preparing a contract that will be sent to the City for review and approval. The purpose of this Resolution is to give authorization to the Mayor to accept and execute a contract with FEMA for the award of this HMGP funding.

Funding Source:

Recommended Action:

Approval of Resolution # R39-2025

ATTACHMENTS:

1. R39-2025 Contract with FEMA for Award of HMGP Funding
2. 4680-035-R FEMA Award Notification



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

RESOLUTION NUMBER 39-2025

**A RESOLUTION OF THE CITY COMMISSION OF
THE CITY OF STUART, FLORIDA, AUTHORIZING
THE MAYOR TO EXECUTE A CONTRACT FOR
FUNDING FROM THE FEDERAL EMERGENCY
MANAGEMENT AGENCY FOR THE PURPOSE OF
PURCHASING SIX (6) PORTABLE GENERATORS;
PROVIDING AN EFFECTIVE DATE; AND FOR
OTHER PURPOSES.**

* * * * *

WHEREAS, during power outages, the City's lift stations currently rely on portable generators that are beyond their respective useful lives; and

WHEREAS, an interruption in the electrical power supply would result in a loss of utilities service to the City's population as well as increase the risk of sewer overflow events; and

WHEREAS, the Florida Division of Emergency Management (FDEM), Mitigation Bureau, Hazard Mitigation Grant Program (HMGP) has notified the City that the City has been approved funding from the Federal Emergency Management Agency (FEMA), for the purchase of five (5) trailer-mounted generators with 60kW capacity and one (1) mobile generator with 20kW capacity as seen in Exhibit "A" attached hereto; and

WHEREAS, the portable generators will be used to provide power to the City's sewer lift stations in the event of power outages in the future.

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

SECTION 1: The foregoing recitals shall be and are hereby incorporated as if fully set forth herein.

SECTION 2: The Mayor is authorized to execute a contract with FEMA for the award of this HMGP funding subject to the review and approval of the City Attorney.

SECTION 3: The City Staff is authorized to provide such additional documents and information as may be required to finalizing the award of the HMGP Funding.

SECTION 4: 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:

CAMPBELL RICH, MAYOR
CHRISTOPHER COLLINS, VICE MAYOR
EULA R. CLARKE, COMMISSIONER
LAURA GIOBBI, COMMISSIONER
SEAN REED, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____, 2025.

ATTEST:

MARY R. KINDEL
CITY CLERK

CAMPBELL RICH, MAYOR
MAYOR

APPROVED AS TO FORM AND
CORRECTNESS:

LEE J. BAGGETT, ESQ
CITY ATTORNEY

“EXHIBIT A”

**EMAIL, DATED FEBRUARY 20, 2025, NOTIFYING THE CITY OF THE
AWARD OF FEMA GRANT FUNDING**

From: [Andrea Horne](#)
To: [Kunen, Peter](#)
Subject: 4680-035-R FEMA Award Notification
Date: Thursday, February 20, 2025 6:08:51 PM
Attachments: [image001.png](#)
[image002.png](#)
Importance: High

This message has originated from an [EXTERNAL EMAIL ADDRESS]. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

Peter Kunan, Utilities & Engineering Director
City of Stuart
121 SW Flagler Avenue
Stuart, Florida 34994

**REF: 4680-035-R (080), City of Stuart, Critical Wastewater Lift Station-Portable,
Generators
– FEMA APPROVAL**

The Florida Division of Emergency Management (FDEM), Mitigation Bureau, Hazard Mitigation Grant Program, is pleased to inform you that the **above referenced project** has been approved for funding from the Federal Emergency Management Agency (FEMA), and given FEMA Project number **4680-035-R**. You will need to reference this FEMA number in all email subject lines and in all documents submitted to FDEM.

We are in the process of developing and preparing a contract for you to review and approve, which we will be emailed to you.

Remember, no work can commence until the contract has been executed by both parties.

The project was approved for the amounts below and will be managed by the FDEM, Mitigation Bureau. As the Point of Contact, you will be responsible for the management of this project. In the meantime, please review all information provided in this email to make sure that everything is still applicable and notify me as soon as possible if this information has changed, or if you have any questions regarding this process.

Point of Contact (POC):

Peter Kunan, Utilities & Engineering Director
City of Stuart
121 SW Flagler Avenue
Stuart, Florida 34994

Budget

Project Costs:	<u>\$520,663.00</u>
Federal Share*:	\$390,497.25
Local Share:	\$130,165.75
SRMC:	\$9,080.34
SRMC Pre-Award Included:	\$1,568.31

SCOPE OF WORK:

The City of Stuart proposes to provide backup power to a network of wastewater lift stations located within the City of Stuart, Florida 34994.

The project proposes purchasing five (5) trailer mounted generators with 60kW capacity and one (1) mobile generator with 20kW capacity, or the adequate size(s) determined by the vendor and/or an electrical engineer during the bid process, to appropriately support this network of lift stations. Each of the five (5) trailer mounted generators are manufactured with self-contained fuel tanks and will be installed at sites with generator plugs. During power outages, the lift stations currently rely on portable generators that are beyond their respective useful lives. An interruption in the electric power supply would result in a loss of service to the City of Stuart's population of 17,500 people as well as increase the risk of sewer overflow events. The project shall decrease the risk of electrical power loss to the thirteen (13) different wastewater lift stations listed below and shall allow the city to maintain the lift station operations during future power outages.

Generator ID	Lift Station	Generator Capacity	Type of location
1	C2 - Parker	60 kW	Primary Location
	C3 - Sarita		Alternate Location
2	C13 - St. Lucie Crescent	60 kW	Primary Location
	C14 - First St./Anchorage		Alternate Location
3	C15 - City Hall	60 kW	Primary Location
	C22 - Flagler Rec. Center		Alternate Location
4	C41 - Harborage North	60 kW	Primary Location
	C43 - Harborage South		Alternate Location
5	C24 - The Crossings	60 kW	Primary Location
	C20 - Aster Lane		Alternate Location
6	C7 - Kindred	20 kW	Primary Location
	C11 - Terre V Verde		Alternate Location
	C5 - Lawler		Alternate Location

The portable generators and electrical components shall be protected against a 500-year (0.2% annual chance) flood event by implementing specific activities or by being located outside the Special Flood Hazard Area (SFHA), to comply with applicable National Flood Insurance

Program (NFIP) requirements. The portable generators shall also be protected against wind with a rated enclosure based on their location requirements. Activities shall be completed in strict compliance with Federal, State and Local applicable Rules and Regulations.

Please provide the financial remittance address for your reimbursements.

Procurement under Federal Awards:

Utilize the link for information on FEMA's website per the contract. FEMA has developed helpful resources for subrecipients related to compliance with the Federal procurement standards in 2 C.F.R. §§200.318 through 200.327 and required contract provisions in Appendix II to 2 C.F.R. Part 200. These resources are available at <https://www.fema.gov/procurement-disaster-assistance-team> or <https://www.fema.gov/grants/procurement/resource-library>.

I look forward to working with you on this project.

Thank you,



Andrea Horne, FCCM | Senior Management Analyst I

Project Manager | Hazard Mitigation Grant Program

Bureau of Mitigation

Florida Division of Emergency Management

Phone: (850) 815-4509

Cell: (850) 443-2348

Andrea.Horne@em.myflorida.com

www.Floridadisaster.org

Under Florida law, correspondence with the Florida Division of Emergency Management concerning agency business that is neither confidential nor exempt pursuant to Florida Statutes is a public record and will be made available to the public upon request

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 3/10/2025

Prepared by: Joseph Tumminelli

Title of Item:

MOA BETWEEN CITY OF STUART POLICE DEPT. AND US IMMIGRATION AND CUSTOMS ENFORCEMENT (RC):

RESOLUTION No. 40-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING AN INTERAGENCY MEMORANDUM OF AGREEMENT BETWEEN THE STUART POLICE DEPARTMENT AND THE UNITED STATES IMMIGRATION AND CUSTOMS ENFORCEMENT, A COMPONENT OF THE DEPARTMENT OF HOMELAND SECURITY, FOR THE PURPOSE OF PERFORMING CERTAIN IMMIGRATION ENFORCEMENT POLICIES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The City of Stuart Police Department ("SPD") and United States Immigration and Customs Enforcement ("ICE"), a component of the Department of Homeland Security ("DHS") desire to enter into an Interagency Memorandum of Agreement under 8 U.S.C. § 1357(g) authorizing SPD officers to perform certain immigration enforcement functions on behalf of ICE.

Funding Source:

N/A

Recommended Action:

Approve Resolution 40-2025.

ATTACHMENTS:

1. R40-2025 MOA between SPD and ICE
2. R40-2025 MOA between SPD and ICE (Agmt)
3. FSS 908 with highlights



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

RESOLUTION NUMBER 40-2025

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING AN INTERAGENCY MEMORANDUM OF AGREEMENT BETWEEN THE STUART POLICE DEPARTMENT AND THE UNITED STATES IMMIGRATION AND CUSTOMS ENFORCEMENT, A COMPONENT OF THE DEPARTMENT OF HOMELAND SECURITY, FOR THE PURPOSE OF PERFORMING CERTAIN IMMIGRATION ENFORCEMENT POLICIES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City of Stuart Police Department (“SPD”) and United States Immigration and Customs Enforcement (“ICE”), a component of the Department of Homeland Security (“DHS”) desire to enter into an Interagency Memorandum of Agreement under 8 U.S.C. § 1357(g) authorizing SPD officers to perform certain immigration enforcement functions; and

WHEREAS, the Memorandum of Agreement outlines authorized functions, training, supervision, and responsibilities; and

WHEREAS, the SPD ensures that its officers are properly trained and supervised; maintains accurate records and cooperates with federal investigations; and upholds civil rights and establishes clear complaint procedures; and

WHEREAS, the City Commission of the City of Stuart recognizes the need for clear procedures in immigration law enforcement.

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

SECTION 1: Authorization. The City Commission of the City of Stuart, Florida authorizes the entrance of an Interagency Memorandum of Agreement between the City of Stuart Police Department and United States Immigration and Customs Enforcement, a component of the Department of Homeland Security.

SECTION 2: Term. The term of the Interagency Memorandum of Agreement shall commence upon execution of the Agreement by both parties and will remain in effect until such time as either party desires to terminate or suspend the Agreement in accordance with the termination provisions set forth in the Agreement.

SECTION 3: Execution. The City Commission authorizes the Chief of Police and any other designated City Official to execute the necessary documents subject to review and approval of the City Attorney.

SECTION 4: Effective Date. This Resolution shall take effect immediately 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:

CAMPBELL RICH, MAYOR
CHRISTOPHER COLLINS, VICE MAYOR
EULA R. CLARKE, COMMISSIONER
LAURA GIOBBI, COMMISSIONER
SEAN REED, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this 10th day of March, 2025.

ATTEST:

MARY R. KINDEL, MMC
CITY CLERK

CAMPBELL RICH
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ.
CITY ATTORNEY

MEMORANDUM OF AGREEMENT

287(g) Task Force Model

This Memorandum of Agreement (MOA) constitutes an agreement between United States Immigration and Customs Enforcement (ICE), a component of the Department of Homeland Security (DHS), and the Stuart Police Department, pursuant to which ICE delegates to nominated, trained, and certified officers or employees of the Stuart PD (hereinafter interchangeably referred to as “Law Enforcement Agency” (LEA)), the authority to perform certain immigration enforcement functions as specified herein. The LEA represents City of Stuart in the implementation and administration of this MOA. The LEA and ICE enter into this MOA in good faith and agree to abide by the terms and conditions contained herein. The ICE and LEA points of contact for purposes of this MOA are identified in Appendix A.

I. PURPOSE

The purpose of this MOA is to set forth the terms and conditions pursuant to which selected LEA personnel (participating LEA personnel) will be nominated, trained, and thereafter be approved by ICE to perform certain functions of an immigration officer under the direction and supervision of ICE within the LEA’s jurisdiction. This MOA sets forth the scope of the immigration officer functions that DHS is authorizing the participating LEA personnel to perform. Nothing contained herein shall otherwise limit the jurisdiction and powers normally possessed by participating LEA personnel as members of the LEA. However, the exercise of the immigration enforcement authority granted under this MOA to participating LEA personnel shall occur only as provided in this MOA. This MOA also describes the complaint procedures available to members of the public regarding immigration enforcement actions taken pursuant to this agreement by participating LEA personnel.

II. AUTHORITY

Section 287(g) of the Immigration and Nationality Act (INA), codified at 8 U.S.C. § 1357(g), as amended by the Homeland Security Act of 2002, Public Law 107-276, authorizes the Secretary of Homeland Security, or her designee, to enter into written agreements with a State or any political subdivision of a State so that qualified officers and employees can perform certain functions of an immigration officer. This MOA constitutes such a written agreement.

III. POLICY

This MOA sets forth the scope of the immigration officer functions that DHS is authorizing the participating LEA personnel to perform. It sets forth with specificity the duration of the authority conveyed and the specific lines of authority, including the requirement that participating LEA personnel be subject to ICE direction and supervision while performing delegated immigration officer functions pursuant to this MOA. For the purposes of this MOA, ICE officers will provide direction and supervision for participating LEA personnel only as to immigration enforcement functions as authorized in this MOA. The LEA retains supervision of all other aspects of the employment and performance of duties of participating LEA personnel.

IV. TRAINING AND ASSIGNMENTS

Before participating LEA personnel receive authorization to perform immigration officer functions granted under this MOA, they must successfully complete mandatory training on relevant administrative, legal, and operational issues tailored to the immigration enforcement functions to be performed as provided by ICE instructors and thereafter pass examinations equivalent to those given to ICE officers. The mandatory training may be made available to the LEA in both in-person and online, recorded or virtual-meeting formats, as determined by ICE. Only participating LEA personnel who are nominated, trained, certified, and authorized, as set out herein, have authority pursuant to this MOA to conduct the delegated immigration officer functions, under ICE direction and supervision, enumerated in this MOA.

Upon the LEA's agreement, participating LEA personnel performing immigration-related duties pursuant to this MOA will be assigned to various units, teams, or task forces designated by ICE.

V. DESIGNATION OF AUTHORIZED FUNCTIONS

For the purposes of this MOA, participating LEA personnel are authorized to perform the following functions pursuant to the stated authorities, subject to the limitations contained in this MOA:

- The power and authority to interrogate any alien or person believed to be an alien as to his right to be or remain in the United States (INA § 287(a)(1) and 8 C.F.R. § 287.5(a)(1)) and to process for immigration violations those individuals who have been arrested for State or Federal criminal offenses.
- The power and authority to arrest without a warrant any alien entering or attempting to unlawfully enter the United States in the officer's presence or view, or any alien in the United States, if the officer has reason to believe the alien to be arrested is in the United States in violation of law and is likely to escape before a warrant can be obtained. INA § 287(a)(2) and 8 C.F.R. § 287.5(c)(1). Subsequent to such arrest, the arresting officer must take the alien without unnecessary delay for examination before an immigration officer having authority to examine aliens as to their right to enter or remain in the United States.
- The power to arrest without warrant for felonies which have been committed and which are cognizable under any law of the United States regulating the admission, exclusion, expulsion, or removal of aliens, if the officer has reason to believe the alien to be arrested is in the United States in violation of law and is likely to escape before a warrant can be obtained. INA § 287(a)(4) and 8 C.F.R. § 287.5(c)(2).
- The power to serve and execute warrants of arrest for immigration violations under INA § 287(a) and 8 C.F.R. § 287.5(e)(3).
- The power and authority to administer oaths and to take and consider evidence (INA § 287(b) and 8 C.F.R. § 287.5(a)(2)) to complete required alien processing to include fingerprinting,

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photographing, and interviewing, as well as the preparation of affidavits and the taking of sworn statements for ICE supervisory review.

- The power and authority to prepare charging documents (INA § 239, 8 C.F.R. § 239.1; INA § 238, 8 C.F.R. § 238.1; INA § 241(a)(5), 8 C.F.R. § 241.8; INA § 235(b)(1), 8 C.F.R. § 235.3) including the preparation of the Notice to Appear (NTA) or other charging document, as appropriate, for the signature of an ICE officer for aliens in categories established by ICE supervisors.
- The power and authority to issue immigration detainers (8 C.F.R. § 287.7) and I-213, Record of Deportable/Inadmissible Alien, for aliens in categories established by ICE supervisors.
- The power and authority to take and maintain custody of aliens arrested by ICE, or another State or local law enforcement agency on behalf of ICE. (8 C.F.R. § 287.5(c)(6))
- The power and authority to take and maintain custody of aliens arrested pursuant to the immigration laws and transport (8 C.F.R. § 287.5(c)(6)) such aliens to ICE-approved detention facilities.

VI. RESOLUTION OF LOCAL CHARGES

The LEA is expected to pursue to completion prosecution of any state or local charges that caused the alien to be taken into custody. ICE may assume custody of aliens who have been convicted of a state or local offense only after such aliens have concluded service of any sentence of incarceration. The ICE Enforcement and Removal Operations Field Office Director or designee shall assess on a case-by-case basis the appropriate actions for aliens who do not meet the above criteria based on special interests or other circumstances after processing by the LEA.

After notification to and coordination with the ICE supervisor, the alien whom participating LEA personnel have determined to be removable will be arrested on behalf of ICE by participating LEA personnel and be transported by the LEA on the same day to the relevant ICE detention office or facility.

VII. NOMINATION OF PERSONNEL

The chief officer of the LEA will nominate candidates for initial training and certification under this MOA. For each candidate, ICE may request any information necessary for a background check and to evaluate a candidate's suitability to participate in the enforcement of immigration authorities under this MOA. All candidates must be United States citizens. All candidates must have at least two years of LEA work experience. All candidates must be approved by ICE and must be able to qualify for appropriate federal security clearances and access to appropriate DHS and ICE databases/systems and associated applications.

Should a candidate not be approved, a substitute candidate may be submitted if time permits such substitution to occur without delaying the start of training. Any subsequent expansion in the number of participating LEA personnel or scheduling of additional training classes may be based

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on an oral agreement of the parties but will be subject to all the requirements of this MOA.

VIII. TRAINING OF PERSONNEL

ICE will provide participating LEA personnel with the mandatory training tailored to the immigration functions to be performed. The mandatory training may be made available to the LEA in both in-person and online, recorded or virtual-meeting formats, as determined by ICE.

Training will include, among other things: (i) discussion of the terms and limitations of this MOA; (ii) the scope of immigration officer authority; (iii) relevant immigration law; (iv) the ICE Use of Force Policy; (v) civil rights laws; (vi) the detention of aliens; (vii) public outreach and complaint procedures; (viii) liability issues; (ix) cross-cultural issues; and (x) the obligations under federal law, including applicable treaties or international agreements, to make proper notification upon the arrest or detention of a foreign national.

Approximately one year after the participating LEA personnel are trained and certified, ICE may provide additional updated training on relevant administrative, legal, and operational issues related to the performance of immigration officer functions, unless either party terminates this MOA pursuant to Section XVIII below. Local training on relevant issues will be provided on an ongoing basis by ICE supervisors or a designated team leader.

IX. CERTIFICATION AND AUTHORIZATION

ICE will certify in writing the names of those LEA personnel who successfully complete training and pass all required testing. Upon certification, ICE will provide the participating LEA personnel with a signed authorization to perform specified functions of an immigration officer for an initial period of two years from the date of the authorization. ICE will also provide a copy of the authorization to the LEA. The ICE supervisory officer, or designated team leader, will evaluate the activities of all personnel certified under this MOA.

Authorization of participating LEA personnel to act pursuant to this MOA may be revoked at any time and for any reason by ICE or the LEA. Such revocation will require notification to the other party to this MOA within 48 hours. The chief officer of the LEA and ICE will be responsible for notification of the appropriate personnel in their respective agencies. The termination of this MOA, pursuant to Section XVIII below, shall constitute revocation of all immigration enforcement authorizations delegated herein.

X. COSTS AND EXPENDITURES

Participating LEA personnel will carry out designated functions at the LEA's expense, including salaries and benefits, local transportation, and official issue material. Whether or not the LEA receives financial reimbursement for such costs through a federal grant or other funding mechanism is not material to this MOA.

ICE is responsible for the installation and maintenance of the Information Technology (IT) infrastructure. The use of the IT infrastructure and the DHS/ICE IT security policies are

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defined in the Interconnection Security Agreement (ISA). The ISA is the agreement between ICE's Chief Information Security Officer and the LEA's Designated Accreditation Authority. The LEA agrees that each of its sites using an ICE-provided network access or equipment will sign the ISA, which defines the DHS ICE 4300A Sensitive System Policy and Rules of Behavior for each user granted access to the DHS network and software applications. Failure to adhere to the terms of the ISA could result in the loss of all user privileges.

The LEA is responsible for personnel expenses, including, but not limited to, salaries and benefits, local transportation, and official issue material used in the execution of the LEA's mission. ICE will provide instructors and training materials. The LEA is responsible for the salaries and benefits, including any overtime, of all its personnel being trained or performing duties under this MOA and of those personnel performing the regular functions of the participating LEA personnel while they are receiving training. ICE is responsible for the costs of the LEA personnel's travel expenses while in a training status, as authorized by the Federal Travel Regulation and the ICE Travel Handbook. These expenses include housing, per diem and all transportation costs associated with getting to and from training. ICE is responsible for the salaries and benefits of all ICE personnel, including instructors and supervisors.

The LEA is responsible for providing all administrative supplies (e.g. paper, printer toner) necessary for normal office operations. The LEA is also responsible for providing the necessary security equipment, such as handcuffs, leg restraints, etc.

XI. ICE SUPERVISION

Immigration enforcement activities conducted by participating LEA personnel will be supervised and directed by ICE. Participating LEA personnel are not authorized to perform immigration officer functions except when working under the supervision or direction of ICE.

When operating in the field, participating LEA personnel shall contact an ICE supervisor at the time of exercising the authority in this MOA, or as soon as is practicable thereafter, for guidance. The actions of participating LEA personnel will be reviewed by the ICE supervisory officers on an ongoing basis to ensure compliance with the requirements of the immigration laws and procedures and to assess the need for additional training or guidance for that specific individual.

For the purposes of this MOA, ICE officers will provide supervision of participating LEA personnel only as to immigration enforcement functions. The LEA retains supervision of all other aspects of the employment of and performance of duties by participating LEA personnel.

In the absence of a written agreement to the contrary, the policies and procedures to be utilized by the participating LEA personnel in exercising these authorities shall be DHS and ICE policies and procedures, including the ICE Use of Force Policy. However, when engaged in immigration enforcement activities, no participating LEA personnel will be expected or required to violate or otherwise fail to maintain the LEA's rules, standards, or policies, or be required to fail to abide by restrictions or limitations as may otherwise be imposed by law unless doing so would violate

federal law.

If a conflict arises between an order or direction of an ICE supervisory officer and LEA rules, standards, or policies, the conflict shall be promptly reported to ICE, and the chief officer of the LEA, or designee, when circumstances safely allow the concern to be raised. ICE and the chief officer of the LEA shall attempt to resolve the conflict.

Whenever possible, the LEA will deconflict all addresses, telephone numbers, and known or suspected identities of violators of the INA with ICE's Homeland Security Investigations or ICE's Enforcement and Removal Operations prior to taking any enforcement action. This deconfliction will, at a minimum include wants/warrants, criminal history, and a person's address, and vehicle check through TECS II or any successor system.

LEA participating personnel authorized pursuant to this MOA may be assigned and/or co-located with ICE as task force officers to assist ICE with criminal investigations.

XII. REPORTING REQUIREMENTS

The LEA will be responsible for tracking and maintaining accurate data and statistical information for their 287(g) program, including any specific tracking data requested by ICE. Upon ICE's request, such data and information shall be provided to ICE for comparison and verification with ICE's own data and statistical information, as well as for ICE's statistical reporting requirements and to assess the progress and success of the LEA's 287(g) program.

XIII. RELEASE OF INFORMATION TO THIRD PARTIES

The LEA may, at its discretion, communicate the substance of this agreement to the media and other parties expressing an interest in the law enforcement activities to be engaged in under this MOA. It is the practice of ICE to provide a copy of this MOA, only after it has been signed, to requesting media outlets; the LEA is authorized to do the same.

The LEA hereby agrees to coordinate with ICE prior to releasing any information relating to, or exchanged under, this MOA. For releases of information to the media, the LEA must coordinate in advance of release with the ICE Office of Public Affairs, which will consult with ICE Privacy Office for approval prior to any release. The points of contact for ICE and the LEA for this purpose are identified in Appendix C. For releases of information to all other parties, the LEA must coordinate in advance of release with the FOD or the FOD's representative.

Information obtained or developed as a result of this MOA, including any documents created by the LEA that contain information developed or obtained as a result of this MOA, is under the control of ICE and shall not be disclosed unless: 1) permitted by applicable laws, regulations, or executive orders; and 2) the LEA has coordinated in advance of release with (a) the ICE Office of Public Affairs, which will consult the ICE Privacy Office for approval, prior to any release to the media, or (b) an ICE officer prior to releases to all other parties. LEA questions regarding the

applicability of this section to requests for release of information shall be directed to an ICE officer.

Nothing herein limits LEA's compliance with state public records laws regarding those records that are solely state records and not ICE records.

The points of contact for ICE and the LEA for the above purposes are identified in Appendix C.

XIV. LIABILITY AND RESPONSIBILITY

Except as otherwise noted in this MOA or allowed by federal law, and to the extent required by 8 U.S.C. § 1357(g)(7) and (8), the LEA will be responsible and bear the costs of participating LEA personnel regarding their property or personal expenses incurred by reason of death, injury, or incidents giving rise to liability.

Participating LEA personnel will be treated as Federal employees for purposes of the Federal Tort Claims Act, 28 U.S.C. § 1346(b)(1), 2671-2680, and worker's compensation claims, 5 U.S.C. § 8101 et seq., when performing a function on behalf of ICE as authorized by this MOA. *See* 8 U.S.C. § 1357(g)(7); 28 U.S.C. § 2671. In addition, it is the understanding of the parties to this MOA that participating LEA personnel performing a function on behalf of ICE authorized by this MOA will be considered acting under color of federal authority for purposes of determining liability and immunity from suit under federal or state law. *See* 8 U.S.C. § 1357(g)(8).

Participating LEA personnel named as personal-capacity defendants in litigation arising from activities carried out under this MOA may request representation by the U.S. Department of Justice. *See* 28 C.F.R. § 50.15. Absent exceptional circumstances, such requests must be made in writing. LEA personnel who wish to submit a request for representation shall notify the local ICE Office of the Principal Legal Advisor (OPLA) field location at _____. OPLA, through its headquarters, will assist LEA personnel with the request for representation, including the appropriate forms and instructions. Unless OPLA concludes that representation clearly is unwarranted, it will forward the request for representation, any supporting documentation, and an advisory statement opining whether: 1) the requesting individual was acting within the scope of his/her authority under 8 U.S.C. § 1357(g) and this MOA; and, 2) such representation would be in the interest of the United States, to the Director of the Constitutional and Specialized Tort Litigation Section, Civil Division, Department of Justice (DOJ). Representation is granted at the discretion of DOJ; it is not an entitlement. *See* 28 C.F.R. § 50.15.

The LEA agrees to cooperate with any federal investigation related to this MOA to the full extent of its available powers, including providing access to appropriate databases, personnel, individuals in custody and documents. Failure to do so may result in the termination of this MOA. Failure of any participating LEA employee to cooperate in any federal investigation related to this MOA may result in revocation of such individual's authority provided under this MOA. The LEA agrees to cooperate with federal personnel conducting reviews to ensure compliance with the terms of this MOA and to provide access to appropriate databases, personnel, and documents necessary to complete such compliance review. It is understood that information provided by any LEA personnel under threat of disciplinary action in an administrative investigation cannot be

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used against that individual in subsequent criminal proceedings, consistent with *Garrity v. New Jersey*, 385 U.S. 493 (1967), and its progeny.

As the activities of participating LEA personnel under this MOA derive from federal authority, the participating LEA personnel will comply with federal standards relating to the Supreme Court's decision in *Giglio v. United States*, 405 U.S. 150 (1972), and its progeny, which govern the disclosure of potential impeachment information about possible witnesses or affiants in a criminal case or investigation.

The LEA and ICE are each responsible for compliance with the Privacy Act of 1974, 5 U.S.C. § 552a, DHS Privacy Act regulations, 6 C.F.R. §§ 5.20-5.36, as applicable, and related system of records notices regarding data collection and use of information under this MOA.

XV. COMPLAINT PROCEDURES

The complaint reporting and resolution procedure for allegations of misconduct by participating LEA personnel, regarding activities undertaken under the authority of this MOA, is included at Appendix B.

XVI. CIVIL RIGHTS STANDARDS

Participating LEA personnel who perform certain federal immigration enforcement functions are bound by all applicable federal civil rights statutes and regulations.

Participating LEA personnel will provide an opportunity for subjects with limited English language proficiency to request an interpreter. Qualified foreign language interpreters will be provided by the LEA as needed.

XVII. MODIFICATION OF THIS MOA

Modifications of this MOA must be proposed in writing and approved by the signatories.

XVIII. EFFECTIVE DATE, SUSPENSION, AND TERMINATION OF THIS MOA

This MOA becomes effective upon signature of both parties and will remain in effect until either party terminates or suspends the MOA. Termination by the LEA shall be provided, in writing, to the local Field Office.

In instances where serious misconduct or violations of the terms of the MOA come to the attention of ICE, the ICE Director may, upon recommendation of the Executive Associate Director for Enforcement and Removal Operations, elect to immediately suspend the MOA pending investigation of the misconduct and/or violations.

Notice of the suspension will be provided to the LEA, and the notice will include, at a minimum, (1) an overview of the reason(s) that ICE is suspending the 287(g) agreement, (2) the length of the temporary suspension, and (3) how the LEA can provide ICE with information regarding the alleged

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misconduct and/or violations, as well as any corrective measures it has undertaken.

ICE shall provide the LEA with a reasonable opportunity to respond to the alleged misconduct and/or violations and to take actions to implement corrective measures (e.g., replace the officer(s) who are the focus of the allegations). ICE will provide the LEA timely notice of a suspension being extended or vacated.

If the LEA is working to take corrective measures, ICE will generally not terminate an agreement. The termination of an agreement is generally reserved for instances involving problems that are unresolvable and detrimental to the 287(g) Program.

If ICE decides to move from suspension to termination, ICE will provide the LEA a 90-day notice in advance of the partnership being terminated. The notice will include, at a minimum: (1) An overview of the reason(s) that ICE seeks to terminate the 287(g) agreement; (2) All available data on the total number of aliens identified under the 287(g) agreement; and (3) Examples of egregious criminal aliens identified under the 287(g) agreement. ICE's decision to terminate a MOA will be published on ICE's website 90 days in advance of the MOA's termination.

This MOA does not, is not intended to, shall not be construed to, and may not be relied upon to create any rights, substantive or procedural, enforceable at law by any person in any matter, civil or criminal.

By signing this MOA, each party represents it is fully authorized to enter into this MOA, accepts the terms, responsibilities, obligations, and limitations of this MOA, and agrees to be bound thereto to the fullest extent allowed by law.

For the LEA:

Date: _____

Signature: _____

Title: _____

For ICE:

Date: _____

Signature: _____

Title: _____

APPENDIX A

POINTS OF CONTACT

The ICE and LEA points of contact for purposes of implementation of this MOA are:

For ICE: Department of Homeland Security
 Immigration and Customs Enforcement
 Enforcement and Removal Operations
 Assistant Director for Enforcement
 Washington DC

For the LEA: Joseph Tumminelli

 Chief of Police

 City of Stuart Police Departm

 830 MLK Blvd.

 Stuart, FL 34994

APPENDIX B

COMPLAINT PROCEDURE

This MOA is an agreement between ICE and the Stuart PD, hereinafter referred to as the “Law Enforcement Agency” (LEA), in which selected LEA personnel are authorized to perform immigration enforcement duties in specific situations under federal authority. As such, the training, supervision, and performance of participating LEA personnel pursuant to the MOA, as well as the protections for individuals’ civil and constitutional rights, are to be monitored. Part of that monitoring will be accomplished through these complaint reporting and resolution procedures, which the parties to the MOA have agreed to follow.

If any participating LEA personnel are the subject of a complaint or allegation involving the violation of the terms of this MOA the LEA shall, to the extent allowed by state law, make timely notification to ICE.

Further, if the LEA is aware of a complaint or allegation of any sort that may result in that individual receiving professional discipline or becoming the subject of a criminal investigation or civil lawsuit, the LEA shall remove the designated LEA personnel from the program, until such time that the LEA has adjudicated the allegation.

The LEA will handle complaints filed against LEA personnel who are not designated and certified pursuant to this MOA but are acting in immigration functions in violation of this MOA. Any such complaints regarding non-designated LEA personnel acting in immigration functions must be forwarded to the ICE Office of Professional Responsibility (OPR) at ICEOPRIntake@ice.dhs.gov.

1. Complaint Reporting Procedures

Complaint reporting procedures shall be disseminated as appropriate by the LEA within facilities under its jurisdiction (in English and other languages as appropriate) in order to ensure that individuals are aware of the availability of such procedures. Complaints will be accepted from any source (e.g., ICE, LEA, participating LEA personnel, inmates, and the public).

Complaints may be reported to federal authorities as follows:

- A. Telephonically to the ICE OPR at the toll-free number 1-833-4ICE-OPR; or
- B. Via email at ICEOPRIntake@ice.dhs.gov.

Complaints may also be referred to and accepted by any of the following LEA entities:

- A. The LEA Internal Affairs Division; or
- B. The supervisor of any participating LEA personnel.

2. Review of Complaints

All complaints (written or oral) reported to the LEA directly, which involve activities connected to immigration enforcement activities authorized under this MOA, will be reported to the ICE OPR. The ICE OPR will verify participating personnel status under the MOA with the assistance of ICE. Complaints received by any ICE entity will be reported directly to the ICE OPR as per existing ICE policies and procedures.

In all instances, the ICE OPR, as appropriate, will make an initial determination regarding DHS investigative jurisdiction and refer the complaint to the appropriate office for action as soon as possible, given the nature of the complaint.

Complaints reported directly to the ICE OPR will be shared with the LEA's Internal Affairs Division when the complaint involves LEA personnel. Both offices will then coordinate appropriate investigative jurisdiction, which may include initiation of a joint investigation to resolve the issue(s).

3. Complaint Resolution Procedures

Upon receipt of any complaint the ICE OPR will undertake a complete review of each complaint in accordance with existing ICE allegation criteria and reporting requirements. As stated above the ICE OPR will adhere to existing ICE reporting requirements as they relate to the DHS OIG and/or another legally required entity. Complaints will be resolved using the existing procedures, supplemented as follows:

A. Referral of Complaints to LEA Internal Affairs Division.

The ICE OPR will refer complaints, as appropriate, involving LEA personnel to the LEA's Internal Affairs Division for resolution. The Internal Affairs Division Commander will inform ICE OPR of the disposition and resolution of any complaints referred by ICE OPR.

B. Interim Action Pending Complaint Resolution

Whenever any participating LEA personnel are under investigation and subject to interrogation by the LEA for any reason that could lead to disciplinary action, demotion, or dismissal, the policy requirements of the LEA shall be honored. If appropriate, an individual may be removed from participation in the activities covered under the MOA pending resolution of an inquiry.

C. Time Parameters for Resolution of Complaints

It is expected that any complaint received will be resolved within 90 days. However, this will depend upon the nature and complexity of the substance of the complaint itself.

D. Notification of Resolution of a Complaint

ICE OPR will coordinate with the LEA's Internal Affairs Division to ensure notification as appropriate to the subject(s) of a complaint regarding the resolution of the complaint.

APPENDIX C

PUBLIC INFORMATION POINTS OF CONTACT

Pursuant to Section XIII of this MOA, the signatories agree to coordinate any release of information to the media regarding actions taken under this MOA. The points of contact for coordinating such activities are:

For the LEA:

Joseph Tumminelli

Chief of Police

City of Stuart Police Department

For ICE:

Department of Homeland Security
Immigration and Customs Enforcement
Office of Public Affairs

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908.101 Legislative findings and intent.

The Legislature finds that it is an important state interest to cooperate and assist the federal government in the enforcement of federal immigration laws within this state.

History.—s. 1, ch. 2019-102.

908.102 Definitions.

As used in this chapter, the term:

(1) “Federal immigration agency” means the United States Department of Justice and the United States Department of Homeland Security, a division within such an agency, including United States Immigration and Customs Enforcement and United States Customs and Border Protection, any successor agency, and any other federal agency charged with the enforcement of immigration law.

(2) “Immigration detainer” means a facially sufficient written or electronic request issued by a federal immigration agency using that agency’s official form to request that another law enforcement agency detain a person based on probable cause to believe that the person to be detained is a removable alien under federal immigration law, including detainers issued pursuant to 8 U.S.C. ss. 1226 and 1357 along with a warrant described in paragraph (c). For purposes of this subsection, an immigration detainer is deemed facially sufficient if:

(a) The federal immigration agency’s official form is complete and indicates on its face that the federal immigration official has probable cause to believe that the person to be detained is a removable alien under federal immigration law; or

(b) The federal immigration agency’s official form is incomplete and fails to indicate on its face that the federal immigration official has probable cause to believe that the person to be detained is a removable alien under federal immigration law, but is supported by an affidavit, order, or other official documentation that indicates that the federal immigration agency has probable cause to believe that the person to be detained is a removable alien under federal immigration law; and

(c) The federal immigration agency supplies with its detention request a Form I-200 Warrant for Arrest of Alien or a Form I-205 Warrant of Removal/Deportation or a successor warrant or other warrant authorized by federal law.

(3) “Inmate” means a person in the custody of a law enforcement agency.

(4) “Law enforcement agency” means an agency in this state charged with enforcement of state, county, municipal, or federal laws or with managing custody of detained persons in this state and includes municipal police departments, sheriffs’ offices, state police departments, state university and college police departments, county correctional agencies, and the Department of Corrections.

(5) “Local governmental entity” means any county, municipality, or other political subdivision of this state.

(6) “Sanctuary policy” means a law, policy, practice, procedure, or custom adopted or allowed by a state entity or local governmental entity which prohibits or impedes a law enforcement agency from complying with 8 U.S.C. s. 1373 or which prohibits or impedes a law enforcement agency from communicating or cooperating with a federal immigration agency so as to limit such law enforcement agency in, or prohibit the agency from:

(a) Complying with an immigration detainer;

(b) Complying with a request from a federal immigration agency to notify the agency before the release of an inmate or detainee in the custody of the law enforcement agency;

(c) Providing a federal immigration agency access to an inmate for interview;

(d) Participating in any program or agreement authorized under s. 287 of the Immigration and Nationality Act, 8 U.S.C. s. 1357 as required by s. 908.11;

(e) Providing a federal immigration agency with an inmate’s incarceration status or release date; or

(f) Providing information to a state entity on the immigration status of an inmate or detainee in the custody of the law enforcement agency.

(7) “State entity” means the state or any office, board, bureau, commission, department, branch, division, or institution thereof, including institutions within the State University System and the Florida College System.

History.—s. 1, ch. 2019-102; s. 2, ch. 2022-193.

908.103 Sanctuary policies prohibited.

A state entity, law enforcement agency, or local governmental entity may not adopt or have in effect a sanctuary policy.

History.—s. 1, ch. 2019-102.

908.104 Cooperation with federal immigration authorities.

(1) A law enforcement agency shall use best efforts to support the enforcement of federal immigration law. This subsection applies to an official, representative, agent, or employee of the entity or agency only when he or she is acting within the scope of his or her official duties or within the scope of his or her employment.

(2) Except as otherwise expressly prohibited by federal law, a state entity, local governmental entity, or law enforcement agency, or an employee, an agent, or a representative of the entity or agency, may not prohibit or in any way restrict a law enforcement agency from taking any of the following actions with respect to information regarding a person’s immigration status:

(a) Sending the information to or requesting, receiving, or reviewing the information from a federal immigration agency for purposes of this chapter.

- (b) Recording and maintaining the information for purposes of this chapter.
- (c) Exchanging the information with a federal immigration agency or another state entity, local governmental entity, or law enforcement agency for purposes of this chapter.
- (d) Using the information to comply with an immigration detainer.
- (e) Using the information to confirm the identity of a person who is detained by a law enforcement agency.
- (f) Sending the applicable information obtained pursuant to enforcement of s. 448.095 to a federal immigration agency.

(3)(a) For purposes of this subsection, the term “applicable criminal case” means a criminal case in which:

- 1. The judgment requires the defendant to be confined in a secure correctional facility; and
- 2. The judge:
 - a. Indicates in the record under s. 908.105 that the defendant is subject to an immigration detainer; or
 - b. Otherwise indicates in the record that the defendant is subject to a transfer into federal custody.

(b) In an applicable criminal case, when the judge sentences a defendant who is the subject of an immigration detainer to confinement, the judge shall issue an order requiring the secure correctional facility in which the defendant is to be confined to reduce the defendant’s sentence by a period of not more than 12 days on the facility’s determination that the reduction in sentence will facilitate the seamless transfer of the defendant into federal custody. For purposes of this paragraph, the term “secure correctional facility” means a state correctional institution as defined in s. 944.02 or a county detention facility or a municipal detention facility as defined in s. 951.23.

(c) If the information specified in sub-subparagraph (a)2.a. or sub-subparagraph (a)2.b. is not available at the time the sentence is pronounced in the case, but is received by a law enforcement agency afterwards, the law enforcement agency shall notify the judge who shall issue the order described by paragraph (b) as soon as the information becomes available.

(4) When a county correctional facility or the Department of Corrections receives verification from a federal immigration agency that a person subject to an immigration detainer is in the law enforcement agency’s custody, the agency may securely transport the person to a federal facility in this state or to another point of transfer to federal custody outside the jurisdiction of the law enforcement agency. The law enforcement agency may transfer a person who is subject to an immigration detainer and is confined in a secure correctional facility to the custody of a federal immigration agency not earlier than 12 days before his or her release date. A law enforcement agency shall obtain judicial authorization before securely transporting an alien to a point of transfer outside of this state.

(5) This section does not require a state entity, local governmental entity, or law enforcement agency to provide a federal immigration agency with information related to a victim of or a witness

to a criminal offense if the victim or witness timely and in good faith responds to the entity's or agency's request for information and cooperation in the investigation or prosecution of the offense.

(6) A state entity, local governmental entity, or law enforcement agency that, pursuant to subsection (5), withholds information regarding the immigration information of a victim of or witness to a criminal offense shall document the victim's or witness's cooperation in the entity's or agency's investigative records related to the offense and shall retain the records for at least 10 years for the purpose of audit, verification, or inspection by the Auditor General.

(7) This section does not authorize a law enforcement agency to detain an alien unlawfully present in the United States pursuant to an immigration detainer solely because the alien witnessed or reported a crime or was a victim of a criminal offense.

(8) This section does not apply to any alien unlawfully present in the United States if he or she is or has been a necessary witness or victim of a crime of domestic violence, rape, sexual exploitation, sexual assault, murder, manslaughter, assault, battery, human trafficking, kidnapping, false imprisonment, involuntary servitude, fraud in foreign labor contracting, blackmail, extortion, or witness tampering.

History.—s. 1, ch. 2019-102; s. 12, ch. 2023-40.

908.105 Duties related to immigration detainers.

(1) A law enforcement agency that has custody of a person subject to an immigration detainer issued by a federal immigration agency shall:

(a) Provide to the judge authorized to grant or deny the person's release on bail under chapter 903 notice that the person is subject to an immigration detainer.

(b) Record in the person's case file that the person is subject to an immigration detainer.

(c) Upon determining that the immigration detainer is in accordance with s. 908.102(2), comply with the requests made in the immigration detainer.

(2) A law enforcement agency is not required to perform a duty imposed by paragraph (1)(a) or paragraph (1)(b) with respect to a person who is transferred to the custody of the agency by another law enforcement agency if the transferring agency performed that duty before the transfer.

(3) A judge who receives notice that a person is subject to an immigration detainer shall cause the fact to be recorded in the court record, regardless of whether the notice is received before or after a judgment in the case.

History.—s. 1, ch. 2019-102.

908.106 Reimbursement of costs.

Each county correctional facility shall enter into an agreement or agreements with a federal immigration agency for temporarily housing persons who are the subject of immigration detainers and for the payment of the costs of housing and detaining those persons. A compliant agreement may include any contract between a correctional facility and a federal immigration agency for housing or detaining persons subject to immigration detainers, such as basic ordering agreements

in effect on or after July 1, 2019, agreements authorized by s. 287 of the Immigration and Nationality Act, 8 U.S.C. s. 1357, or successor agreements and other similar agreements authorized by federal law.

History.—s. 1, ch. 2019-102.

908.107 Enforcement.

(1) Any executive or administrative state, county, or municipal officer who violates his or her duties under this chapter may be subject to action by the Governor in the exercise of his or her authority under the State Constitution and state law. Pursuant to s. 1(b), Art. IV of the State Constitution, the Governor may initiate judicial proceedings in the name of the state against such officers to enforce compliance with any duty under this chapter or restrain any unauthorized act contrary to this chapter.

(2) In addition, the Attorney General may file suit against a local governmental entity or local law enforcement agency in a court of competent jurisdiction for declaratory or injunctive relief for a violation of this chapter.

(3) If a local governmental entity or local law enforcement agency violates this chapter, the court must enjoin the unlawful sanctuary policy. The court has continuing jurisdiction over the parties and subject matter and may enforce its orders with the initiation of contempt proceedings as provided by law.

(4) An order approving a consent decree or granting an injunction must include written findings of fact that describe with specificity the existence and nature of the sanctuary policy that violates this chapter.

History.—s. 1, ch. 2019-102.

908.108 Education records.

This chapter does not apply to the release of information contained in education records of an educational agency or institution, except in conformity with the Family Educational Rights and Privacy Act of 1974, 20 U.S.C. s. 1232g.

History.—s. 1, ch. 2019-102.

908.109 Discrimination prohibited.

A state entity, a local governmental entity, or a law enforcement agency, or a person employed by or otherwise under the direction or control of the entity or agency, may not base its actions under this chapter on the gender, race, religion, national origin, or physical disability of a person except to the extent authorized by the United States Constitution or the State Constitution.

History.—s. 1, ch. 2019-102.

908.11 Immigration enforcement assistance agreements; reporting requirement.

(1) By January 1, 2023, each law enforcement agency operating a county detention facility must enter into a written agreement with the United States Immigration and Customs Enforcement to

participate in the immigration program established under s. 287(g) of the Immigration and Nationality Act, 8 U.S.C. s. 1357. This subsection does not require a law enforcement agency to participate in a particular program model.

(2) Beginning no later than October 1, 2022, and until the law enforcement agency enters into the written agreement required under subsection (1), each law enforcement agency operating a county detention facility must notify the Department of Law Enforcement quarterly of the status of such written agreement and any reason for noncompliance with this section, if applicable.

History.—s. 3, ch. 2022-193.

908.111 Prohibition against governmental entity contracts with common carriers; required termination provisions.

(1) As used in this section, the term:

(a) “Common carrier” means a person, firm, or corporation that undertakes for hire, as a regular business, to transport persons or commodities from place to place, offering his or her services to all such as may choose to employ the common carrier and pay his or her charges.

(b) “Contract” means a contract that is subject to the competitive procurement requirements of the contracting governmental entity or a contract for an amount or duration requiring it to include written provisions under the procurement requirements of the governmental entity.

(c) “Governmental entity” means an agency of the state, a regional or local government created by the State Constitution or by a general or special act, a county or municipality, or any other entity that independently exercises governmental authority.

(d) “Unauthorized alien” means a person who is unlawfully present in the United States according to the terms of the federal Immigration and Nationality Act, 8 U.S.C. ss. 1101 et seq. The term shall be interpreted consistently with any applicable federal statutes, rules, or regulations.

(2) A governmental entity may not execute, amend, or renew a contract with a common carrier or contracted carrier if the carrier is willfully providing any service in furtherance of transporting a person into the State of Florida knowing that the person is an unauthorized alien, except to facilitate the detention, removal, or departure of the person from this state or the United States.

(3) A contract between a governmental entity and a common carrier or contracted carrier which is executed, amended, or renewed on or after October 1, 2022, including a grant agreement or economic incentive program payment agreement, must include:

(a) An attestation by the common carrier or contracted carrier, in conformity with s. 92.525, that the common carrier or contracted carrier is not willfully providing and will not willfully provide any service during the contract term in furtherance of transporting a person into this state knowing that the person is an unauthorized alien, except to facilitate the detention, removal, or departure of the person from this state or the United States. A governmental entity is deemed to be in compliance with subsection (2) upon receipt of the common carrier’s or contracted carrier’s attestation; and

(b) A provision for termination for cause of the contract, grant agreement, or economic incentive program payment agreement if a common carrier or contracted carrier is found in violation of its attestation.

(4) The Department of Management Services shall develop by rule a common carrier and contracted carrier attestation form no later than August 30, 2022.

History.—s. 4, ch. 2022-193.

1Note.—Section 1, ch. 2023-3, provides:

“(1) As used in this section, the term “inspected unauthorized alien” means an individual who has documentation from the United States Government indicating that the United States Government processed and released him or her into the United States without admitting the individual in accordance with the federal Immigration and Nationality Act, 8 U.S.C. ss. 1101 et seq. The term must be interpreted consistently with any applicable federal statutes, rules, or regulations.

“(2) The Legislature finds that the Federal Government has failed to secure the nation’s borders and has allowed a surge of inspected unauthorized aliens to enter the United States. In January 2023, the Governor issued Executive Order 23-03, directing state law enforcement agencies and other state agencies to take necessary actions to protect Floridians from the impacts of the border crisis. Without such action, detrimental effects may be experienced in Florida, including increased crime, diminished economic opportunities and wages for American workers, and burdens on the education and health care systems. The Legislature finds that the Federal Government has proven itself unwilling to address this crisis.

“(3) To mitigate the effects of this crisis on the State of Florida, the Unauthorized Alien Transport Program is created within the Division of Emergency Management within the Executive Office of the Governor for the purpose of facilitating the transport of inspected unauthorized aliens within the United States, consistent with federal law. Notwithstanding s. 287.057, Florida Statutes, the division is authorized to contract for services to implement the program.

“(4) The division may adopt rules to implement the program.

“(5) This section expires June 30, 2025.”

908.12 Transnational crime organizations; reclassification.

(1) As used in this section, the term “transnational crime organization” means an organization that routinely facilitates the international trafficking of drugs, humans, or weapons or the international smuggling of humans.

(2) The penalty for any misdemeanor or felony may be reclassified if the commission of such misdemeanor or felony was for the purpose of benefiting, promoting, or furthering the interests of a transnational crime organization. The reclassification is as follows:

(a) A misdemeanor of the second degree is reclassified to a misdemeanor of the first degree.

(b) A misdemeanor of the first degree is reclassified to a felony of the third degree.

(c) A felony of the third degree is reclassified to a felony of the second degree.

(d) A felony of the second degree is reclassified to a felony of the first degree.

(e) A felony of the first degree is reclassified to a life felony.

History.—s. 2, ch. 2024-8

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 3/10/2025

Prepared by: Jim Chrulski

Title of Item:

BA #9, DONATION FROM TREASURE COAST RUNNING CLUB (RC):

RESOLUTION No. 35-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT NO. 9 TO THE FISCAL YEAR 2025 OPERATING BUDGET; ACCEPTING A DONATION FROM THE TREASURE COAST RUNNING CLUB FOR MAINTENANCE IMPROVEMENTS TO THE RUSSELL HOLLOWAY JR. TRACK AT GUY DAVIS PARK; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The Treasure Coast Running Club raised \$4,000 from the "10th Street Track Out" meet held January 25th, 2025.

Funding Source:

From: 001-36600-000 Donations Recreation – Revenue \$4,000

To: 001-53546-220 Repair and Maintenance – Expense \$4,000

Recommended Action:

Accept a \$4,000 donation from the Treasure Coast Running Club for maintenance and improvements on the Russell Holloway Jr. Track in Guy Davis Park.

ATTACHMENTS:

1. R35-2025 Budget Amendment 9 Accepting Donation from TC Running Club for Track at Guy Davis



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 35-2025

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT NO. 9 TO THE FISCAL YEAR 2025 OPERATING BUDGET; ACCEPTING A DONATION FROM THE TREASURE COAST RUNNING CLUB FOR MAINTENANCE IMPROVEMENTS TO THE RUSSELL HOLLOWAY JR. TRACK AT GUY DAVIS PARK; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Russell Holloway Jr. Track at Guy Davis Park needs maintenance and improvements to continue serving the community and local running organizations; and

WHEREAS, the Treasure Coast Runners Club has offered a generous donation in the amount of \$4,000.00 towards maintenance of the Russell Holloway Jr. Track; and

WHEREAS, the City Commission of the City of Stuart hereby accepts the donation by the Treasure Coast Runners Club towards the repair and maintenance of the Russell Hollway Jr. Track.

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

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

SECTION 2: The 2024-2025 Fiscal Year Operating Budget for the General Fund is hereby further amended as follows:

Resolution No. 35-2025

Authorizing Budget Amendment No.9 accepting donation from Treasure Coast Running Club

From: 001-36600-000 Donations Recreation – Revenue \$4,000

To: 001-53546-220 Repair and Maintenance – Expense \$4,000

SECTION 3: This Resolution shall become effective 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:

CAMPBELL RICH, MAYOR
CHRISTOPHER COLLINS, VICE MAYOR
EULA R. CLARKE, COMMISSIONER
LAURA GIOBBI, COMMISSIONER
SEAN REED, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____, 2025.

ATTEST:

MARY R. KINDEL, MMC
CITY CLERK

CAMPBELL RICH
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ
CITY ATTORNEY

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 3/10/2025

Prepared by: Michael Mortell

Title of Item:

OLD CITY OF STUART LANDFILL 3RD DUE DILIGENCE EXTENSION REQUEST (RC):

RESOLUTION No. 37-2025; 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 MARCH 31, 2025 TO SEPTEMBER 30, 2025; AUTHORIZATION FOR THE CITY MANAGER TO DISCUSS AND NEGOTIATE WITH ASHLEY CAPITAL, LLC FOR THE PURCHASE OF SOME OR ALL OF THE OLD CITY OF STUART LANDFILL, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The City Commission authorized Ashley Capital, LLC to perform due diligence on the landfill property that it deemed necessary to evaluate a Brownfield Remediation Assessment. Because of the complexity of the original unlined landfill and the testing necessary, Ashley Capital, LLC has requested additional time so the professional service providers that are retained have ample time to sample, analyze, and report the data collected related to the Phase II and geotechnical services. Currently, the due diligence period is scheduled to expire on March 31, 2025. The studies on the property are necessary to completely evaluate the cleanup necessary to create a brownfield that would restore the property to the tax rolls as limited industrial property. There is no cost to the City during the due diligence period. Because the property is an unlined land fill, any information obtained by Ashley Capital, LLC will be useful to identify the current condition of the property.

Additionally, Ashley Capital, LLC is requesting to enter into an option period in order to discuss and negotiate with the City of Stuart the purchase of some or all of the parcels that comprise the Old City of Stuart Landfill and that will require an extension to at least September 30, 2025.

The City Manager is requesting permission from the City Commission to enter discussions and negotiations with Ashley Capital, LLC for the purchase of the Old City of Stuart Landfill and to bring the best and final proposal from Ashley Capital, LLC before the City Commission for discussion and deliberation.

Funding Source:

N/A

Recommended Action:

Move approval of Resolution 37-2025.

ATTACHMENTS:

1. R37-2025 Ashley Capital Due Diligence Ext #3
2. R37-2025 Ltr fr Ashley Capital re ext of due diligence dtd 2-17-25



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

RESOLUTION NUMBER 37-2025

**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 MARCH 31,
2025 TO SEPTEMBER 30, 2025; AUTHORIZATION
FOR THE CITY MANAGER TO DISCUSS AND
NEGOTIATE WITH ASHLEY CAPITAL, LLC FOR
THE PURCHASE OF SOME OR ALL OF THE OLD
CITY OF STUART LANDFILL, 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; and

WHEREAS, the City Commission authorized the City to enter an Agreement with Ashley Capital, LLC authorizing them to perform the due diligence necessary to evaluate a Brownfield Remediation Assessment; and

WHEREAS, Ashley Capital, LLC previously requested extensions of the due diligence period from April 30, 2024 to September 30, 2024 and September 30, 2024 until March 31, 2025, in order to provide adequate time to mobilize professional service providers

who will be sampling, analyzing, and reporting the data that is collected related to the Phase II and Geotechnical services, which was granted by the City Commission; and

WHEREAS, Ashley Capital, LLC has notified the City Manager via correspondence dated February 17, 2025 of its continued interest in acquiring the land that is known as the “Old City of Stuart Landfill;” and

WHEREAS, Ashley Capital, LLC has requested an option period to discuss and negotiate with the City of Stuart the purchase of some or all of the parcels that comprise the “Old City of Stuart Landfill.”

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

SECTION 1: The City Commission agrees and authorizes another extension of the due diligence period for Ashley Capital, LLC from March 31, 2025 to September 30, 2025.

SECTION 2: During this due diligence period, the City Commission agrees and authorizes the City Manager to enter discussions and negotiations with Ashley Capital, LLC for the purchase of some or all of the parcels that comprise the “Old City of Stuart Landfill.”

SECTION 3: The City Commission directs the City Manager to bring the best and final proposal for the purchase of the property offered by Ashley Capital, LLC, after negotiations before the City Commission for discussion and deliberation.

SECTION 4: 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:

CAMPBELL RICH, MAYOR
CHRISTOPHER COLLINS, VICE MAYOR
EULA R. CLARKE, COMMISSIONER
LAURA GIOBBI, COMMISSIONER
SEAN REED, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this 10th day of February, 2025.

ATTEST:

MARY R. KINDEL, MMC
CITY CLERK

CAMPBELL RICH
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ.
CITY ATTORNEY

February 17, 2025

Mr. Michael Mortell
City Manager
City of Stuart
121 SW Flagler Avenue
Stuart, FL 34994

Re: City of Stuart Landfill: Request for Option Period to Negotiate Property Acquisition
Parcels #163841000000000130 and #163841000000000160

Dear Mr. Mortell,

We are writing to notify you of our continued interest in acquiring the land referenced above at the Old City of Stuart Landfill.

As committed to in our Letter of Intent dated November 15, 2023, our First Extension Request dated April 5, 2024, and our Second Extension Request dated August 29, 2024, we have been conducting necessary Brownfield assessment due diligence on the property.

At this time, Ashley Capital respectfully requests to enter into an option period to discuss and negotiate with the City the purchase of some or all of the parcels referenced above.

During this time, any outstanding Phase II and Geotechnical services, including the mobilization of professional service providers, the sampling, analyzing, and reporting of data collection, and discussions with Florida Department of Environmental Protection involving both the City and Ashley Capital, will continue as necessary.

Thank you for your time and consideration of our request. We look forward to exploring an acquisition 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
Ryan Bloss, Ashley Capital

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 3/10/2025

Prepared by: Jodi Nentwick

Title of Item:

BARON BUSINESS PARK MAJOR SITE PLAN LOCATED AT 2601 SE WILLOUGHBY BLVD (RC):

RESOLUTION No. 12-2025: A RESOLUTION TO THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, TO APPROVE A MAJOR SITE PLAN PROPOSED BY STUART AUTOVAULT, LLC, OWNERS OF THE PROPERTY CONSISTING OF APPROXIMATELY 20.35-ACRES LOCATED AT 2601 SE WILLOUGHBY BOULEVARD; PERMITTING THE APPROVAL OF A MAJOR DEVELOPMENT SITE PLAN CONSISTING OF 135 SINGLE STORY FLEX WAREHOUSE UNITS WITH A TOTAL OF 23,522 SQUARE FEET OF OFFICE AND 211,683 SQUARE FEET OF WAREHOUSE SPACE FOR THE PROJECT KNOWN AS BARON BUSINESS PARK; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Stuart Autovault, LLC is requesting approval of a major site plan for the 20.35-acre site for the project to be known as "Baron Business Park" located at 2601 SE Willoughby Boulevard.

The project site consists of seven (7) buildings of single-story flex warehouse units, with a total of 23,522 square feet of office space, and 211,683 square feet of warehouse space, with driveways, parking areas, sidewalks, stormwater management ponds, drainage improvements, paving and grading, and utility improvements. Right and left turn lanes with traffic signals will be constructed at the proposed entrance across from the Martin County High School driveway on SE Willoughby Boulevard.

In accordance with Section 11.01.02.A. - The major development plan application states any non-residential development over 50,000 square feet in the area requires approval by the City Commission. The applicant has met all the requirements for a Large Commercial Development.

COMPLIANCE WITH SECTION 6.05.00 – COMMERCIAL DEVELOPMENT STANDARDS

The proposed building design complies with code requirements by integrating architectural features and patterns, such as color blocking, that enhance the existing character of the surrounding community. The facade incorporates varied heights and widths to reduce massing and prevent a monolithic appearance. Additionally, detailed elements provide visual interest while aligning with the community's identity and character.

Building Location: The proposed buildings #4 and #5 are individual buildings within the proposed LCD and are not more than 50,000 square feet facing Willoughby Road. The

setbacks of the primary front facade range from 96 to 100 feet, which is compatible with the code.

***Building Orientation:* Both the building facades facing Willoughby Road have primary customer entrances and encourage pedestrian access.**

***Facade Design:* Both primary facades of the building facing Willoughby Road are designed with consistent architectural style, detail, and trim features. They also adhere to the requirements of the code for architectural design treatments for primary facades.**

***Massing:* No horizontal length of a primary façade exceeds 100 feet without projections or a recess. The longest uninterrupted primary façade is 60 feet. No single wall plane constitutes more than 60 percent of the primary façade. The largest single-wall plant constitutes 33.33 percent (building #4). All primary facades meet the required number of features of their horizontal length.**

6.05.02.F Other Design Standards: Being a Large Commercial development (LCD), the proposed primary façades include the required minimum of five building design treatments:

- Overhangs
- Raised cornice parapets over doors
- Display windows
- Ornamental features in the form of ornamental squares
- Decorative light fixtures

6.05.03.B Blank Wall Areas There are no proposed blank wall areas larger than 20 feet (horizontal) by 10 feet (vertical).

6.05.03.C Repeating Façade Elements: The primary façades have the following repeating façade elements:

Color change (horizontal)

- Color change (vertical)
- Reveals that are 3 feet deep and 12 feet wide
- Pattern change

6.05.04. B: First Floor Primary Façade Treatment. The primary facades have windows, displays, and entries that comply with the code.

6.05.05.B. Roof Edge and Parapet Treatments: Both primary facades on buildings #4 and #5 have multiple parapet heights that vary in height by 4 feet and are in the scale of the building mass. The roofs on the primary facades

meet the following requirements:

- They are used for concealing flat roofs.
- They have the three-dimensional cornice treatment, are 12 inches in height, and have three reliefs.
- Additional vertical roof changes by two feet.

The proposed main body exterior building colors are white, gray, and pastel blues and the predominant façade material is stucco. Both colors are consistent with the color pattern.

Funding Source:

N/A

Recommended Action:

Staff recommends the City Commission approve the Major Site Plan for Baron Business Park as outlined in Resolution No. 12-2025.

ATTACHMENTS:

1. R12-2025 Baron Business Park Major Site Plan - Copy
2. CC Staff Report - Baron Business Park
3. Application
4. Revised Justification Letter
5. Site Plan
6. Architectural Plans
7. FLU & Zoning Maps
8. Proposed Unit Numbers Plan
9. Colored Elevations
10. Lighting Fixture Schedule
11. Photometric Plan
12. Survey - Boundry - Topo - Tree
13. Landscape Plan
14. Environmental Assessment
15. Service Availability Letter COS signed
16. FDOT Pre-App Letter
17. Traffic Impact Analysis
18. City's Traffic Consultant Review Letter



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

RESOLUTION NUMBER 12-2025

A RESOLUTION TO THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, TO APPROVE A MAJOR SITE PLAN PROPOSED BY STUART AUTOVAULT, LLC, OWNERS OF THE PROPERTY CONSISTING OF APPROXIMATELY 20.35-ACRES LOCATED AT 2601 SE WILLOUGHBY BOULEVARD; PERMITTING THE APPROVAL OF A MAJOR DEVELOPMENT SITE PLAN CONSISTING OF 135 SINGLE STORY FLEX WAREHOUSE UNITS WITH A TOTAL OF 23,522 SQUARE FEET OF OFFICE AND 211,683 SQUARE FEET OF WAREHOUSE SPACE FOR THE PROJECT KNOWN AS BARON BUSINESS PARK; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, on February 25, 2008, the City Commission denied Resolution No. 16-08, to approve a major site plan for the project known as “Keys of Stuart Professional Center.” The site plan proposed 11,495 square feet of medical office space, 163,635 square feet of professional office space, and 56,640 square feet of warehouse space consisting of approximately 231,770 total square feet of building area; and

WHEREAS, on April 14, 2008, the City Commission adopted Resolution No. 34-08, approving a letter of agreement between the City and Thomas Baird, P.A. to act as special magistrate for hearing and mediation to resolve the development issues in conjunction with Stuart Key Developers, LLC; and

WHEREAS, on April 13, 2009, the City Commission adopted Resolution No. 30-09, approving a major site plan proposed known as “Keys of Stuart Profession Center” which included

11,495 square feet of medical office space, 159,620 square feet of professional office space, and 56,640 square feet of warehouse space, totaling 227,755 square feet of building area; and

WHEREAS, on December 1, 2009, by Resolution No. 30-09, the timetable to construct the approved development known as “Keys of Stuart Professional Center” expired due to plans not being submitted for construction; and

WHEREAS, on February 13, 2023, the City Commission adopted Ordinance No. 2510-2023 which approved a voluntarily annexed parcel of land 0.34 acres in size fronting SE Monterey Road; and

WHEREAS, on February 13, 2023, the City Commission adopted Ordinance No. 2511-2023 which approved a small-scale comprehensive plan amending the City’s future land use map for a 0.34 parcel of land from the County’s Future Land Use designation of General Commercial to the City’s Future Land Use designation of Commercial; and

WHEREAS, on February 13, 2023, the City Commission adopted Ordinance No. 2512-2023, which amended the City’s official zoning map to rezone a 0.34-acre parcel located on the south side of SE Monterey Road from the County’s B-1 Business zoning designation to the City’s B-4 Limited Business/Manufacturing zoning district; and

WHEREAS, on June 12, 2024, the City of Stuart Development Department received an application for a Major Development Plan, which was submitted by Stuart Autovault, LLC, property owner of the subject site, located at 2601 SE Willoughby Boulevard; and

WHEREAS, on March 10, 2025, the City Commission held a properly noticed public hearing to consider the Major Development Plan represented by Stuart Autovault, LLC for a 20.35-acre parcel of land to be known as the “Baron Business Park;” and

WHEREAS, the project site consists of seven (7) buildings of single-story flex warehouse units, with a total of 23,522 square feet of office space, and 211,683 square feet of warehouse space,

with driveways, parking areas, sidewalks, stormwater management ponds, drainage improvements, paving and grading, and utility improvements. Right and left turn lanes with traffic signals will be constructed at the proposed entrance across from the Martin County High School driveway on SE Willoughby Boulevard; and

WHEREAS, Stuart Autovault, LLC 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 this Resolution; and

WHEREAS, at the public hearing on March 10, 2025, the Stuart Autovault, LLC presented competent substantial evidence that the Major Development Plan application is consistent with the procedural requirements of law.

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

SECTION 1: The foregoing recitals shall be and are hereby incorporated as if fully set forth herein.

SECTION 2: The legal description of the subject property, reflecting the 20.35-acre parcel, is set forth on **Exhibit “A”** attached hereto and made a part hereof by reference. A map depicting the subject property is attached hereto as **Exhibit “B”** and made part hereof by reference.

SECTION 3: The City Commission has determined that the application is consistent with the City’s Comprehensive Plan and overall planning and development goals and objectives of the City. The City Commission hereby approves the Major Site Plan proposed by Stuart Autovault, LLC subject to certain conditions. The Conditions of Approval for the subject development are attached hereto as **Exhibit “C”** and made part hereof by reference.

SECTION 4: The following documents (hereinafter “Approved Development Documents”) on file as public records of the City of Stuart, at the City Clerk’s office in City Hall, shall be deemed as part of the conditions applicable to the subject development:

1. Justification Letter prepared by Redtail DG, dated October 17, 2024.
2. Site Plan prepared by Redtail DG (pages 1 & 2) dated December 18, 2024

3. Architectural Plans prepared by Morel De Guiramond, Architecture LLC, dated 5/31/2024, pages A1.1, A1.2, A1.3, A1.4, A2.1A2.2, A2.3, A4.1, A4.2, A5.1, A5.2, A6.1, A6.2, A7.1, and A7.2
4. Proposed address numbering plan prepared by Redtail DG.
5. Colored Elevations prepared by Morel De Guiramond, Architecture LLC, dated 5/31/2024, pages A1.1, A1.2, A1.3, A1.4, A2.1A2.2, A2.3, A4.1, A4.2, A5.1, A5.2, A6.1, A6.2, A7.1, and A7.2
6. Lighting Fixture Schedule
7. Photometric Plan
8. Alta Boundary and Topographic Survey and Tree Survey, prepared by Caulfield & Wheeler Inc., dated 5/21/2024 (6 pages)
9. Landscape Plans prepared by Landscape Desing Associates, dated 6/4/2024, pages LD-01 through LD-09.
10. Environmental Assessment Report prepared by Environmental Consulting Development dated (20 pages)
11. Water & wastewater capacity letter prepared by the City of Stuart, dated June 7. 2024.
12. FDOT Pre-Application Letter dated June 7, 2024
13. Traffic Impact Study prepared by JFO Group Inc., with a revised date of December 20, 2024 (164 pages)
14. City's Traffic Consultant (Kimley-Horn) final review of traffic impact study letter dated January 14, 2025.

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 6: All Resolutions, or parts of Resolutions, in conflict with this Resolution or any part thereof is hereby repealed to the extent of such conflict. If any provision outlined within this Resolution conflicts with any contractual provision between the City and the owner/applicant, developer, or successor, this Resolution shall prevail.

SECTION 7: If any provision of this Resolution 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 Resolution are declared severable.

SECTION 8: Following the adoption, and in addition to any other action for failure to otherwise comply with the Approved 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 public hearing before the City Commission, the applicant/owner, developer, or successor 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 Approved Development Documents, and therefore, the Resolution(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 Resolution 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 Major Development Plan for Resolution by the owner/applicant, developer, or successor 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 9: This Resolution shall be effective immediately upon adoption by the City Commission.

SECTION 10: The City Clerk is directed to record this Resolution in the Public Records of Martin County, Florida, within thirty (30) days of City Commission approval.

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:

CAMPBELL RICH, MAYOR
CHRISTOPHER COLLINS, VICE MAYOR
EULA R. CLARKE, COMMISSIONER
LAURA GIOBBI, COMMISSIONER
SEAN REED, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this 10th day of March 2025.

ATTEST:

MARY R. KINDEL, MMC
CITY CLERK

CAMPBELL RICH
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ.
CITY ATTORNEY

Exhibit "A" Legal Description

PARCEL ONE: THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTH ONE-HALF OF GOVERNMENT LOT 3, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, LYING EASTERLY OF WILLOUGHBY BOULEVARD AS IN OFFICIAL RECORDS BOOK 1008, PAGE 1778, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL TWO: THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL THREE: THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL FOUR: THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

STARTING AT THE NORTHEAST CORNER OF SAID SECTION, TOWNSHIP AND RANGE RUN THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 16 A DISTANCE OF 2010.95 FEET; THENCE RUN SOUTH 00°39'08" WEST 33 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 00°39'08" WEST A DISTANCE OF 200 FEET; THENCE RUN NORTH 89° 30'52" WEST A DISTANCE OF 225 FEET; THENCE RUN NORTH 00° 39'08" EAST A DISTANCE OF 200 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MONTEREY ROAD; THENCE RUN SOUTH 89°30'52" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF MONTEREY ROAD A DISTANCE OF 225 FEET TO THE POINT OR PLACE OF BEGINNING, IT BEING INTENDED TO DESCRIBE AND EXCEPT LOTS A, B, C, D, E AND FAS SHOWN ON THE UNRECORDED PLAT FOR TURNER WALTON MADE BY STAFFORD AND BROCK FEBRUARY 5, 1958 AND ALSO LESS AND EXCEPT THE DITCH AND ROAD RIGHT-OF-WAY.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, IN PERPETUITY DESCRIBED AS FOLLOWS:

OVER AND UPON THE EAST 50 FEET OF THE NORTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND OVER AND UPON THE NORTH 75 FEET OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR ACCESS TO AND FROM THE NORTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, ALL OF THE FORGOING PARCELS BEING IN SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

AS DESCRIBED IN THE WARRANTY DEED RECORDED IN O.R. BOOK 704, PAGE 1633, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, ACCESS, DRAINAGE AND UTILITIES DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE N89°34'57"W ALONG THE NORTH LINE OF SAID SECTION 16 AND THE CENTERLINE OF MONTEREY ROAD FOR A DISTANCE OF 1701.05 FEET; THENCE S0°25'03"W A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF PARCEL 1 AS SHOWN AND DESCRIBED HEREON; THENCE S00°33'29"W ALONG THE EAST LINE OF PARCEL 1 FOR A DISTANCE OF 620.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1 AND THE POINT OF BEGINNING; THENCE N89°34'57"W ALONG THE SOUTH LINE OF PARCEL 1 FOR A DISTANCE OF 280.16 FEET TO THE SOUTHWEST CORNER OF PARCEL 1; THENCE N00°33'29"E ALONG THE A LINE 60.00 NORTH OF AND PARALLEL TO THE SOUTH LINE OF PARCEL 1 FOR A DISTANCE OF 280.16 FEET TO THE EAST LINE OF PARCEL 1; THENCE S00°33'29"W ALONG THE EAST LINE OF PARCEL 1 FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

EAST LINE OF PARCEL 1 FOR A DISTANCE OF 60.00 FEET; THENCE S89°34'57"E ALONG A LINE

60.00 NORTH OF AND PARALLEL TO THE SOUTH LINE OF PARCEL 1 FOR A DISTANCE OF 280.16 FEET TO THE EAST LINE OF PARCEL 1; THENCE S00°33'29"W ALONG THE EAST LINE OF PARCEL 1 FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

Parcel Address: 2601 SE Willoughby Boulevard

Parcel ID: 16-38-41-000-000-00070-5 & 16-38-41-000-000-00071-0

Exhibit “B” Map:

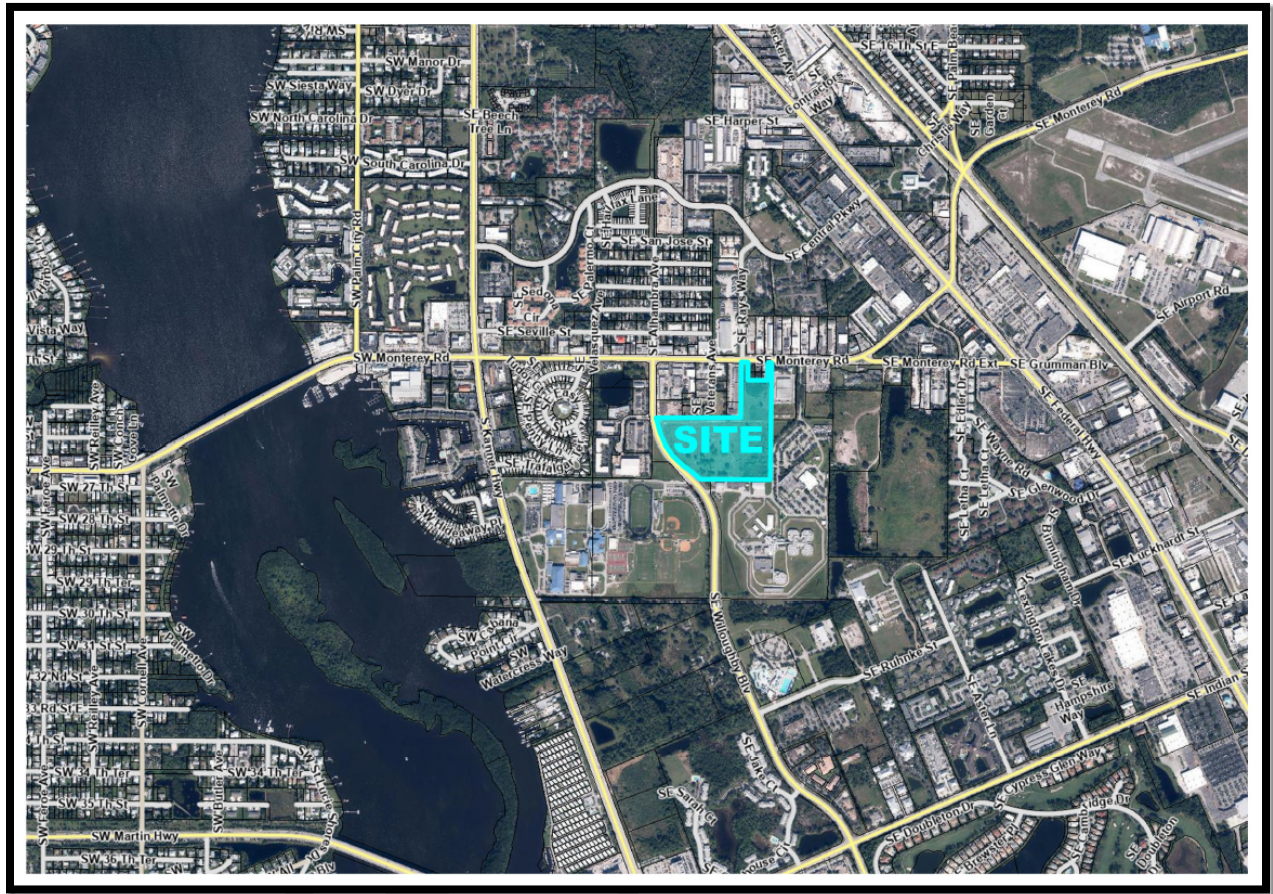


Exhibit “C” Conditions of Approval

1. All plans shall be routed through the Permit Technician in the City of Stuart Development Department. Approval of the Major Site Plan shall not be construed to be a license to proceed with work and shall not be construed as authority to violate, cancel, alter, or set aside any of the provisions of the City Code. Approval shall not prevent the City of Stuart from requiring a correction of errors in plans, construction, or violation of City Code.
2. The Architectural plans and elevations approved under this Major Urban Code Conditional Use and Major Development Plan shall be utilized within the development design. A deviation of more than 5% of the approved architectural plans shall require the submittal of a Minor Amendment to the Major Urban Code Conditional Use application and review by the Local Planning Agency (LPA) and final approval from the City Commission.
3. Except as otherwise set forth in the Creekside Hotel Major Urban Code Conditional Use & Major Development Plan Approval, all development shall comply with the City Land Development Code. Any modifications to the Master Site Plan or Architectural Plan which exceeds 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, architecture, or location of landscaping, may be approved under an Administrative Variance approved by the City’s Development Director, provided however, the Development Director may refer the matter to the City Commission for approval at a public hearing.
4. Except as otherwise set forth in the Baron Business Park Major Development Plan Approval, all development shall comply with the City Land Development Code. Any modifications to the Master Site Plan or Architectural 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, architecture, or location of landscaping, may be approved under an Administrative Variance approved by the City’s Development Director, provided however, the Development Director may refer the matter to the City Commission for approval at a public hearing.

5. Erosion and dust control measures to be implemented during construction shall be provided on the civil engineering plans and submitted at the time of site permit review. Water trucks may be required and necessary during construction to reduce dust generated on-site.
6. All regulatory agency permits required for the development, including but not limited to the South Florida Water Management District, Department of Environmental Protection, and Army Corp of Engineers, shall be obtained by the applicant/owner, developer, or successor, and copies provided to the City of Stuart Development Department prior to the commencement of any upland site improvements and/or development activities.
7. Regulatory agency permits pertaining to improvements within submerged lands and below the mean high-water line, including but not limited to the South Florida Water Management District, Department of Environmental Protection, and Army Corp of Engineers, shall be obtained by the applicant, developer, or successor, and copies provided to the City of Stuart Development Department prior to the commencement of any development activities taking place within submerged lands and below the mean high-water line.
8. All Construction shall be installed, inspected, and tested in accordance with the City of Stuart Minimum Design and Construction Standards latest edition, and the City of Stuart Specifications and Ordinances, where applicable. In case of discrepancies between the construction plans and aforementioned manuals, the most restrictive shall apply.
9. Prior to the issuance of site and/or building permits, the applicant shall submit final engineering plans and construction drawings for review and approval by the City of Stuart Development Department.
10. The applicant/owner, developer, or successor must submit a vegetation removal permit with the City of Stuart Permitting Department for the removal of any on-site vegetation and/or trees.
11. Any sidewalks or roads damaged during construction shall be repaired and/or replaced by the applicant/owner, developer, or successor, as per the City's specifications.
12. All landscape areas shall be provided with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.

13. A Landscape Maintenance Agreement, executed in accordance with the City Land Development Regulations, shall be submitted for review and approval prior to the issuance of a Certificate of Occupancy.
14. Banners and any other sign or advertising device not in accordance with the City's Land Development Regulations are prohibited on the property.
15. All on-site and off-site signage shall be approved under separate building permits and must comply with the City of Stuart Land Development Code Section 6.11.00.
16. Any right-of-way improvements shall be maintained and operated by the applicant, developer, or successor, in perpetuity or until alternative maintenance arrangements are signed off by the City's Public Works director.
17. No temporary or modular buildings are permitted on the property except for a permitted temporary construction trailer.
18. Billboards are prohibited on the property.
19. The development shall comply with all applicable Handicap Accessibility standards.
20. The loading area/driveway and dumpster enclosure area shall always be maintained in a clean manner.



To: *City Commissioners*

Prepared by: Jodi Kugler, Development Director

Meeting Date: March 10, 2025

Date Prepared: February 17, 2025

Project ID No. Z24080011

Project Name: Baron Business Park - Major Site Plan Approval

GENERAL INFORMATION:

Applicant/Owner: Jeremiah Baron, Manager
Stuart Autovault, LLC
49 SW Flagler Avenue, Suite 301
Stuart, FL 34994

Agent of Record: Tod Mowery
Redtail Design Group
241 SW Fernleaf Trail
Port Saint Lucie, FL 34953

Location: 2601 SE Willoughby Boulevard, Stuart, FL

Parcel ID Number: 16-38-41-000-000-00070-5
16-38-41-000-000-00071-0

Parcel Size +/- 20.35-acres (886,446 square feet)

Future Land Use: Commercial

Existing Zoning: B-4 Limited Business and Manufacturing

Existing Use: Vacant

Proposed Use: Major Site Plan

BACKGROUND & REQUEST OVERVIEW:

Stuart Autovault, LLC., submitted a petition for a Major Site Plan known as the Baron Business Park. The site plan consists of 135 single-story flex warehouse units, with a total of 23,522 square feet of office space and 211,683 square feet of warehouse space, with driveways, parking areas, sidewalks, stormwater management ponds, drainage, paving, grading, and utility improvements. Right and left turn lanes with traffic signals will be constructed at the proposed entrance across from the Martin County High School driveway on SE Willoughby Boulevard.

On February 25, 2008, the City Commission denied Resolution No. 16-08, to approve a major site plan for the project known as “Keys of Stuart Professional Center”. The site plan proposed 11,495 square feet of medical office; 163, 635 square feet of professional office, and 56,640 square feet of warehouse space consisting of approximately 231,770 total square feet of building area.

On April 13, 2009, the City Commission adopted Resolution No. 30-09, approved a major site plan proposed known as “Keys of Stuart Professional Center”. The site plan proposed 11,495 square feet of medical office; 159,620 square feet of professional office; and 56,640 square feet of warehouse space, comprising approximately 227,755 total square feet of building area. This resolution expired on December 1, 2009.

On February 13, 2023, the City Commission adopted Ordinance No. 2510-2023, approving a voluntarily annexed parcel of land fronting SE Monterey Road, consisting of 0.34 acres.

Page | 2

On February 13, 2023, the City Commission adopted Ordinance No. 2512-2023, amending the City's Official Zoning Map to rezone a 0.34-acre parcel located on the south side of SE Monterey Road from the County's B-1 Business zoning designation to the City's B-4 Limited Business/Manufacturing zoning designation.

**SITE DESIGN QUALITATIVE DEVELOPMENT STANDARDS AS OUTLINED IN
SECTION 6.00.04 CITY OF STUART LAND DEVELOPMENT CODE**

The intent of these site design qualitative standards is to be applied by the city in review of residential development plans, minor development plans, and major development plans submitted to the city as required by the Code. The purpose of these standards is to ensure that all site plan development complies with the city's comprehensive plan and land development regulations and to promote harmonious and compatible development within the city.

A. Consistent with Local Ordinances and Comprehensive Plan

The proposed Site Plan is consistent with the general purpose and standards of the LDC and the City of Stuart Comprehensive Plan Goals, Objectives, and Policies.

Warehouse, general storage, means an establishment whose principal use is the bulk storage of merchandise, products, or materials for distribution to other locations operated by the same business or establishment and may have an area within the warehouse facility or in an adjacent building for commercial and/or retail use, with minor traffic impacts This type of warehouse shall not include mini-storage. A residence may be located on the premises and occupied only by a caretaker or guard employed on the premises, and his or her family.

The site will encompass seven (7) buildings consisting of 135 single-story flex warehouse units with a total of 23,522 square feet of office space and 211,683 square feet of warehouse space, on-site stormwater retention, and site improvements for landscaping. The site will be served by 368 vehicular parking spaces, including eight (8) ADA-accessible parking stalls.

Baron Business Park will consist of 135 single-story units of flex space for the principal use for bulk storage of merchandise, products, or materials for distribution. The flex space/warehouse may have an area within the warehouse facility or in an adjacent building for commercial or retail use per Exhibit 1.

Exhibit 1: Building Data

Building Data	Office Space SF	Warehouse Space SF	Total FAR
Building 1 (39 units)	6,450	58,037	64,487
Building 2 (36 units)	5,806	52,253	58,059
Building 3 (36 units)	5,806	52,253	58,059
Building 4 (6 units)	1,380	12,420	13,800
Building 5 (8 units)	1,800	16,200	18,000
Building 6 (5 units)	1,140	10,260	11,400
Building 7 (5 units)	1,140	10,260	11,400
Total:	23,522	211,683	235,205

Intensity & Architectural Design:

The proposed structures will cover approximately 28.54% of the property. The development proposes 235,205 square feet (5.40 acres) or 12.94% of the impervious area of the total maximum 65% of impervious surface coverage per *LDC Section 2.04.01 – TABLE 6 - COMMERCIAL AREA, IMPERVIOUS SURFACE COVERAGE, SETBACK, AND HEIGHT REQUIREMENTS* as outlined in Exhibit 2:

Exhibit 2: Table 6 – Commercial Area, Impervious Surface Coverage, Setback, and Height Requirements:

Standard	B-4 (Limited Business & Manufacturing District)	Provided
Minimum zoning lot size:		
Min lot area (square feet)	20,000	866,506
Min. lot width	100'	exceeds
Maximum Impervious Surface Coverage	65%	12.19%
Building Setback (Minimum Yards):		
Min. front	20'	95.6'
Min. side	10'	57.0'
Min. rear	30'	86.1'
Maximum Building Height	45'	28'
Maximum Number of Stories	4	1-story

The proposed exterior building features color block construction, varied heights and widths reducing mass and avoiding monolithic appearance. Building 4 & 5 facades facing along Willoughby Road have primary customer entrances and pedestrian access.

Being a Large Commercial Development, the proposal's primary facades incorporate the five (5) building design treatments:

- Overhangs
- Raised cornice parapets over doorways
- Display windows
- Ornamental features in the form of ornamental squares
- Decorative light fixtures

A. Effects on Nearby Properties
Surrounding Land Uses and Zoning

Location		Zoning District	Future Land Use	Existing Land Use
<i>Subject Property</i>		B-4 Limited Business & Manufacturing	Commercial	Vacant
Adjacent Parcels	North	Martin County CG, A-A-1A,B-1	Martin County General Commercial	Vacant
	South	Martin County PS	Martin County General Commercial	Developed
	East	B-4 Limited Business & Manufacturing	Commercial	Developed
	West	Martin County PS	Martin County General Commercial	Developed

The Major Site Plan will not have an undue effect on nearby properties, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting public health, safety, and general welfare. The development is consistent with the adjacent commercial uses and is designated to integrate with the surrounding areas.

B. Adequacy of Public Facilities

Utilities: The site is served by the City of Stuart for water and wastewater services. Electrical services will be provided by Florida Power & Light (FP&L). Public facilities are adequate for new development on the site.

Drainage: Based on the Preliminary Stormwater Drainage report prepared by Captec Engineering Inc., dated October 24, 2024, the report provides the design basis, treatment concepts, preliminary design storm sewer system alignment, and stormwater treatment train design for the proposed project's stormwater management system. The layouts provided in the exhibits provided within the report are preliminary and will be modified during the final site engineering review based on the geotechnical features and parameters of the project site, and the peak discharge will be limited to the maximum rate per acre that is established in the South Florida Water Management District permit for the existing adjacent development.

Traffic: The City Traffic Consultant, Kimley-Horn and Associates, Inc. reviewed the traffic impact study dated December 20, 2024, prepared by JFO Group Inc. The proposed project consists of a 235,205-square-foot industrial Park (ITE LUC 130). The site is located on the east side of Willoughby Boulevard, approximately ¼ mile south of Monterey Road.

It is anticipated that the proposed trip generation potential for the site is as follows: 80 (65 entering / 15 exiting) AM peak hour trips, and 80 (18 entering / 62 exiting) PM peak hour trips.

The analysis included an assessment of roadway segments and intersections impacted by project traffic. Several intersection deficiencies were identified under background conditions. No additional deficiencies are anticipated as a result of project traffic. It should be noted that the intersection of SE Willoughby Blvd & Project Driveway will be signalized per Martin County plans. Access will be provided via one (1) full connection on SE Willoughby Blvd and one (1) full connection on Holt Road. At the main driveway, the TIA incorporated the following turn lanes:

- 135 feet (85'+50') northbound right turn lane
- 265 feet (215' Decel/Queue + 50' taper) southbound left turn lane.

C. Adequacy of Fire Protection

The City of Stuart Fire District reviewed and approved the proposal per the State Fire Code.

Excerpts from the City of Stuart Comprehensive Plan:

GOAL STATEMENT 1.C

The future land use goal for the Community Redevelopment Area (CRA) [is] to maintain and strengthen the beauty, economic viability, cultural resources, and social importance of the area. This shall be accomplished through mixed-use zoning, preservation of historic buildings, innovative zoning and land use regulations, demolition, reconstruction, or substantial renovation of existing buildings and infrastructure, enhancement of marine resources, and other measures to promote urban redevelopment.

Objective 1.C1. - [Urban Code Overlay Zone.]

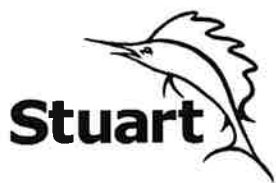
The City shall implement the Stuart Urban Code Overlay Zone in the CRA, which provides for adequate parking, encourages people to live, work, and shop without needing a car defines urban spaces with buildings, creates interesting and pleasant itineraries along sidewalks, conceals parking lots, promotes alternative modes of transportation, and provides for the harmony of architectural style.

Policy 1.C1.1. *The City of Stuart shall continue to implement the Architectural Regulations and the Stuart Urban Code in the CRA to regulate building size, height, and orientation.*

Policy 1.C1.2. *The City of Stuart shall continue to implement the Stuart Architectural Regulations which have been adopted based on the Stuart Urban Code for the CRA to regulate materials, colors, and landscaping for buildings. These regulations shall encourage traditional, durable construction with materials that age well and fit with the existing architectural heritage of Stuart.*

RECOMMENDATION:

Staff recommends the City Commission's consideration and approval of Resolution 12-2025.



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

Received by: _____
Reviewed by: _____

Major Development Plan Application

Project ID# _____
(Staff Entry)

Pre-App Conference Date:	Application Date:
--------------------------	-------------------

SITE INFORMATION

Project Name: Baron Business Park	Parcel ID#: 16-38-41-000-000-00070-5 & 16-38-41-000-000-00071-0
Site Address: 2601 SE Willoughby Blvd Stuart FL 34997	
Subdivision:	Lot(s):
Site Acreage: 20.35 ac	Flood Zone/Base Flood Elevation: x
Existing Zoning District / CRA Subdistrict (if applicable): B-4 limited Business and Manufacturing	
Proposed Zoning District / CRA Subdistrict (if applicable): N/A	
Current Comprehensive Plan Future Land Use Designation: Commercial	
Proposed Comprehensive Plan Future Land Use Designation: N/A	
Existing Land Use: Commercial	Proposed Land Use: N/A
Proposed Square Footage (if applicable): 235,200	Proposed Density (if applicable): N/A

PETITIONER INFORMATION

Property Owner: Stuart Autovault LLC	Phone Number / Email Address: 772-286-5744 JBaron@commercialrealestatellc.com
Property Owner's Mailing Address: 49 SW Flagler Ave Suite 301	
Applicant (if not Owner):	Phone Number / Email Address:
Applicant's Mailing Address:	
Agent/Contact Person: Brendan DeBlois	Phone Number / Email Address: 772-763-2555 Bdeblois@JBarondevelopment.com
Agent's Mailing Address: 2100 SE Ocean Blvd #100 Stuart, FL 34996	
Architect: Morel De Guiramon Architecture LLC	Engineer: Captec Engineering INC
Planner: Redtail Design Group	Landscape Architect: Landscape Design Associates

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

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared Jeremiah Baron

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 Baron Business Park in the City of Stuart, FL.
3. That he/she has appointed Tod Mowery, Redtail DG to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Stuart Autovault, LLC

Signature of Owner:

49 SW Flagler Ave Ste 300

Street Address

P.O. Box

772-286-5744

Telephone Number

JBaron@commercialrealestatellc.com

Email Address:

Jeremiah Baron, Manager

By: Name/Title

Stuart, FL, 34994

City, State, Zip Code

City, State, Zip Code

Fax Number

STATE OF FLORIDA, COUNTY OF MAZON

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

2 day of June, 2024 By Jeremiah Baron

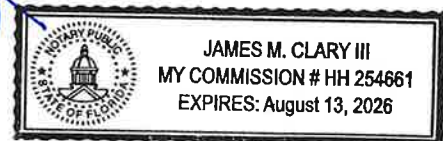
Personally Known OR Produced Identification

Type of Identification Produced:

Notary Public

My Commission expires:

8/13/26



Financial Responsibility Form

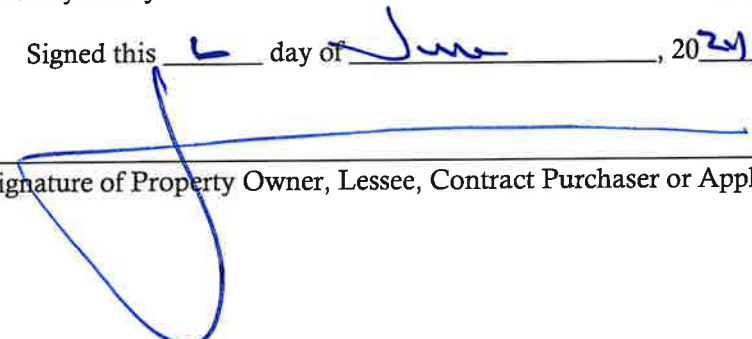
(Please Print or Type)

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: Jeremiah Baron	City/State/Zip Code: Stuart, FL 34994
Title: Manager	Telephone Number: 772-286-5744
Company: Stuart Autovault LLC	Facsimile Number:
Company Address: 49 SW Flagler Ave ste 300, Stuart, FL 34994	Email Address (optional):

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

1. Signed this 6 day of June, 2021.



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

Application Requirements

Fee:

- ☒ Major Development Plan - \$2,130.00; or
- ☐ Amendment to Approved Site Plan - \$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)

A Major Development Plan is one which is:

- A residential project which exceeds 35 total dwelling units.
- A non-residential development over 50,000 square feet in area.
- A mixed-use development over 50,000 square feet in area.
- A public or private institutional development exceeding one acre in land area.

Submittal Requirements: A completed application form, the payment of fees, a site plan, and any other information as may be required by the City Development Director in order to do a thorough review of the request. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan. 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.) One (1) copy of all documents on a PDF formatted disc electronically signed and sealed.

(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.

Justification: Please provide 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.

Please see attached justification

(over)



10/17/2024

Via Email

Jodi Nentwick
Senior Planner
Development
City of Stuart
121 SW Flagler Ave.
Stuart FL 34994

RE: Justification – Major Site Plan –Baron Business Park – 2601 SE Willoughby Blvd. Stuart FL, 34997

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

The Baron Business Park is consistent with the following Objectives and Policies of the City of Stuart Comprehensive Plan:

Objective 11.A1. - Retain existing businesses and attracting new businesses.

Policy 11.A1.2. The City will seek to prioritize the development of sites with high visibility and direct access to major transportation corridors for targeted and other industries and uses that encourage job creation.

Policy 11.A1.5. The City will encourage new commercial and industrial development.

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

Policy 1.B1.1. The City shall continue to market itself as a hub for commercial, social, and institutional governmental activities in Martin County. Provide for commercial opportunities within Stuart beyond the historical conditions in order to provide alternatives to urban sprawl

Policy 1.E1.5. The City should develop goals for economic development.

Policy 1.E1.6. As economic development opportunities present themselves, the City should continue to strive to be straightforward and streamlined in its development review process.



Traffic Concurrency: All links included within the radius of influence will be impacted less than five percent (5%) of the adopted level-of service volume where all analyzed links will operate at the adopted LOS, $V/C \leq 0.83$ or better, at the calculated project buildout in 2028. The proposed Baron Business Park project has been evaluated following Sec. 4.05.00 of the City of Stuart Land Development Code. Traffic Impact Analysis associated with this application shows the proposed development will be in compliance with Sec. 4.05.00 of the City of Stuart Land Development Code. We have also coordinated with Martin County Public Works to cross align the main entrance with Martin County Highschool and signalize the intersection as directed. This will ensure the proper function and safety of the intersection.

Engineering Concurrency:

Potable Water: City of Stuart (COS) Utilities serves this area with potable water. The project will be served by the existing 16" water main along the west side of the SE Willoughby Blvd right of way adjacent to the project site. Based on a preliminary coordination meeting with COS Utilities staff, the potable water system will be designed with a 6" water main loop for fire protection and a 3" water main for potable water service, connecting to the 16" water main in Willoughby Boulevard. A Horizontal Directional Drill (HDD) installation is required to connect the proposed water system to the existing 16" water main. The onsite water mains will be a private utility system, and a utility easement to the City is required for only the master meter. Gate valves will be placed at intervals to allow for isolation of mains during maintenance and construction.

Sanitary Sewer: The City of Stuart Utilities also serves this area with wastewater service. The proposed sanitary sewer system design for the project will consist of gravity sanitary sewers connected to a proposed onsite private lift station and will ultimately tie-in to an existing 12" Sanitary Sewer Force Main along the east side of the SE Willoughby Boulevard right of way adjacent to the project site.

Irrigation Quality (I.Q.) Water: The City of Stuart Utilities also serves this area with I.Q. Water service. The I.Q. Water system design for the project will consist of a meter and backflow preventer connected to an onsite multi-zone irrigation system designed by the Landscape Architect and will connect to an existing 16" I.Q. Water Main along the east side of the site adjacent to SE Holt Road.



Solid Waste / Garbage Collection Service: The City of Stuart serves this area with solid waste / recycle collection service. The design for the project requires Four (4) double dumpster enclosures (one for solid waste and one for recycled waste). The dumpster enclosures, and access will be designed in accordance with the City of Stuart Land Development Regulations

COMPLIANCE WITH SECTION 6.05.00 – COMMERCIAL DEVELOPMENT STANDARDS

6.05.02.A. Purpose and intent

As can be seen on the submitted colored elevations, a great care has been taken in the façade design, The proposed building design adheres to code requirements by incorporating architectural features and patterns such as color blocking that enhance the streetscape's attractiveness and reflect the community's existing architectural character. The facade includes varied heights and widths, reducing massing and avoiding a monolithic appearance, while detailed elements provide visual interest and align with the community's identity and character.

6.05.02.B. Building Location

The proposed buildings #4 and #5 are individual buildings within the proposed LCD and are not more than 50,000 square feet and are facing Willoughby Road, and the setback of the primary front facade is ranging from 96 – 100 feet which is compatible with the code.

6.05.02.C. Building Orientation

Both building facades that face Willoughby Road have primary customer entrances and are encouraging the pedestrian access.



6.05.02.D. Facade Design

Both primary facades of the building that are facing Willoughby Road are designed with consistent architectural style, detail and trim features. They also adhere to the requirements of the code with respect to architectural design treatments for primary facades.

6.05.02.E. Massing

1. No horizontal length of a primary façade exceeds 100 feet without projections or a recess. The longest uninterrupted primary façade is 60 feet.
2. No single wall plane constitutes more than 60 percent of the primary façade. The largest single wall plant constitutes 33.33 percent (building #4).
3. All primary facades meet the required number of features of their horizontal length.

6.05.02.F Other Design Standards

Being an LCD, the proposed primary façades include the required minimum of five building design treatments:

- Overhangs
- Raised cornice parapets over doors
- Display windows
- Ornamental features in form of ornamental squares
- Decorative light fixtures

6.05.03.B Blank Wall Areas

There are no proposed blank wall areas that are larger than 20 feet (horizontal) by 10 feet (vertical).



6.05.03.C Repeating Façade Elements

The primary facades have the following repeating façade elements:

- Color change (horizontal)
- Color change (vertical)
- Reveals that are 3 feet deep and 12 feet wide
- Pattern change

6.05.04. B First Floor Primary Façade Treatment

The primary facades have windows, displays and entries that comply with the code.

6.05.05.B. Roof Edge and Parapet Treatments

Both primary facades on buildings #4 and #5 have multiple parapet heights that vary in height by 4 feet and are in scale of the building mass.

The roofs on the primary facades meet the following requirements:

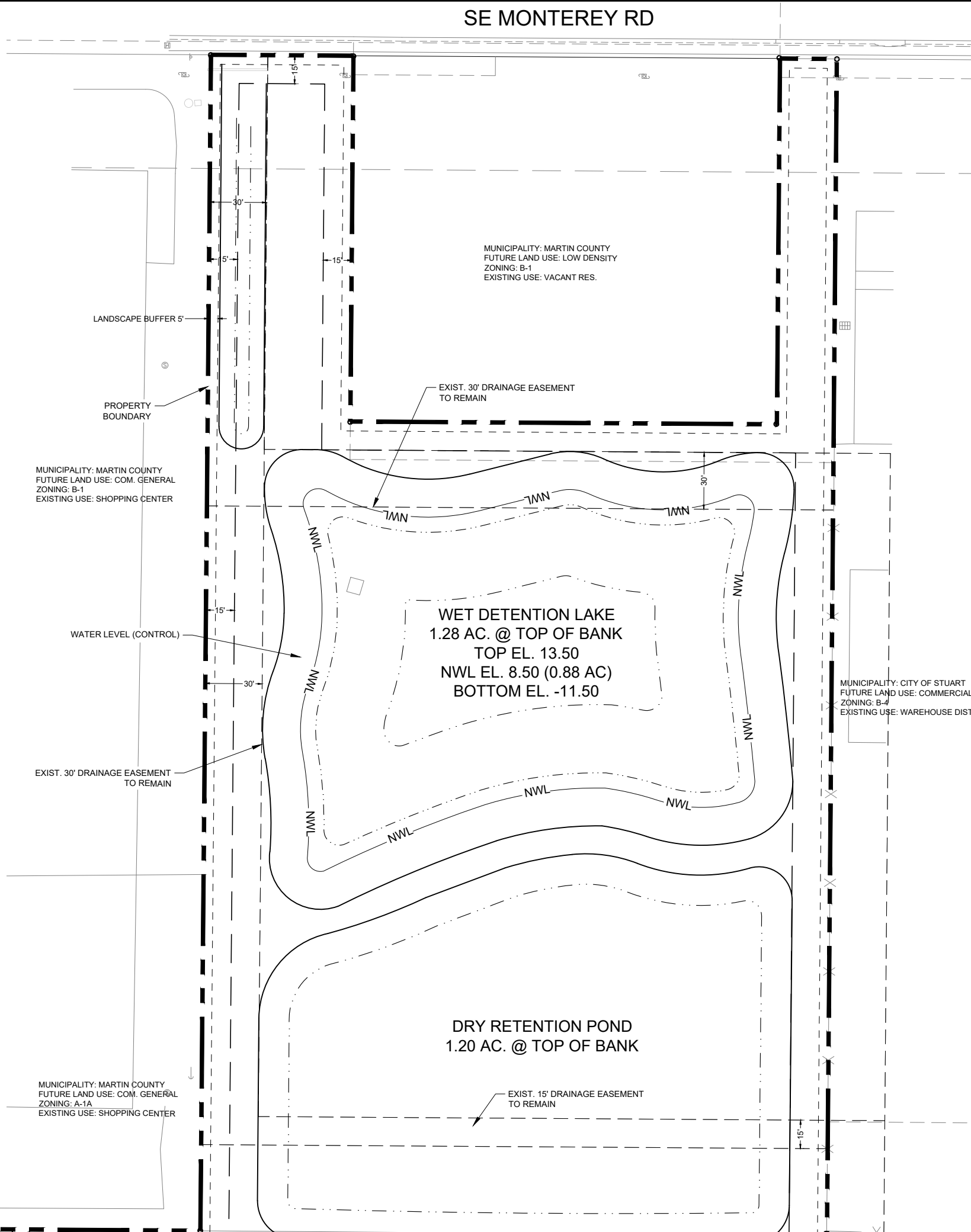
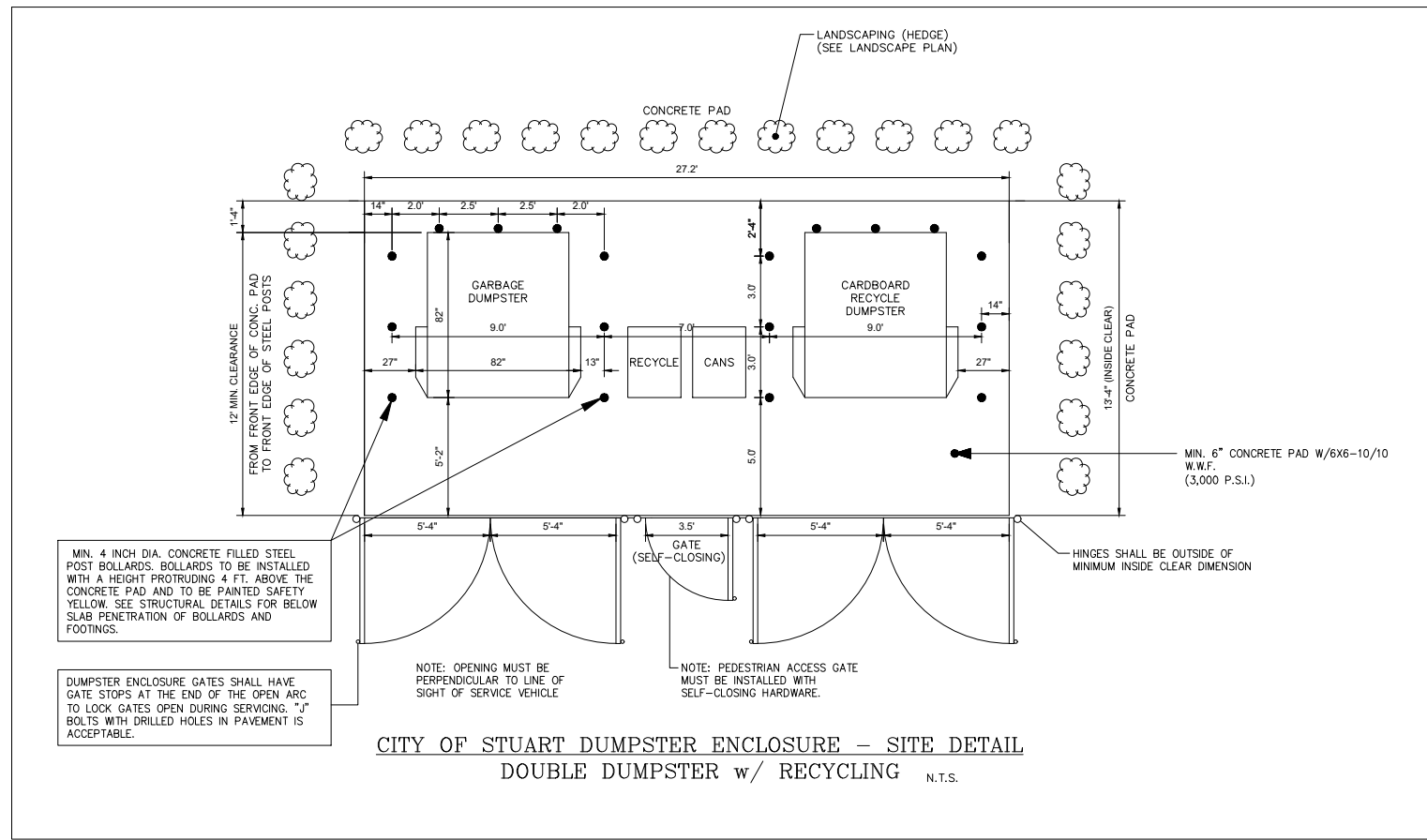
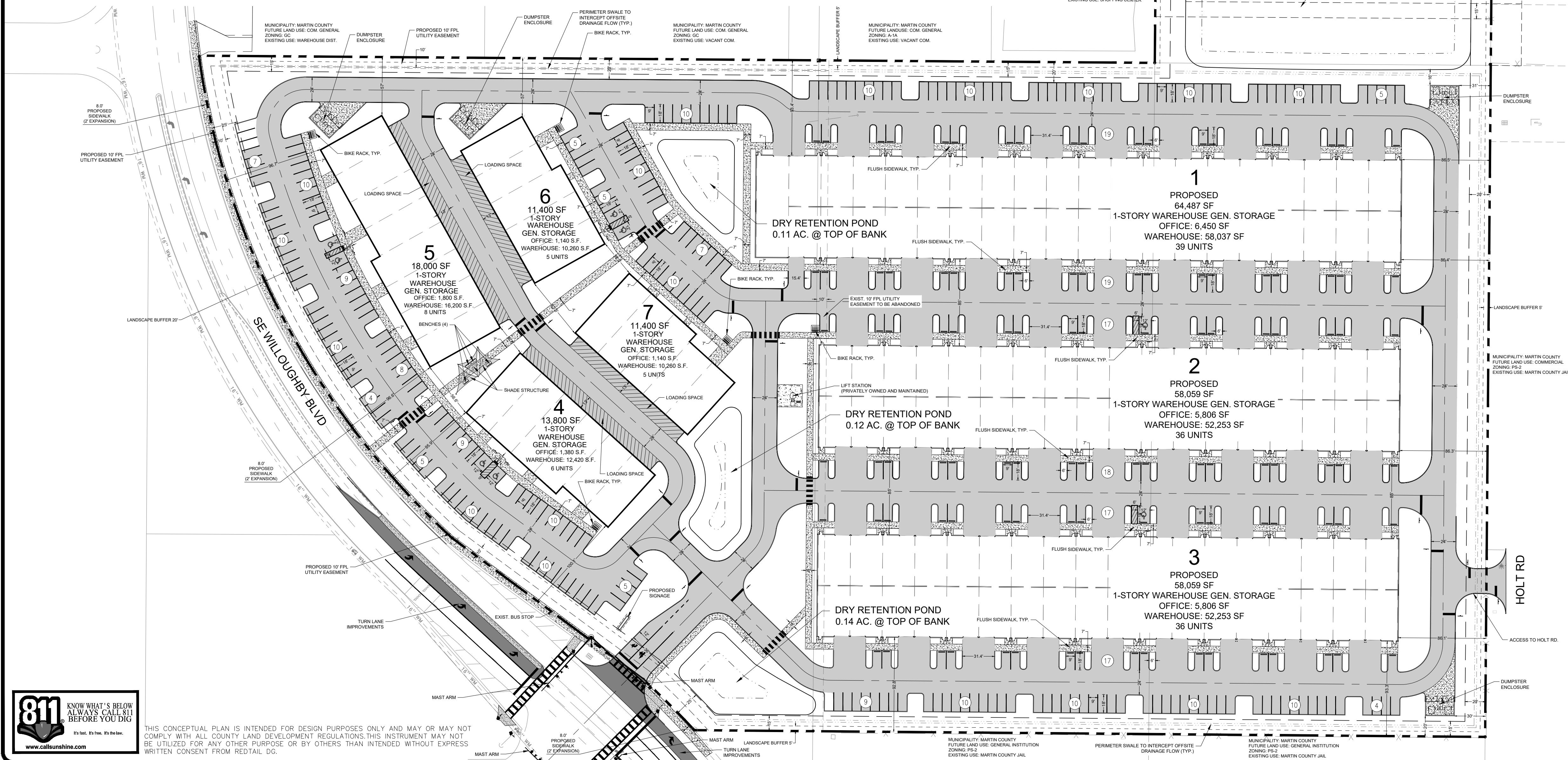
- They are used to conceal flat roofs
- They have the three-dimensional cornice treatment that are 12 inches in height and have three reliefs.
- Additional vertical roof changes of two feet.

The proposed predominant exterior building colors are white, grey and pastel blues, and the predominant façade material is stucco, both of which are compliant with the code.

Sincerely,

Vlada Peterka
RedtailDG

THIS CONCEPTUAL PLAN IS INTENDED FOR DESIGN PURPOSES ONLY AND MAY OR MAY NOT COMPLY WITH ALL COUNTY LAND DEVELOPMENT REGULATIONS. THIS INSTRUMENT MAY NOT BE UTILIZED FOR ANY OTHER PURPOSE OR BY OTHERS THAN INTENDED WITHOUT EXPRESS WRITTEN CONSENT FROM REDTAIL, D.C.



LEGEND	
	OVERALL PROPERTY LINE
	BUILDING SETBACK
	LANDSCAPE BUFFER
	EASEMENT
	PROPOSED BUILDING
	PROPOSED CURB AND GUTTER
	PROPOSED PARKING SPACES
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVEMENT

SITE DATA	
PROJECT NAME:	BARON BUSINESS PARK
PARCEL ID:	16-38-41-000-000-00070-5 16-38-41-000-000-00071-0
LOCATION:	2601 SE WILLOUGHBY BLVD STUART, FLORIDA, 34994
SECTION / TOWNSHIP / RANGE:	SECTION 16, TOWNSHIP 38S, RANGE 41E
APPLICANT:	STUART AUTO VAULT LLC 2100 SE OCEAN BLVD., STE. 100 STUART, FL 34996
OWNER:	STUART AUTO VAULT LLC 2100 SE OCEAN BLVD., STE. 100 STUART, FL 34996
TYPE OF PROJECT:	MAJOR SITE PLAN
EXISTING ZONING:	B-4 LIMITED BUSINESS
PROPOSED ZONING:	B-4 LIMITED BUSINESS
EXISTING FUTURE LAND USE:	COMMERCIAL
PROPOSED FUTURE LAND USE:	COMMERCIAL
PROPOSED PERMITTED USE:	WAREHOUSE, GENERAL STORAGE
FLOOD ZONE:	Zone X - Area of Minimal Flood Hazard Dated 2/19/2020

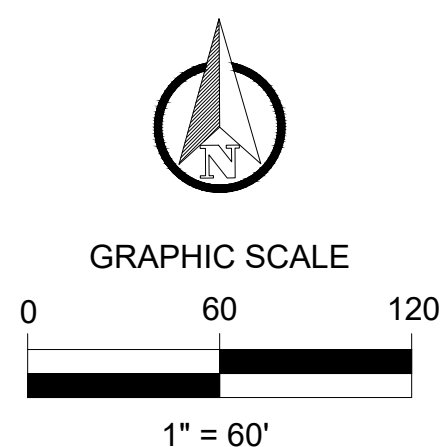
SITE AREA			
TOTAL SITE	886,506 SF	20.35 AC	100.00%
IMPERVIOUS AREA	574,015 SF	13.18 AC	(65%)
BUILDINGS:	235,205 SF	5.40 AC	
SIDEWALK/ CURBS:	59,312 SF	1.35 AC	
PAVEMENT:	242,020 SF	5.56 AC	
LAKE (@ CE):	37,478 SF	0.86 AC	
PERVIOUS AREA	312,491 SF	7.17 AC	(35%)
LANDSCAPE AREA:	242,055 SF	5.55 AC	
LAKE BANKS	18,295 SF	0.42 AC	
DRY RETENTION AREA (TOB):	52,141 SF	1.20 AC	
MAX. IMPERVIOUS COVERAGE 65%			
TOTAL STORMWATER AREA:	107,914 SF	2.48 AC	12.19%

BUILDING DATA			
TOTAL PROPOSED BLDG. COVERAGE	235,205 SF	5.40 AC	26.54%
FAR (FLOOR AREA RATIO)	0.2654		
BUILDING #1	64,487 SF		
BUILDING #2	58,059 SF		
BUILDING #3	58,059 SF		
BUILDING #4	13,800 SF		
BUILDING #5	18,000 SF		
BUILDING #6	11,400 SF		
BUILDING #7	11,400 SF		
TOTAL	235,205 SF		
OFFICE:	23,522 SF		
WAREHOUSE:	211,683 SF		
TOTAL:	235,205 SF		

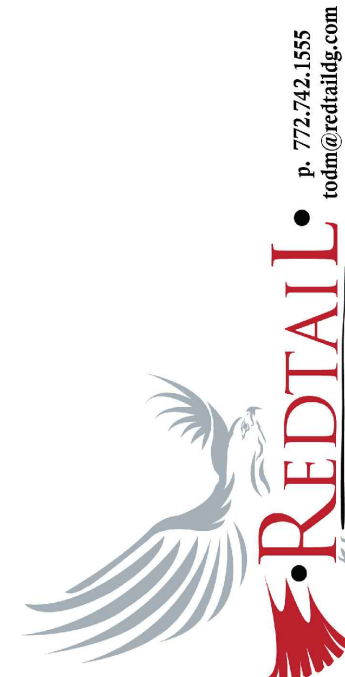
BUILDING HEIGHT	ALLOWED 45' (4-STORY)	PROVIDED 28' (1-STORY)
BUILDING SETBACKS	REQUIRED (B-4)	PROVIDED
FRONT	20' MIN.	95.6' MIN.
SIDE	10' MIN.	57.0' MIN.
REAR	30' MIN.	86.1' MIN.

PARKING DATA	
REQUIRED:	
WAREHOUSE GEN. STORAGE:	1 SPACE for each 1,000 square feet of the gross floor area in a building up to 10,000 square feet in area, and then 1 SPACE for each 2,000 square feet of gross floor area thereafter; or 1 SPACE for each 2 anticipated employees, whichever is greater. Plus 1 per 250 square feet of building used for commercial/retail use if applicable.
Building 1:	39 UNITS (78 SP) + 6,450 SF (26 SP) = 104 spaces
Building 2:	36 UNITS (72 SP) + 5,806 SF (24 SP) = 96 spaces
Building 3:	36 UNITS (72 SP) + 5,806 SF (24 SP) = 96 spaces
Building 4:	6 UNITS (12 SP) + 1,380 SF (6 SP) = 18 spaces
Building 5:	8 UNITS (16 SP) + 1,800 SF (8 SP) = 24 spaces
Building 6:	5 UNITS (10 SP) + 1,140 SF (5 SP) = 15 spaces
Building 7:	5 UNITS (10 SP) + 1,140 SF (5 SP) = 15 spaces
TOTAL WAREHOUSE GEN. STORAGE:	368 spaces
TOTAL PARKING SPACES REQUIRED:	368 spaces
TOTAL PARKING SPACES PROVIDED:	369 spaces
Number of disabled parking spaces:	8 spaces

BICYCLE PARKING:	TOTAL BICYCLE PARKING SPACES REQUIRED: 20 spaces TOTAL BICYCLE PARKING SPACES PROVIDED: 20 spaces
SEC. 6.01.20 G.(c) In no case shall more than 20 bicycle parking spaces be required.	



BARON BUSINESS PARK
2601 SE WILLOUGHBY BLVD.
CONCEPTUAL SITE PLAN



DESIGNED BY	TM
DRAWN BY	AH
RD/L-SIT-AS.DWG	
FILENAME	
SIT	
LAYOUT	
SCALE	1" = 60'
DATE	12/18/2024

REVISION COMMENTS

DATE

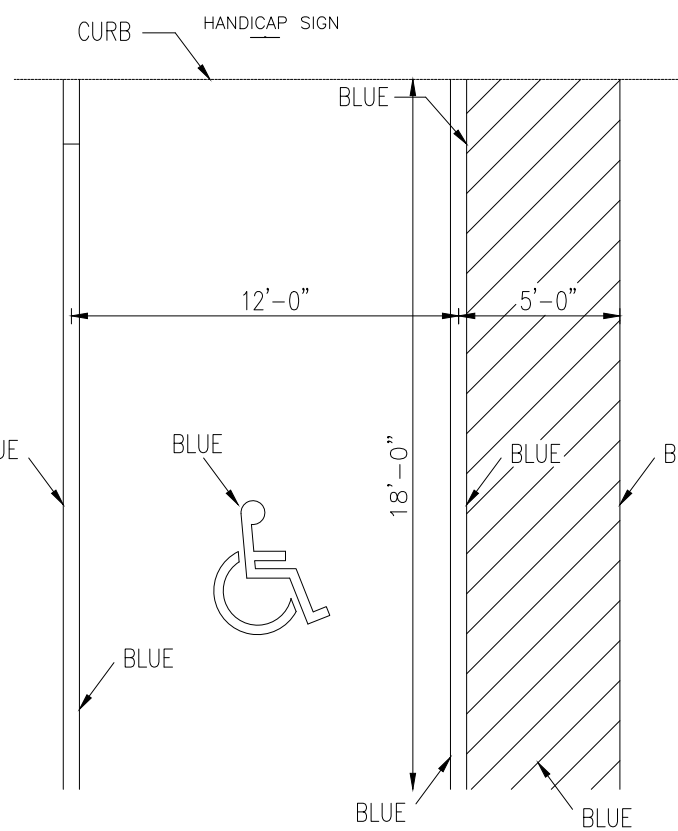
FLORIDA

CITY OF STUART



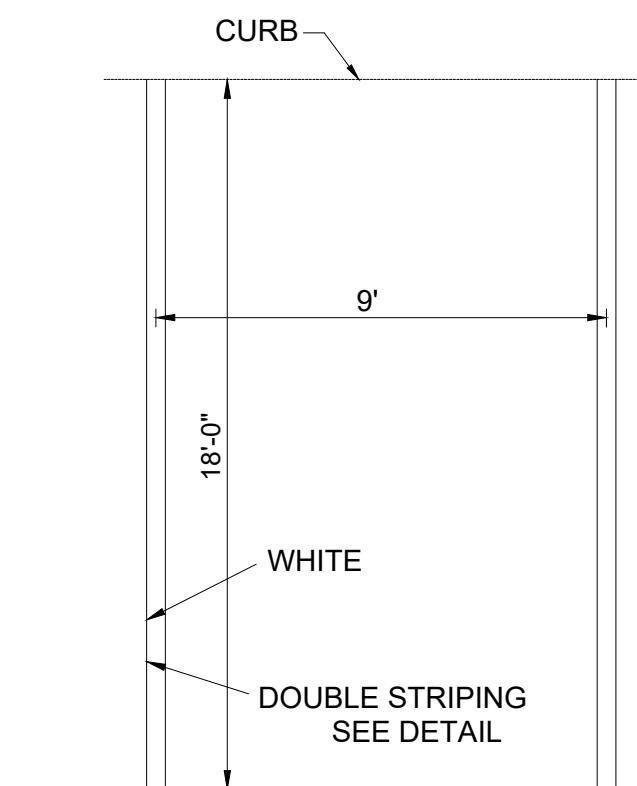
NOTES:

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.



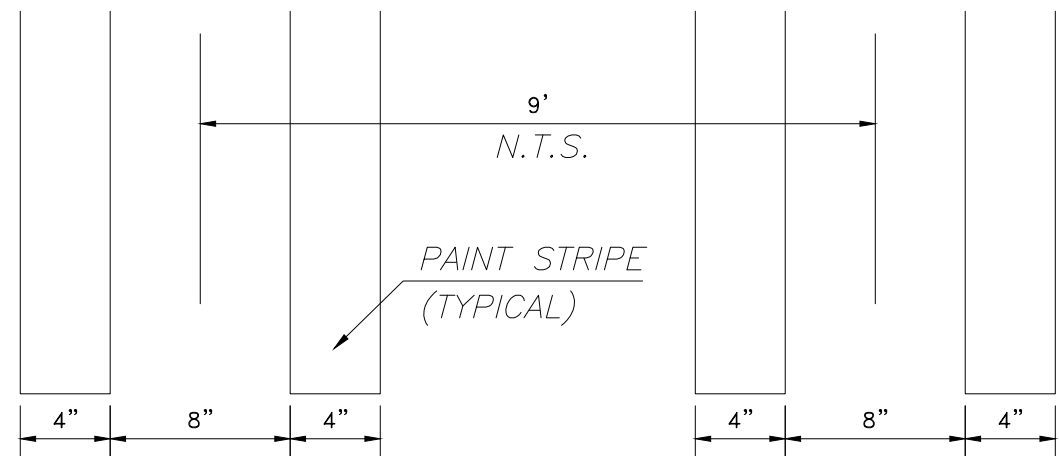
HANDICAP SPACE DETAIL

NOT TO SCALE



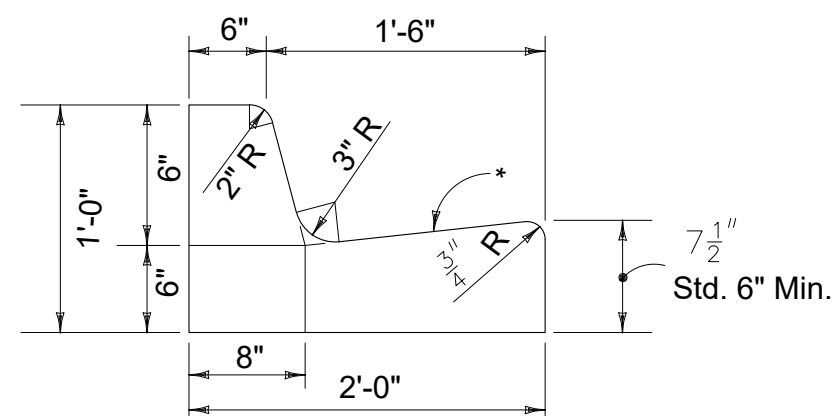
18' PARKING STALL DETAIL

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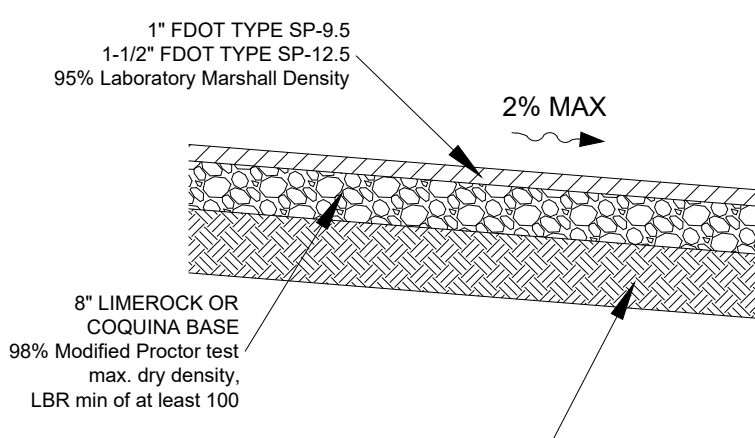
DOUBLE STRIPING DETAIL

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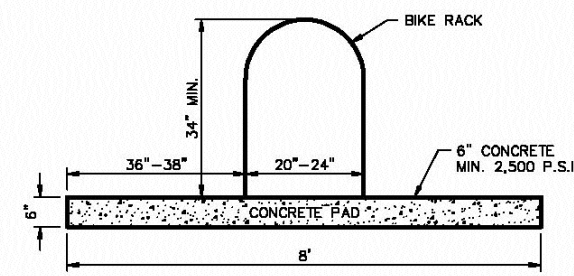
TYPE F CURB

NOT TO SCALE



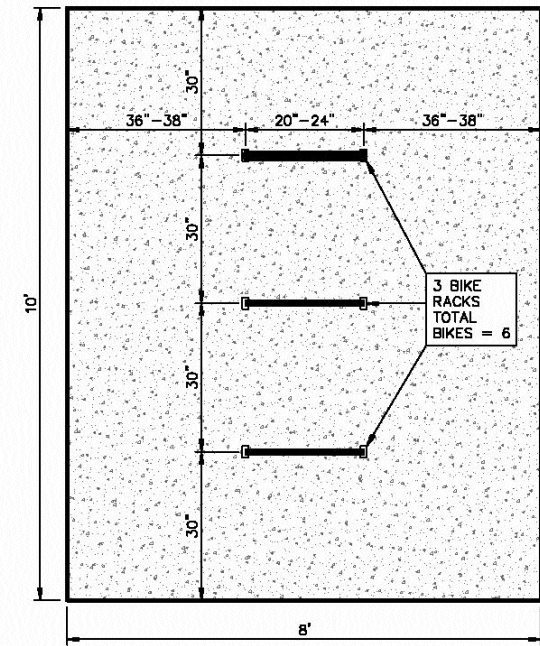
TYPICAL ON-SITE PAVEMENT SECTION

NOT TO SCALE



ELEVATION

1" = 20"



PLAN VIEW

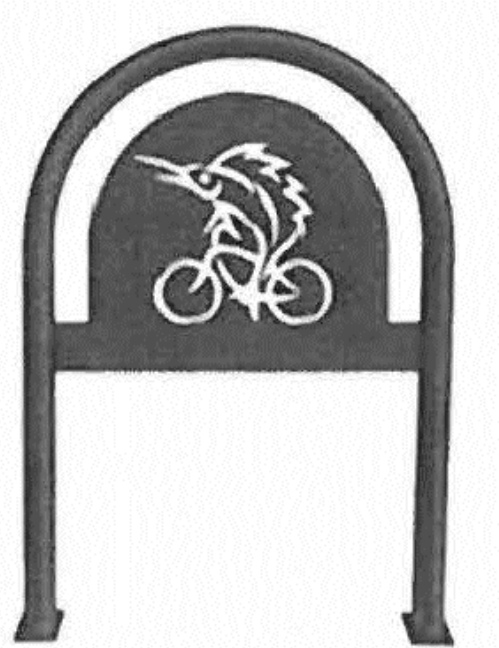
1" = 20"

GUIDE SPECIFICATIONS FOR THE HOOP OR INVERTED "U" BIKE RACK

- 1.1 Summary
A. Bikes parked per bike rack unit = 2.
B. Style shall be hoop or sometimes referred as inverted "U".
- 1.2 Acceptable Manufacturers
A. Ameriflex Bicycle Security Company
B. Dero Bike Racks
- 1.3 Materials
A. As per Manufacturer's Specifications.
- 1.4 Finish
A. Hot Dipped Galvanized or Powder Coated Color by Manufacturer.
- 1.5 Dimensions
A. Height - Minimum 54".
B. Width - Minimum 20" x 24".
C. Spacing between Hoops = 30".
D. See Concrete Pad Detail for Hoop placement.
- 1.6 Installation
A. Installation and Anchoring shall be per Manufacturer's Specifications.

GENERAL NOTES:

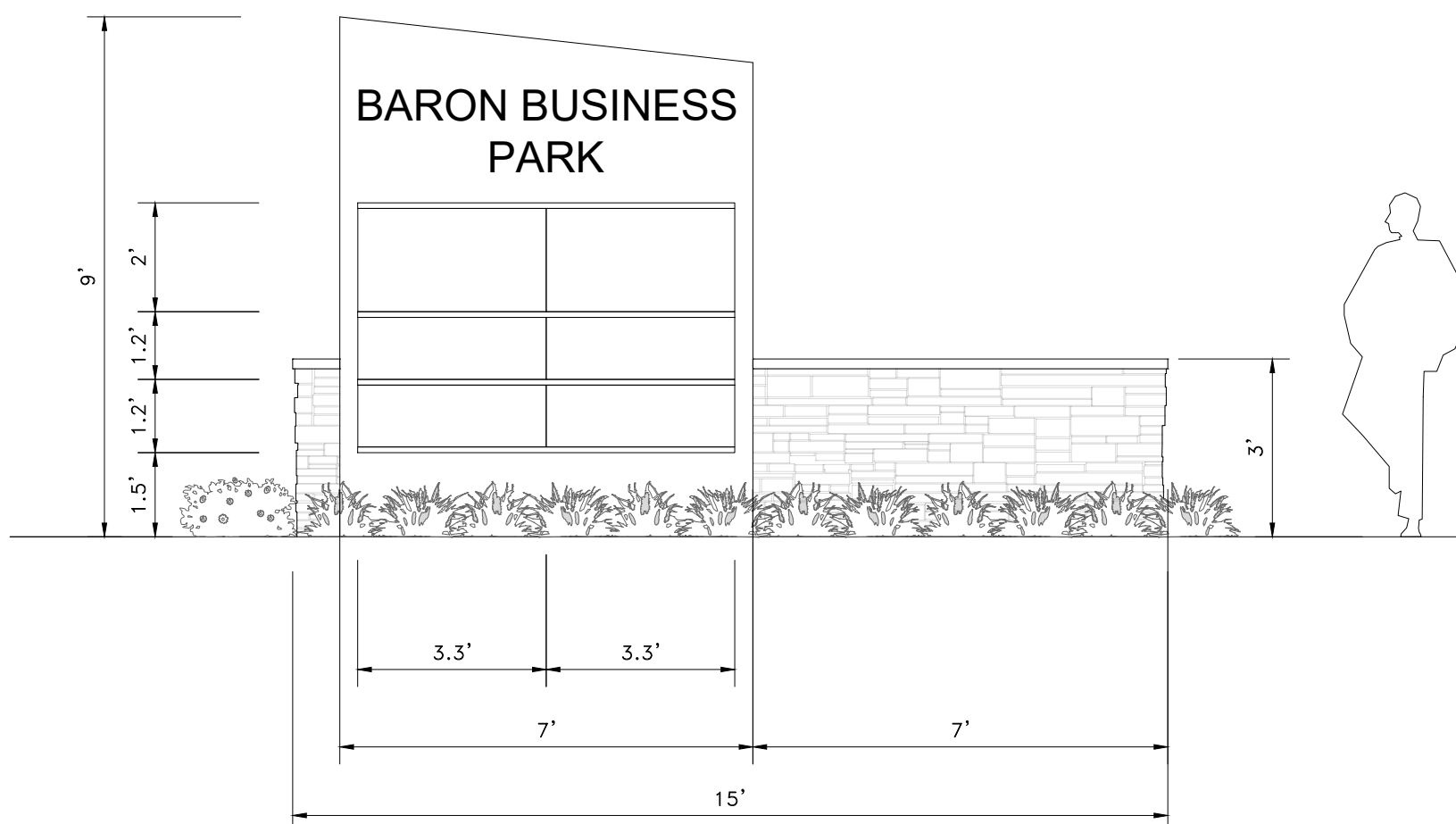
1. BIKE RACK MANUFACTURER MAY BE SUBSTITUTED WITH APPROVAL OF ENGINEER OF RECORD BUT HOOP OR INVERTED "U" STYLE MUST BE USED.
2. BIKE RACK SHALL BE CONSISTENT WITH THE DESIGN OF THE PRINCIPLE STRUCTURES ON SITE AND PRINCIPLES FOUND IN THE "BIKE FACILITIES PLANNING AND DESIGN HANDBOOK" (STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, 1997).



*NOTE: IT SHALL BE AN INVERTED "U" RACK WITH THE CITY'S CUSTOM LASER CUT LOGO PLATE WELDED TO THE ROUND TUBING FOR CAPACITY OF TWO BICYCLES WITH A LIGHT GREEN POWDER-COATED FINISH.

BIKE RACK AND CONCRETE PAD

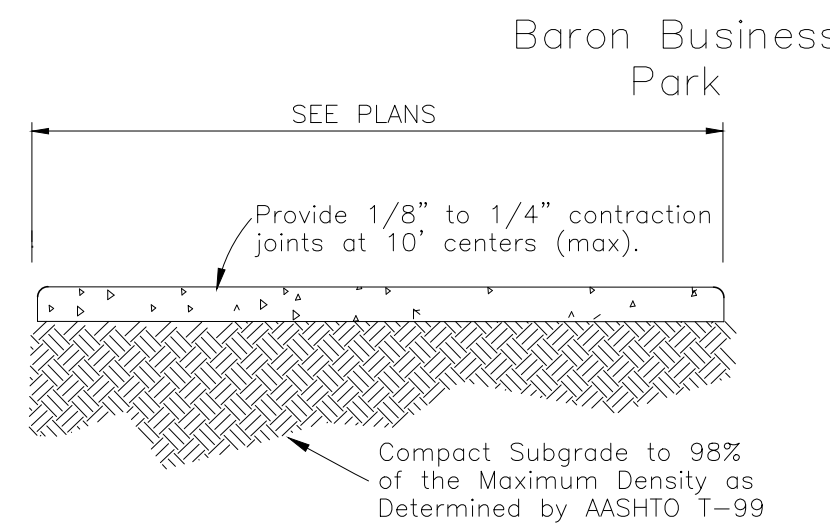
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TENNANT MONUMENT SIGN

STREET ELEVATION

NOT TO SCALE

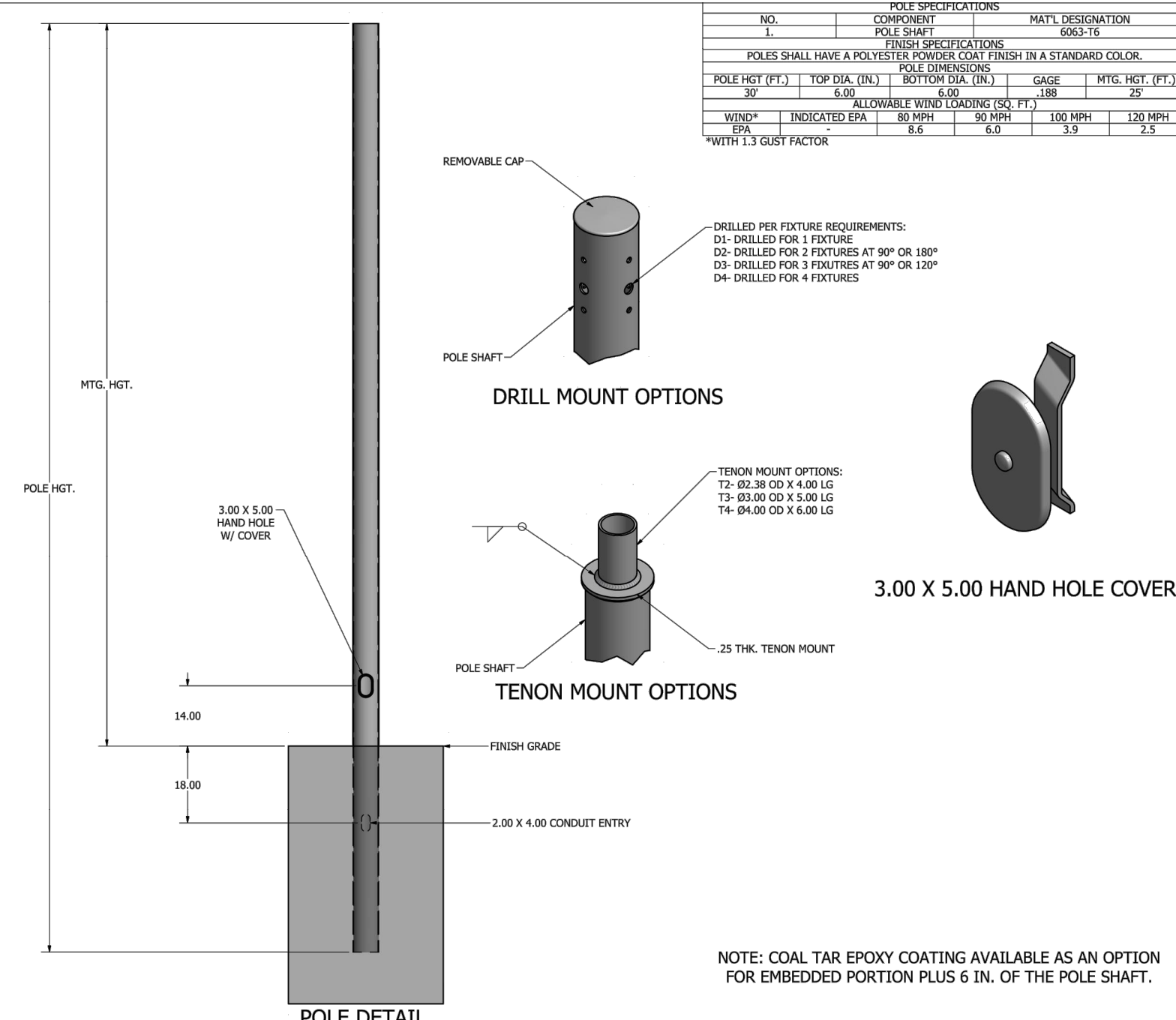


NOTES:

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 construction shall be removed and replaced 10' minimum to next full joint.
4. All sidewalk within FDOT right-of-way to be constructed per Standard plans 522-001.

4" THICK ON-SITE SIDEWALK DETAIL

NOT TO SCALE

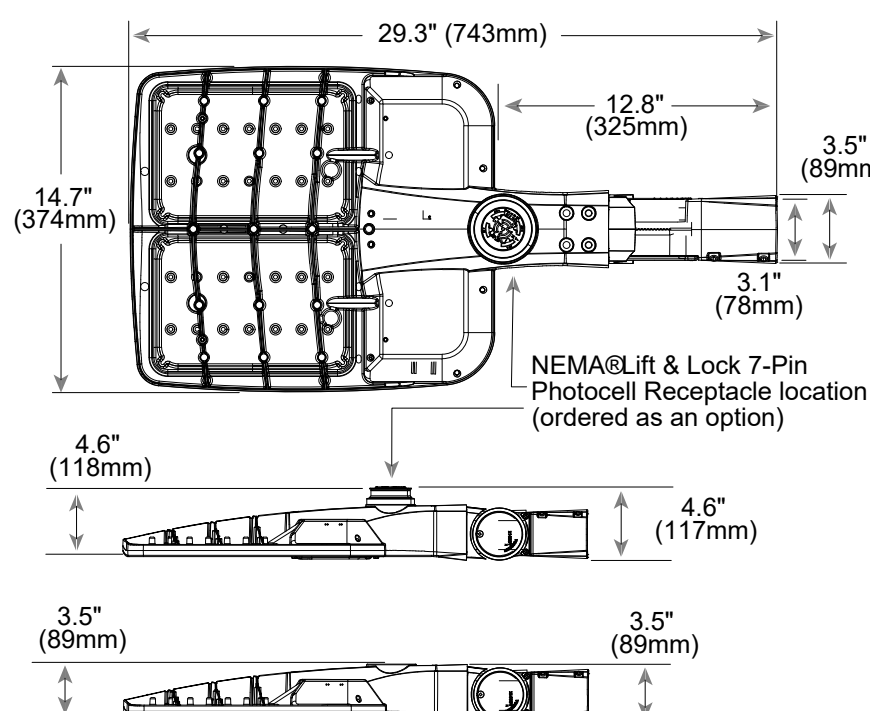


LIGHT POLE DETAIL

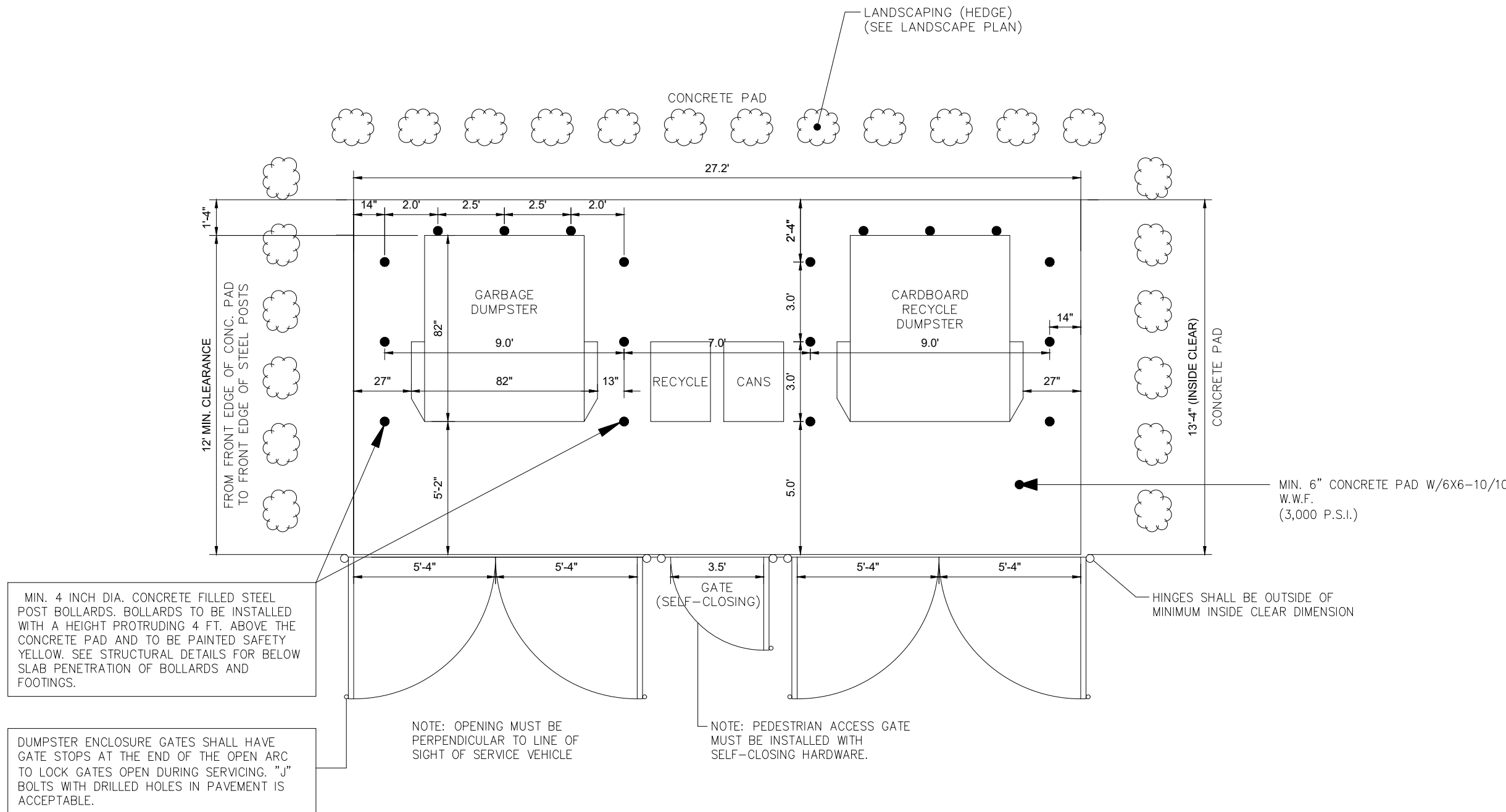
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OSQM - AA Mount

CREE LIGHTING



Luminaire	Weight
OSQM	19.3 lbs. (8.8kg)



CITY OF STUART DUMPSTER ENCLOSURE - SITE DETAIL

DOUBLE DUMPSTER W/ RECYCLING

NOT TO SCALE



THIS CONCEPTUAL PLAN IS INTENDED FOR DESIGN PURPOSES ONLY AND MAY OR MAY NOT COMPLY WITH ALL COUNTY LAND DEVELOPMENT REGULATIONS. THIS INSTRUMENT MAY NOT BE UTILIZED FOR ANY OTHER PURPOSE OR BY OTHERS THAN INTENDED WITHOUT EXPRESS WRITTEN CONSENT FROM REDTAIL DG.

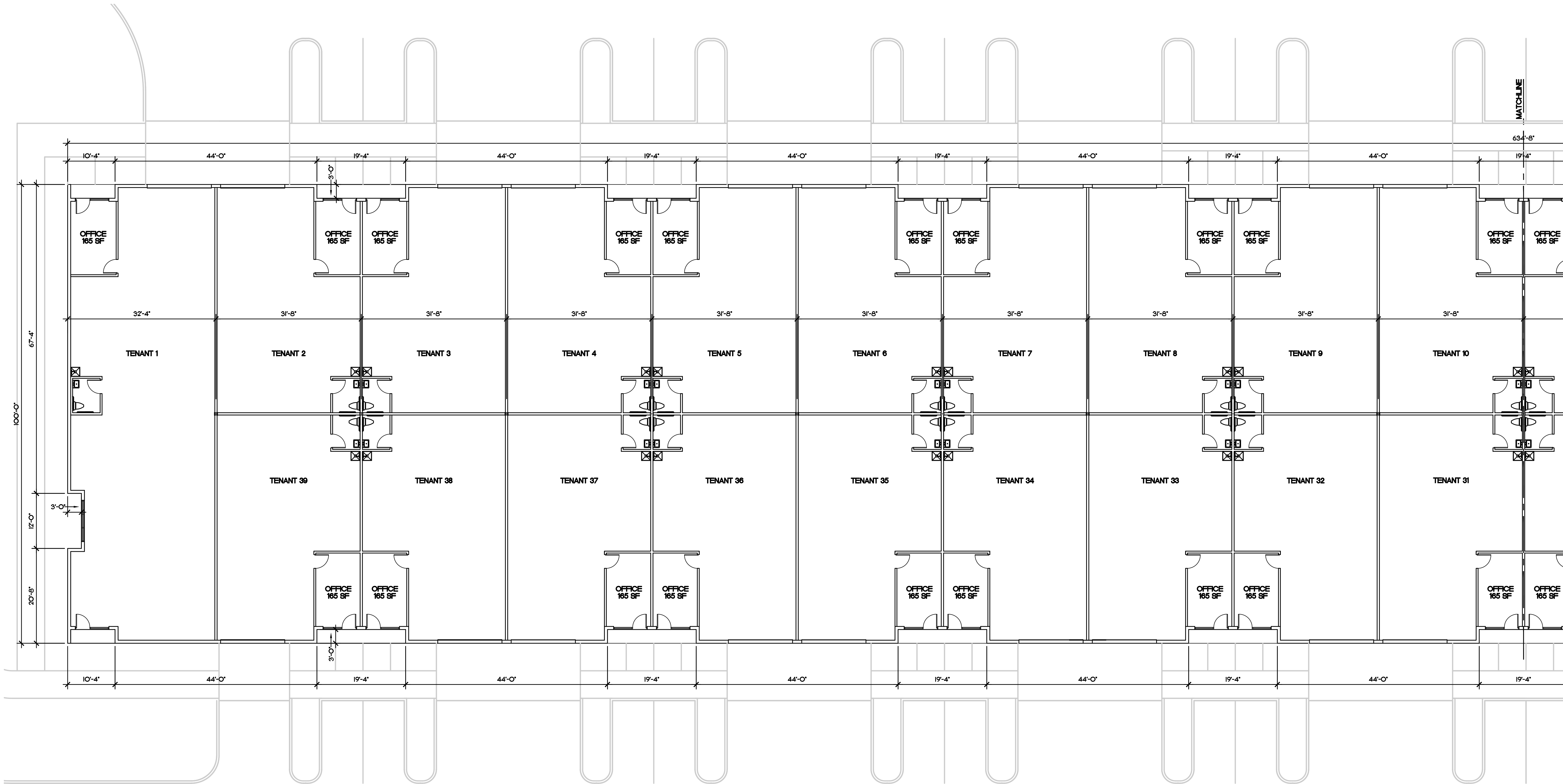
BARON BUSINESS PARK
2601 SE WILLOUGHBY BLVD.

DETAILS

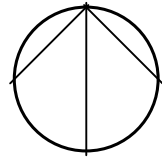
FLORIDA

CITY OF STUART

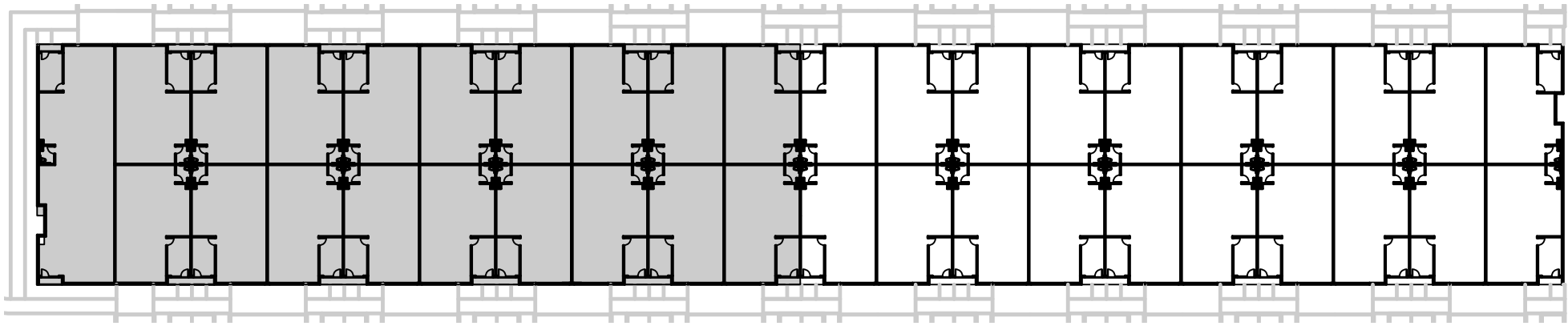
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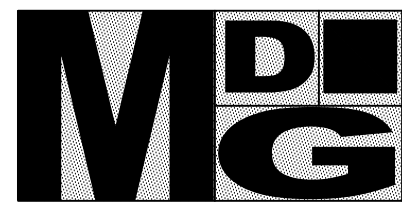
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SCALE: 3/32"=1'-0"



Building Square Footage: 64,487 SF
Office: 6,450 SF
Warehouse: 58,037 SF



KEY PLAN



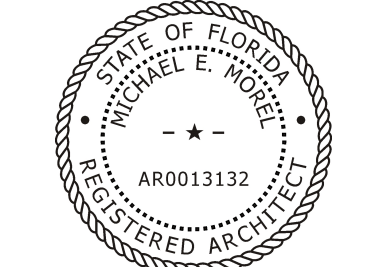
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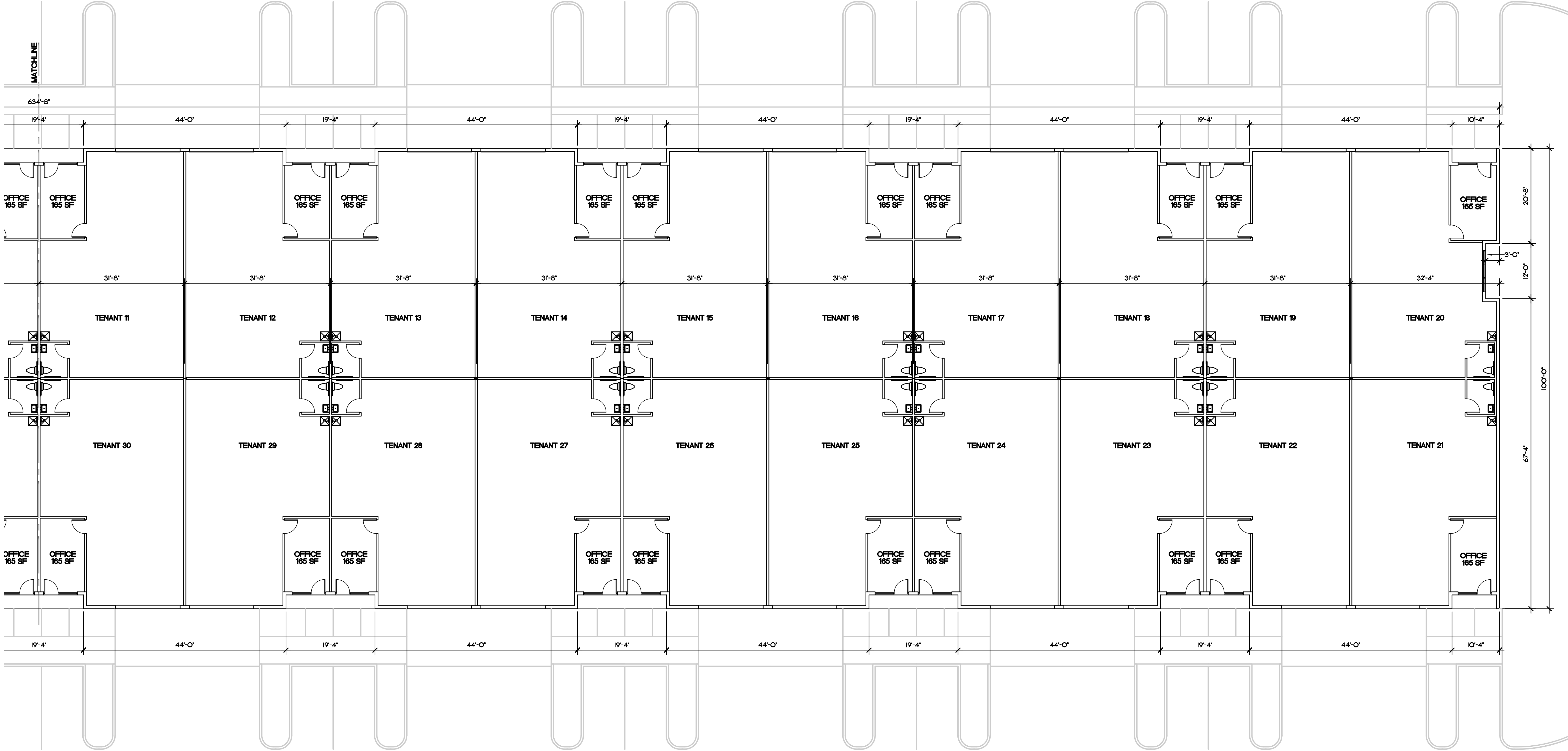
Baron Business Park
Building 1
2601 SW Willoughby Boulevard
Stuart, Florida

Revisions:

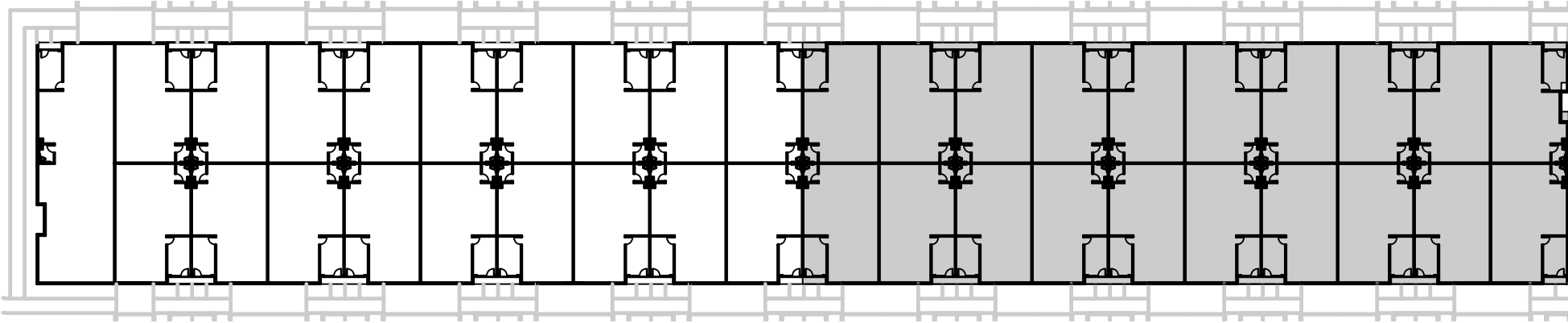
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Proj. No. D2404
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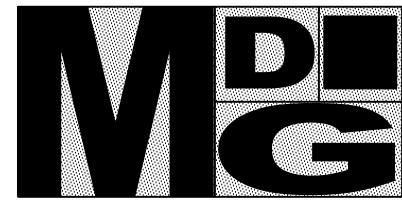
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1 PARTIAL FLOOR PLAN
SCALE: 3/32"=1'-0"



KEY PLAN

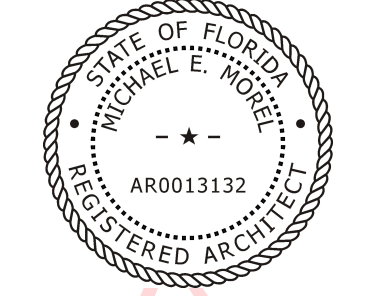


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Baron Business Park
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2601 SW Willoughby Boulevard
Stuart, Florida

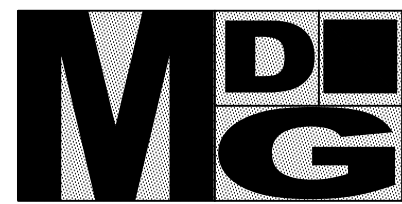
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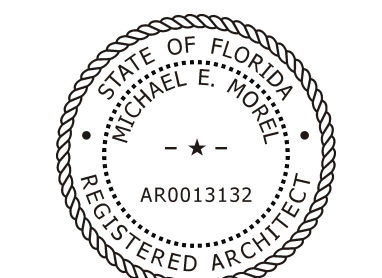
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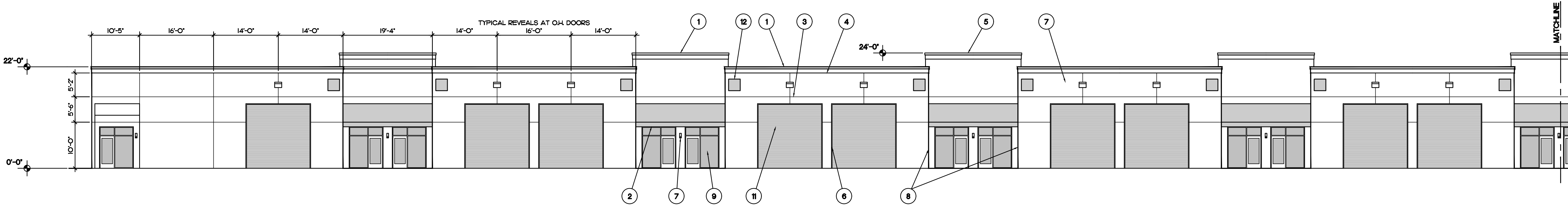
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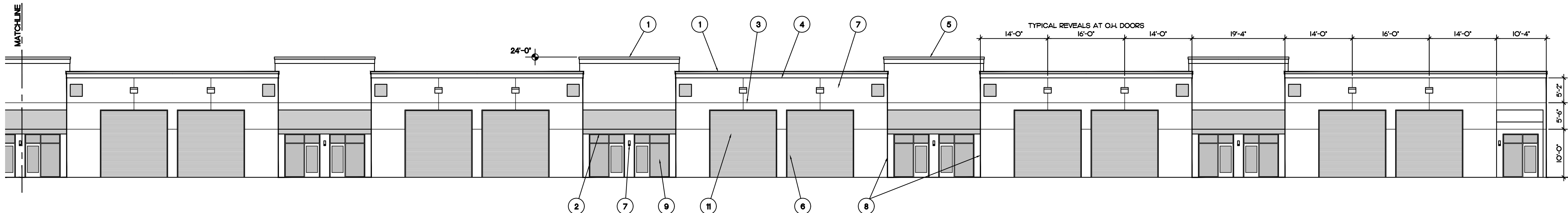


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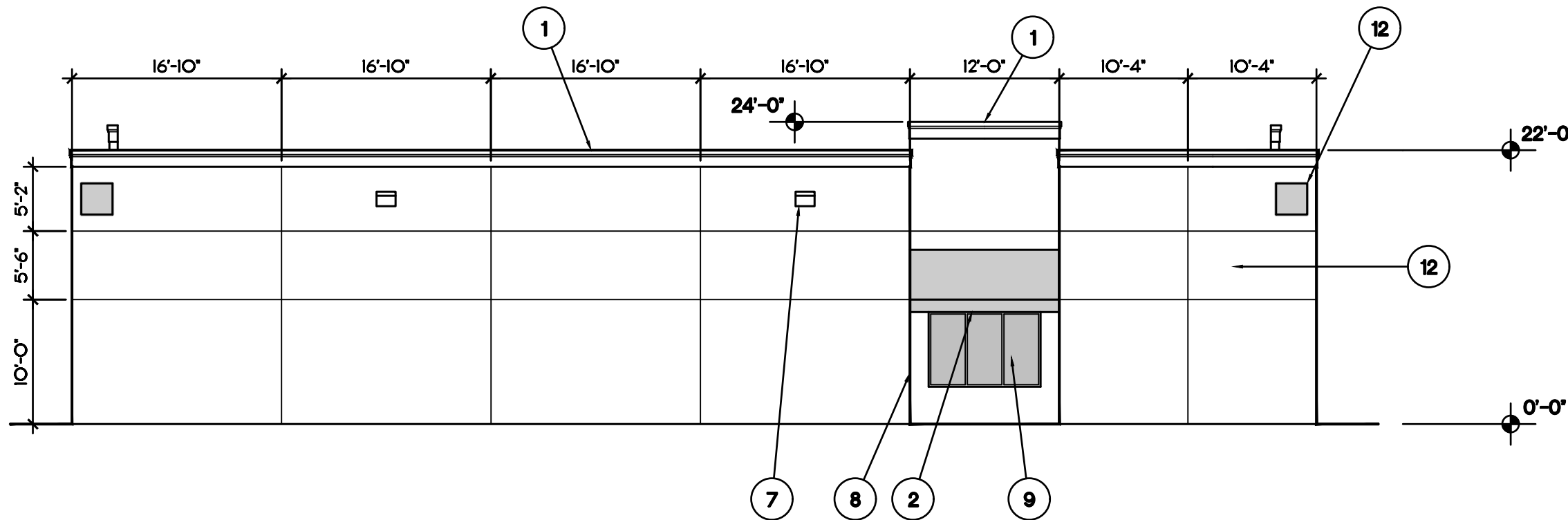
1 PARTIAL SOUTH ELEVATION (PRIMARY FACADE)

SCALE: 3/32"=1'-0"



2 PARTIAL SOUTH ELEVATION (PRIMARY FACADE)

SCALE: 3/32"=1'-0"



3 EAST AND WEST ELEVATIONS (PRIMARY FACADES)

SCALE: 3/32"=1'-0"

ARCHITECTURAL ELEMENTS

- 1 THREE DIMENSION CORNICE TREATMENT, 12" HIGH WITH THREE RELIEFS
- 2 CANVAS AWNINGS ABOVE ENTRANCES
- 3 1" WIDE HORIZONTAL STUCCO REVEAL
- 4 1" WIDE VERTICAL STUCCO REVEAL
- 5 RAISED PARAPETS OVER ENTRANCES
- 6 STUCCO WALL FINISH
- 7 ORNAMENTAL LED LIGHT FIXTURE
- 8 PRIMARY FACADE OFFSET 3'-0"
- 9 STOREFRONT DOOR & WINDOWS WITH NON-MIRRORED GLASS
- 10 MINIMUM 2'-0" CHANGE IN HEIGHT OF PARAPETS
- 11 COILING OVER-HEAD DOORS WITH ANODIZED FINISH
- 12 30" X 30" DECORATIVE SQUARE

Baron Business Park
Building 1
2601 SW Wintourby Boulevard
Stuart, Florida

Revisions:

Content:

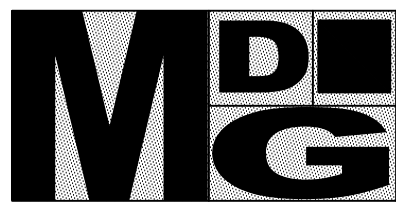
Elevations

Dwg:

Date: 5/31/24

Proj. No.
D2404
Sheet No.

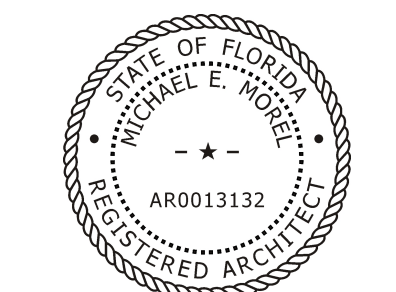
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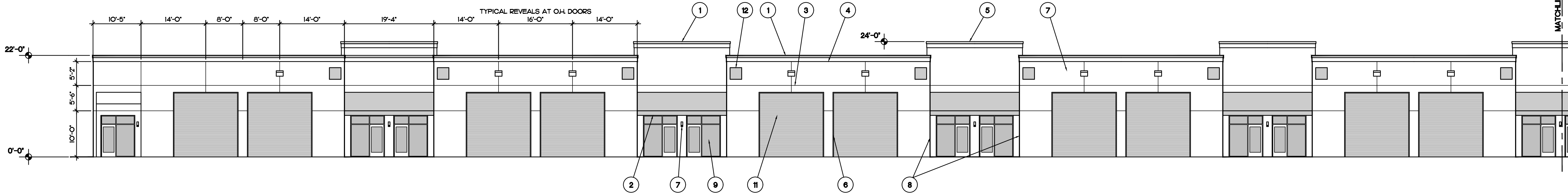
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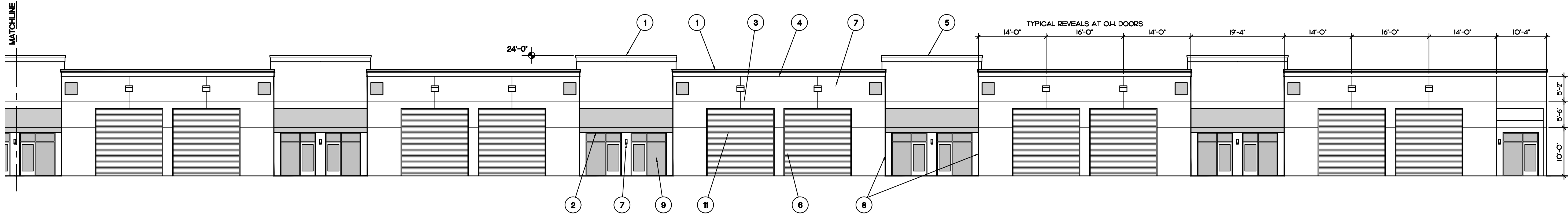


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1 PARTIAL NORTH ELEVATION (PRIMARY FACADE)

SCALE: 3/32"=1'-0"



2 PARTIAL NORTH ELEVATION (PRIMARY FACADE)

SCALE: 3/32"=1'-0"

ARCHITECTURAL ELEMENTS

- 1 THREE DIMENSION CORNICE TREATMENT, 12" HIGH WITH THREE RELIEFS
- 2 CANVAS AWNINGS ABOVE ENTRANCES
- 3 1" WIDE HORIZONTAL STUCCO REVEAL
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Revisions:

Content:

Elevations

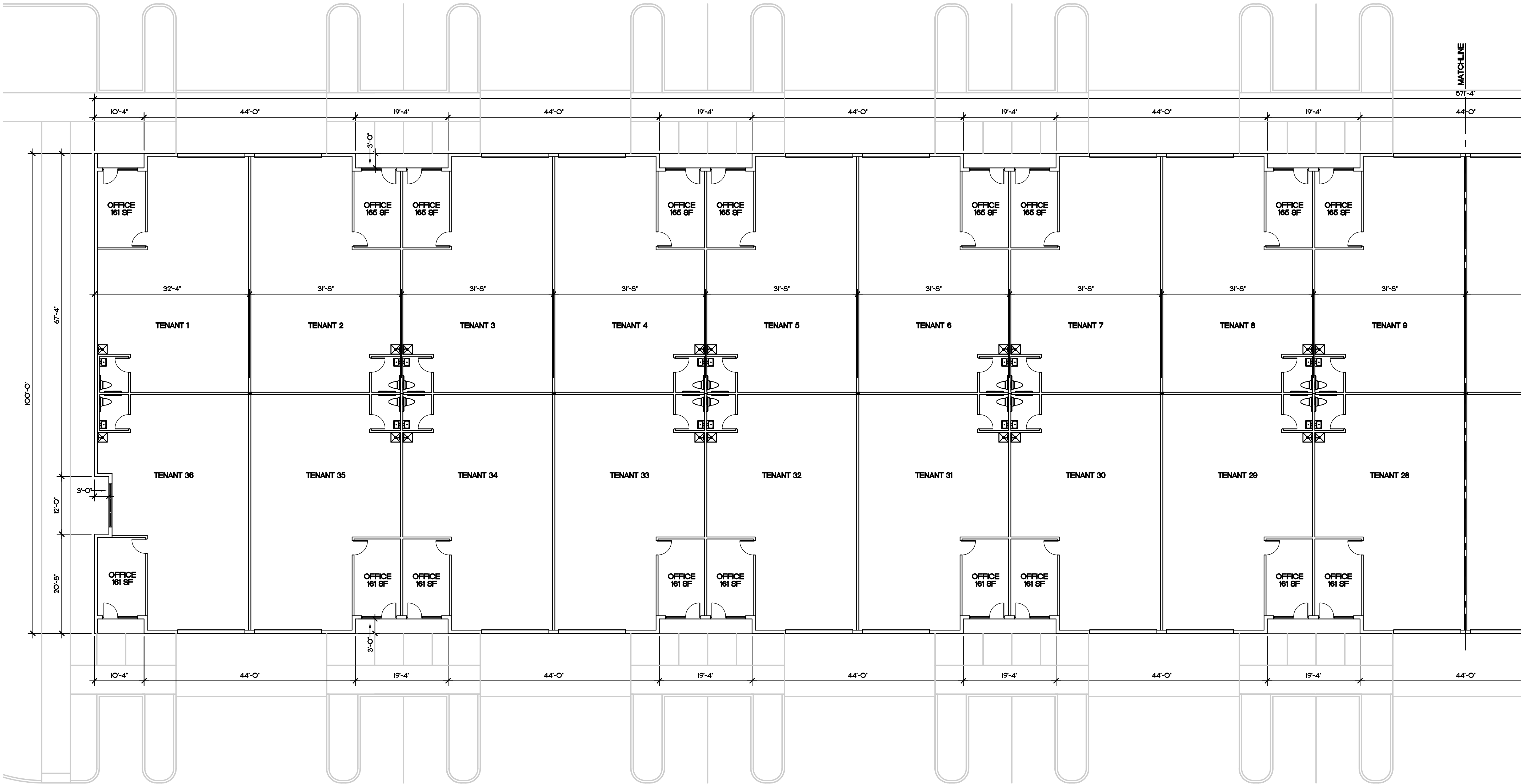
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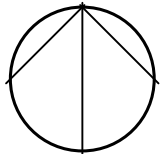
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Sheet No.

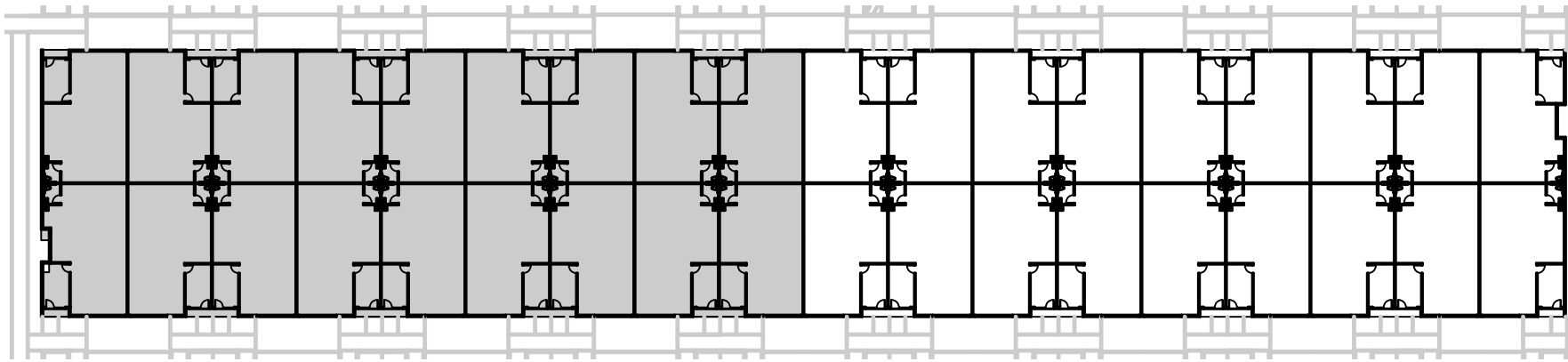
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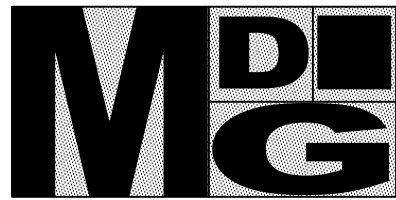
1 PARTIAL FLOOR PLAN
SCALE: 3/32"=1'-0"



Building Square Footage: 58,059 SF
Office: 5,806 SF
Warehouse: 52,253 SF



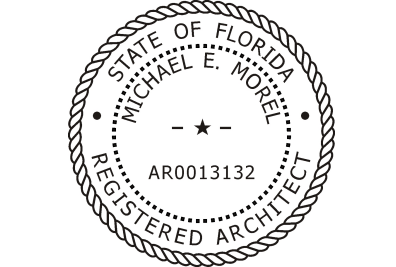
KEY PLAN



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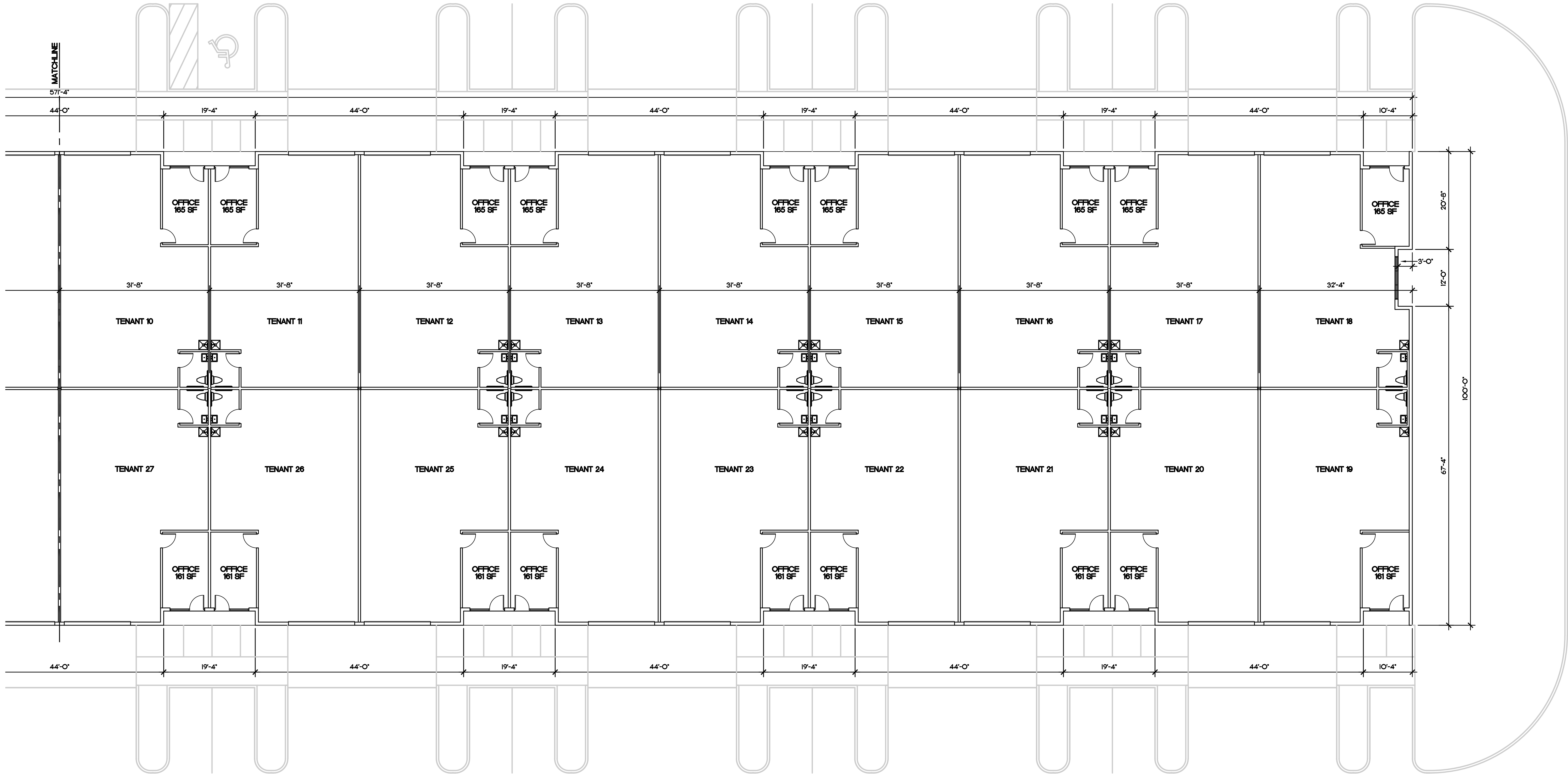
Baron Business Park
Buildings 2 and 3
2601 SW Willoughby Boulevard
Stuart, Florida

Revisions:

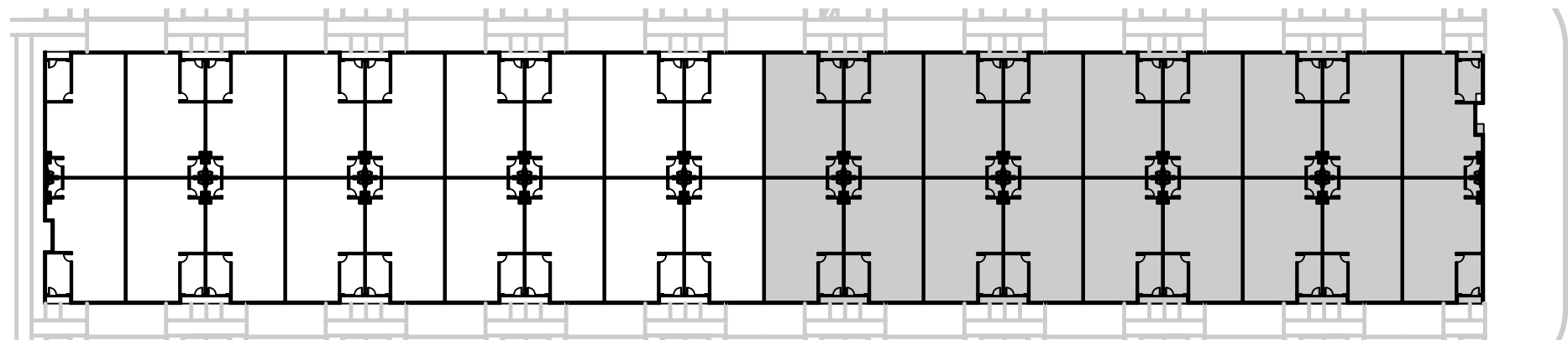
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Dwg:
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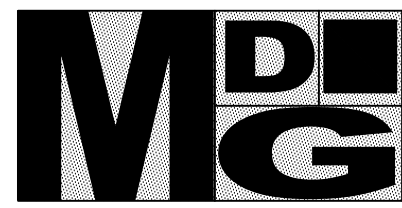
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1 PARTIAL FLOOR PLAN
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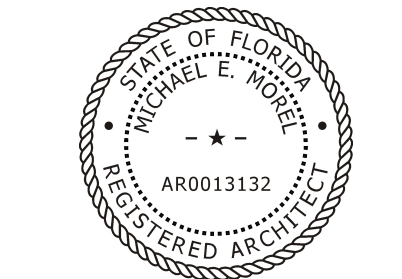
KEY PLAN



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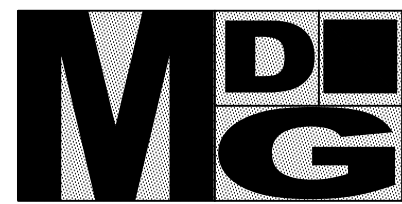
Baron Business Park
Buildings 2 and 3
2601 SW Wiloughby Boulevard
Stuart, Florida

Revisions:

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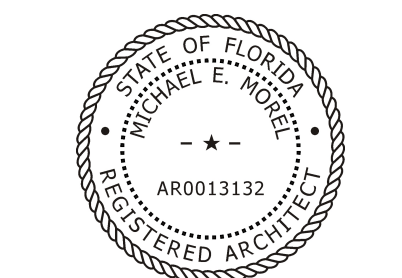
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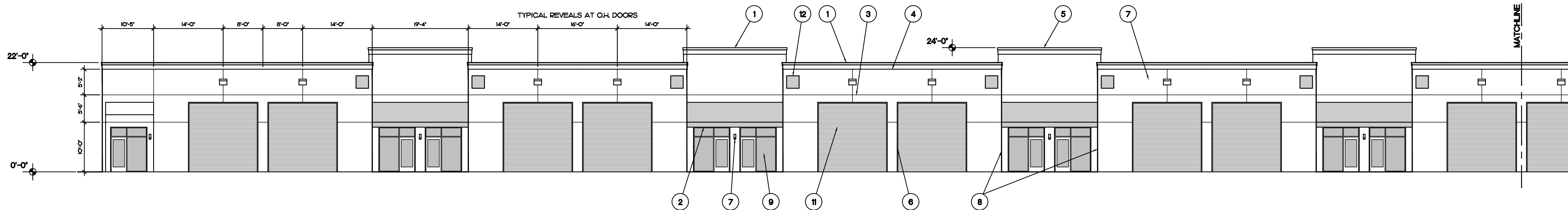
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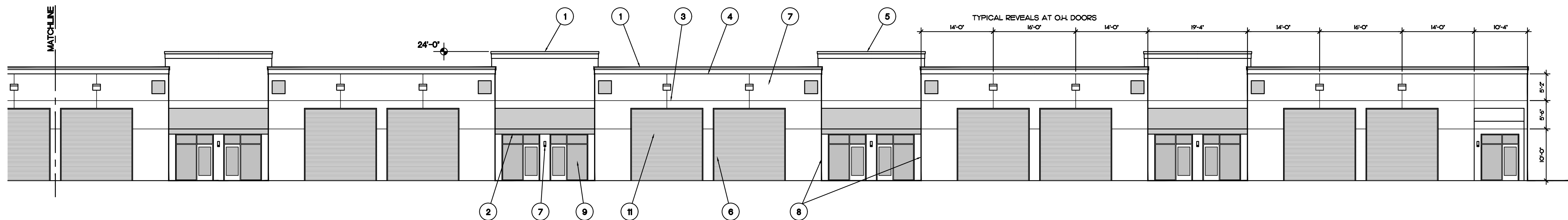
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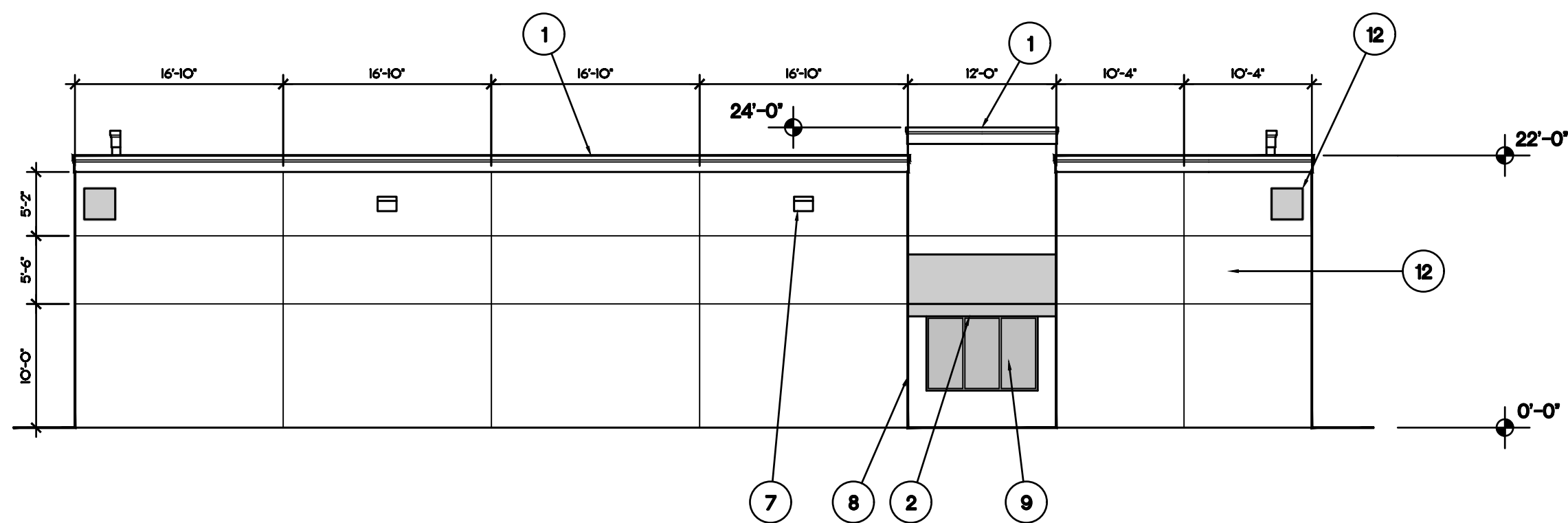
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cn=Michael Morel
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1 PARTIAL NORTH AND SOUTH ELEVATIONS (PRIMARY FACADES)
SCALE: 3/32"=1'-0"



2 PARTIAL NORTH AND SOUTH ELEVATIONS (PRIMARY FACADES)
SCALE: 3/32"=1'-0"



3 EAST AND WEST ELEVATIONS (PRIMARY FACADES)
SCALE: 3/32"=1'-0"

ARCHITECTURAL ELEMENTS

- 1 THREE DIMENSION CORNICE TREATMENT, 12" HIGH WITH THREE RELIEFS
- 2 CANVAS AWNINGS ABOVE ENTRANCES
- 3 1" WIDE HORIZONTAL STUCCO REVEAL
- 4 1" WIDE VERTICAL STUCCO REVEAL
- 5 RAISED PARAPETS OVER ENTRANCES
- 6 STUCCO WALL FINISH
- 7 ORNAMENTAL LED LIGHT FIXTURE
- 8 PRIMARY FACADE OFFSET 3'-0"
- 9 STOREFRONT DOOR & WINDOWS WITH NON-MIRRORRED GLASS
- 10 MINIMUM 2'-0" CHANGE IN HEIGHT OF PARAPETS
- 11 COILING OVER-HEAD DOORS WITH ANODIZED FINISH
- 12 30" X 30" DECORATIVE SQUARE

Baron Business Park
Buildings 2 and 3
2601 SW Wiloughby Boulevard
Stuart, Florida

Revisions:

Content:

Elevations

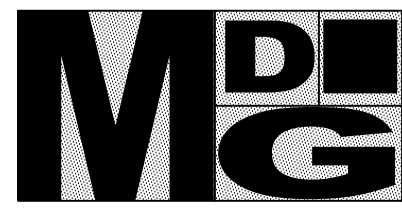
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Date: 5/31/24

Proj. No.	D2404
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Sheet No.

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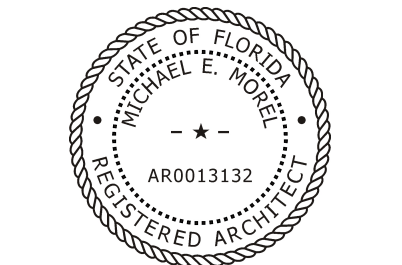


Morel De Guiramon
architecture LLC

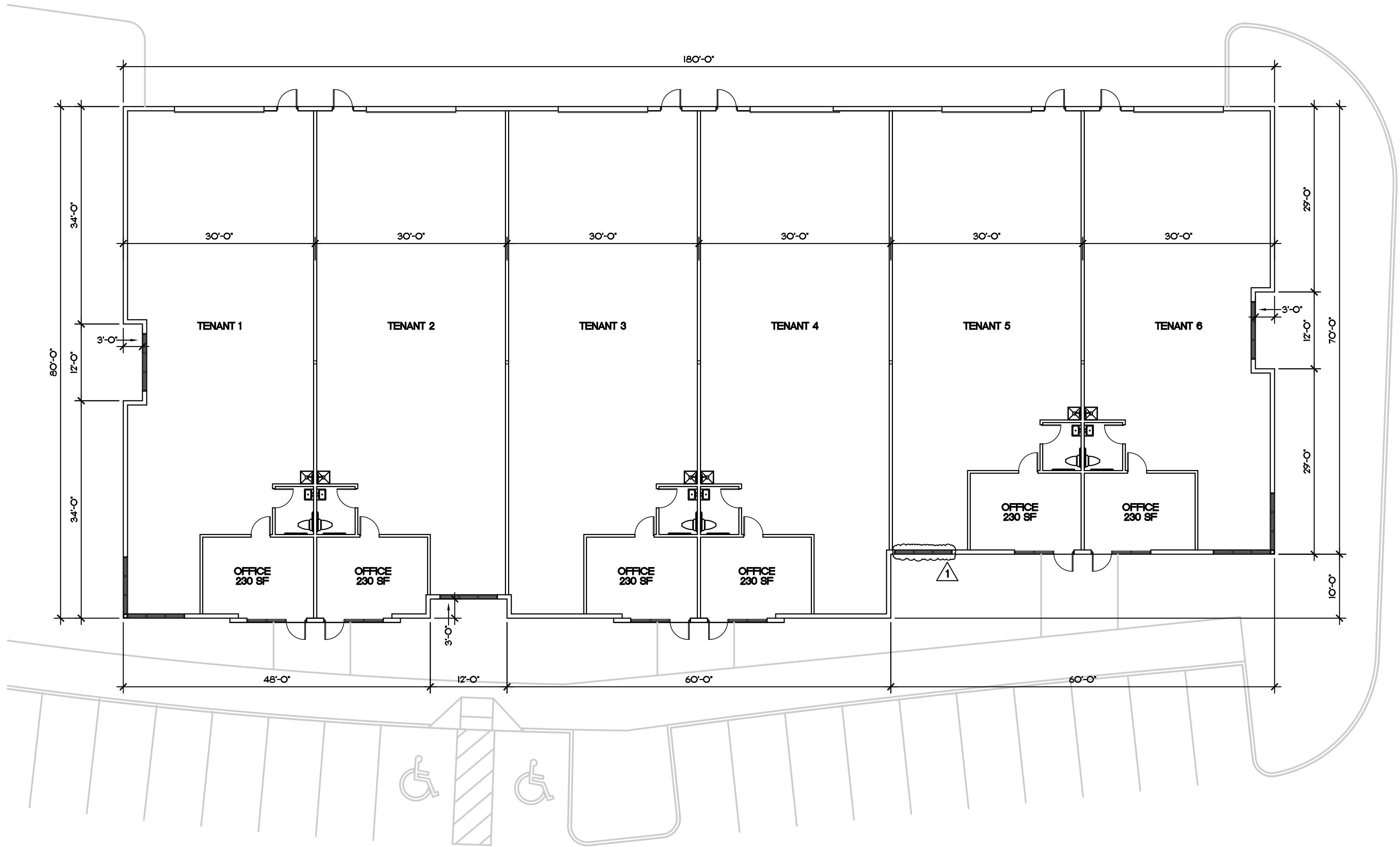
14080 Mahogany Avenue
Jacksonville, Florida
32258
(561) 758 8454
memorel@outlook.com

Corporation Number
AA26001553

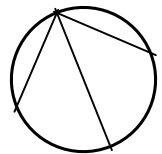
Michael Morel
Architect
AR0013132



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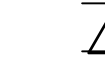


1 FLOOR PLAN
SCALE: 3/32"=1'-0"



Building Square Footage: 13,800 SF
Office: 1,380 SF
Warehouse: 12,420 SF

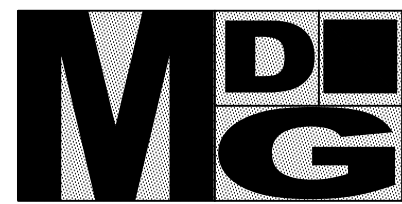
Baron Business Park
Building 4
2601 SW Willoughby Boulevard
Stuart, Florida

Revisions:
 8/13/24

Content:
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Proj. No. D2404
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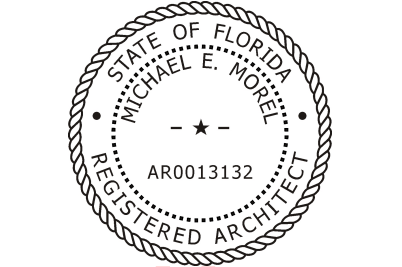


Morel De Guiramond
architecture LLC

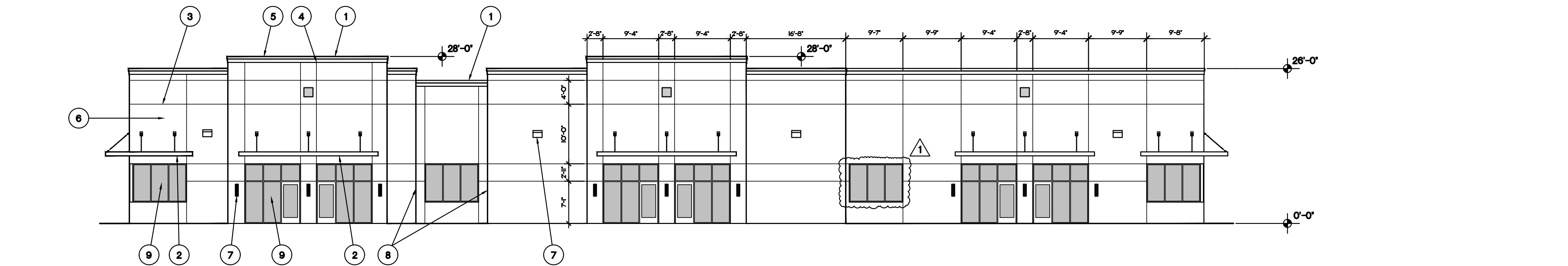
14080 Mahogany Avenue
Jacksonville, Florida
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(561) 758 8454
memorel@outlook.com

Corporation Number
AA26001553

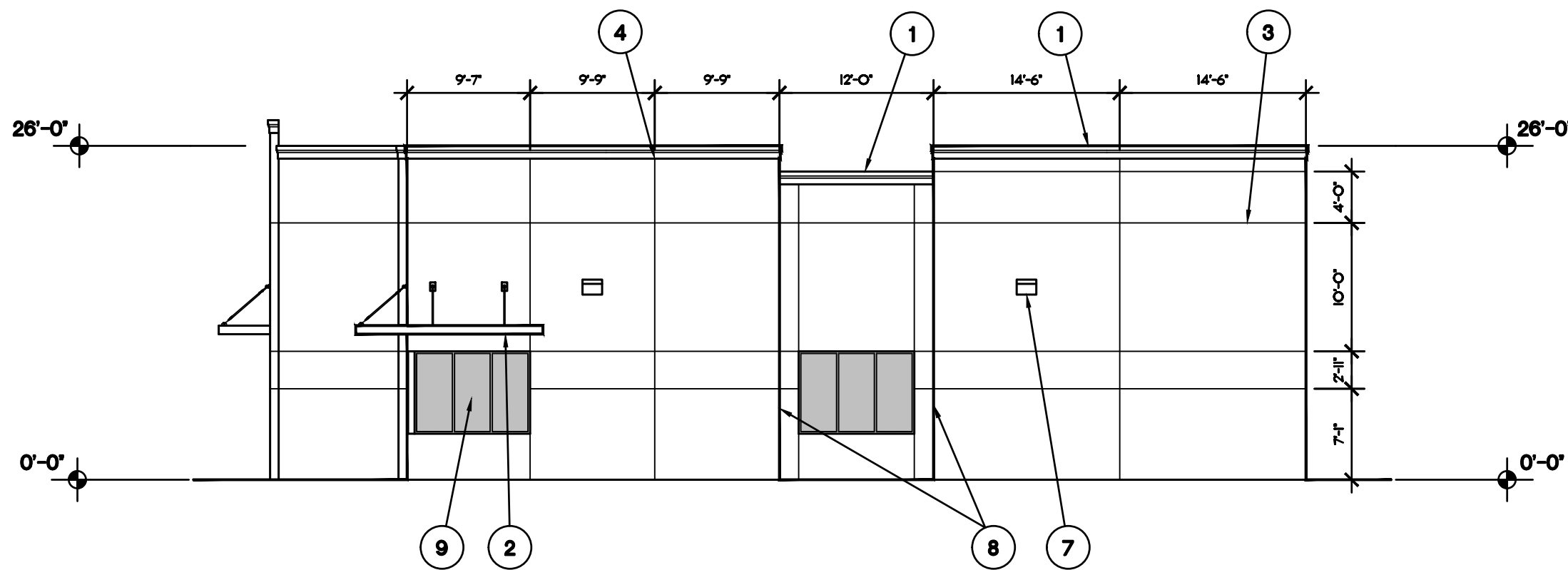
Michael Morel
Architect
AR0013132



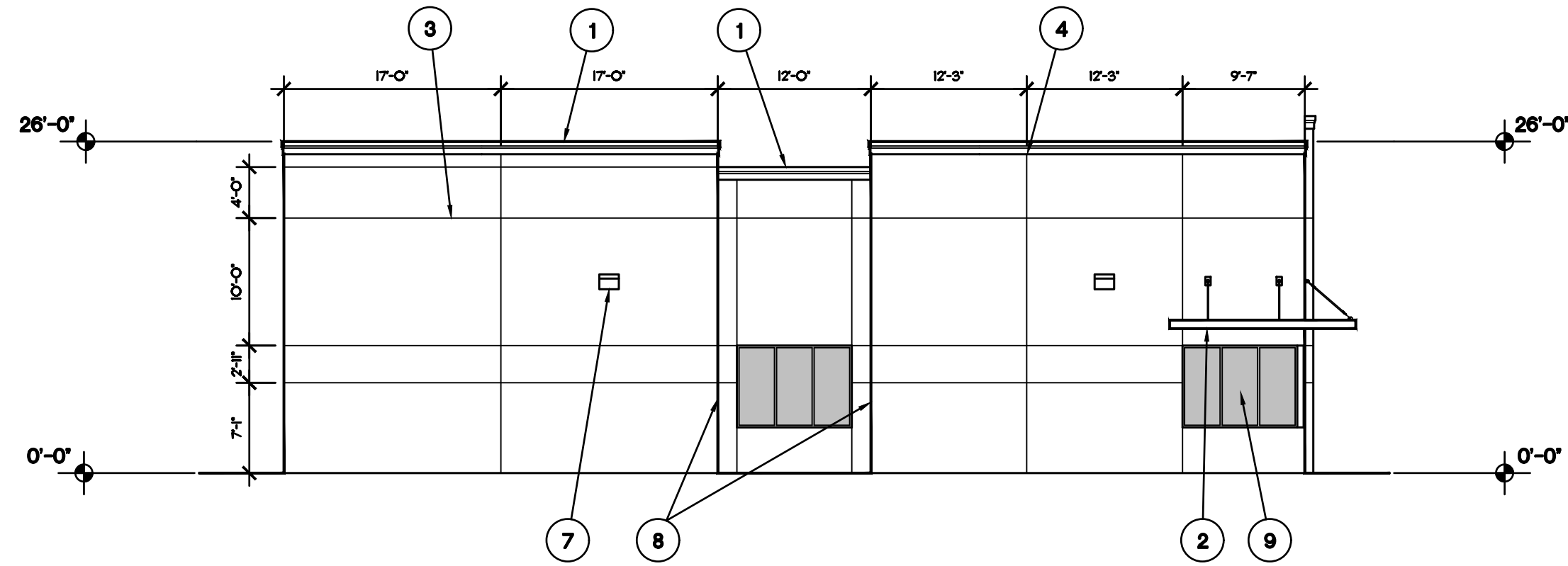
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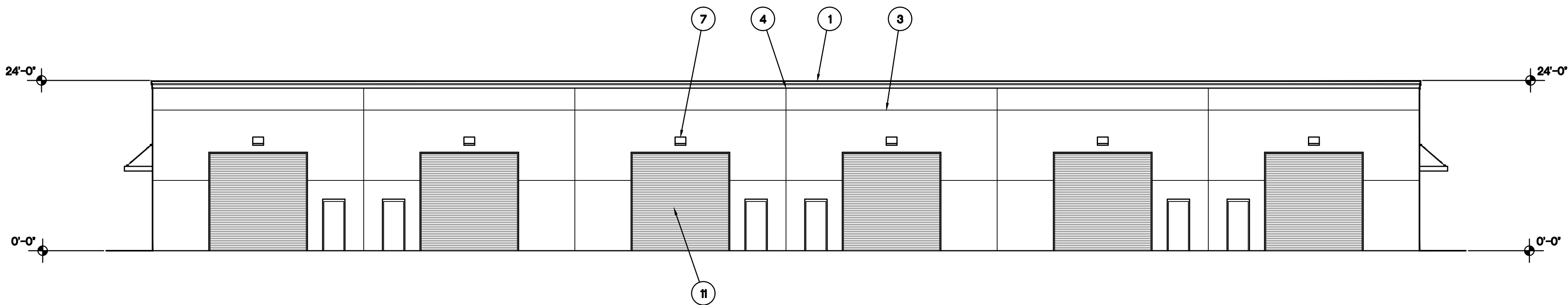
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SCALE: 3/32"=1'-0"



2 SOUTH ELEVATION (PRIMARY FACADE)
SCALE: 3/32"=1'-0"



3 NORTH ELEVATION (PRIMARY FACADE)
SCALE: 3/32"=1'-0"



4 EAST ELEVATION (SECONDARY FACADE)
SCALE: 3/32"=1'-0"

ARCHITECTURAL ELEMENTS

- 1 THREE DIMENSION CORNICE TREATMENT, 12' HIGH WITH THREE RELIEFS
- 2 ALUMINUM CANOPY
- 3 1" WIDE HORIZONTAL STUCCO REVEAL
- 4 1" WIDE VERTICAL STUCCO REVEAL
- 5 RAISED PARAPETS OVER ENTRANCES
- 6 STUCCO WALL FINISH
- 7 ORNAMENTAL LED LIGHT FIXTURE
- 8 PRIMARY FACADE OFFSET 3'-0"
- 9 STOREFRONT DOOR & WINDOWS WITH NON-MIRRORING GLASS
- 10 MINIMUM 2'-0" CHANGE IN HEIGHT OF PARAPETS
- 11 COILING OVERHEAD DOORS WITH ANODIZED FINISH
- 12 18' X 18' DECORATIVE SQUARE

Baron Business Park
Building 4
2601 SW Wifoughby Boulevard
Stuart, Florida

Revisions:
1 8/13/24

Content:
Elevations

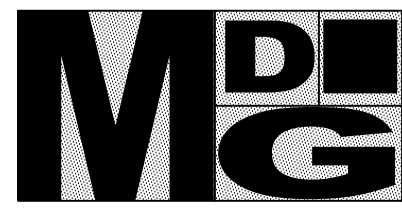
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Date: 5/31/24

Proj. No. D2404

Sheet No.

A4.2



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architecture LLC

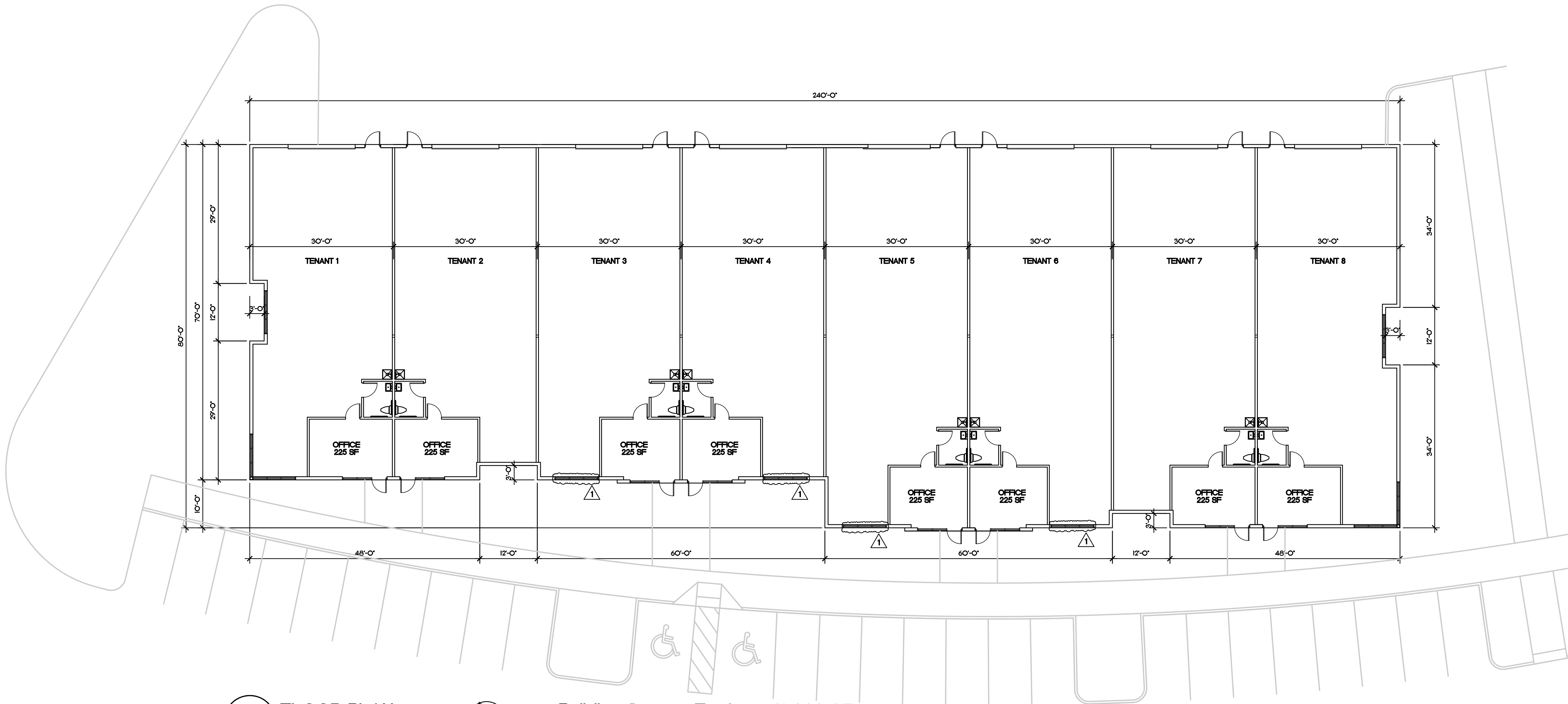
14080 Mahogany Avenue
Jacksonville, Florida
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(561) 758 8454
memorel@outlook.com

Corporation Number
AA26001553

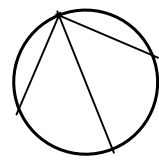
Michael Morel
Architect
AR0013132



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cn=Michael Morel
Date: 2024.10.17 17:57:40
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1 FLOOR PLAN
SCALE: 3/32"=1'-0"



Building Square Footage: 18,000 SF
Office: 1,800 SF
Warehouse: 16,200 SF

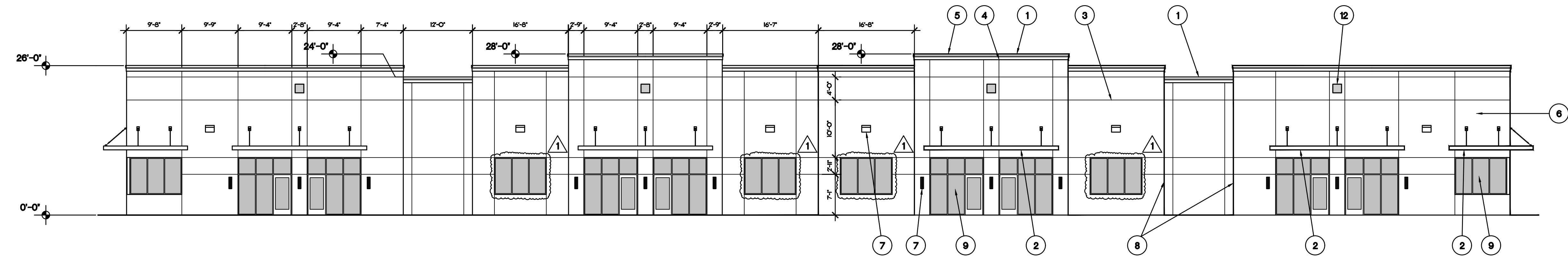
Baron Business Park
Building 5
2601 SW Willoughby Boulevard
Stuart, Florida

Revisions:
8/13/24

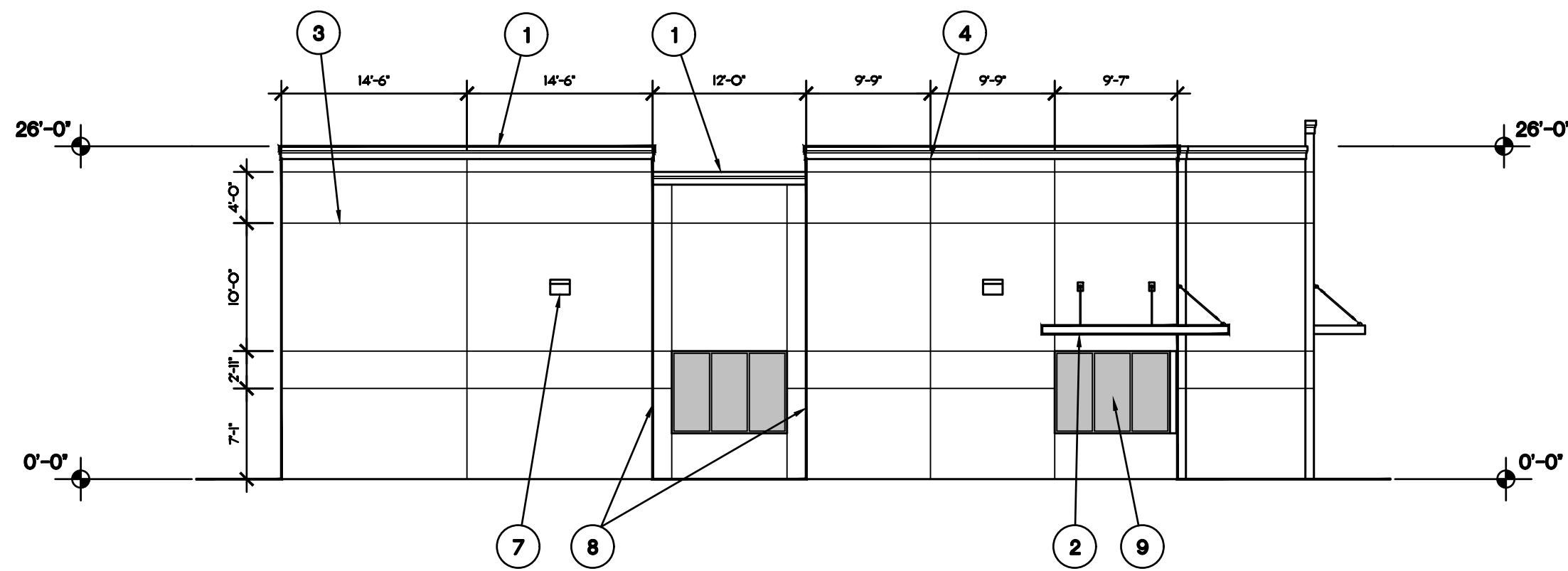
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Date: 5/31/24
Proj. No. D2404
Sheet No.

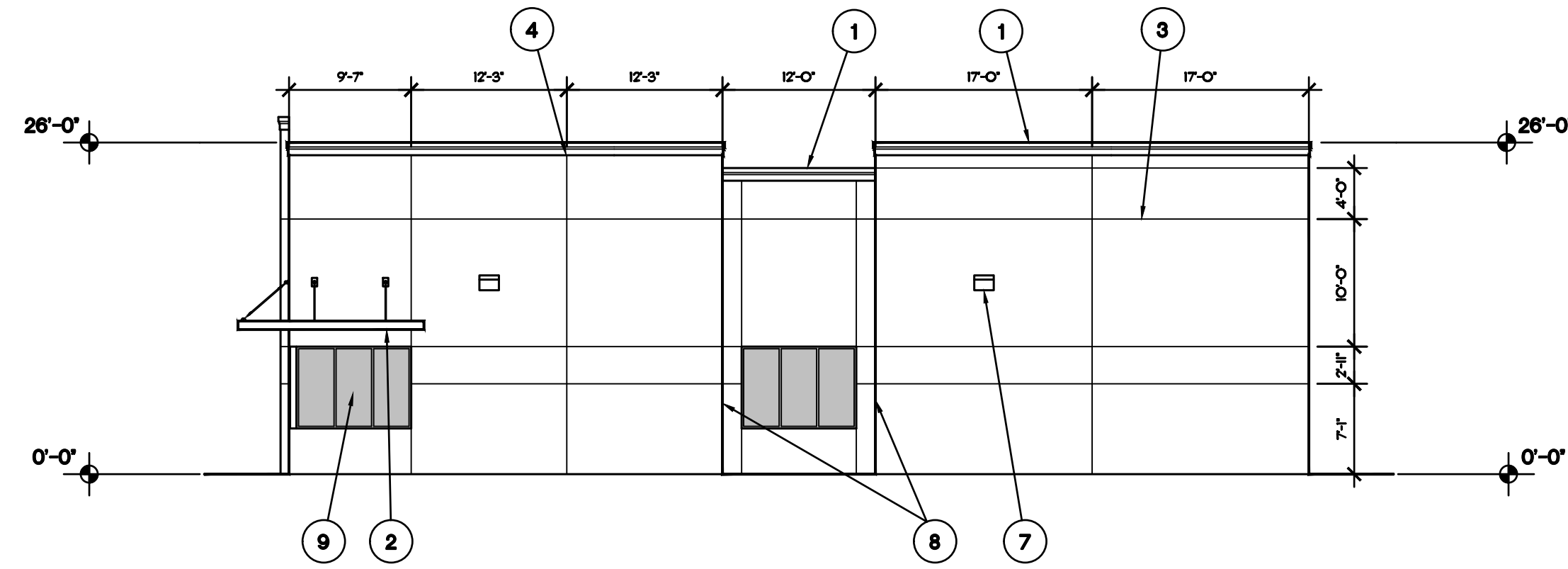
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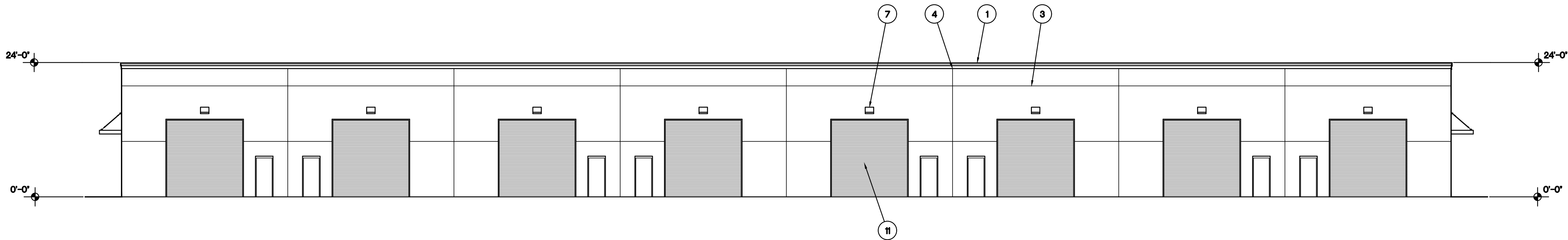
1 WEST ELEVATION (PRIMARY FACADE)
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2 NORTH ELEVATION (PRIMARY FACADE)
SCALE: 3/32"=1'-0"



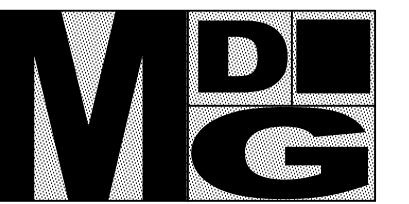
3 SOUTH ELEVATION (SECONDARY FACADE)
SCALE: 3/32"=1'-0"



4 EAST ELEVATION (SECONDARY FACADE)
SCALE: 3/32"=1'-0"

ARCHITECTURAL ELEMENTS

- 1 THREE DIMENSION CORNICE TREATMENT, 12" HIGH WITH THREE RELIEFS
- 2 ALUMINUM CANOPY
- 3 1" WIDE HORIZONTAL STUCCO REVEAL
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- 10 MINIMUM 2'-0" CHANGE IN HEIGHT OF PARAPETS
- 11 COILING OVERHEAD DOORS WITH ANODIZED FINISH
- 12 18" X 18" DECORATIVE SQUARE



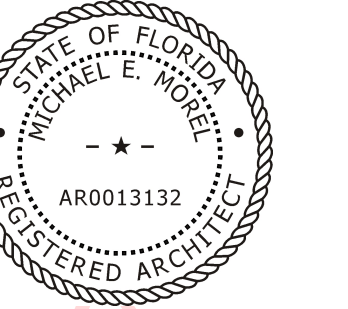
Morel De Guiramon
architecture LLC

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Corporation Number
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Michael Morel
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AR0013132



Digitally signed by Michael
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Baron Business Park
Building 5
2601 SW Wroughby Boulevard
Stuart, Florida

Revisions:
1 8/13/24

Content:
Elevations

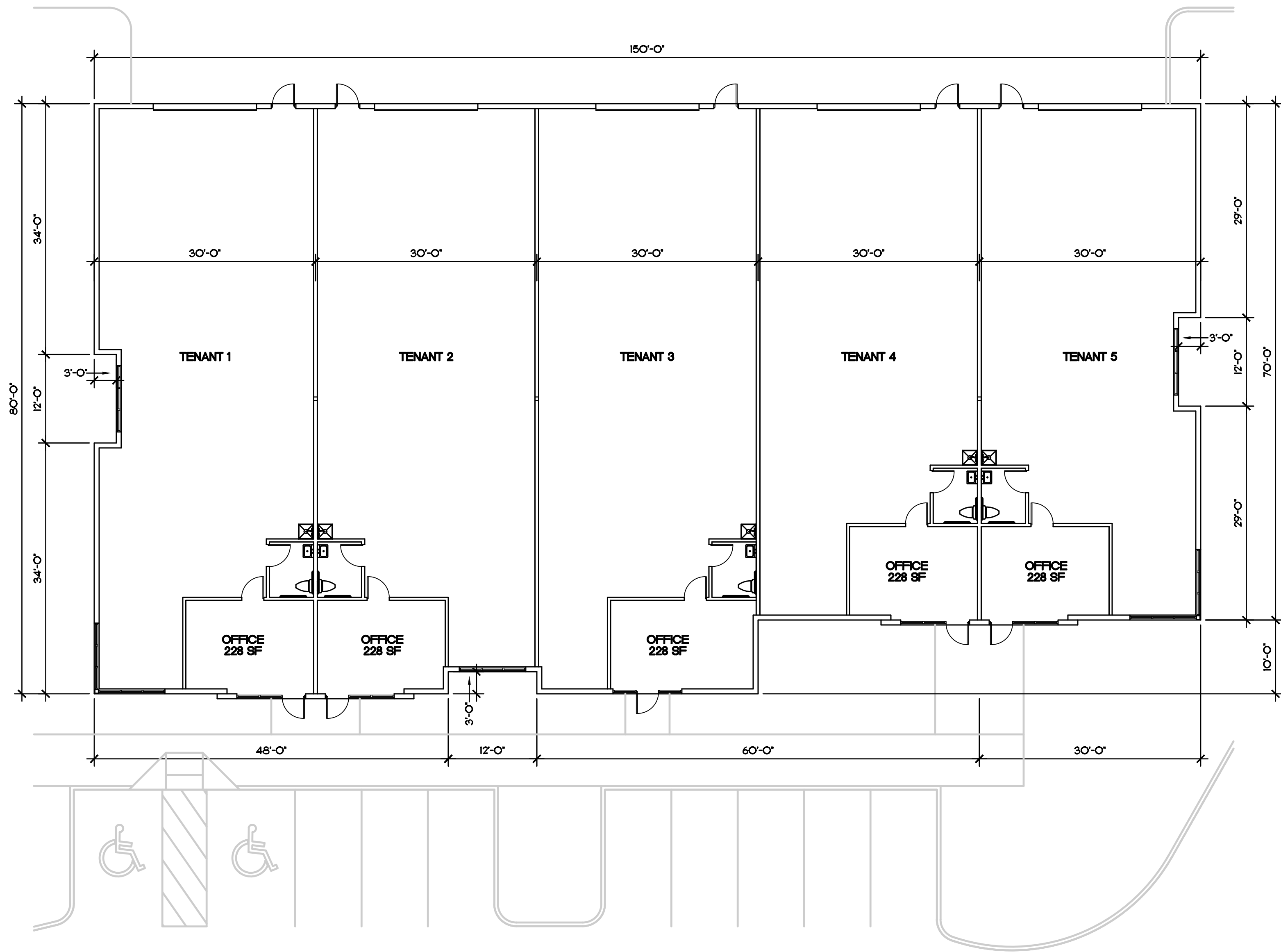
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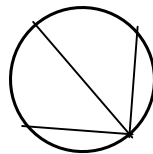
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Sheet No.

A5.2



1 FLOOR PLAN
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Building Square Footage: 11,400 SF
Office: 1,140 SF
Warehouse: 10,260 SF

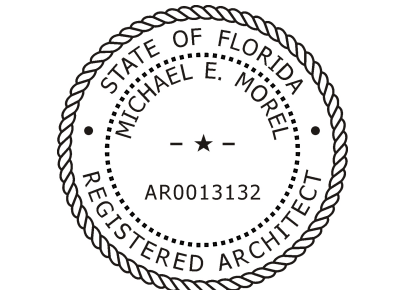


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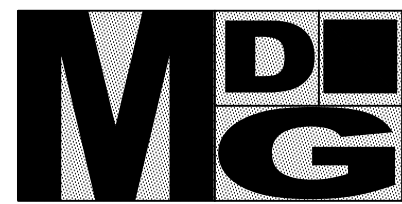
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Baron Business Park
Building 6
2601 SW Willoughby Boulevard
Stuart, Florida

Revisions:
Content:
Floor Plan

Dwg:
Date: 5/31/24
Proj. No. D2404
Sheet No.

A6.1



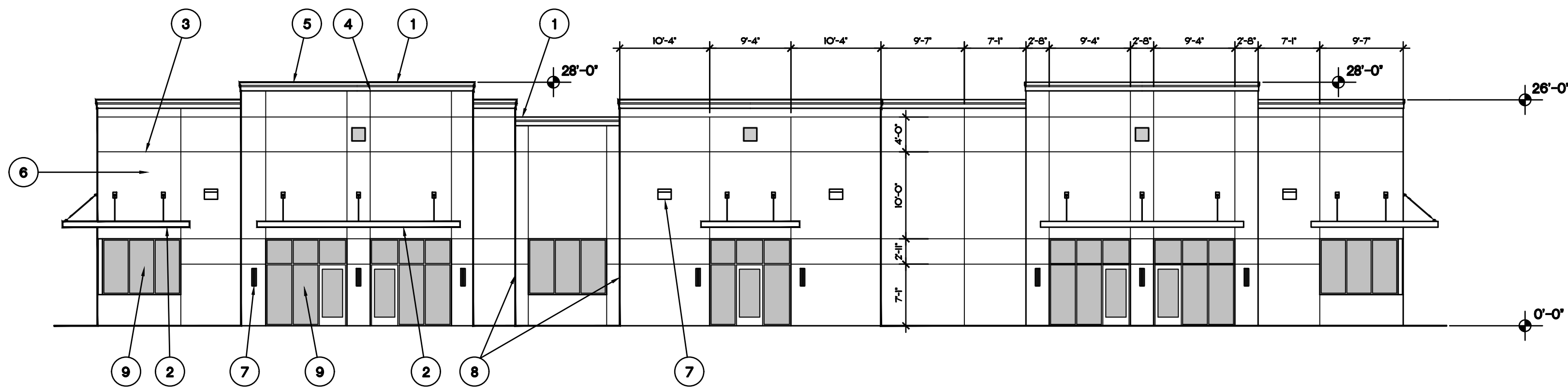
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architecture LLC

14080 Mahogany Avenue
Jacksonville, Florida
32258
(561) 758 8454
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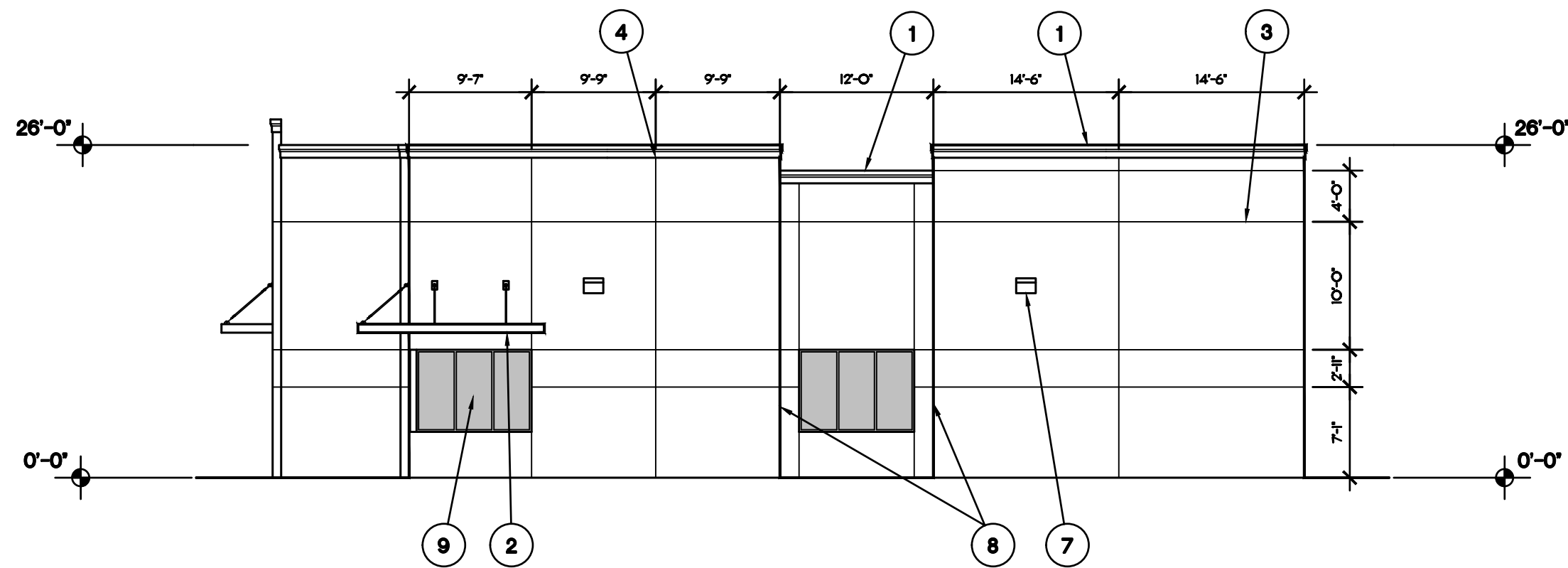
Corporation Number
AA26001553
Michael Morel
Architect
AR0013132



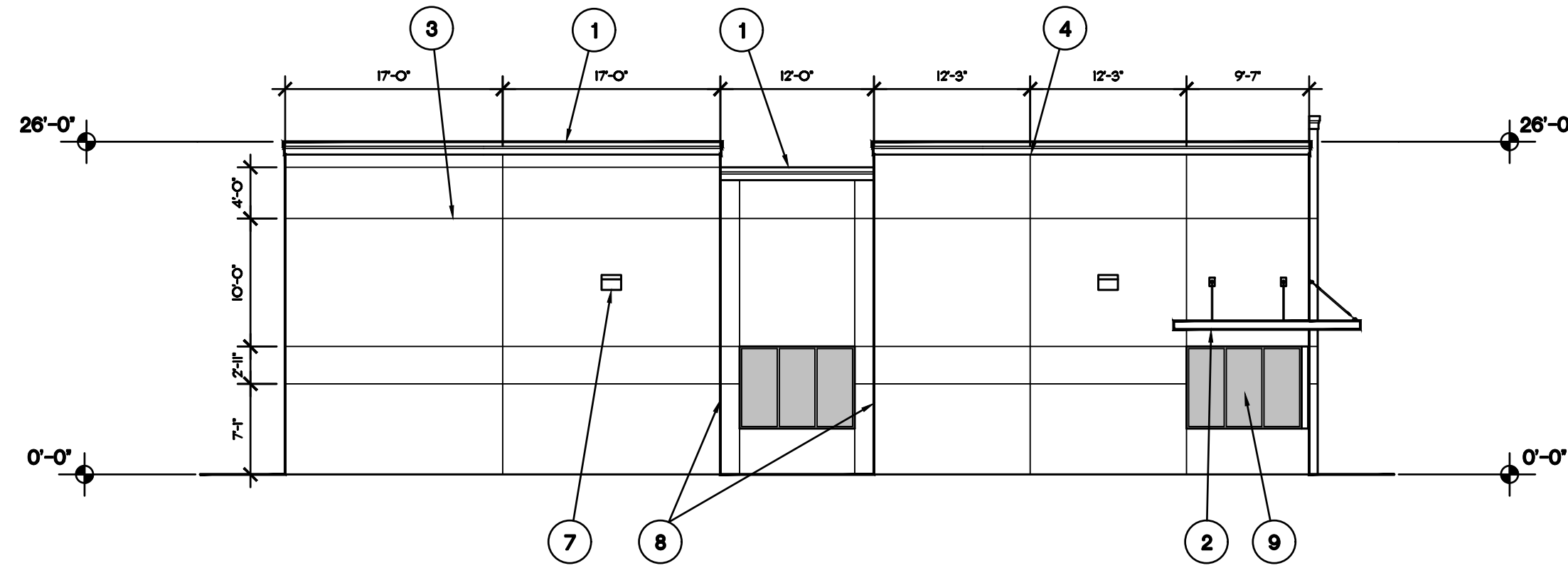
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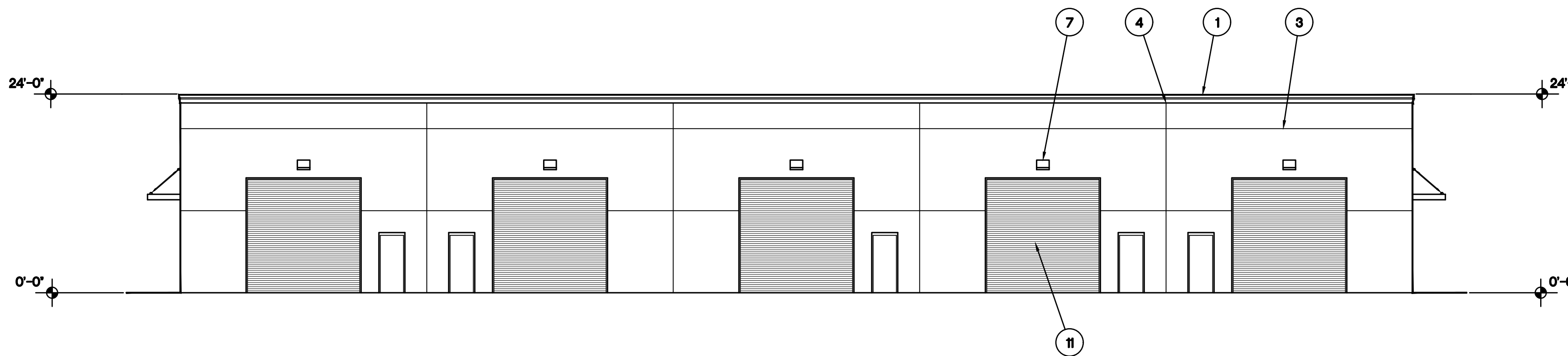
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SCALE: 3/32"=1'-0"



2 NORTH ELEVATION (PRIMARY FACADE)
SCALE: 3/32"=1'-0"



3 SOUTH ELEVATION (SECONDARY FACADE)
SCALE: 3/32"=1'-0"



4 WEST ELEVATION (SECONDARY FACADE)
SCALE: 3/32"=1'-0"

ARCHITECTURAL ELEMENTS

- 1 THREE DIMENSION CORNICE TREATMENT, 12" HIGH WITH THREE RELIEFS
- 2 ALUMINUM CANOPY
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- 7 ORNAMENTAL LED LIGHT FIXTURE
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- 10 MINIMUM 2'-0" CHANGE IN HEIGHT OF PARAPETS
- 11 COILING OVERHEAD DOORS WITH ANODIZED FINISH
- 12 18" X 18" DECORATIVE SQUARE

Baron Business Park
Building 6
2601 SW Wiloughby Boulevard
Stuart, Florida

Revisions:

Content:
Elevations

Dwg:
Date: **5/31/24**
Proj. No. **D2404**
Sheet No.

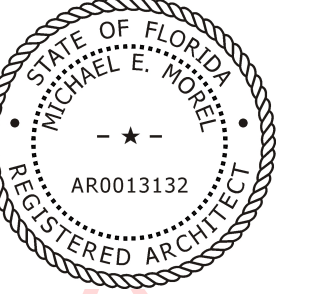
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Corporation Number
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Michael Morel
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Baron Business Park
Building 7
2601 SW Willoughby Boulevard
Stuart, Florida

**2601 SW Willoughby Boulevard
Stuart, Florida**

Revisions:

Content:

Floor Plan

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Date: **5/31/24**

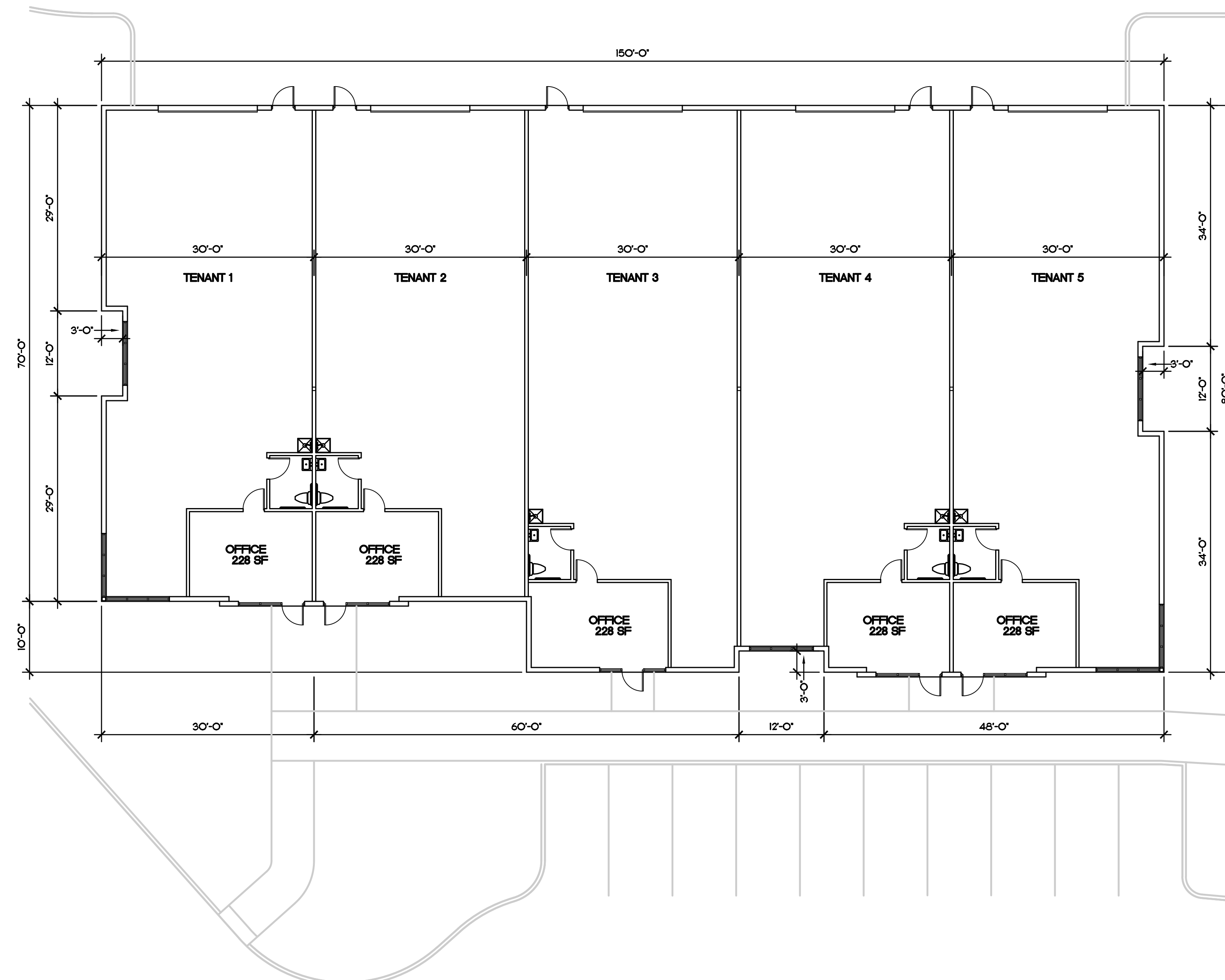
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Sheet No.

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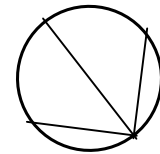
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FLOOR PLAN

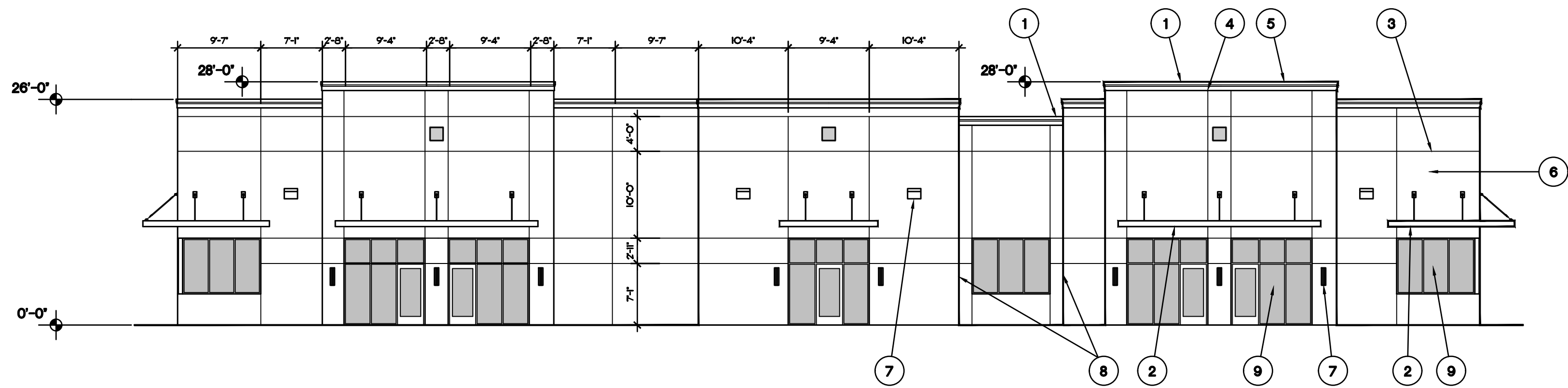
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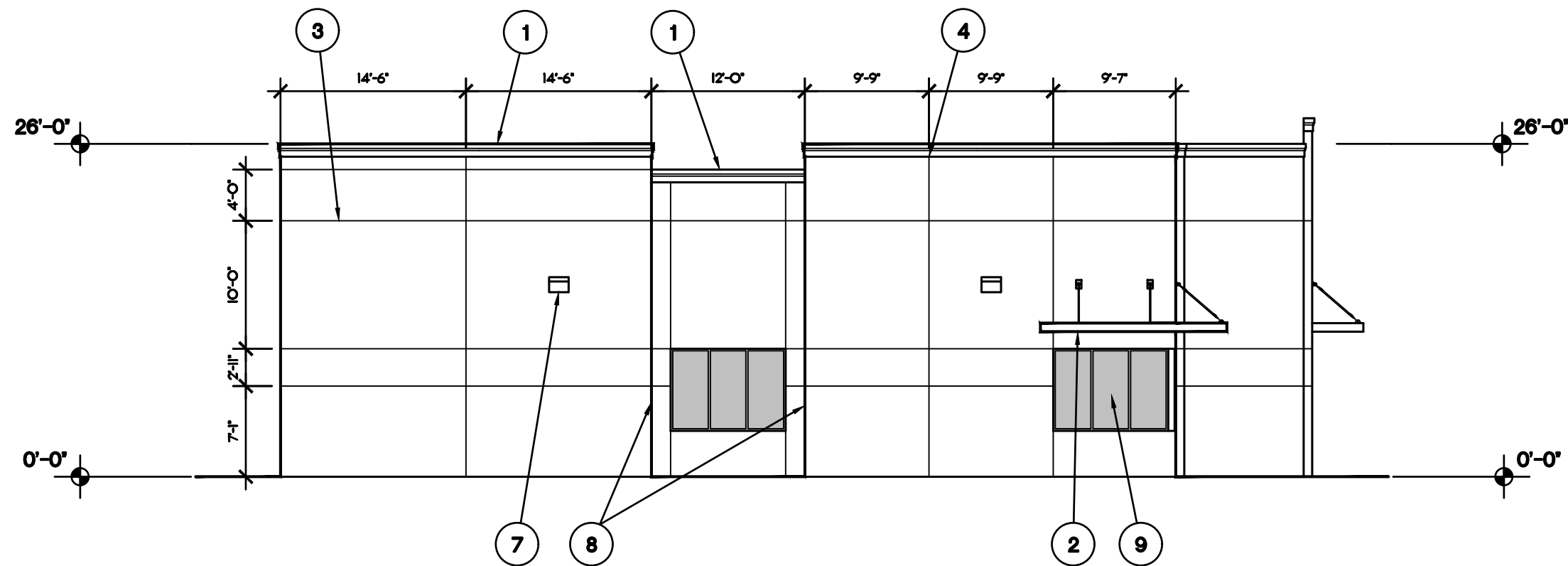
Building Square Footage: 11,400 SF

Office: 1,140 SF

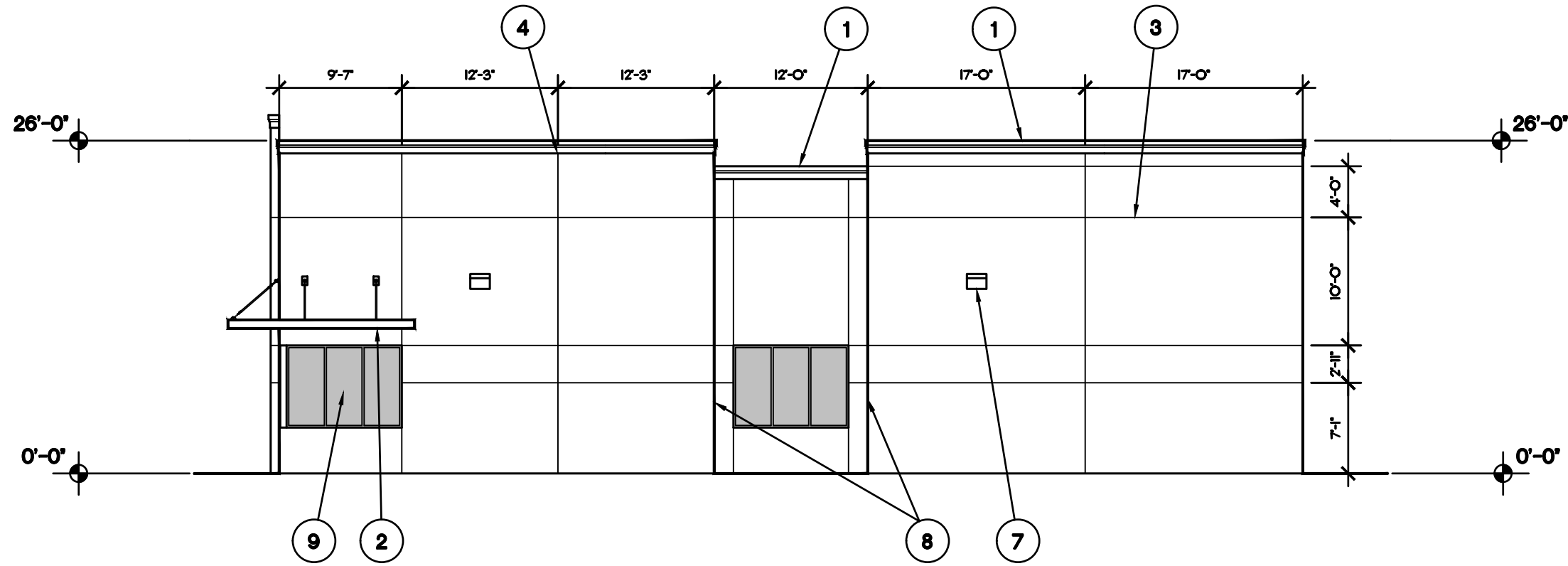
Warehouse: 10,260 SF



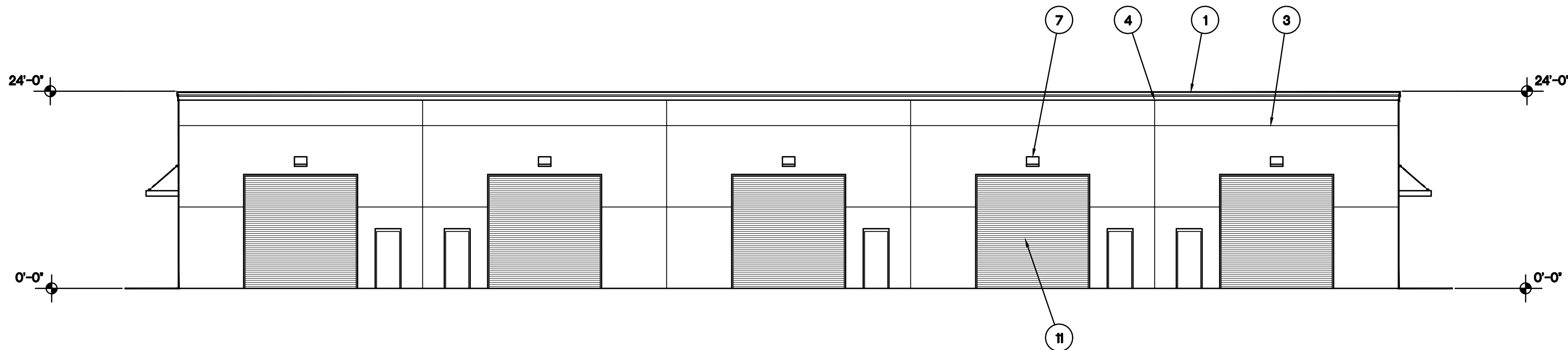
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2 SOUTH ELEVATION (PRIMARY FACADE)
SCALE: 3/32"=1'-0"



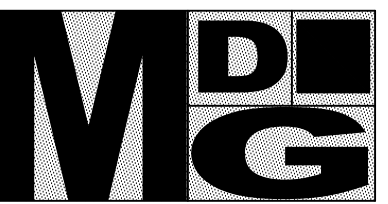
3 NORTH ELEVATION (SECONDARY FACADE)
SCALE: 3/32"=1'-0"



4 WEST ELEVATION (SECONDARY FACADE)
SCALE: 3/32"=1'-0"

ARCHITECTURAL ELEMENTS

- 1 THREE DIMENSION CORNICE TREATMENT, 12" HIGH WITH THREE RELIEFS
- 2 ALUMINUM CANOPY
- 3 1" WIDE HORIZONTAL STUCCO REVEAL
- 4 1" WIDE VERTICAL STUCCO REVEAL
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- 11 COILING OVER-HEAD DOORS WITH ANODIZED FINISH
- 12 18" X 18" DECORATIVE SQUARE



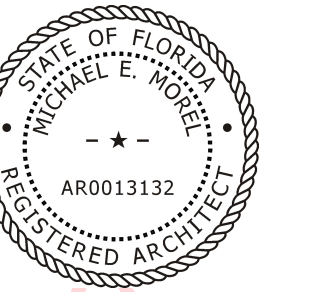
Morel De Guiramon
architecture LLC

14080 Mahogany Avenue
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32258
(904) 758 8454

memorel@outlook.com

Corporation Number
AA26001553

Michael Morel
Architect
AR0013132



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Morel
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Baron Business Park
Building 7
2601 SW Wiloughby Boulevard
Stuart, Florida

Revisions:

Content:

Elevations

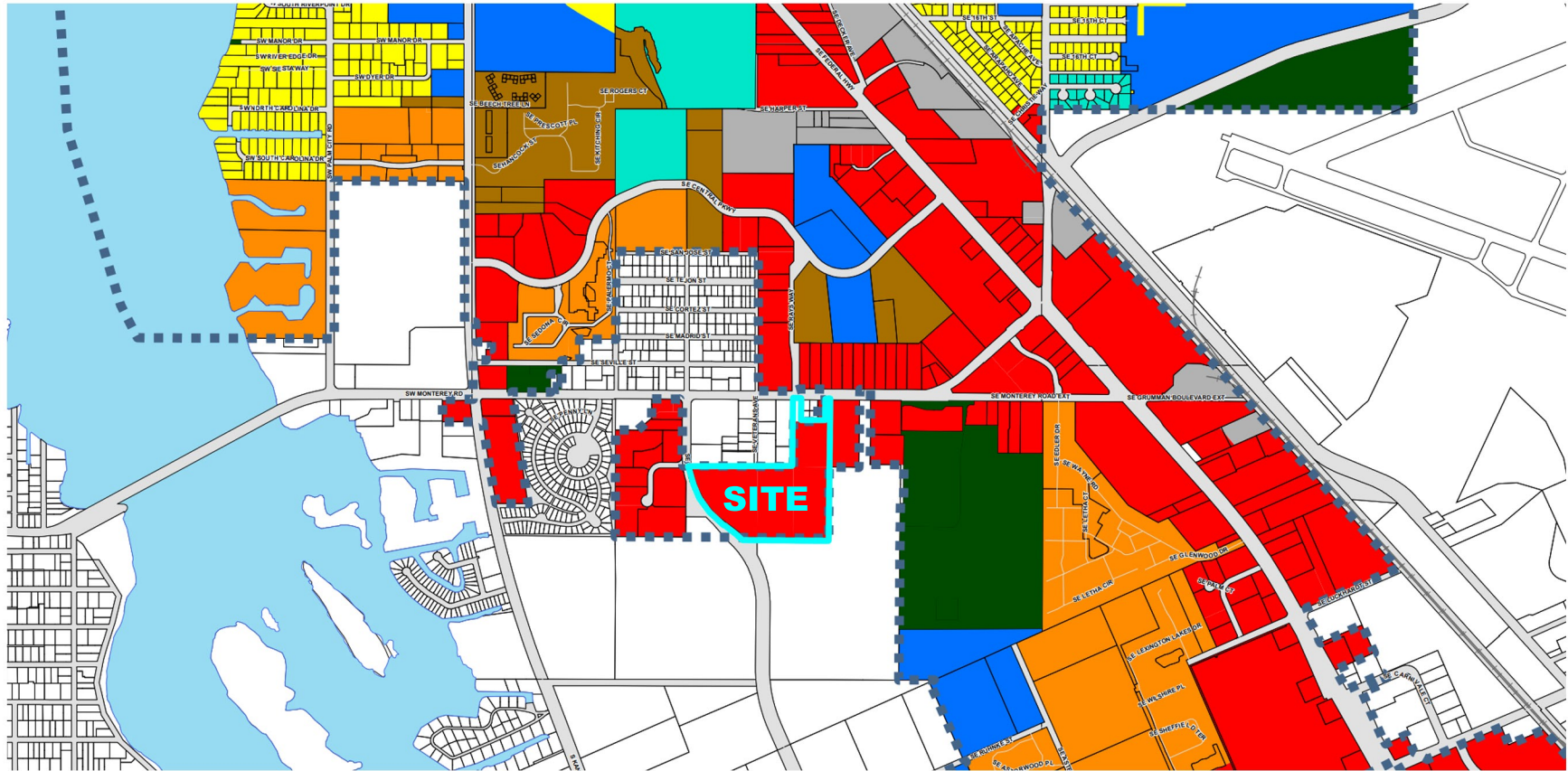
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Sheet No.

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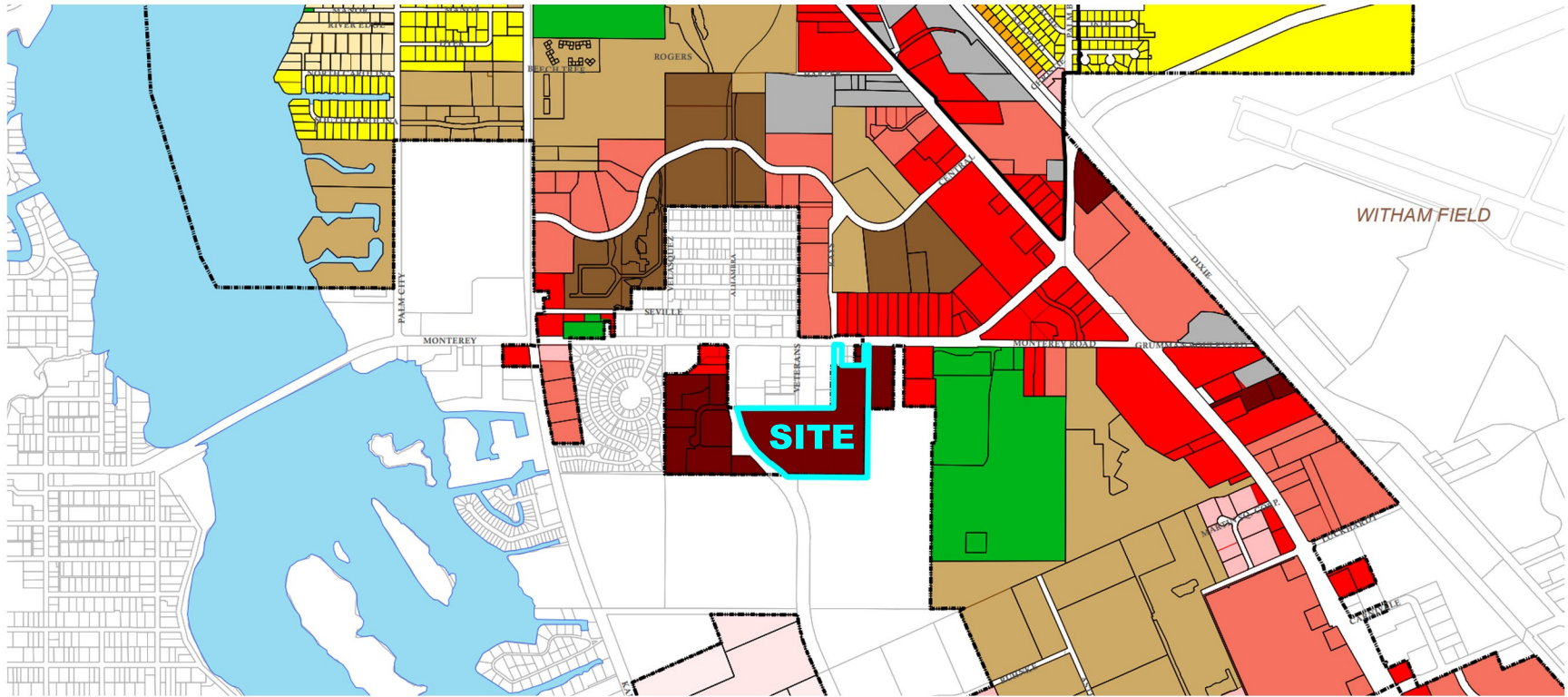


FUTURE LAND USE MAP

Legend

Future Land Use

- LOW DENSITY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- OFFICE / RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- MARINE / INDUSTRIAL
- PUBLIC
- INSTITUTIONAL
- DOWNTOWN REDEVELOPMENT
- EAST STUART
- CONSERVATION
- RECREATION
- NEIGHBORHOOD / SPECIAL DISTRICT
- SE Ocean Overlay Zone Outline
- CRA Boundary
- City Limits



ZONING MAP

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



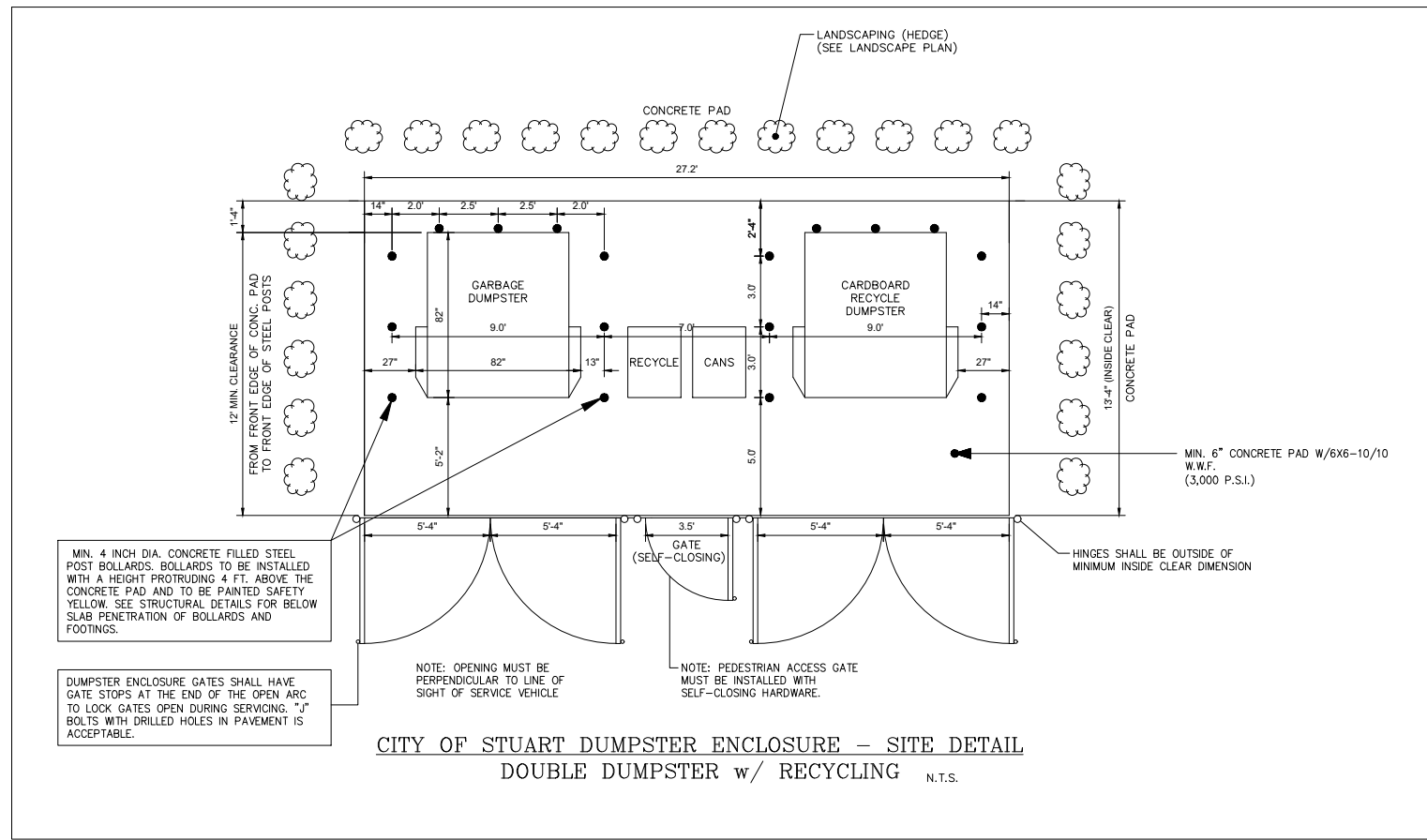
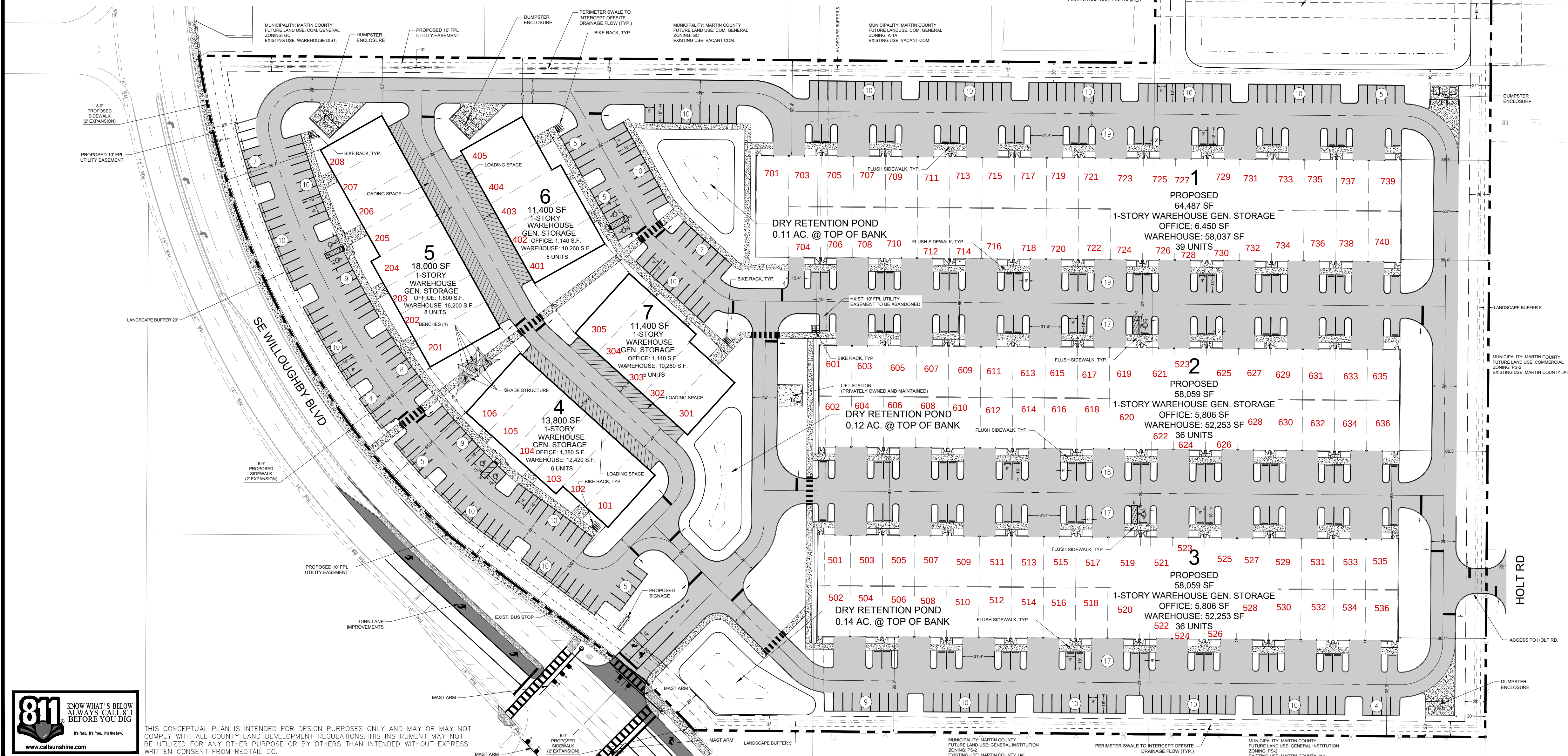
TM
Designed by
VP
Drawn by

BARON INDUSTRIAL PARK
FUTURE LAND USE AND ZONING MAP

6/12/2024

SHEET 01 of 01

THIS CONCEPTUAL PLAN IS INTENDED FOR DESIGN PURPOSES ONLY AND MAY OR MAY NOT COMPLY WITH ALL COUNTY LAND DEVELOPMENT REGULATIONS. THIS INSTRUMENT MAY NOT BE UTILIZED FOR ANY OTHER PURPOSE OR BY OTHERS THAN INTENDED WITHOUT EXPRESS WRITTEN CONSENT FROM REDTAIL, D.C.



LEGEND	
	OVERALL PROPERTY LINE
	BUILDING SETBACK
	LANDSCAPE BUFFER
	EASEMENT
	PROPOSED BUILDING
	PROPOSED CURB AND GUTTER
	PROPOSED PARKING SPACES
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVEMENT

SITE DATA	
PROJECT NAME:	BARON BUSINESS PARK
PARCEL ID:	16-38-41-000-000-00070-5 16-38-41-000-000-00071-0
LOCATION:	2601 SE WILLOUGHBY BLVD STUART, FLORIDA, 34994
SECTION / TOWNSHIP / RANGE:	SECTION 16, TOWNSHIP 38S, RANGE 41E
APPLICANT:	STUART AUTO VAULT LLC 2100 SE OCEAN BLVD., STE. 100 STUART, FL 34996
OWNER:	STUART AUTO VAULT LLC 2100 SE OCEAN BLVD., STE. 100 STUART, FL 34996
TYPE OF PROJECT:	MAJOR SITE PLAN
EXISTING ZONING:	B-4 LIMITED BUSINESS
PROPOSED ZONING:	B-4 LIMITED BUSINESS
EXISTING FUTURE LAND USE:	COMMERCIAL
PROPOSED FUTURE LAND USE:	COMMERCIAL
PROPOSED PERMITTED USE:	WAREHOUSE, GENERAL STORAGE
FLOOD ZONE:	Zone X - Area of Minimal Flood Hazard Dated 2/19/2020

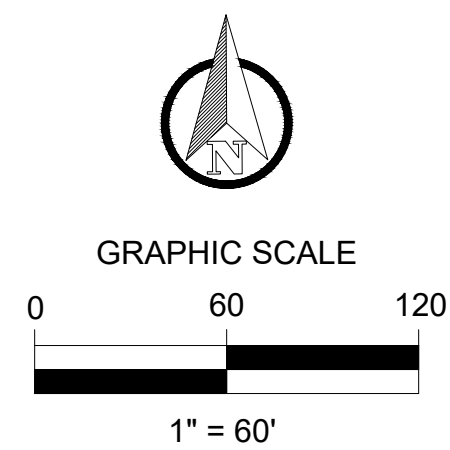
SITE AREA			
TOTAL SITE	886,506 SF	20.35 AC	100.00%
IMPERVIOUS AREA	574,015 SF	13.18 AC	(65%)
BUILDINGS:	235,205 SF	5.40 AC	
SIDEWALKS/CURBS:	59,312 SF	1.35 AC	
PAVEMENT:	242,020 SF	5.56 AC	
LAKE (@ CE):	37,478 SF	0.86 AC	
PERVIOUS AREA	312,491 SF	7.17 AC	(35%)
LANDSCAPE AREA:	242,055 SF	5.55 AC	
LAKE BANKS:	18,295 SF	0.42 AC	
DRY RETENTION AREA (TOB):	52,141 SF	1.20 AC	
MAX. IMPERVIOUS COVERAGE 65%			
TOTAL STORMWATER AREA:	107,914 SF	2.48 AC	12.19%

BUILDING DATA			
TOTAL PROPOSED BLDG. COVERAGE	235,205 SF	5.40 AC	26.54%
FAR (FLOOR AREA RATIO)	0.2654		
BUILDING #1	64,487 SF		
BUILDING #2	58,059 SF		
BUILDING #3	58,059 SF		
BUILDING #4	13,800 SF		
BUILDING #5	18,000 SF		
BUILDING #6	11,400 SF		
BUILDING #7	11,400 SF		
TOTAL	235,205 SF		
OFFICE:	23,522 SF		
WAREHOUSE:	211,683 SF		
TOTAL:	235,205 SF		

BUILDING HEIGHT	ALLOWED	PROVIDED
	45' (4-STORY)	28' (1-STORY)
BUILDING SETBACKS	REQUIRED (B-4)	PROVIDED
FRONT	20' MIN.	95.6' MIN.
SIDE	10' MIN.	57.0' MIN.
REAR	30' MIN.	86.1' MIN.

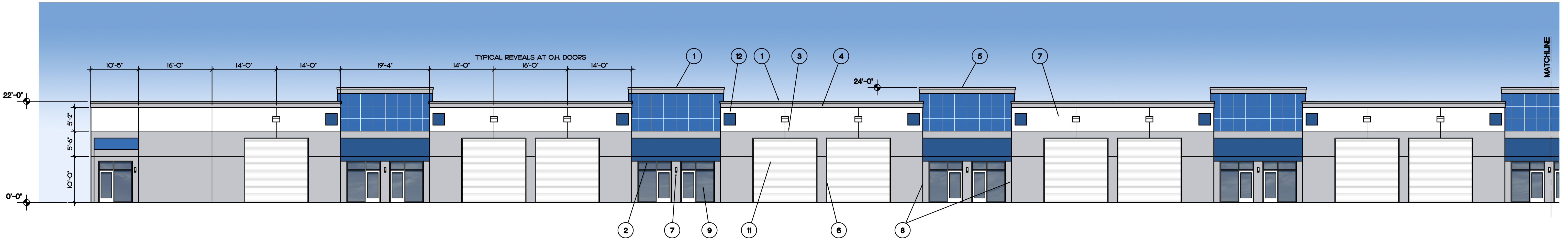
PARKING DATA	
REQUIRED:	
WAREHOUSE GEN. STORAGE:	1 SPACE for each 1,000 square feet of the gross floor area in a building up to 10,000 square feet in area, and then 1 SPACE for each 2,000 square feet of gross floor area thereafter; or 1 SPACE for each 2 anticipated employees, whichever is greater. Plus 1 per 250 square feet of building used for commercial/retail use if applicable.
Building 1:	39 UNITS (78 SP) + 6,450 SF (26 SP) = 104 spaces
Building 2:	36 UNITS (72 SP) + 5,806 SF (24 SP) = 96 spaces
Building 3:	36 UNITS (72 SP) + 5,806 SF (24 SP) = 96 spaces
Building 4:	6 UNITS (12 SP) + 1,380 SF (6 SP) = 18 spaces
Building 5:	8 UNITS (16 SP) + 1,800 SF (8 SP) = 24 spaces
Building 6:	5 UNITS (10 SP) + 1,140 SF (5 SP) = 15 spaces
Building 7:	5 UNITS (10 SP) + 1,140 SF (5 SP) = 15 spaces
TOTAL WAREHOUSE GEN. STORAGE:	368 spaces
TOTAL PARKING SPACES REQUIRED:	368 spaces
TOTAL PARKING SPACES PROVIDED:	368 spaces
Number of disabled parking spaces:	8 spaces

BICYCLE PARKING:	TOTAL BICYCLE PARKING SPACES REQUIRED: 20 spaces TOTAL BICYCLE PARKING SPACES PROVIDED: 20 spaces
SEC. 6.01.20 G.(c) In no case shall more than 20 bicycle parking spaces be required.	



BARON BUSINESS PARK
2601 SE WILLOUGHBY BLVD.
CONCEPTUAL SITE PLAN

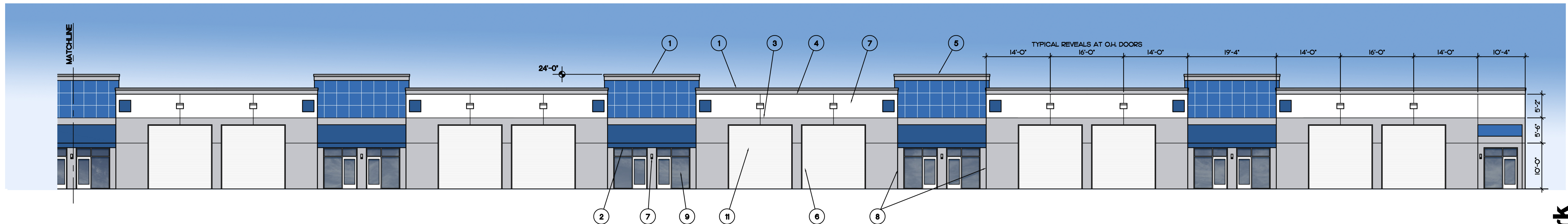
FLORIDA
CITY OF STUART



1

PARTIAL SOUTH ELEVATION (PRIMARY FACADE)

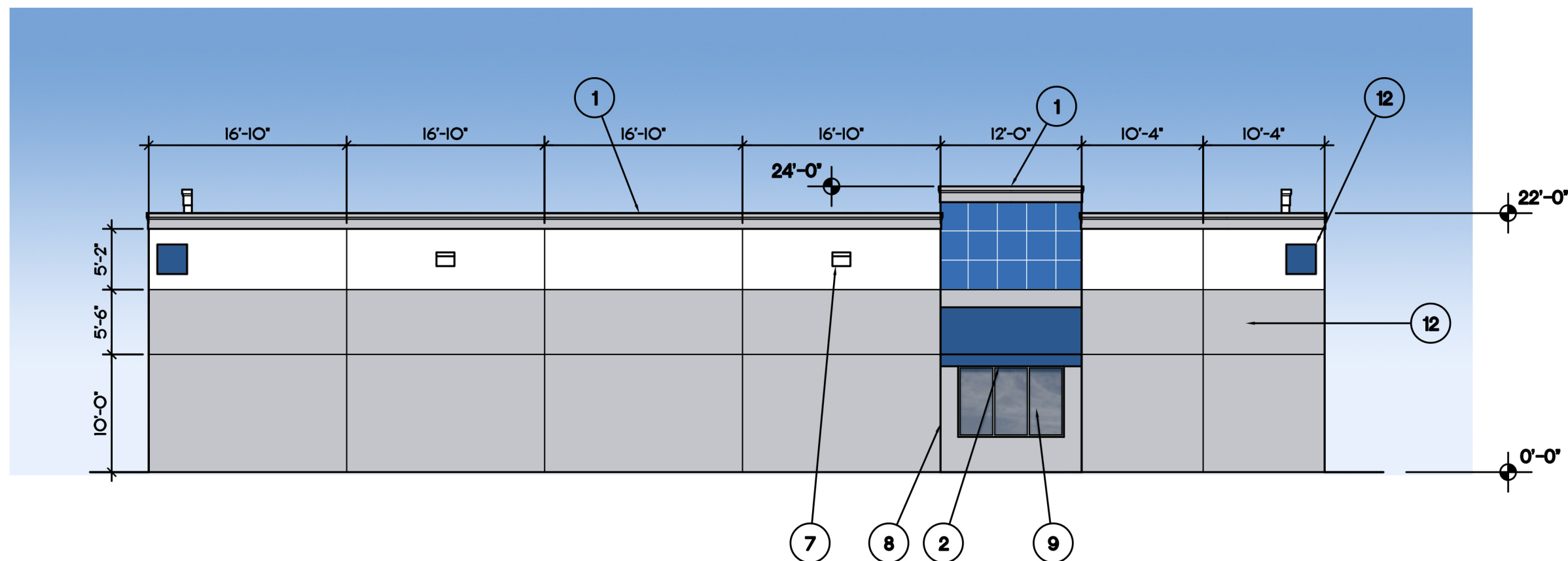
SCALE: 3/32"=1'-0"



2

PARTIAL SOUTH ELEVATION (PRIMARY FACADE)

SCALE: 3/32"=1'-0"



3

EAST AND WEST ELEVATIONS (PRIMARY FACADES)

SCALE: 3/32"=1'-0"

ARCHITECTURAL ELEMENTS

- 1 THREE DIMENSION CORNICE TREATMENT, 12" HIGH WITH THREE RELIEFS
- 2 CANVAS AWNINGS ABOVE ENTRANCES
- 3 1" WIDE HORIZONTAL STUCCO REVEAL
- 4 1" WIDE VERTICAL STUCCO REVEAL
- 5 RAISED PARAPETS OVER ENTRANCES
- 6 STUCCO WALL FINISH
- 7 ORNAMENTAL LED LIGHT FIXTURE
- 8 PRIMARY FACADE OFFSET 3'-0"
- 9 STOREFRONT DOOR & WINDOWS WITH NON-MIRRORED GLASS
- 10 MINIMUM 2'-0" CHANGE IN HEIGHT OF PARAPETS
- 11 COILING OVER-HEAD DOORS WITH ANODIZED FINISH
- 12 30" X 30" DECORATIVE SQUARE

Baron Business Park

Building 1
2601 SW Woughby Boulevard
Stuart, Florida

Revisions:

Content:

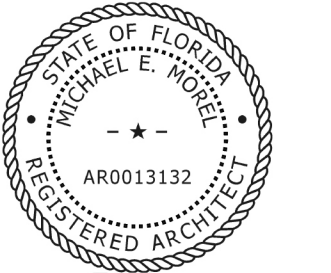
Elevations

Dwg:

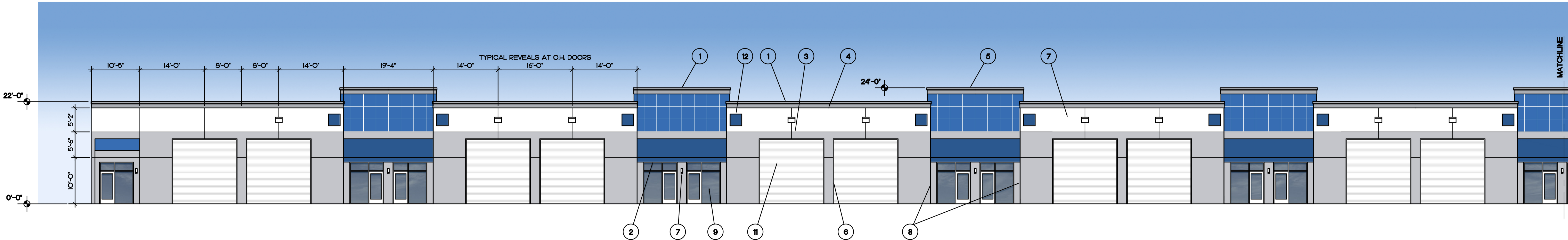
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Proj. No. D2404

Sheet No.



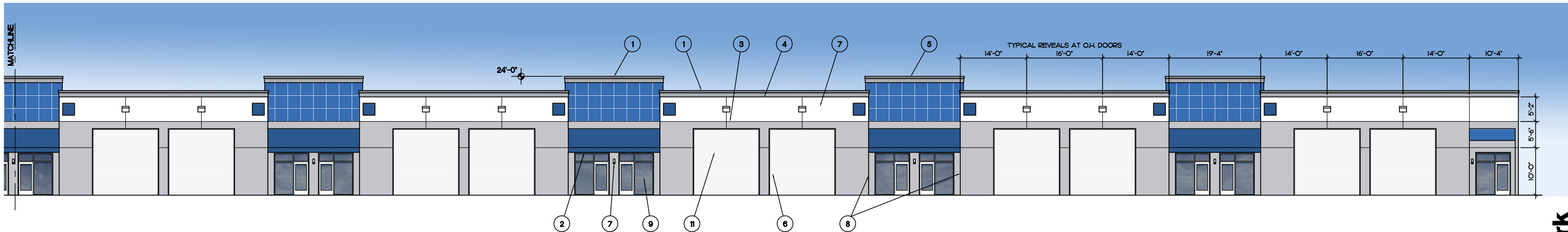
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Morel
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cn=Michael Morel
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1

PARTIAL NORTH ELEVATION (PRIMARY FACADE)

SCALE: 3/32"=1'-0"



2

PARTIAL NORTH ELEVATION (PRIMARY FACADE)

SCALE: 3/32"=1'-0"

ARCHITECTURAL ELEMENTS

- 1 THREE DIMENSION CORNICE TREATMENT, 12" HIGH WITH THREE RELIEFS
- 2 CANVAS AWNINGS ABOVE ENTRANCES
- 3 1" WIDE HORIZONTAL STUCCO REVEAL
- 4 1" WIDE VERTICAL STUCCO REVEAL
- 5 RAISED PARAPETS OVER ENTRANCES
- 6 STUCCO WALL FINISH
- 7 ORNAMENTAL LED LIGHT FIXTURE
- 8 PRIMARY FACADE OFFSET 3'-0"
- 9 STOREFRONT DOOR & WINDOWS WITH NON-MIRRORRED GLASS
- 10 MINIMUM 2'-0" CHANGE IN HEIGHT OF PARAPETS
- 11 COILING OVERHEAD DOORS WITH ANODIZED FINISH
- 12 30" X 30" DECORATIVE SQUARE

Baron Business Park
Building 1
2601 SW Wroughby Boulevard
Stuart, Florida

Revisions:

Content:

Elevations

Dwg:

Date: 5/31/24

Proj. No.
D2404

Sheet No.



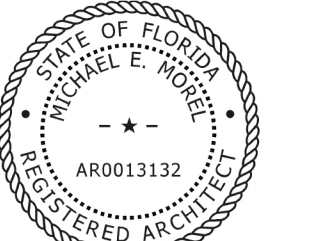
Morel De Guiramond
architecture LLC

14080 Mahogany Avenue
Jacksonville, Florida
32258
(561) 758 8454

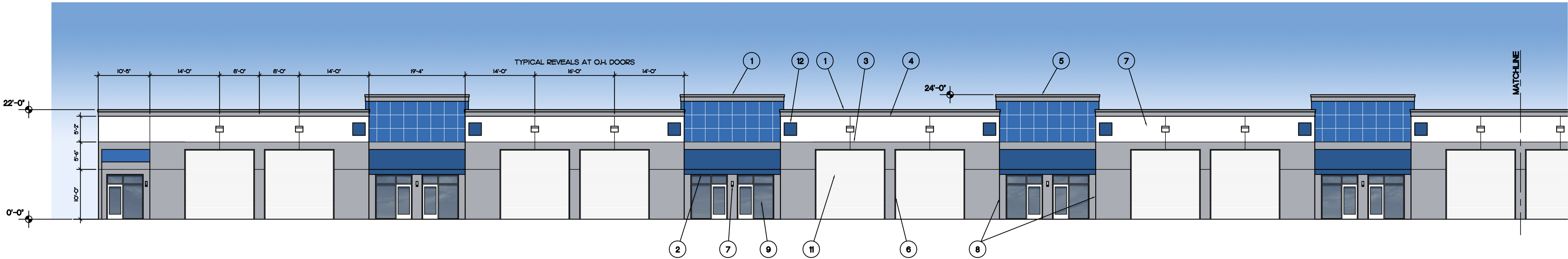
memorel@outlook.com

Corporation Number
AA26001553

Michael Morel
Architect
AR0013132

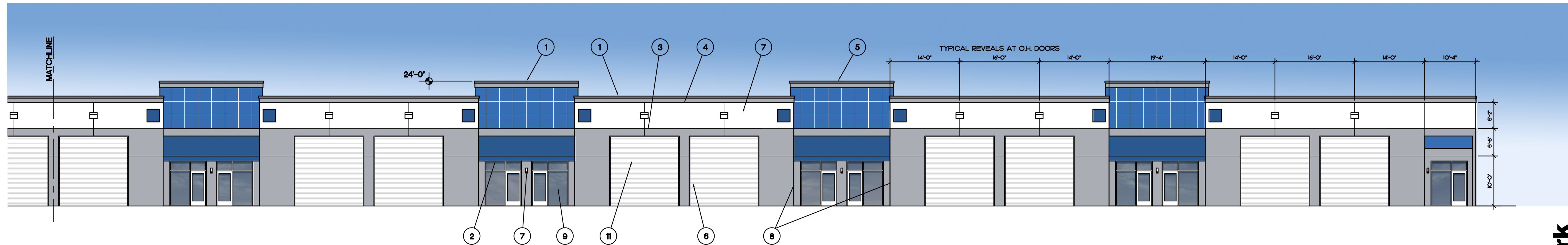


Digitally signed by Michael
Morel
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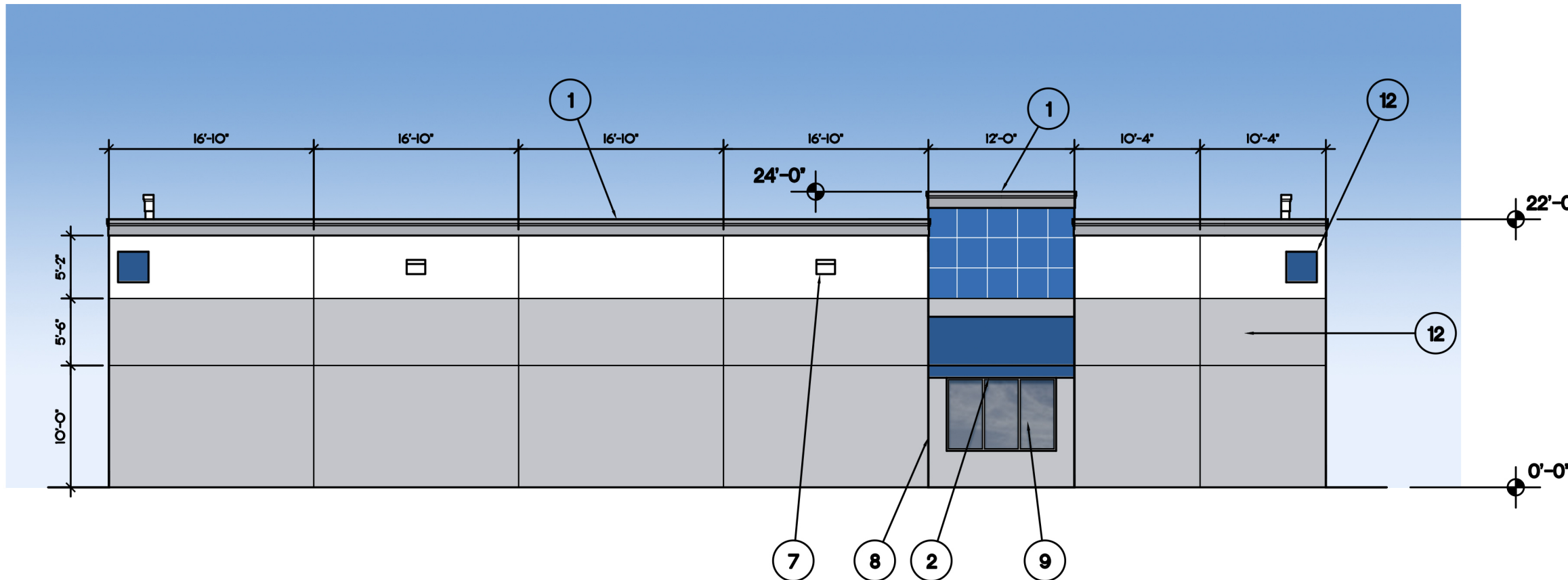
1 PARTIAL NORTH AND SOUTH ELEVATIONS (PRIMARY FACADES)

SCALE: 3/32"=1'-0"



2 PARTIAL NORTH AND SOUTH ELEVATIONS (PRIMARY FACADES)

SCALE: 3/32"=1'-0"



3 EAST AND WEST ELEVATIONS (PRIMARY FACADES)

SCALE: 3/32"=1'-0"

ARCHITECTURAL ELEMENTS

- 1 THREE DIMENSION CORNICE TREATMENT, 12" HIGH WITH THREE RELIEFS
- 2 CANVAS AWNINGS ABOVE ENTRANCES
- 3 1" WIDE HORIZONTAL STUCCO REVEAL
- 4 1" WIDE VERTICAL STUCCO REVEAL
- 5 RAISED PARAPETS OVER ENTRANCES
- 6 STUCCO WALL FINISH
- 7 ORNAMENTAL LED LIGHT FIXTURE
- 8 PRIMARY FACADE OFFSET 3'-0"
- 9 STOREFRONT DOOR & WINDOWS WITH NON-MIRRORED GLASS
- 10 MINIMUM 2'-0" CHANGE IN HEIGHT OF PARAPETS
- 11 COILING OVER-HEAD DOORS WITH ANODIZED FINISH
- 12 30" X 30" DECORATIVE SQUARE

Baron Business Park
Buildings 2 and 3
2601 SW Willoughby Boulevard
Stuart, Florida

Revisions:

Content:

Elevations

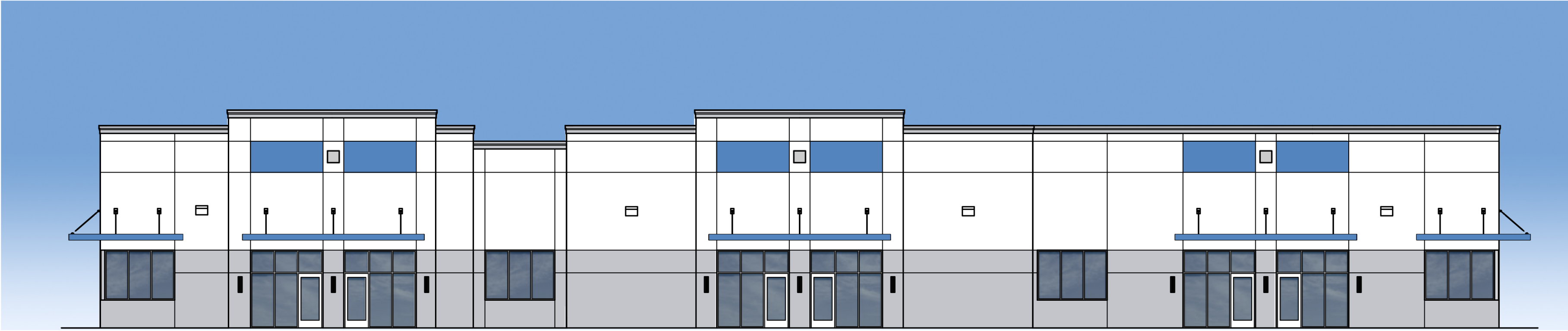
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Date: 5/31/24

Proj. No. D2404

Sheet No.

A23
Page 314 of 595



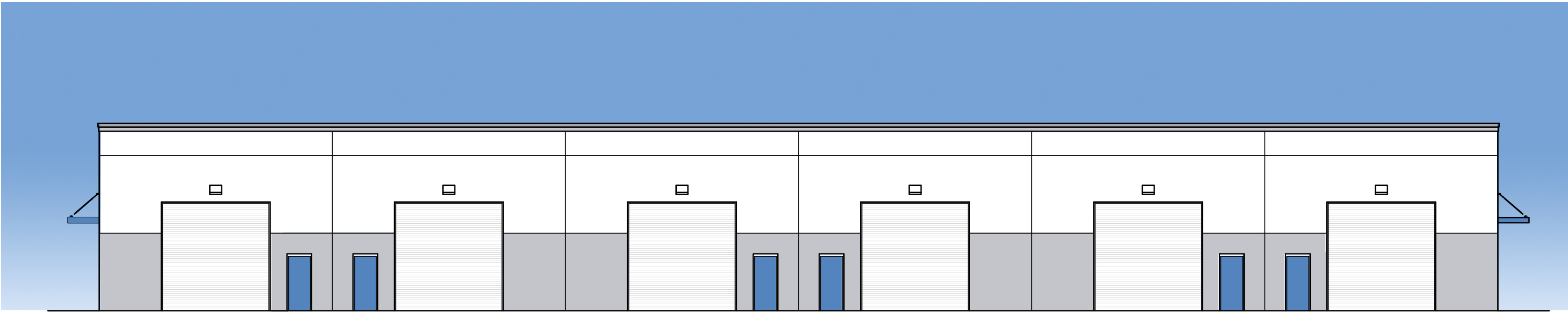
1 WEST ELEVATION (PRIMARY FACADE)
SCALE: 3/32"=1'-0"



2 SOUTH ELEVATION (PRIMARY FACADE)
SCALE: 3/32"=1'-0"



3 NORTH ELEVATION (PRIMARY FACADE)
SCALE: 3/32"=1'-0"



4 EAST ELEVATION (SECONDARY FACADE)
SCALE: 3/32"=1'-0"



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AR0013132

Baron Business Park
Building 4
2601 SW Wiloughby Boulevard
Stuart, Florida

Revisions:
8/13/24

Content:
Elevations

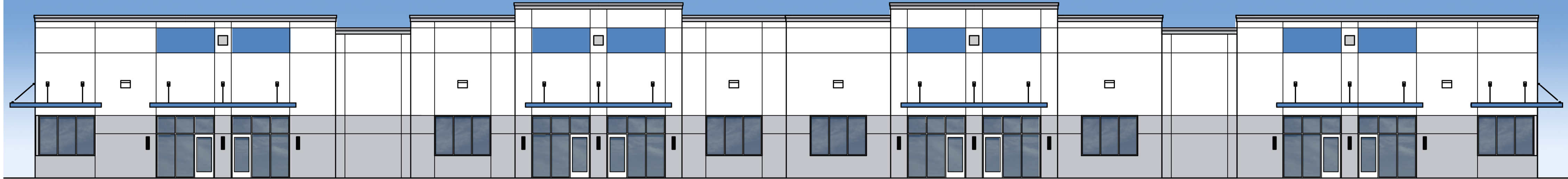
Dwg:

Date: 5/31/24

Proj. No.
D2404

Sheet No.

A4.2
Page 315 of 595



1

WEST ELEVATION (PRIMARY FACADE)

SCALE: 3/32"=1'-0"



2

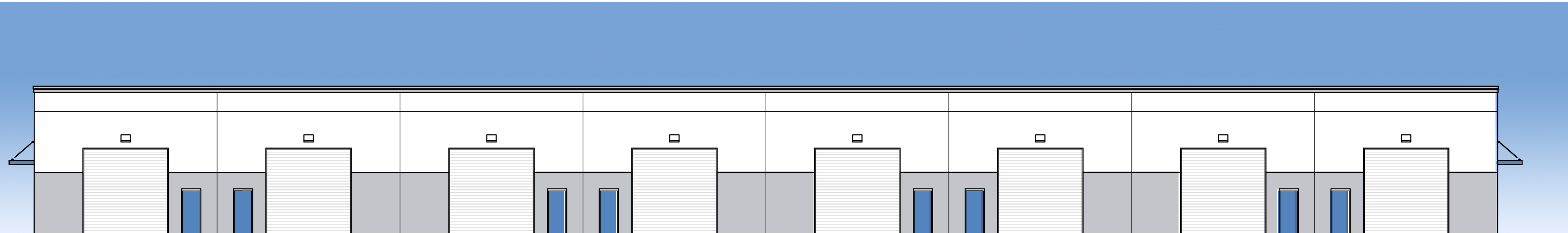
NORTH ELEVATION (PRIMARY FACADE)

SCALE: 3/32"=1'-0"

3

SOUTH ELEVATION (SECONDARY FACADE)

SCALE: 3/32"=1'-0"



4

EAST ELEVATION (SECONDARY FACADE)

SCALE: 3/32"=1'-0"

ARCHITECTURAL ELEMENTS

THREE DIMENSION CORNICE TREATMENT, 12" HIGH WITH THREE RELIEFS

ALUMINUM CANOPY

1" WIDE HORIZONTAL STUCCO REVEAL

1" WIDE VERTICAL STUCCO REVEAL

RAISED PARAPETS OVER ENTRANCES

STUCCO WALL FINISH

ORNAMENTAL LED LIGHT FIXTURE

PRIMARY FACADE OFFSET 3'-0"

STOREFRONT DOOR & WINDOWS WITH NON-MIRRORED GLASS

MINIMUM 2'-0" CHANGE IN HEIGHT OF PARAPETS

COILING OVERHEAD DOORS WITH ANODIZED FINISH

18" X 18" DECORATIVE SQUARE

Baron Business Park

Building 5

2601 SW Willoughby Boulevard

Stuart, Florida

Revisions:

Content:

Elevations

Dwg:

Date: **5/31/24**

Proj. No.
D2404

Sheet No.



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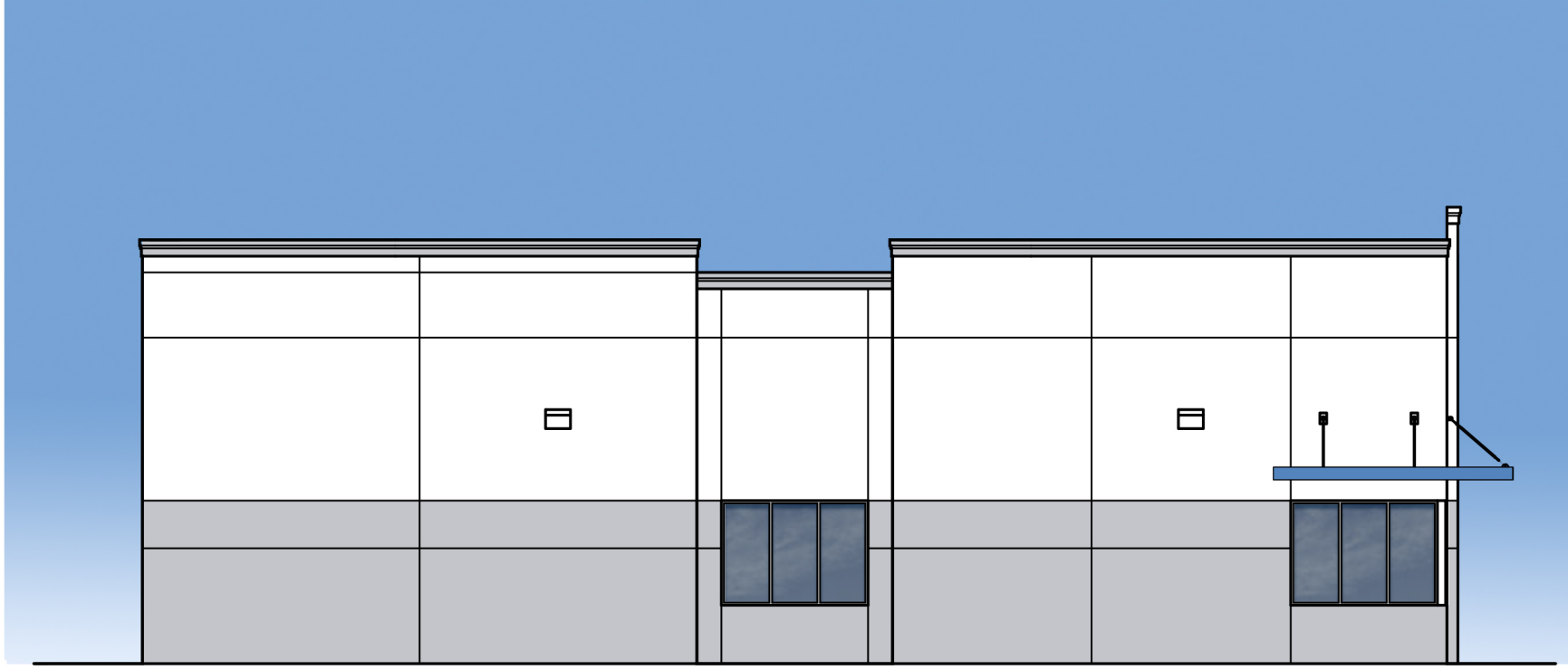
Michael Morel
Architect
AR0013132



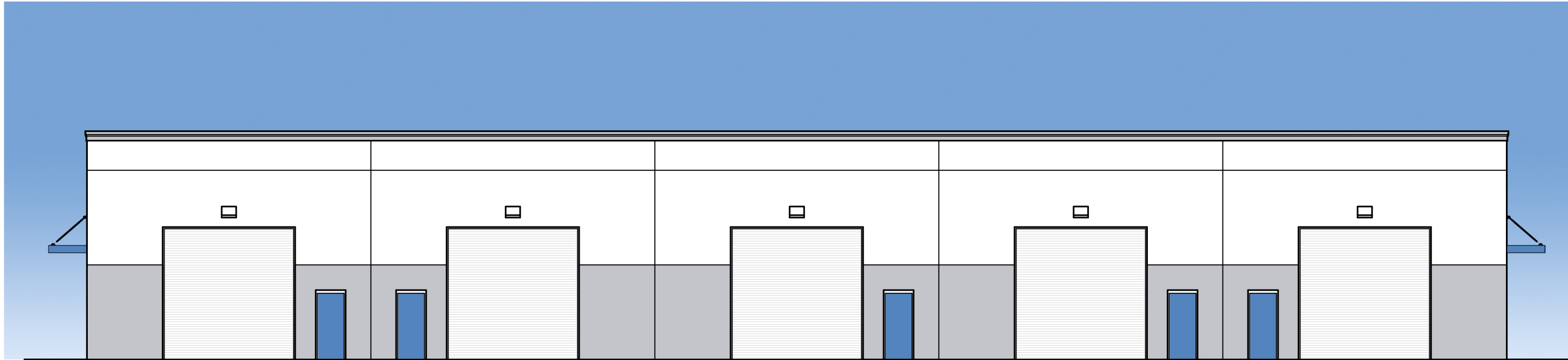
1 EAST ELEVATION (PRIMARY FACADE)
SCALE: 3/32"=1'-0"



2 NORTH ELEVATION (PRIMARY FACADE)
SCALE: 3/32"=1'-0"



3 SOUTH ELEVATION (SECONDARY FACADE)
SCALE: 3/32"=1'-0"



4 WEST ELEVATION (SECONDARY FACADE)
SCALE: 3/32"=1'-0"

Baron Business Park
Building 6
2601 SW Willoughby Boulevard
Stuart, Florida

Revisions:

Content:

Elevations

Dwg:

Date: 5/31/24

Proj. No. D2404

Sheet No.



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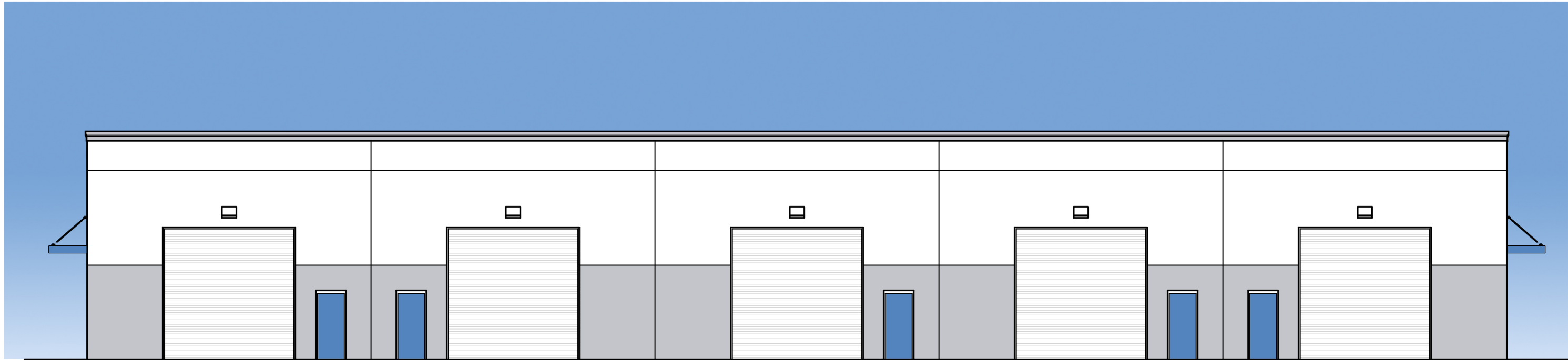
1 EAST ELEVATION (PRIMARY FACADE)
SCALE: 3/32"=1'-0"



2 SOUTH ELEVATION (PRIMARY FACADE)
SCALE: 3/32"=1'-0"



3 NORTH ELEVATION (SECONDARY FACADE)
SCALE: 3/32"=1'-0"



4 WEST ELEVATION (SECONDARY FACADE)
SCALE: 3/32"=1'-0"

Baron Business Park
Building 7
2601 SW Willoughby Boulevard
Stuart, Florida

Revisions:

Content:

Elevations

Dwg:

Date: 5/31/24

Proj. No. D2404

Sheet No.

A7.2
Page 318 of 595

BARON BUSINESS PARK

2601 SW WILLOUGHBY BOULEVARD, STUART, FL

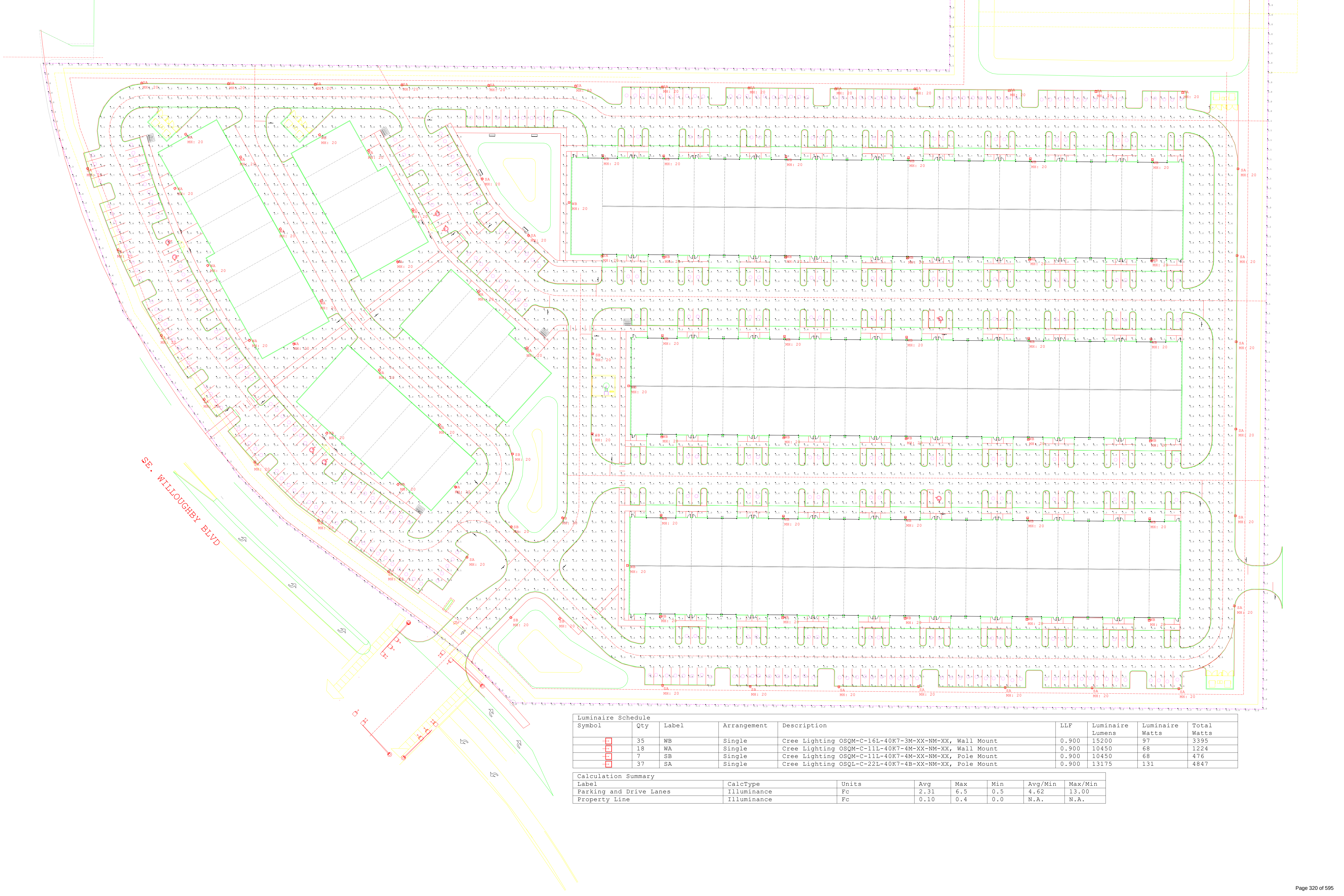
LIGHTING FIXTURE SCHEDULE

TYPE	IMAGE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMPS	DIMMING	VOLTS	MOUNTING	REMARKS	INPUT WATTS
					TYPE					
SA		CREE LIGHTING	OSQ-L-C-22L-40K7-4B-[VOLTAGE]-NM-[FINISH]	LED AREA / PARKING LOT LIGHT FIXTURE	INTEGRATED LED	0-10V	TBC	TENON	MOUNTED @ 20'-0"	131W
SB		CREE LIGHTING	OSQ-M-C-11L-40K7-4M-[VOLTAGE]-NM-[FINISH]	LED AREA / PARKING LOT LIGHT FIXTURE	INTEGRATED LED	0-10V	TBC	TENON	MOUNTED @ 20'-0"	68W
WA		CREE LIGHTING	OSQ-M-C-11L-40K7-4M-[VOLTAGE]-NM-[FINISH] / WM-2	LED AREA / PARKING LOT LIGHT FIXTURE	INTEGRATED LED	0-10V	TBC	WALL	MOUNTED @ 20'-0"	68W
WA		CREE LIGHTING	OSQ-M-C-16L-40K7-3M-[VOLTAGE]-NM-[FINISH] / WM-2	LED AREA / PARKING LOT LIGHT FIXTURE	INTEGRATED LED	0-10V	TBC	WALL	MOUNTED @ 20'-0"	97W

LIGHTING SCHEDULE NOTES:

1. For pricing please email Genesis Lighting at quotes@genesislighting.net, for technical questions please contact Brian Meneses @ 772-919-5670 (Bmeneses@genesislighting.net)
2. No substitutions allowed without prior approval by architect, engineer or design team
3. Contractor to verify all voltages, mounting and run lengths prior to final bid and installation of fixtures
4. Verify correct mounting for each fixture with Architectural reflected ceiling plans and/or Site Plans





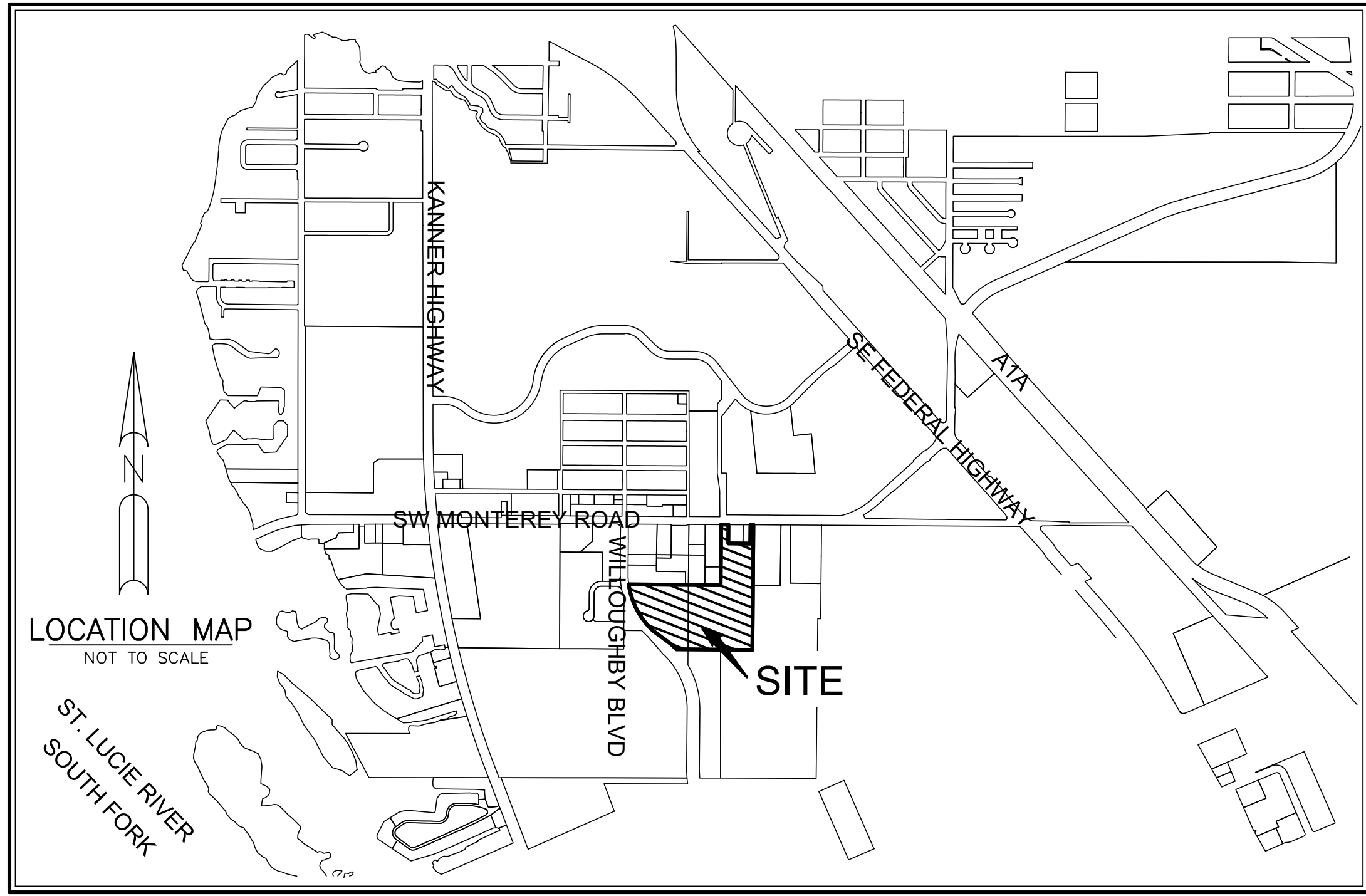
Luminaire Schedule					LLF	Luminaire Lumens	Luminaire Watts	Total Watts
Symbol	Qty	Label	Arrangement	Description				
	35	WB	Single	Cree Lighting OSQM-C-16L-40K7-3M-XX-NM-XX, Wall Mount	0.900	15200	97	3395
	18	WA	Single	Cree Lighting OSQM-C-11L-40K7-4M-XX-NM-XX, Wall Mount	0.900	10450	68	1224
	7	SB	Single	Cree Lighting OSQM-C-11L-40K7-4M-XX-NM-XX, Pole Mount	0.900	10450	68	476
	37	SA	Single	Cree Lighting OSQL-C-22L-40K7-4B-XX-NM-XX, Pole Mount	0.900	13175	131	4847

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
Parking and Drive Lanes	Illuminance	Fc	2.31	6.5	0.5	4.62	13.00		
Property Line	Illuminance	Fc	0.10	0.4	0.0	N.A.	N.A.		

LAND LYING IN SECTION 16,
TOWNSHIP 38 SOUTH, RANGE 41 EAST,
MARTIN COUNTY, FLORIDA,

SCHEDULE "BII" EXCEPTIONS

- Reservations in favor of the State of Florida, as set forth in that certain Deed from the Trustees of the Internal Improvement Fund of the State of Florida, as recorded in Deed Book 32, Page 406, together with and as affected by the Quit Claim Deed releasing the right of entry and exploration recorded in Official Records Book 684, Page 681, of the Public Records of Martin County, Florida.
(AFFECTS PLOTTED)
- Reservations in favor of the State of Florida, as set forth in that certain Deed from the Trustees of the Internal Improvement Fund of the State of Florida, as recorded in Deed Book 32, Page 184, together with and as affected by the Quit Claim Deed releasing the right of entry and exploration recorded in Official Records Book 684, Page 681, of the Public Records of Martin County, Florida.
(AFFECTS PLOTTED))
- Easement Reservations in favor of the State of Florida, as set forth in that certain Deed from the Trustees of the Internal Improvement Fund of the State of Florida, as recorded in Deed Book 32, Page 341, of the Public Records of Martin County, Florida.
(DOES NOT AFFECT)
- Reservations in favor of the State of Florida, as set forth in that certain Deed from the Trustees of the Internal Improvement Fund of the State of Florida, as recorded in Deed Book 35, Page 437, of the Public Records of Martin County, Florida. NOTE: The Company reserves the right to revise this exception upon the production of a survey, in compliance with the requirements set forth in this Commitment, confirming the portion of the insured lands affected by this reservation is less than 20 acres.
(AFFECTS NOTHING TO PLOT)
- Drainage Easement in favor of the State of Florida, as recorded in Official Records Book 88, Page 353, of the Public Records of Martin County, Florida.
(DOES NOT AFFECT)
- Easement in favor of Martin County, a political subdivision of the State of Florida, as recorded in Official Records Book 723, Page 1774, of the Public Records of Martin County, Florida.
(AFFECTS PLOTTED)
- Resolution No. 87-6.17 recorded in Official Records Book 729, Page 2281, of the Public Records of Martin County, Florida.
(DOES NOT AFFECT)
- Easement in favor of Florida Power & Light Company, as recorded in Official Records Book 918, Page 1849, of the Public Records of Martin County, Florida.
(DOES NOT AFFECT)
- Easement in favor of Florida Power & Light Company, as recorded in Official Records Book 918, Page 1850, of the Public Records of Martin County, Florida.
(AFFECTS PLOTTED)
- Easement in favor of Florida Power & Light Company, as recorded in Official Records Book 918, Page 1851, of the Public Records of Martin County, Florida.
(DOES NOT AFFECT)
- Easement in favor of Florida Power & Light Company, as recorded in Official Records Book 918, Page 1858, of the Public Records of Martin County, Florida.
(AFFECTS PLOTTED)
- Ordinance No. 1440-95 recorded in Official Records Book 1172, Page 1033, of the Public Records of Martin County, Florida.
(AFFECTS NOTHING TO PLOT)
- Drainage Easements recorded in Official Records Book 1471, Page 1706 and Official Records Book 1471, Page 1711, of the Public Records of Martin County, Florida.
(AFFECTS PLOTTED)
- Resolution No. 30-09 as recorded in Official Records Book 2386, Page 2877, of the Public Records of Martin County, Florida.
(AFFECTS NOTHING TO PLOT)
- Final Order recorded in Official Records Book 2325, Page 1454, of the Public Records of Martin County, Florida.
(AFFECTS NOTHING TO PLOT)
- Notice of Development Order Extension recorded in Official Records Book 2461, Page 1154, of the Public Records of Martin County, Florida.
(AFFECTS NOTHING TO PLOT)
- Declaration of Restriction Covenant recorded in Official Records Book 2576, Page 2524, of the Public Records of Martin County, Florida. Such Declaration establishes and provides for covenants, conditions, restrictions, reservations, terms, and obligations.
(AFFECTS NOTHING TO PLOT)
- Rights of the lessees under unrecorded leases.
(AFFECTS NOTHING TO PLOT)



PARCEL ONE: THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTH ONE-HALF OF GOVERNMENT LOT 3, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, LYING EASTERLY OF WILLOUGHBY BOULEVARD AS IN OFFICIAL RECORDS BOOK 1008, PAGE 1778, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL THREE: THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

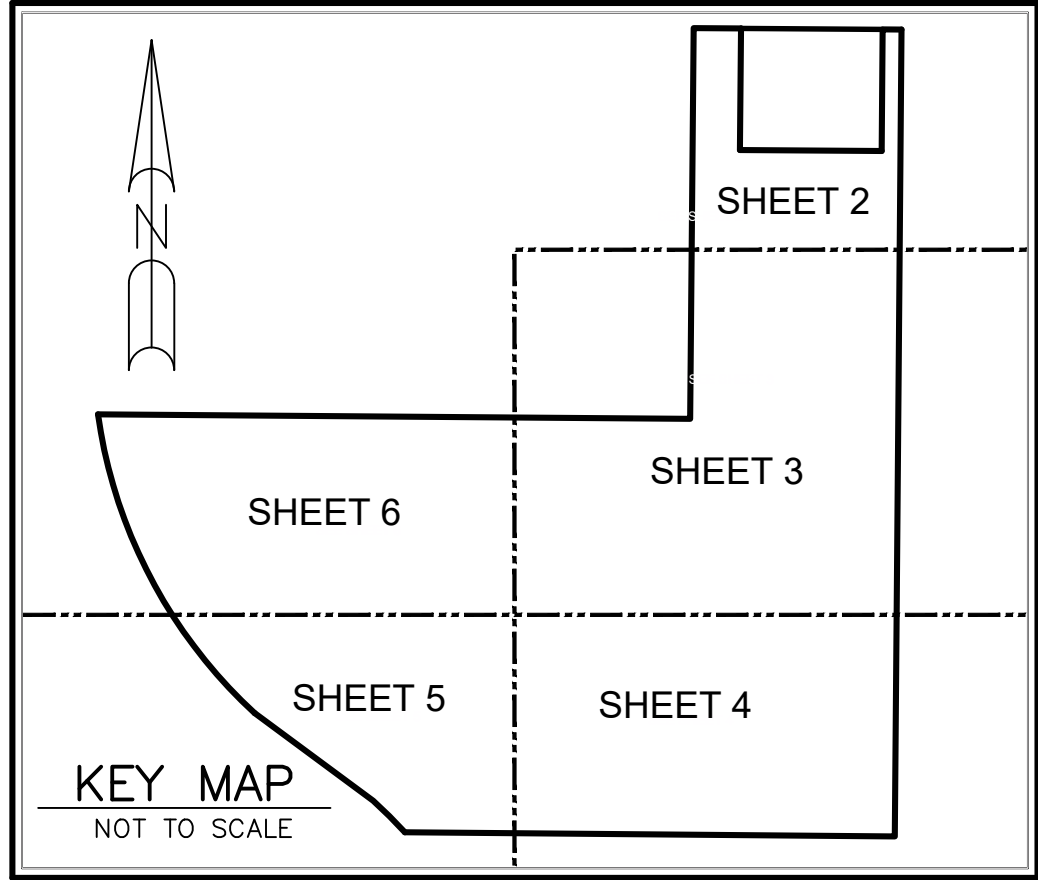
STARTING AT THE NORTHEAST CORNER OF SAID SECTION, TOWNSHIP AND RANGE RUN THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 16 A DISTANCE OF 2010.95 FEET; THENCE RUN SOUTH 00°39'08" WEST 33 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 00°39'08" WEST A DISTANCE OF 200 FEET; THENCE RUN NORTH 89°30'52" WEST A DISTANCE OF 225 FEET; THENCE RUN NORTH 00°39'08" EAST A DISTANCE OF 200 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MONTEREY ROAD; THENCE RUN SOUTH 89°30'52" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF MONTEREY ROAD A DISTANCE OF 225 FEET TO THE POINT OR PLACE OF BEGINNING, IT BEING INTENDED TO DESCRIBE AND EXCEPT LOTS A,B,C,D,E AND F AS SHOWN ON THE UNRECORDED PLAT FOR TURNER WALTON MADE BY STAFFORD AND BROCK FEBRUARY 5, 1958 AND ALSO LESS AND EXCEPT THE DITCH AND ROAD RIGHT-OF-WAY.

OVER AND UPON THE EAST 50 FEET OF THE NORTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND OVER AND UPON THE NORTH 75 FEET OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR ACCESS TO AND FROM THE NORTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, ALL OF THE FORGOING PARCELS BEING IN SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

COMMENCE AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE N89°34'57"W ALONG THE NORTH LINE OF SAID SECTION 16 AND THE CENTERLINE OF MONTEREY ROAD FOR A DISTANCE OF 1701.05 FEET; THENCE S02°05'03"W A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF PARCEL 1 AS SHOWN AND DESCRIBED HEREON; THENCE S00°33'29"W ALONG THE EAST LINE OF PARCEL 1 FOR A DISTANCE OF 620.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1 AND THE POINT OF BEGINNING; THENCE N89°34'57"W ALONG THE SOUTH LINE OF PARCEL 1 FOR A DISTANCE OF 280.16 FEET TO THE SOUTHWEST CORNER OF PARCEL 1; THENCE N00°33'29"E ALONG THE EAST LINE OF PARCEL 1 FOR A DISTANCE OF 60.00 FEET; THENCE S89°34'57"E ALONG A LINE 60.00 NORTH OF AND PARALLEL TO THE SOUTH LINE OF PARCEL 1 FOR A DISTANCE OF 280.16 FEET TO THE EAST LINE OF PARCEL 1; THENCE S00°33'29"W ALONG THE EAST LINE OF PARCEL 1 FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

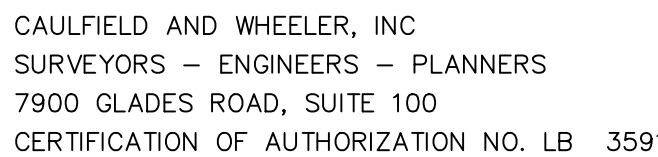
CONTAINING: 20.351 ACRES, MORE OR LESS

STUART AUTOVAULT LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LIBERTY TITLE COMPANY OF AMERICA INC
DORT CREDIT UNION



1. LAST DATE OF FIELD DATA ACQUISITION FOR THIS SURVEY IS FEBRUARY 11, 2022. RE-SURVEY MAY 17, 2024.
2. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. LANDS SHOWN HEREON WERE ABSTRACTED BY LIBERTY TITLE COMPANY OF AMERICA. INC., COMMITMENT FILE NO.: 22008714, EFFECTIVE DATE DECEMBER 26, 2021 AT 8:00 A.M. AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
6. THE DESCRIPTION OF THE LAND CONTAINED IN THIS SURVEY IS PER EXHIBIT A OF THE TITLE COMMITMENT REFERENCED ABOVE.
7. BEARINGS SHOWN HEREON ARE BASED ON THE GPS MEASURED NORTH LINE OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY FLORIDA, SAID LINE BEARS NORTH 89°38'19" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO. AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
8. THE VERTICAL DATUM REFERENCES THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND IS IN THE U.S. SURVEY FOOT UNIT OF MEASUREMENT.
9. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY MARTIN COUNTY SURVEY CONTROL POINT "M-POP" PUBLISHED ELEVATION OF 13.14' (NAVD88) A FOUND PK NAIL AND WASHER. SET IN THE TOP CENTER OF CONCRETE CURB INLET AT NORTH SIDE OF MONTEREY ROAD. 105' +OR- WEST OF THE CENTERLINE OF SE RAYS WAY.
10. SUBJECT PROPERTY FALLS WITHIN ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM); COMMUNITY PANEL NO. 1201650161H, CITY OF STUART, MARTIN COUNTY, COMMUNITY; DATED FEBRUARY 19 2020.
11. TREES DEPICTED ON THIS SURVEY ARE NATIVE SPECIES 4"DIAMETER AT BREAST HEIGHT AND TAGGED WITH CORRESPONDING TAG NUMBER AS SHOWN IN THE TREE TABLE. TREE WERE LOCATED BY SURVEY FIELD CREW NOT TRAINED IN SPECIES DESIGNATION, DESIGNATION SHOULD BE VERIFIED BY A TRAINED BOTANIST.
12. THERE ARE NOT GAPS, GORES OR HIATUSES, THE TRACTS ARE CONTIGUOUS ALONG THEIR BOUNDARIES.
13. THIS SURVEY WAS UPDATED IN THE FIELD MAY 17, 2024, IMPROVEMENTS AND PROPERTY CORNERS WERE VERIFIED. ELEVATION AND TREES WERE NOT VERIFIED FOR THIS SURVEY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELDWORK WAS COMPLETED ON FEBRUARY 11, 2022 AND VERIFIED MAY 17, 2024.



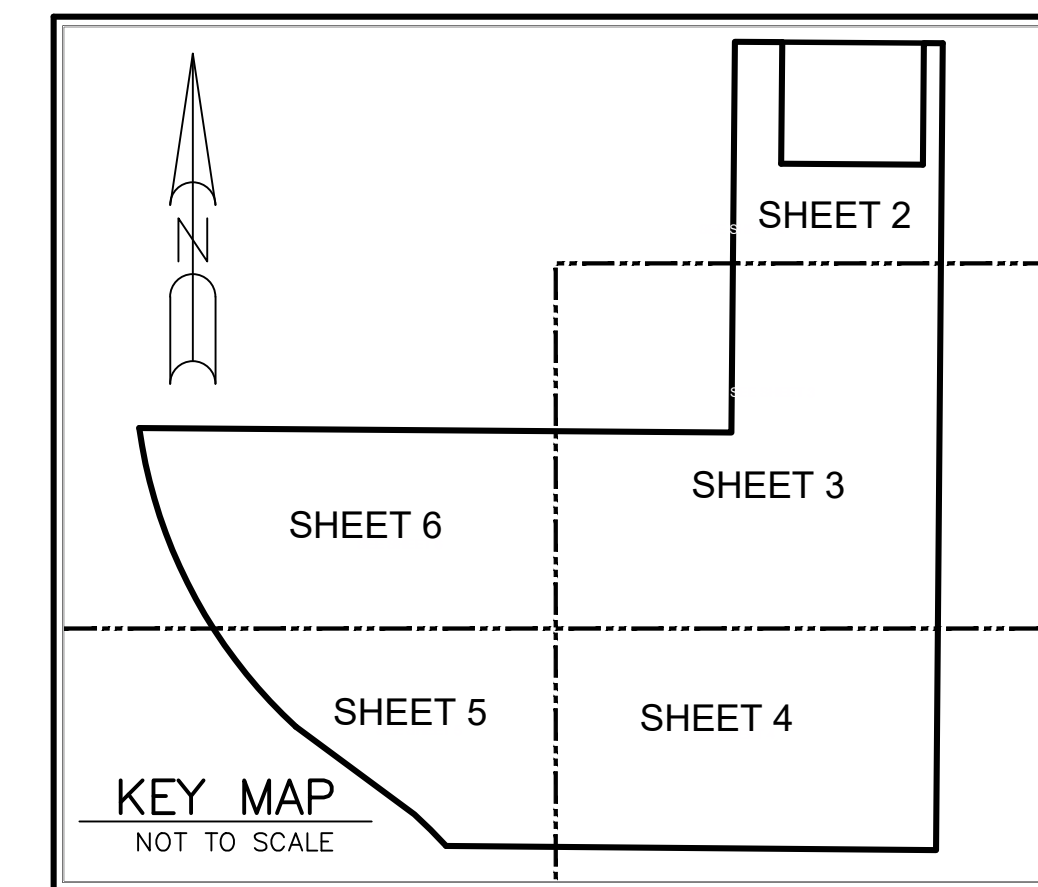
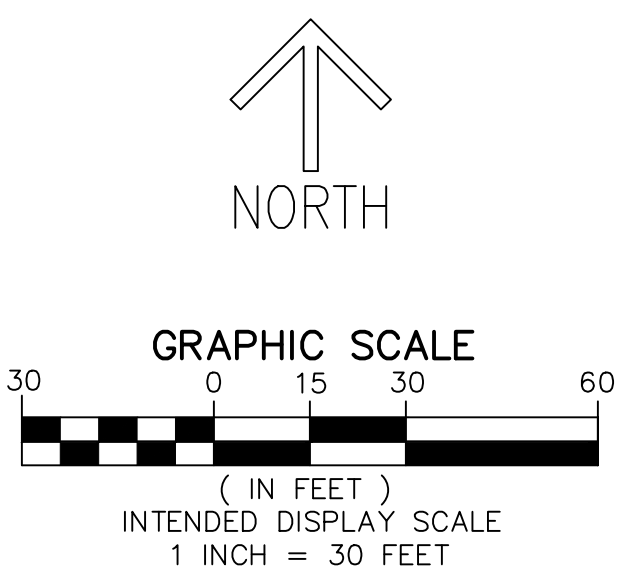
UPDATED SURVEY SEE NOTE #13	05/21/2024	R/LF
ADDED EASEMENTS ON ADJACENT PROPERTY	02/16/2022	R/LF
SEE SHEET 3		
REVISIONS	DATE	BY
FILE NAME: 9380-ALTA-RNDY.DWG		

FIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1450

ALTA/NSPS LAND TITLE BOUNDARY SURVEY
STUART KEY PROJECT
MARTIN COUNTY, FLORIDA

DATE 02/14/2022
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 9380
SHT.NO. 1
OF 6 SHEET

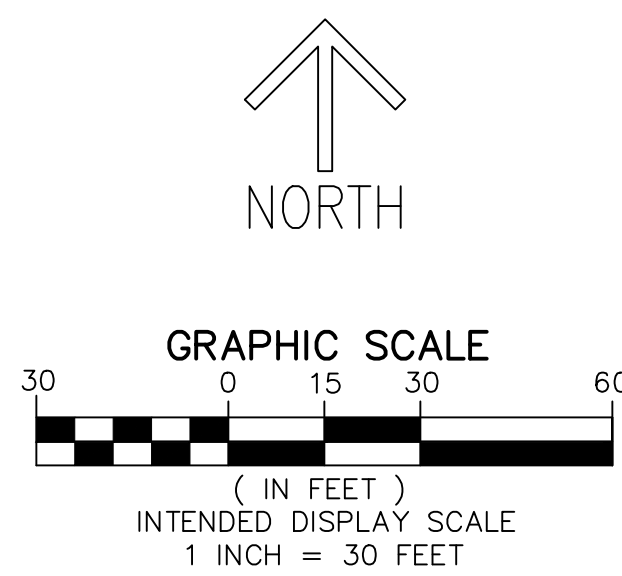
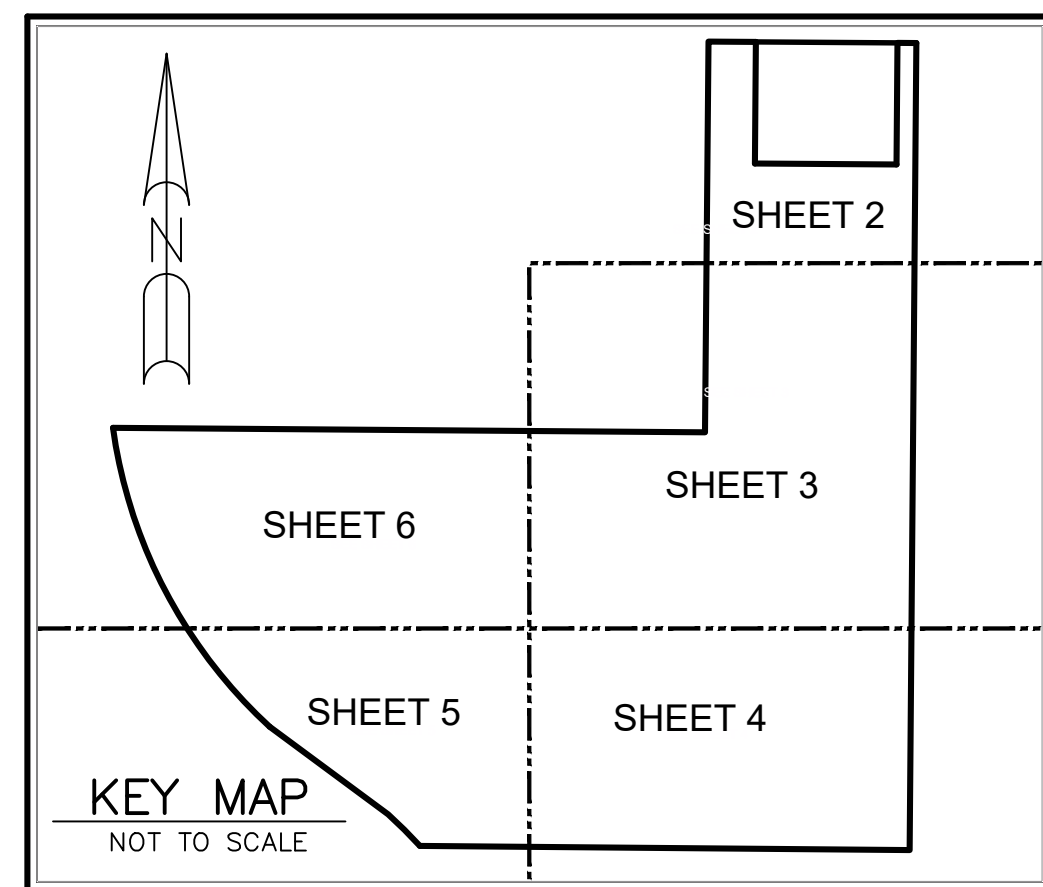


Tree Table		
Point ID	Tree Diameter	Tree Type
1	15	Sable Palm
9	4	Acacia
2	15	Sable Palm
3	15	Sable Palm
4	5	Acacia
5	5	Acacia
6	5	Acacia
7	7	Acacia
8	12	Acacia
10	5	Acacia
11	7	Acacia
12	12	Acacia
13	10	Acacia
14	9	Acacia
15	9	Acacia
16	4	Acacia
17	8	Acacia
18	12	Acacia
19	12	Acacia
20	6	Acacia
21	11	Acacia
22	9	Acacia
23	13	Acacia
24	13	Acacia
25	10	Acacia
26	15	Sable Palm
27	8	Acacia
28	4	Acacia
29	4	Acacia
30	24	UNK
31	32	UNK
32	13	Sable Palm
33	7	OAK
34	11	OAK
35	10	Sable Palm
36	7	Acacia
37	6	Acacia
38	6	Acacia
39	11	Acacia
40	13	Sable Palm
41	11	Sable Palm
42	24	NORFOLK
43	13	Sable Palm
44	13	Sable Palm
45	14	Sable Palm
46	14	Sable Palm

LEGEND

	— HAND HOLE
CONC	— CONCRETE
(NAVDB8)	— NORTH AMERICAN VERTICAL DATUM
ORB	— OFFICIAL RECORD BOOK
RCP	— REINFORCED CONCRETE PIPE
R/W	— RIGHT-OF-WAY
PB	— PLAT BOOK
PG	— PAGE
	— WOOD POWER POLE (UNLESS NOTED)
←	— ANCHOR
	— CATCH BASIN
	— CONCRETE POWER POLE
	— CURB INLET
— x — x — x —	— CHAIN LINK FENCE
○	— DENOTES FOUND SURVEY ROD & CAP
△	— DENOTES NAIL & SURVEY DISK
①	— DRAINAGE MANHOLE
— OHW	— ELECTRICAL WIRES OVERHEAD
	— EXISTING ELEVATION
	— FIRE HYDRANT
⑤	— SANITARY MANHOLE
	— SEWER VALVE
	— CATCH BASIN
	— WATER VALVE
	— SURVEY MARKER/CONTROL POINT
T	— TRAFFIC SIGN
	— INDICATES SECTION CORNER
	— INDICATES 1/4 SECTION CORNER
099	— TREE LOCATION AND TAG NUMBER
— FM — FM	— FORCE MAIN PAINT

SEE SHEET 3



- LEGEND**
-  — HAND HOLE
-  CONC — CONCRETE
-  — NORTH AMERICAN VERTICAL DATUM OF (NAVD88)
-  ORB — OFFICIAL RECORD BOOK
-  RCP — REINFORCED CONCRETE PIPE
-  R/W — RIGHT-OF-WAY
-  PB — PLAT BOOK
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-  — WOOD POLE (UNLESS NOTED)
-  — ANCHOR
-  — CATCH BASIN
-  — CONCRETE POWER POLE
-  — CURB INLET
-  — CHAIN LINK FENCE
-  ○ — DENOTES FLOW SURVEY ROD & CAP
-  △ — DENOTES NAIL & SURVEY DISK
-  ○ — DRAINAGE MANHOLE
-  — CHW — ELECTRICAL WIRES OVERHEAD
-  — EXISTING ELEVATION
-  — FIRE HYDRANT
-  ○ — SANITARY MANHOLE
-  — SEWER VALVE
-  — CATCH BASIN
-  — WATER VALVE
-  — SURVEY MARKER/CONTROL POINT
-  — TRAFFIC SIGN
-  — INDICATES SECTION CORNER
-  — INDICATES 1/4 SECTION CORNER
-  ○ — TREE LOCATION AND TAG NUMBER
-  — FM — FM — FORCE MAIN POINT

TREE TABLE		
POINT ID	TREE DIAMETER	TREE TYPE
1	15	SABLE PALM
9	4	ACACIA
2	15	SABLE PALM
3	15	SABLE PALM
4	5	ACACIA
5	5	ACACIA
6	5	ACACIA
7	7	ACACIA
8	12	ACACIA
10	5	ACACIA
11	7	ACACIA
12	12	ACACIA
13	10	ACACIA
14	9	ACACIA
15	9	ACACIA
16	4	ACACIA
17	8	ACACIA
18	12	ACACIA
19	12	ACACIA
20	6	ACACIA
21	11	ACACIA
22	9	ACACIA
23	13	ACACIA
24	13	ACACIA
25	10	ACACIA
26	15	SABLE PALM
27	8	ACACIA
28	4	ACACIA
29	4	ACACIA
30	24	UNK
31	32	UNK
32	13	SABLE PALM
33	7	OAK
34	11	OAK
35	10	SABLE PALM
36	7	ACACIA
37	6	ACACIA
38	6	ACACIA
39	11	ACACIA
40	13	SABLE PALM
41	11	SABLE PALM
42	24	NORFOLK
43	13	SABLE PALM
44	13	SABLE PALM
45	14	SABLE PALM
46	14	SABLE PALM



CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
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ALTA/NSPS LAND TITLE BOUNDARY SURVEY
STUART KEY PROJECT
MARTIN COUNTY, FLORIDA

DATE 02/14/2022
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN



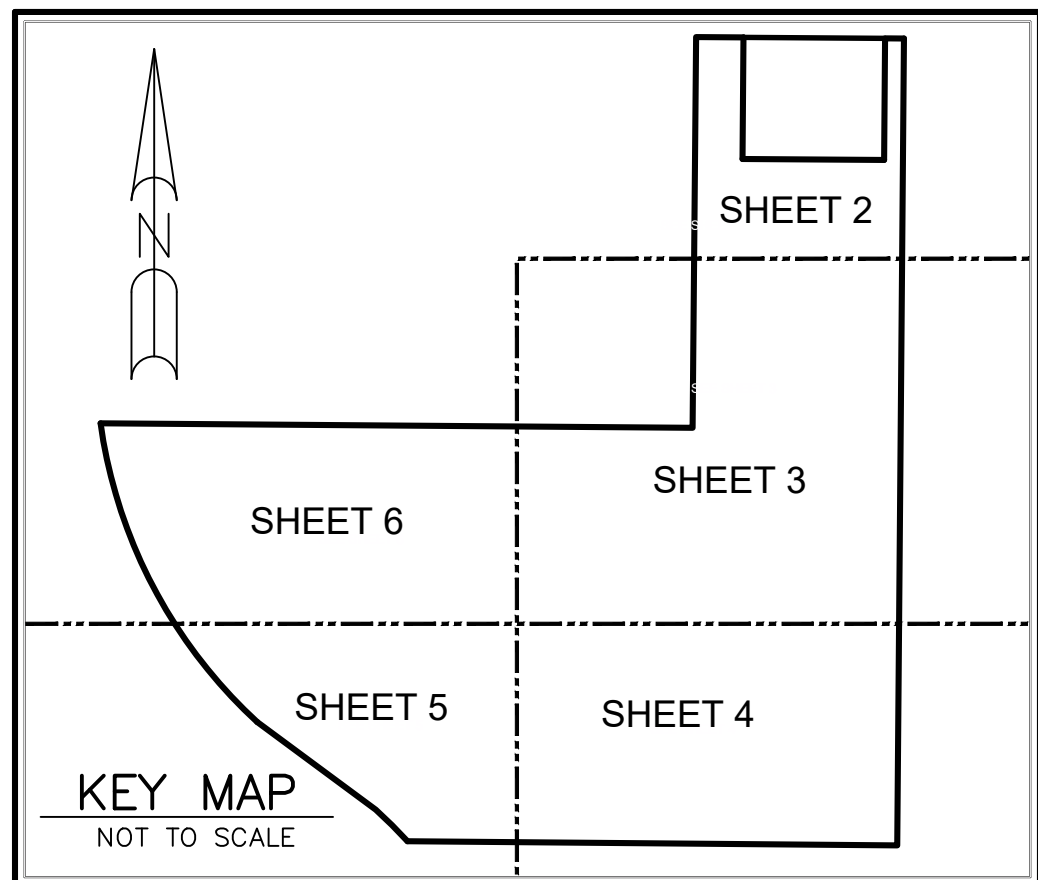
JOB # 9380
SHT.NO. 3
OF 6 SHEETS

SEE SHEET 5



-

JOB # 9380
SHT.NO. 4
OF 6 SHEETS



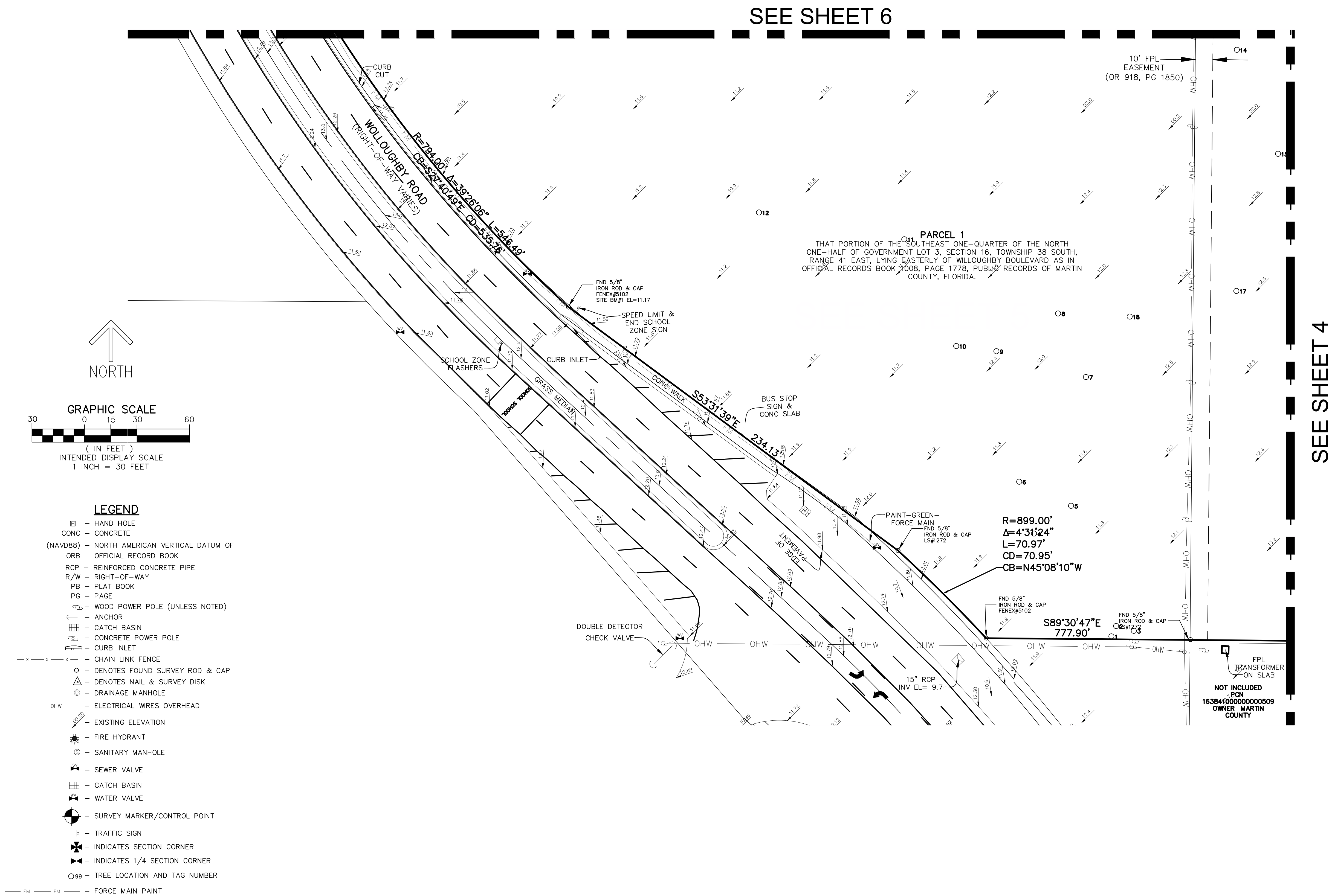
Tree Table		
Point ID	Tree Diameter	Tree Type
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9	4	ACACIA
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8	12	ACACIA
10	5	ACACIA
11	7	ACACIA
12	12	ACACIA
13	10	ACACIA
14	9	ACACIA
15	9	ACACIA
16	4	ACACIA
17	8	ACACIA
18	12	ACACIA
19	12	ACACIA
20	6	ACACIA
21	11	ACACIA
22	9	ACACIA
23	13	ACACIA
24	13	ACACIA
25	10	ACACIA
26	15	SABLE PALM
27	8	ACACIA
28	4	ACACIA
29	4	ACACIA
30	24	UNK
31	32	UNK
32	13	SABLE PALM
33	7	OAK
34	11	OAK
35	10	SABLE PALM
36	7	ACACIA
37	6	ACACIA
38	6	ACACIA
39	11	ACACIA
40	13	SABLE PALM
41	11	SABLE PALM
42	24	NORFOLK
43	13	SABLE PALM
44	13	SABLE PALM
45	14	SABLE PALM
46	14	SABLE PALM

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PHONE (561)-392-1991 / FAX (561)-750-1452

ALTA/NSPS LAND TITLE BOUNDARY SURVEY
STUART KEY PROJECT
MARTIN COUNTY, FLORIDA

DATE 02/14/2022
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 9380
SHT.NO. 5
OF 6 SHEETS



Landscape Legend:		
Qty	Symb	Name (N=Native)
Trees:		
49	AR	Red Maple (N)
		Acer rubrum 'Florida Flame', 12' Ht, 5' Spr, 2.5" cal
33	CS	Silver Buttonwood (N)
		Conocarpus erectus sericeus, 10' Ht, 4' Spr, 2.5" cal
79	CE	Green Buttonwood (N)
		Conocarpus erectus, 10' Ht, 4' Spr, 2.5" ca
76	SP	Cabbage Palm (N)(2:1)
		Sabal palmetto, FG, 18'-24' OA, slicked
28	PE	Slash Pine (N)
		Pinus eliottii 'Densa', 12' Ht, 5' Spr, 2.5" cal
139	QV	Live Oak (N)
		Quercus virginiana, 14' Ht, 5' Spr, 2" cal
Shrubs:		
849	CHR	Red Tip Cocoplum (N)
		Chrysobalanus icaco 'Redtip', 3 gal, 24"x18", 36" o.c.
830	HAM	Dwarf Firebush (N)
		Hamlis patens 'Calusa', 3 gal, 24"x18", 24" o.c.
616	MYR	Simpson's Stopper (N)
		Myrcianthes fragrans, 3 gal, 24"x18", 36" o.c.
620	POD	Podocarpus
		Podocarpus macrophyllus, 3 gal, 24"x12", 24" o.c.
633	VIB	Dwarf Walters Viburnum (N)
		Viburnum obovatum 'Select', 3 gal, 24"x18", 24" o.c.
Groundcover:		
346	LAN	Pineland Lantana (N)
		Lantana depressa, 1 gal, 36" o.c.
252	MUH	Muhly Grass (N)
		Muhlenbergia capillaris, 3 gal, 34" o.c.
57	TRI	Florida Gama Grass (N)
		Tripsacum floridana, 3 gal, 36" o.c.
	ZAM	Coontie (N)
		Zamia floridana, 3 gal, 18"x18", 36" o.c.

Maintenance of Required Landscaping

- Encroachment into required bufferyards and landscaped areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscaped areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.
- Required landscaping shall be maintained so as to at all times present a healthy, neat and orderly appearance, free of refuse and debris. If vegetation which is required to be planted dies it shall be replaced with equivalent vegetation. All trees for which credit was awarded and which subsequently die, shall be replaced by the requisite number of living trees according to the standards established in the Martin County Landscape Code.
- All landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, as needed and in accordance with acceptable horticultural practices. Perpetual maintenance shall be provided to prohibit the reestablishment of harmful exotic species within landscaping and preservation areas.
- Regular landscape maintenance shall be provided for repair or replacement, where necessary, of any screening or buffering required as shown on this plan. Regular landscape maintenance shall be provided for the repair or replacement of required walls, fences or structures to a structurally sound condition as shown on this plan.
- The property owner is responsible for replacing any required landscaping in easement areas that may be disturbed by future maintenance
- All prohibited, exotic and invasive species shall be removed from the entire site prior to the issuance of a certificate of occupancy."

Notes:

- 100% of the required trees are low water use.
- 100% of the required shrubs are low water use.
- All sod areas to be Argentine Bahia, Paspalum notatum.
- All landscape areas are low water use areas, unless otherwise indicated . Retention Area will not receive irrigation, therefore it is indicated as a low water use aera.
- No landscaping shall be placed in a manner that would create conflicts with the intended operation and maintenance of any existing or proposed water/wastewater utility lines.
- All landscape material to be Florida No.1
- All landscaping meets FDOT clearzone and sight distance criteria.
- All trees placed within 10' of a structure, sidewalk, utility line or exfiltration trench to be installed with 24" root barrier. Refer to sheet LD-09 for installation details.Root barrier to extend at least 6' in either direction from the center of the tree, running parallel to hard surface or utility.
- All landscaping placed within safe sight triangle to be maintained to provide sight window between 24" and 8'
- The use of Cypress mulch is prohibited.
- All landscape areas to receive automatic irrigation with 100% coverage and 50% overlap. Water source to be Well or potable and to be determined at time of building permit application.

100% of required/proposed trees are native
82% of required/proposed shrubs are native
100% of required/proposed groundcovers/grasses are native

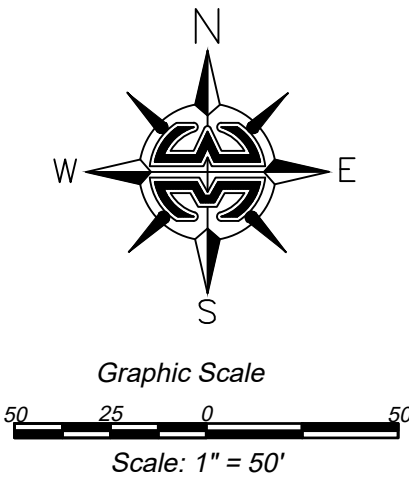
LANDSCAPE DATA		SF	AC
Gross Site Area		886,464	20.35
minimum Landscape Area required	20% of Gross Site Area	177,293	4.07
provided:		202,395	4.65
Min Interior Landscape Area	50% of total	88,646	2.04
provided:		170,487	3.91
Min. Number of Trees required	1 Tree per 2500 sf	355	
provided:		368	
Min. Number of Interior Trees required	1 Tree per 500 sf	177	
provided:		193	
Shade Trees required:	50% of required	177	
provided		297	

Buffer landscape					
Required: 1 Tree per 30 lf					Provided
	length	driveway	total length		
North	2277		2277	76	76
East	1281	24	1257	42	42
South	778		778	26	29
West	851	31	820	27	28
Total					175
Note: North Buffer includes 3 existing trees					
Interior Landscape					
Required: 1 Tree per 30 lf					Provided
	length	Access	total length		
Building 1	1474	859	615	21	30
Building 2	1347	793	554	18	27
Building 3	1347	793	554	18	28
Building 4	440	206	234	8	8
Building 5	560	272	288	10	5
Building 6	380	171	209	7	11
Building 7	380	171	209	7	6
Total					115

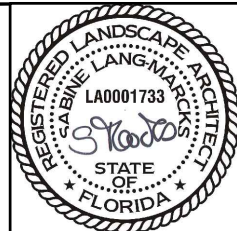
Tree Mitigation:

Native Trees removed: 34 inches
Native Trees preserved: 43 inches
Additional Mitigation required: 0 inches

Water Efficient Design Options		
	Design Options	Points
a.	Utilization of moisture sensing controller other than rain sensor override device	
b.	Plan submitted with low, moderate and high water usage zones indicated on the landscape plan	5
c.	Twenty-five percent to 50 % of the grass areas are made up of drought tolerant grass species from the list	
d.	Fifty-one percent or more of the grass areas are made up of drought-tolerant grass species from the list.	10
e.	Twenty-five percent to 50 % of the required shrubs are made up of drought tolerant species from the list.	
f.	Fifty-one percent or more of the required shrubs are made up of drought tolerant species from the list.	10
g.	Twenty-five percent to 50 % of the required trees are made up of drought tolerant species from the list	
h.	Fifty-one percent or more of the required trees are made up of drought tolerant species from the list.	10
i.	Twnety-five percent more than the required shade trees planted in the vehicular use area	
j.	Fifty percent more than the required shade trees planted in the vehicular use area	
k.	Sod areas less than 50 percent of the total landscaped areas	
l.	Utilization of compacted mulch beds at least three inches deep in all planted areas except ground cover.	10
m.	Utilitization of mulch	5
n.	Utilization of native plant species in stormwater retention areas, other than turf grass or sod. As permitted in division 9 of article 4, LDR.	
Total points awarded:		50



Baron Industrial Park
City of Stuart
Landscape Data



LD-02

Landscape Design Associates

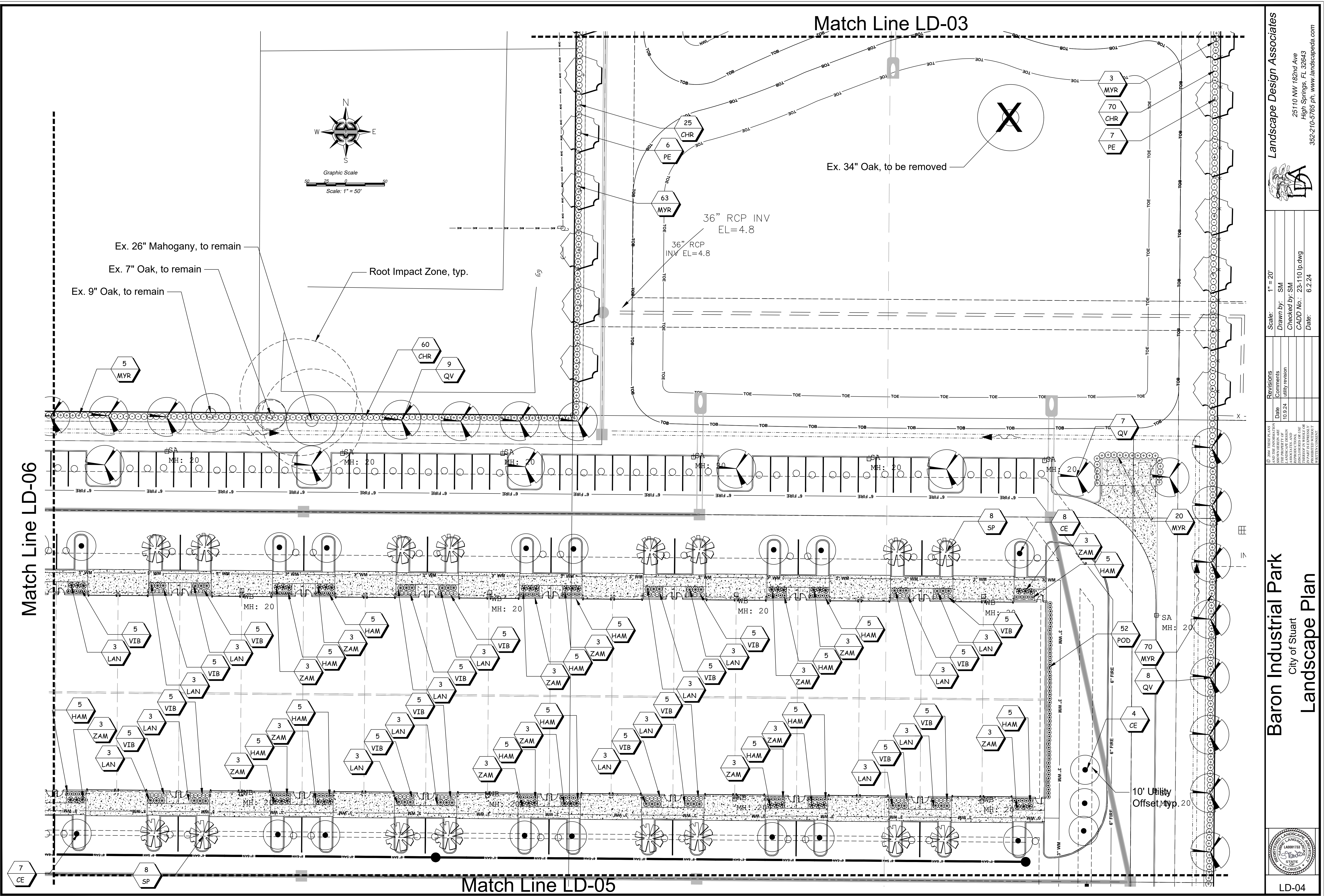


25110 NW 182nd Ave
High Springs, FL 32643
352-210-5765 ph, www.landscapeda.com

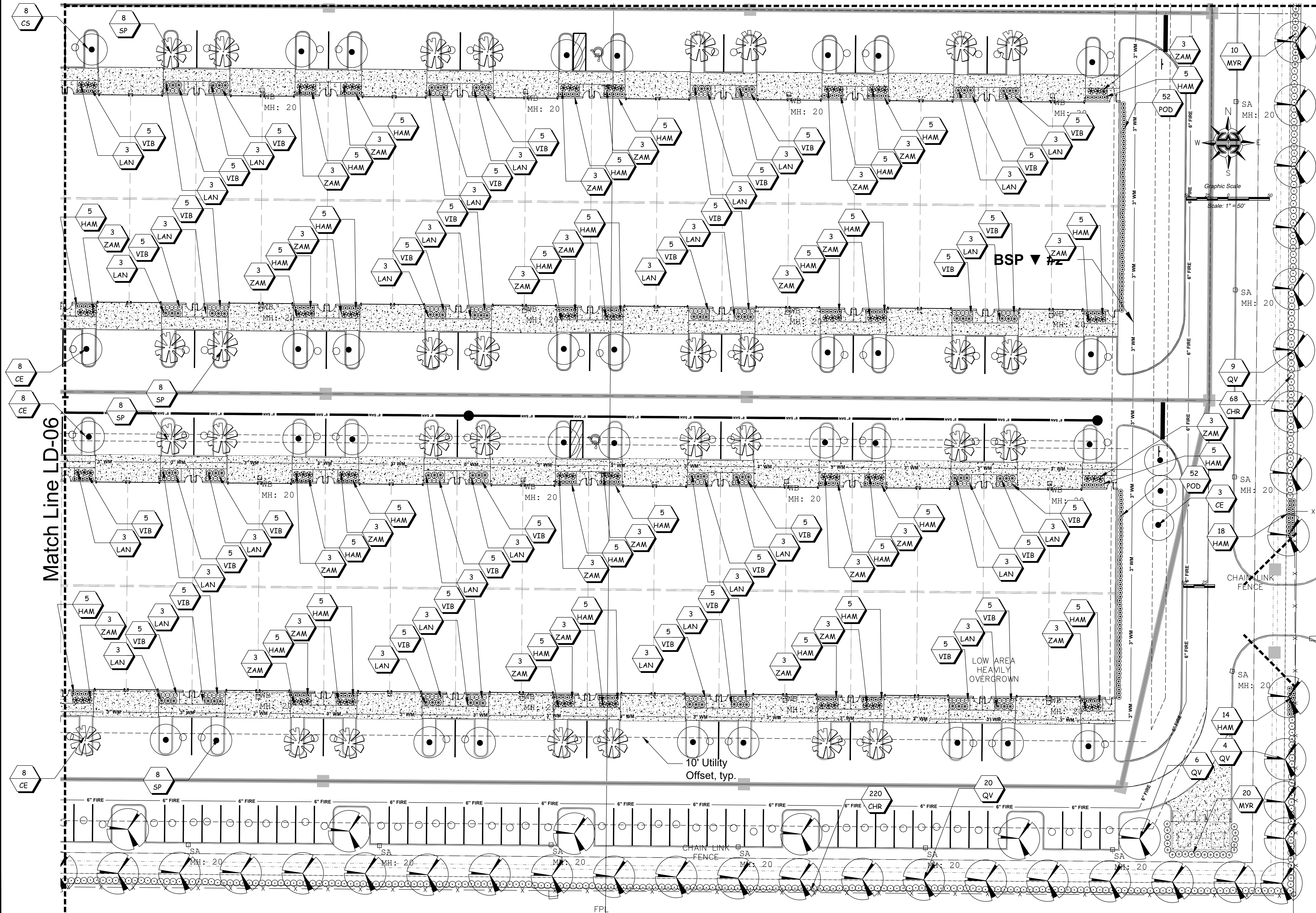
Scale: NTS
Drawn by: SM
Checked by: SM
CADD No.: 23-110 lp.dwg
Date: 6.2.24

Revisions	Comments
Date	Utility revision
10.9.24	

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LANDSCAPE DESIGN
ASSOCIATES AND
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IN ANY MANNER WITHOUT
WRITTEN CONSENT.



Match Line LD-04



Match Line LD-06

Offset, typ.

BSP ▼

LOW AREA
HEAVILY
OVERGROWN

CHAIN LINK FENCE

Baron Industrial Park

City of Stuart

Landscape Plan

LD-05

Landscape Design Associates
25110 NW 182nd Ave
High Springs, FL 32643
352-210-5765 ph, www.landscapeda.com

Scale:	1" = 20'
Drawn by:	SM
Checked by:	SM
CADD No.:	23-110 lp.dwg
Date:	6.2.24

Revisions	
Date	Comments
10.9.24	utility revision

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Park
an

trial
part
the Pl

Industry
City of St
Discap

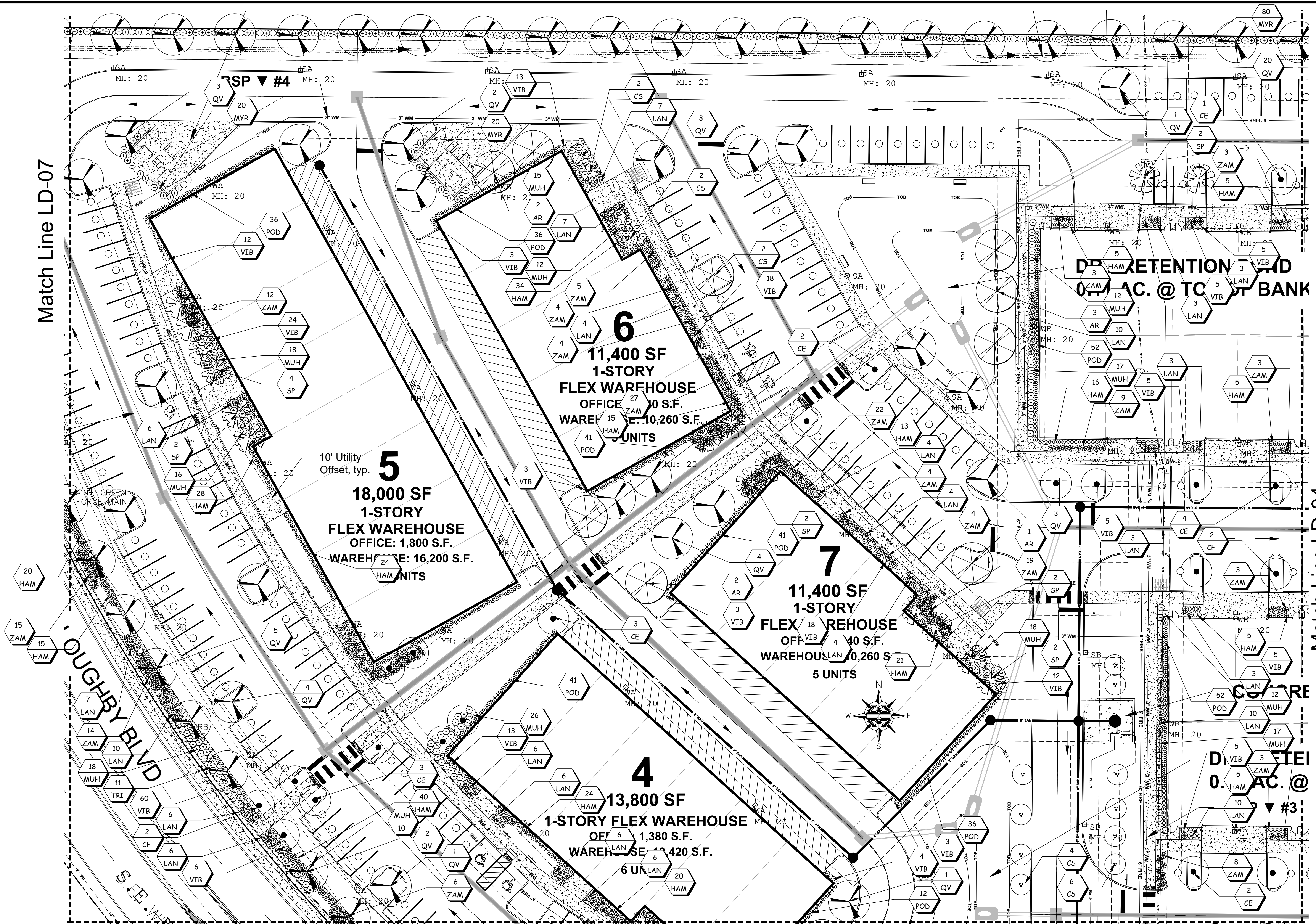
Land

B3

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Match Line LD-07



Match Line LD-07

Match Line LD-04

Baron Industrial Park
City of Stuart
Landscape Plan

LD-06

Scale: 1" = 20'

Drawn by: SM
Checked by: SM
CADD No.: 23-110 lp.dwg
Date: 6.2.24

Revisions
Date
Comments
10.9.24
Utility revision

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LANDSCAPE DESIGN ASSOCIATES
25110 NW 182nd Ave
High Springs, FL 32643
352-210-5765 ph, www.landscapeda.com

PLANTING NOTES:

FERTILIZER

FERTILIZERS SHALL BE SLOW RELEASE, UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THE FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURERS STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS, AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB PER 3 GAL POT, 1/4 LB PER 1 GAL POT) AND GROUNDCOVER. THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 ANALYSIS. A 14-14-14 FERTILIZER ANALYSIS IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL PLANTS, 2 WITH 3 GAL PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH

MULCH MATERIAL SHALL BE COLORED 'A' GRADE CERTIFIED RECYCLED MULCH AND MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM OF 3" DEPTH IN PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE OR PALM TRUNKS.

SOD

THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

SUBSTITUTIONS

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT OF RECORD. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS A SUBSTITUTE FOR B & B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID MEASUREMENTS

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

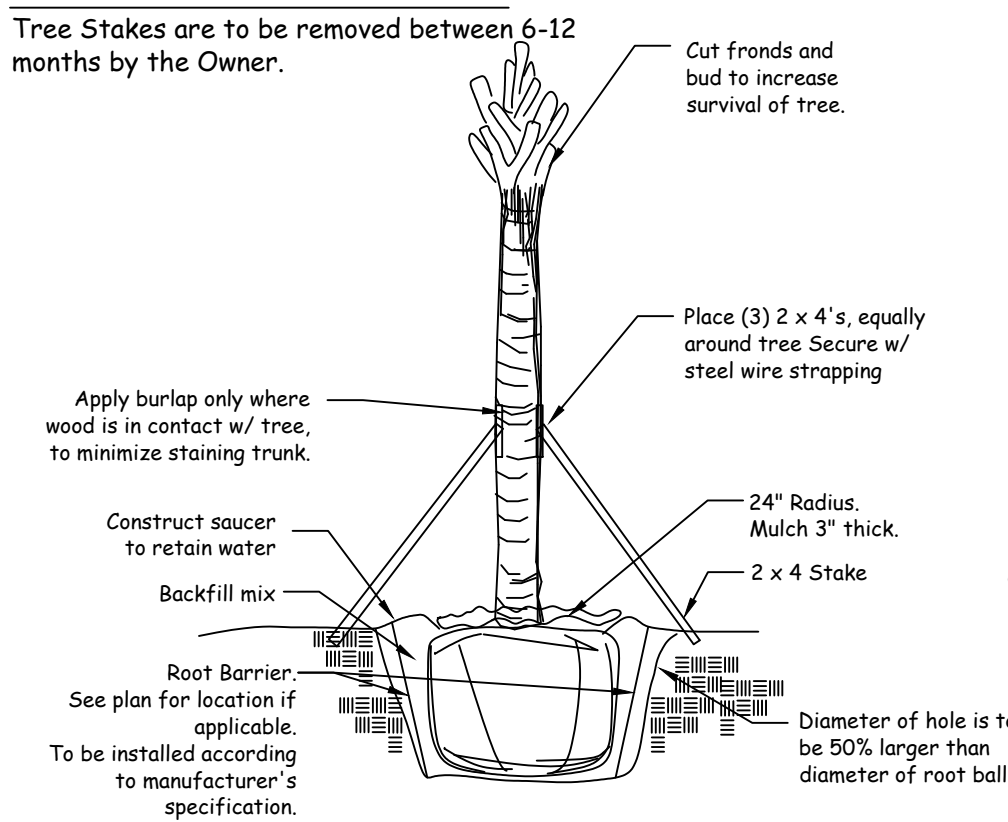
PALMS: CLEAR TRUNK SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

GREY WOOD (G.W.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO TOP OF THE HARDENED TRUNK.

OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

Palm Planting Detail



PLANTING SOIL AND BACKFILL

TOPSOIL SHALL CONSIST OF A STABILIZED MIXTURE OF GROUND YARD TRIMMINGS AND POSSIBLY BIOSOLIDS PROCESSED ACCORDING TO STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR THE PROCESSING AND DISTRIBUTION OF SEWAGE SLUDGE COMPOST. RECYCLED TOPSOIL SHALL ONLY BE OBTAINED FROM A STATE PERMITTED RECYCLING FACILITY WHICH IS ALSO D.O.T. CERTIFIED AND STORES PRODUCT ON A PAD WITH A CURRENT NEMATODE CERTIFICATION FROM FLORIDA DEPARTMENT OF AGRICULTURE. RECYCLED TOPSOIL SHALL HAVE THE FOLLOWING CHARACTERISTICS:

- WEED FREE
- MOISTURE CONTENT 50% BY WEIGHT MAXIMUM
- WATER HOLDING CAPACITY 200% BY WEIGHT MINIMUM
- CARBON TO NITROGEN RATIO LESS THAN 25 TO 1
- ORGANIC MATTER CONTENT 40% BY DRY WEIGHT MINIMUM
- SOLUBLE SALTS LESS THAN 3 MMHOS/CM
- PH RANGE 7.0 - 7.9
- MINIMUM NUTRIENT LEVELS AS FOLLOWS:

MACRO NUTRIENTS: NITROGEN (N) - 1% MINIMUM, WATER INSOLUBLE NITROGEN 90% MINIMUM, PHOSPHORUS (P) - 0.5% MINIMUM, POTASSIUM (K) - 0.2% MINIMUM AND OTHER MACRO AND MICRO NUTRIENTS. THE RECYCLED TOPSOIL SHALL CONTAIN LEVELS OF THOSE MICRO NUTRIENTS NECESSARY FOR PLANT GROWTH. THESE INCLUDE CALCIUM, MAGNESIUM, SULFUR, BORON, COPPER, IRON, MANGANESE AND MOLYBDENUM. TOPSOIL NOT MEETING THESE REQUIREMENTS WILL NOT BE ACCEPTED.

BACKFILL: ALL NEW AND TRANSPLANTED PLANT MATERIAL (INCLUDING NEW SOD) SHALL BE PLANTED ONLY AFTER PREPARATION OF EXISTING SOIL AS FOLLOWS: SPREAD A LAYER OF 3" DEPTH OF RECYCLED TOPSOIL (AS DEFINED ABOVE) OVER THE ENTIRE PLANTING AREA. THE TOPSOIL SHALL THEN BE UNIFORMLY DISKED, TILLED OR AERIFIED INTO THE EXISTING SOIL TO A DEPTH OF 12" UNDERNEATH SHRUBS AND GROUNDCOVERS, 6" UNDERNEATH SOD AND TO A DEPTH OF 36" FOR THE TREE PITTS, WITH THE FOLLOWING EXCEPTION: NO ROTOTILLING OR DISKING SHALL OCCUR CLOSER TO THE TRUNKS OF ESTABLISHED PLANTS THAN ONE HALF (1/2) THE DISTANCE OF THE CANOPY FURTHER OUT FROM THE DRIP LINE OF THE EXISTING PLANT CANOPY. ALL PLANTS, INCLUDING HEDGES AND GROUND COVER SHALL BE PLANTED IN INDIVIDUALLY DUG HOLES AND THE MATERIAL DUG FROM THE HOLES SHALL THEN BE FURTHER MIXED WITH THE PREPARED SITE SOIL PRIOR TO BACKFILLING OF THE PLANTING HOLES AROUND THE ROOT BALLS. NO ADDITIONAL BACKFILL SOIL SHALL BE USED.

AN EXCEPTION ARE PLANTING PITTS FOR CABBAGE PALMS, WHICH SHALL BE BACKFILLED WITH CLEAN NATIVE SAND ONLY.

REMOVE EXCESS MATERIAL TO PROVIDE PROPER FINISHED GRADE.

PLANT MATERIALS

TREES, PALMS, SHRUBS, GROUND COVERS:

PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED IN THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED 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 NORMAL FOR THE VARIETY AND FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

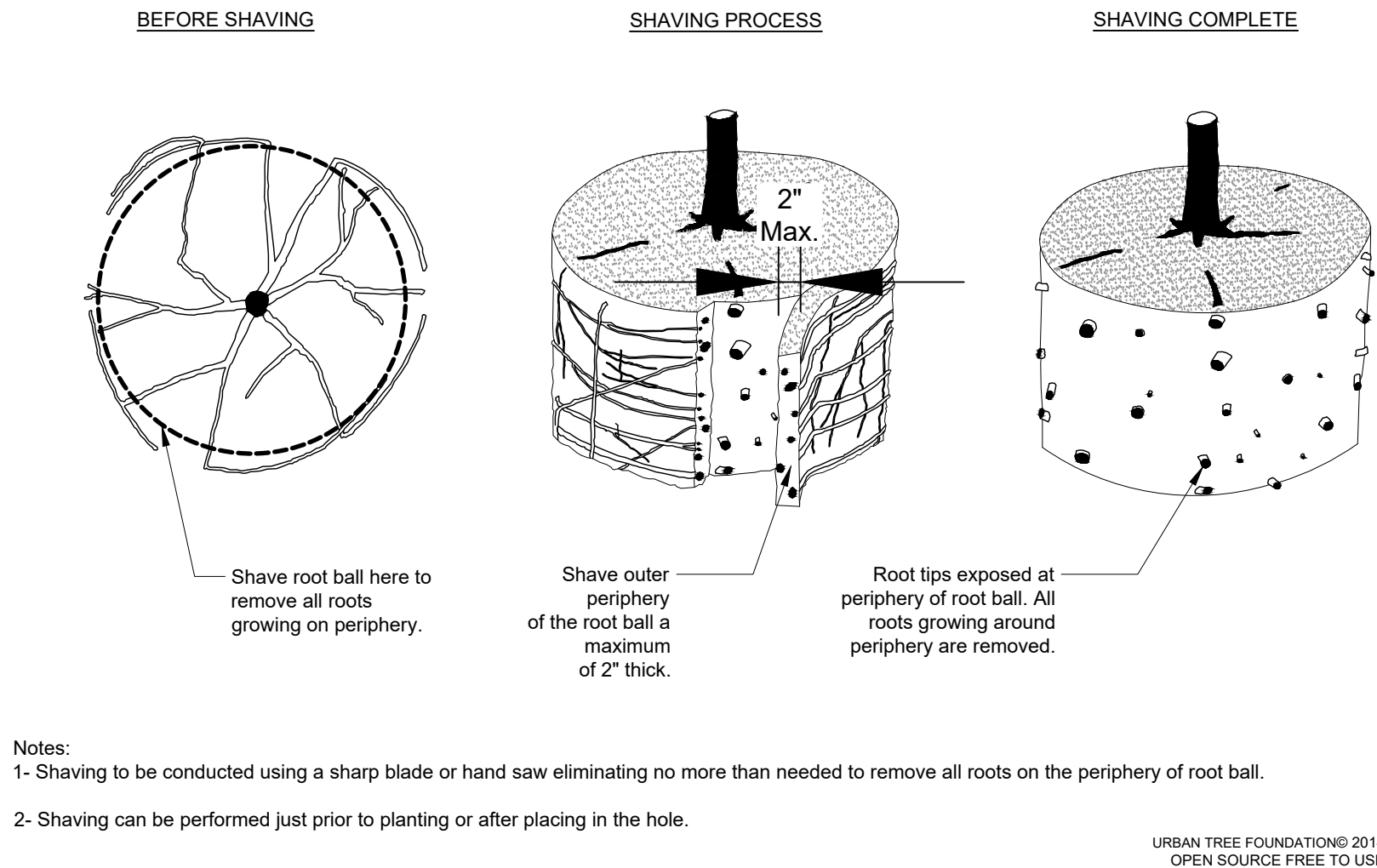
SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.

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 FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT, WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

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 HEALTHY GROWING CONDITION. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

GENERAL NOTES:

1. THE CONTRACTOR SHALL PERSONALLY ACQUAINT HIM/HER SELF WITH THE EXISTING SITE CONDITIONS AND THE EXTENT AND SCOPE OF WORK REQUIRED.
2. THE PLANT LIST INDICATES THE NAMES, SIZES AND SPACING OF SPECIFIC PLANT MATERIALS. QUANTITIES HAVE BEEN PROVIDED TO THE CONTRACTOR AS A CONVENIENCE, THE CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN QUANTITY COUNT. IN CASE OF DISCREPANCIES BETWEEN THE DRAWINGS AND PLANT LIST, THE QUANTITIES ON THE PLANT LIST SHALL PREVAIL.
3. NO SUBSTITUTES ON VARIETIES LISTED WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT.
4. PLANTS SHALL BE WATERED AS NECESSARY AND WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.
5. 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 OF RECORD.
6. ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.
7. ALL TREES MUST BE STAKED AS SHOWN ON THE LANDSCAPE DETAIL SHEET WITHIN 24 HRS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 12 MONTH BUT NO LONGER THAN 18 MONTH. CONTRACTOR RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.
8. ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT DIRECTION.
9. ALL SOD EDGES SHALL BE TRIMMED AS PER THE LANDSCAPE ARCHITECT'S DIRECTION.
10. ALL SHRUBS, TREES, GROUNDCOVERS, AND SOD AREAS SHALL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES.
11. WILDFLOWER AREAS SHALL BE NATIVE TOPSOIL ONLY.
12. DO NOT ALLOW AIR POCKETS TO FROM WHEN BACKFILLING.
13. SOAK PLANTS IMMEDIATELY WITH WATER FOLLOWING PLANTING.
14. MAINTAIN THE ORIGINAL GRADE OF THE TREE BASE.
15. DO NOT BREAK ROOTBALL. SHAVE ROOTBALL OF TREES PER DETAIL BELOW.
16. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE ON LOCALITY OF THE PROJECT.
17. THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF THE CONTRACT OR ACCEPTANCE BY THE LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.
18. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY THE 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.
19. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR REPRESENTATIVE SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR.
20. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF FINAL ACCEPTANCE THE ONE (1) YEAR PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR IN THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM, AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS DURING THE GUARANTEE PERIOD UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.
21. 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 COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL SHALL BE INCLUDED IN THE CONTRACTORS BID TO PERFORM THE WORK PRESENTED IN THIS PLAN SET.
22. NO LANDSCAPING ADDED UNDER THIS PROJECT SHALL BE LOCATED SUCH THAT SAID LANDSCAPING OBSCURES MOTORIST'S VISIBILITY OF ANY EXISTING SIGNS.
23. 100% OF REQUIRED SHRUBS ARE DROUGHT TOLERANT.

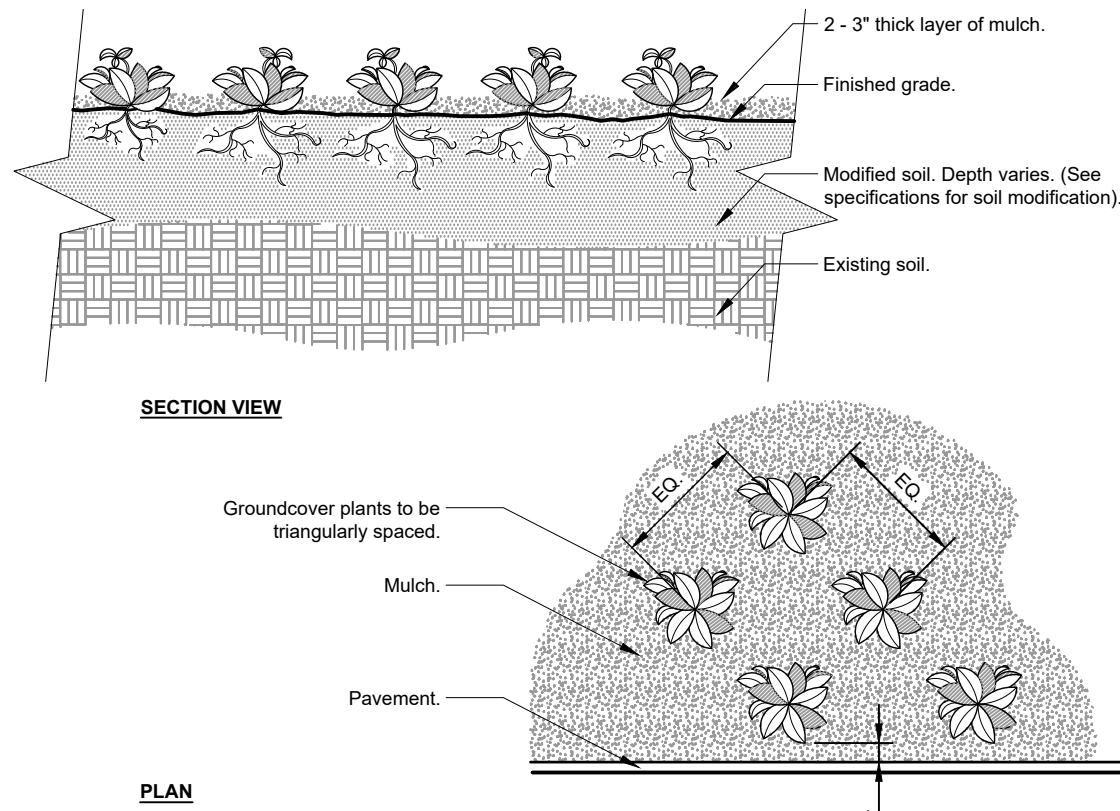
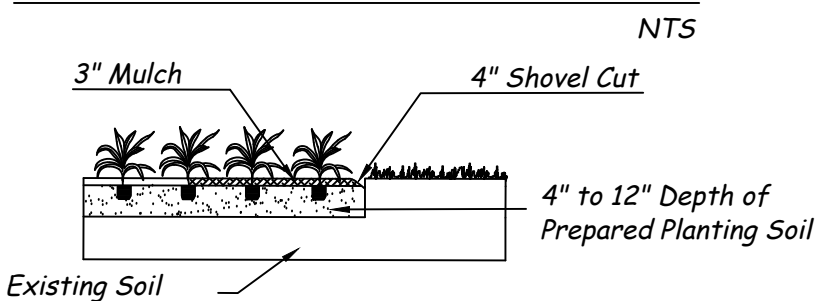


- Notes:
- 1- Shaving to be conducted using a sharp blade or hand saw eliminating no more than needed to remove all roots on the periphery of root ball.
 - 2- Shaving can be performed just prior to planting or after placing in the hole.

ROOT BALL SHAVING CONTAINER DETAIL

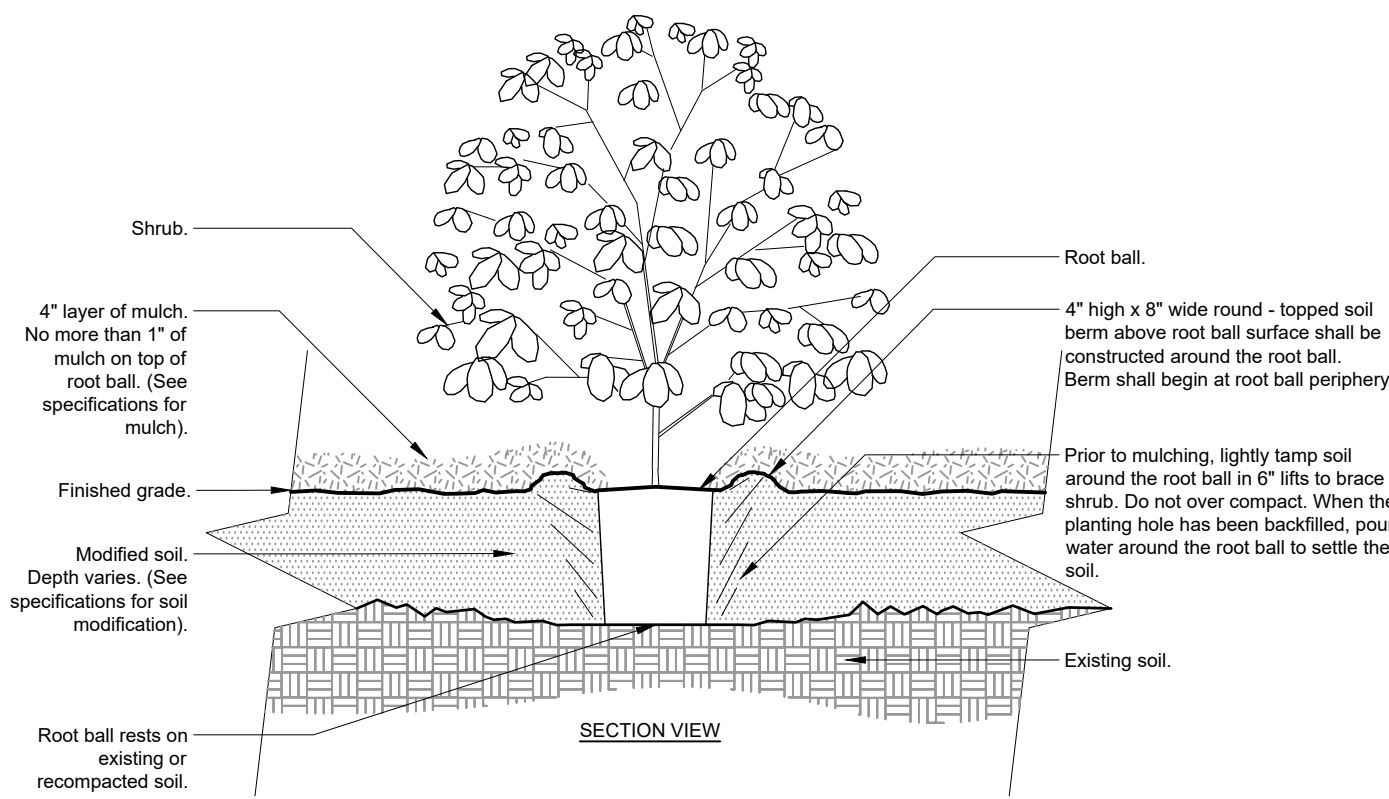
Watering Schedule			
Item	Water	Month	No. of Applications
Palms	20 gal	1	12
Large Trees	30 gal	2	12
Small Trees	20 gal	3	8
Large Shrubs	10 gal	4	8
Small Shrubs	5 gal	5	5
Groundcover	5 gal		
Total Applications			45

Planting Edge at Sod Detail



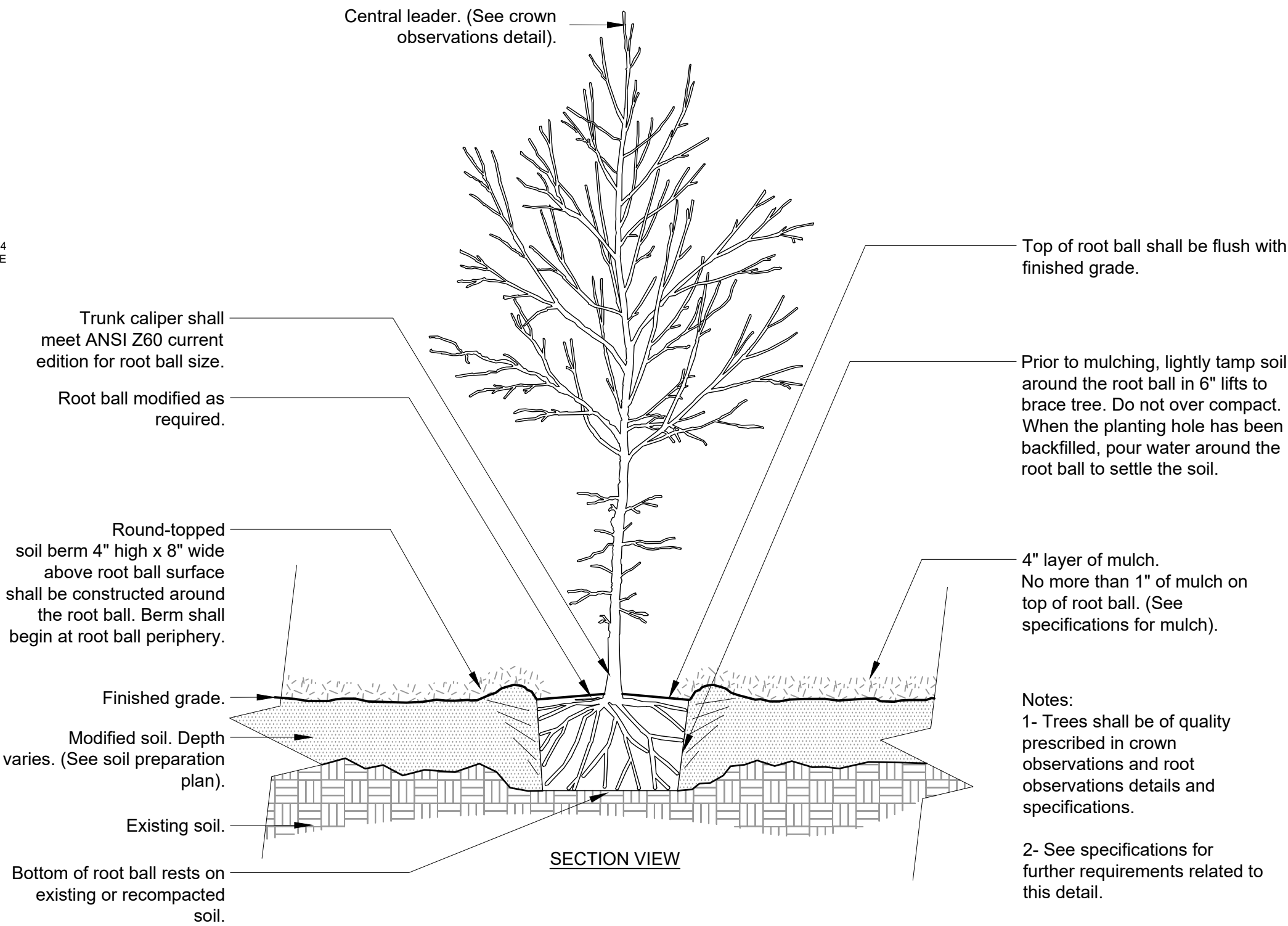
- Notes:
- 1- See planting legend for groundcover species, size, and spacing dimension.
 - 2- Small roots (1/2" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).
 - 3- Settle soil around root ball of each groundcover prior to mulching.

GROUNDCOVER



- Notes:
- 1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
 - 2- See specifications for further requirements related to this detail.

SHRUB - MODIFIED SOIL

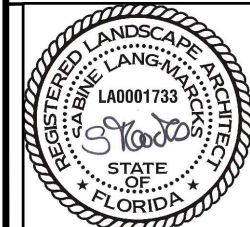


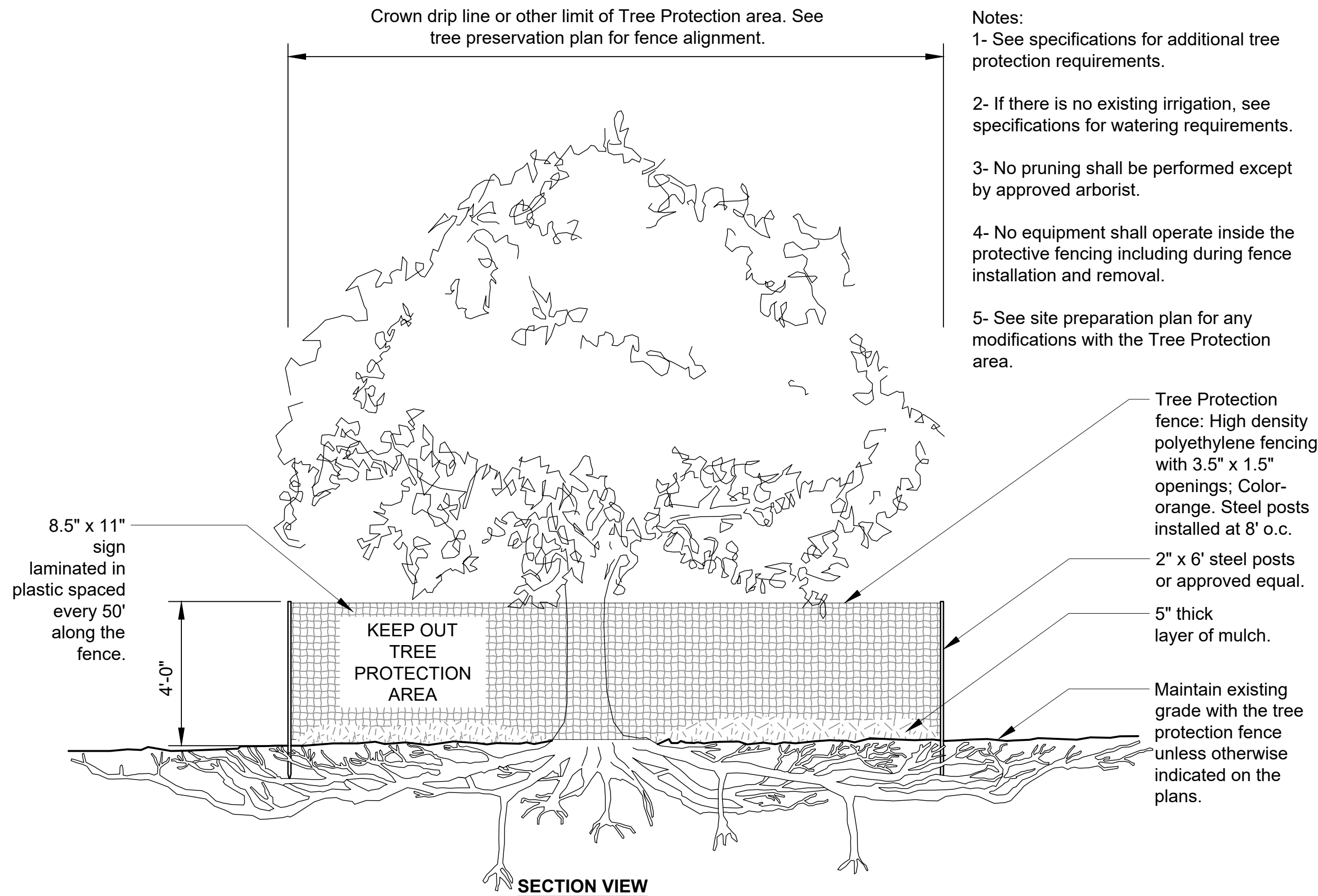
TREE w/ BERM (EXISTING SOIL MODIFIED)

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Revisions	Scale:	NTS	Drawn by:	SM	Checked by:	SM	CADD No.:	23-110.lpd.dwg	Date:	6.2.24
Date	Comments	Utility revision								
10.9.24										

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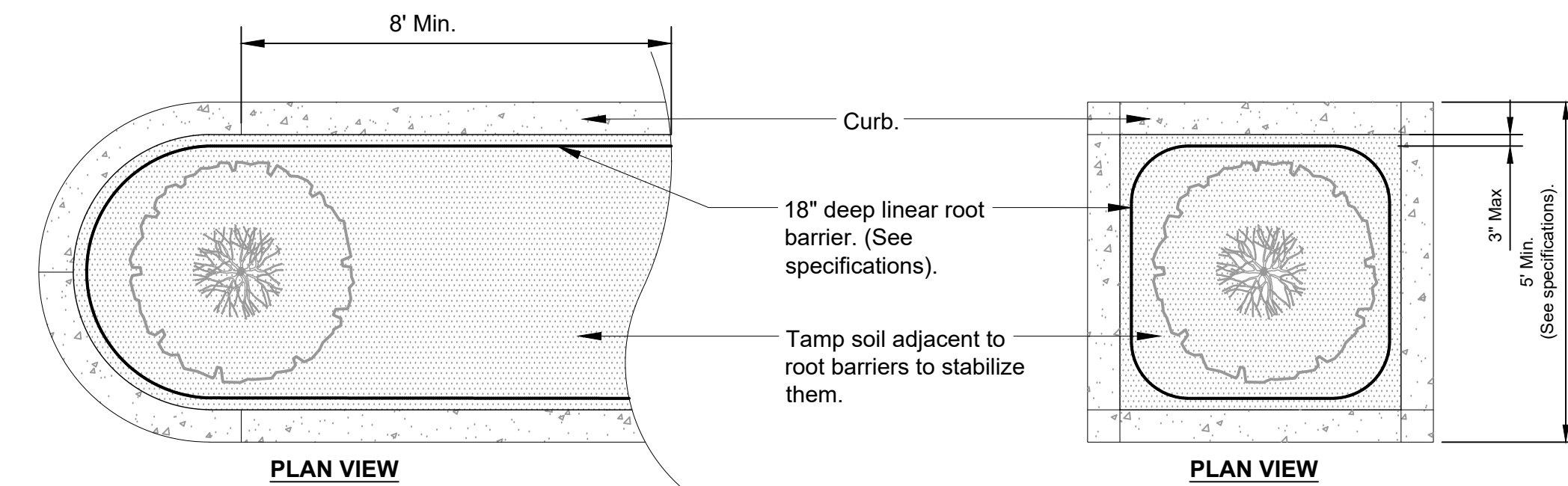


S-X TREE PROTECTION

1/4" = 1'-0"

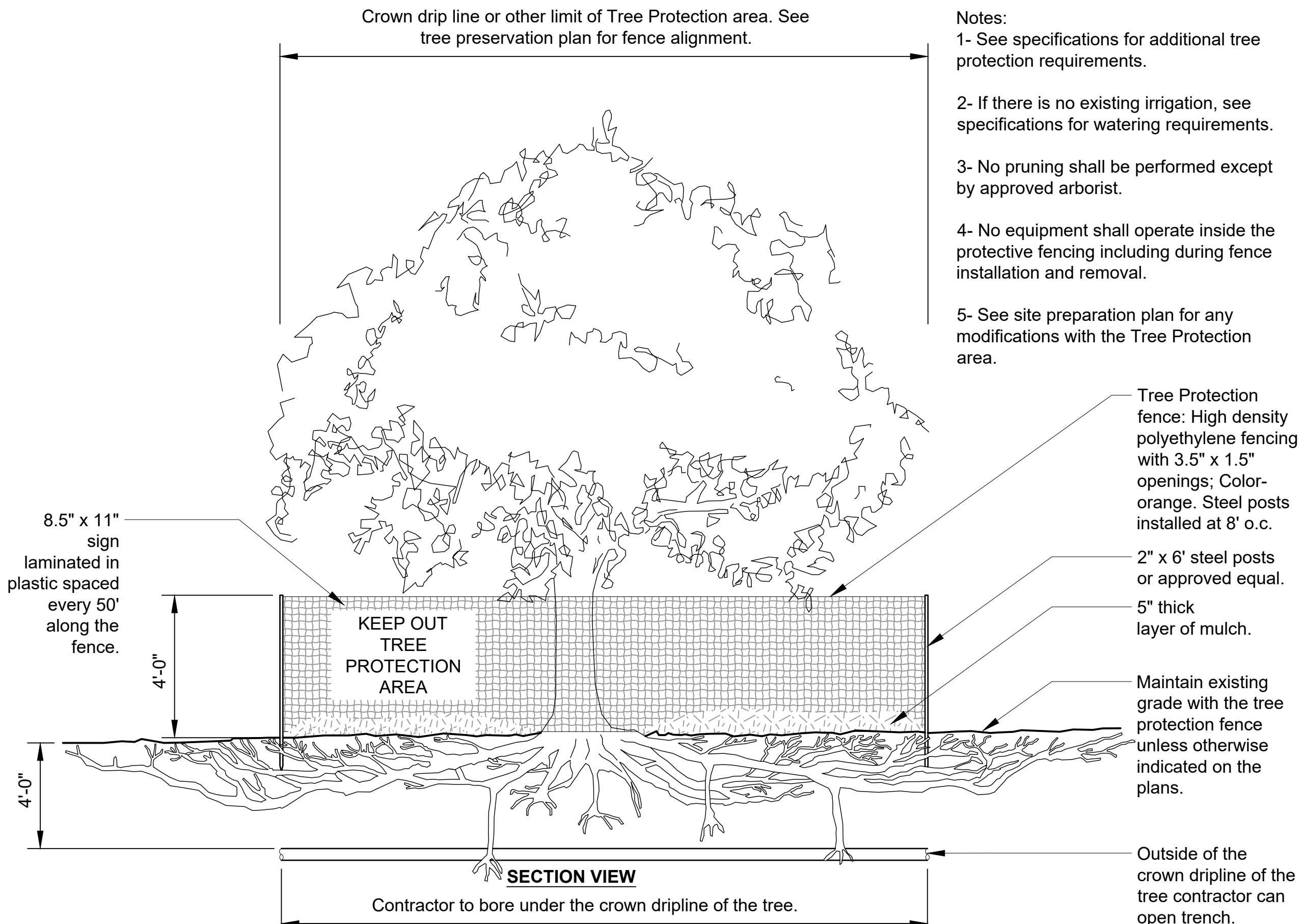
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L_tree protection_safety netting



ROOT BARRIERS - PARKING LOT ISLANDS

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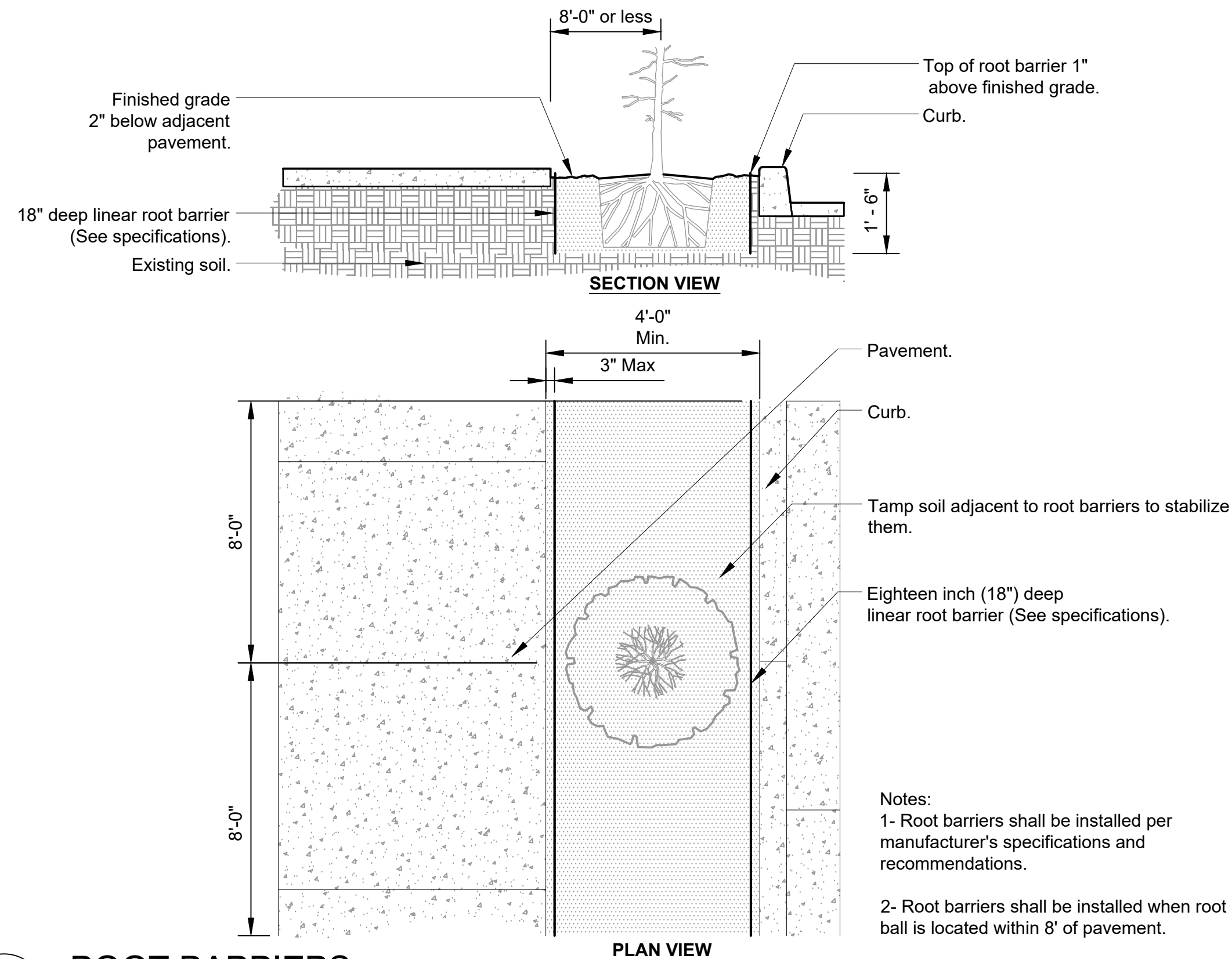


S-X TREE PROTECTION - BORING UNDER CROWN DRIPLINE

1/4" = 1'-0"

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L_tree protection_boring



S-X ROOT BARRIERS

3/8" = 1'-0"

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L_site preparation_rootbarriers

Environmental Assessment

**Baron Business Park
2601 SE Willoughby Boulevard
City of Stuart, Martin County, Florida**

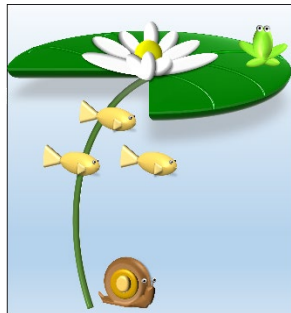
**Parcel Identification Number's:
16-38-41-000-000-00070-5 (± 20.01 ac)
and 16-38-41-000-000-00071-0 (± 0.34 ac)**

Prepared For:
JEREMIAH BARON DEVELOPMENT
49 SW FLAGLER AVE. SUITE 301
STUART, FL 34994

Prepared By:

Jennifer Acevedo

Jennifer Acevedo



ENVIRONMENTAL CONSULTING DEPARTMENT
© Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.

May 2024

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Appendix A

Figure 1: Location Map

Figure 2: Site Map

Figure 3: Listed Flora & Fauna with General Wildlife Survey Transect Map

Figure 4: Existing Habitat Map

Figure 5: Historic Aerial (2006)

Figure 6: Soils(s) Map

Appendix B

Gopher Tortoise 15% Minimum Habitat Survey

Appendix C

Information for Planning and Consultation (IPAC)



1.0 Introduction and Site Description

An environmental site assessment was conducted by the qualified biologists with Aquatic Research Monitoring Equipment, & Deployment, LLC (Aquatic Research FL) on May 13, 2024. The site was reviewed in accordance with City of Stuart Land Development Regulations Section 5.02.00. – Environmental Assessment Report for Sites Greater Than One Acre. As required in the LDR for properties of greater than one acre, an application for site plan approval or plat approval shall include an environmental assessment report prepared by a qualified environmental professional. The assessment must include a site description, vegetative description, wetland information, a wildlife evaluation, and preserve area with upland buffer calculations if applicable. As part of the assessment for listed species, a state compliant 15% survey for gopher tortoise (*Gopherus polyphemus*) burrows was also conducted.

The property totals ± 20.35 acres and is located at 2601 SE Willoughby Boulevard, City of Stuart, Martin County, Florida and current landuse is vacant commercial. It consists of two (2) parcels and is further identified by the Martin County Property Appraiser as Parcel Identification Numbers (PIN's) 16-38-41-000-000-00070-5 (± 20.01 ac) and 16-38-41-000-000-00071-0 (± 0.34 ac), within Section 16, Township 37, South Range 41 East. Please see Appendix A, Figure 1 for the Location Map.

The property is bordered on the east and north sides by commercial properties, SE Monterey Road also along the north side, to the west SE Willoughby Boulevard, and the south Martin County Correctional Facility. The immediate surrounding area generally consists of residential and commercial properties, vacant lots, and public areas/parks. Please see Appendix A, Figure 2 for the site map.

A site visit was conducted on May 15, 2024, by Aquatic Research FL's team of qualified biologists. Based on the findings of the assessment the property contains no native upland habitat. Existing habitat is best classified as Urban Open Land.

No state or federal jurisdictional wetlands were observed on the subject property.

No listed flora species were observed within the limits of the subject property.

A 15% tortoise (*Gopherus polyphemus*) survey was conducted. **Three (3) gopher tortoise burrows** were observed on the subject property.



Utilization of the Florida Fish and Wildlife Conservation Commission (FFWCC) formula for calculation of gopher tortoise populations during a partial survey, the site is estimated to contain five (5) tortoises or ten (10) burrows. Furthermore, wildlife transects indicated no other listed species dens, nests, burrows, or roosting areas. Development of the site will require obtaining a relocation permit from Florida Fish and Wildlife Conservation Commission (FFWCC) for an offsite relocation to an approved recipient area.

Environmental permit review indicates there are no active environmental resource permits for the subject property.

2.0 Vegetation, Habitat Description, and Listed Flora Survey Results

As part of the assessment conducted on the subject property vegetation and habitat types were reviewed. This was accomplished utilizing a multi-faceted approach, first reviewing recent and historic aerials, and comparing visible topographic signatures to available agency recorded data. Agency reported data such as Florida Land Use Cover Classification System (FLUCCS) and Cooperative Land Use Cover (CLC) assigned classifications were researched.

Furthermore, for the assessment of state and federal listed flora, databases such as Florida Natural Areas Inventory (FNAI) and U.S. Fish and Wildlife Information for Planning and Consultation (IPAC) were consulted to obtain information regarding listed plants with the potential to occur on the subject property. After a comprehensive review of the above-mentioned data and aerials, transects were established based on expected variations in habitats. Location and sizes of habitat types as indicated in this report are based on a combination of desktop review and field truthing.

Twenty-six (26) transects were established to perform the habitat assessment and listed flora species survey. The survey conducted covered ± 6.3 acres ($\pm 31\%$) of the ± 20.35 -acre property. See Appendix A, Figure 3 for Survey Transect Maps.

Total Acreage of Property	± 20.35
Total Acreage of Property Surveyed	± 6.3
Total Percent of Property Surveyed	31%

Table 2.0.A: Approximate habitat acreage and survey acreage.

No listed flora species were observed on the property during the survey transects. See table below for listed flora species endemic to this region of Florida.



Florida Natural Inventory Areas (FNAI) Biodiversity Index				
U.S. Fish and Wildlife Service (USFWS) Endangered Species List Information for Planning and Consultation (IPAC)				
Plant Species	Common Name	*Federal Status	State Listing	Observation(s)
<i>Asimina tetramera</i>	four-petal pawpaw	E	E	None Observed
<i>Coelorachis tuberculosa</i>	piedmont jointgrass	N	T	None Observed
<i>Conradina grandiflora</i>	large-flowered rosemary	N	T	None Observed
<i>Eugenia confusa</i>	tropical ironwood	N	E	None Observed
<i>Glandularia maritima</i>	coastal vervain	N	E	None Observed
<i>Jacquemontia reclinata</i>	beach jacquemontia	N	E	None Observed
<i>Lechea cernua</i>	nodding pinweed	N	T	None Observed
<i>Linum carteri</i> var. <i>smallii</i>	Small's flax	N	E	None Observed
<i>Nemastylis floridana</i>	celestial lily	N	E	None Observed
<i>Polygala smallii</i>	tiny polygala	E	E	None Observed
<i>Trichomanes punctatum</i> ssp. <i>floridanum</i>	Florida filmy fern	E	E	None Observed

Table 2.0.B: Listed flora species endemic to this region based on IPAC and FNAI.

No listed flora species were observed within the limits of the subject property.

2.1 Upland Habitat

Onsite upland areas are classified as urban open land and an area of dense exotic vegetation. The subject property was historically cleared around 2006 as well as partially developed via construction of select infrastructure components. Current conditions indicate that the subject property is being mowed and maintained for future development. As a result of historical clearing and being located within a developed area, vegetative recruitment almost solely resulted in exotic, nuisance, and weedy species with minor associations of native varieties such as oaks. Remnant/historical asphalt roads, now in disrepair and likely created during the 2006 clearing activities, also remain on the subject property. See Appendix A, Figure 4 for observed upland habitat types, location and acreage and Figure 5 for historical aerial depicting clearing conducted in 2006.

Existing Upland Habitat FLUCCS/CLC Classification Observed are as Follows:



Upland Habitat 1900 FLUCCS/18211 CLC: Urban Open Land (±18.35 acres)

Includes undeveloped land within urban areas and inactive land with street patterns but without structures. Open Land normally does not exhibit any structures or any indication of intended use. Often, urban inactive land may be in a transitional state and ultimately will be developed into one of the typical urban land uses although at the time of the inventory, the intended use may be impossible to determine. (FLUCCS).

Representative Vegetation:

Non-descript grasses

Napier Grass (*Pennisetum purpureum*) – EXOTIC

Earleaf Acacia Tree (*Acacia auriculiformis*) – EXOTIC

Brazilian Pepper Tree (*Schinus terebinthifolia*) – EXOTIC

Oak Trees (*Quercus* spp.) – NATIVE

Upland Habitat 7400 FLUCCS/7 CLC: Disturbed/Exotic Vegetation (±1.00 acre) - Empress Tree (Paulownia tomentosa) – EXOTIC

2.2 Wetland Habitat

A wetland consists of two (2) of the following three components 1. Hydric (wetland) soils, 2. 80% or greater coverage of wetland vegetation, and 3. Indicators of hydrology (hydric indicators). No wetlands are located on the subject property.

2.3 Other Surface Waters (OSW)

An other surface water, specifically the historical surface water management system, likely constructed around 2006 as part of the aforementioned historical site development, remains in the SE corner of the subject property. It has not been maintained and is heavily vegetated. Regardless of this feature's condition/lack of maintenance, this structure was excavated in association with site development solely out of uplands, thereby classifying it as an other surface (OSW).

Existing OSW FLUCCS/CLC Classification Observed are as Follows:

OSW 5100: Freshwater Pond/Lake (±1.00 acres)



3.0 Wildlife Evaluation and Listed Fauna Survey

As was done with regards to analysis of vegetation and habitat types, a similar approach was taken with regards to evaluation of onsite fauna, with the focus being the presence of listed species. Prior to conducting the site field work, regulatory databases such as U.S. Fish and Wildlife Information Planning, and Conservation System (IPAC), Florida Natural Areas Inventory (FNAI), FNAI Biodiversity Matrix, and Florida Department of Environmental Protection (FDEP) maps direct, were consulted with regards to any known, documented, or likely occurrences of listed species. Special note was taken with regards to listings of lands being within consultation areas for specific species, as well as any recorded documentations of listed species within or directly adjacent to the subject property. Habitat types on, adjacent, and within the general area or region were also closely reviewed to determine potential locations with increased likelihood of the occurrence of listed species. See Appendix C for the IPAC report.

3.1 US Fish and Wildlife Service (USFWS) Consultation Areas

Based on databases review it was determined that the entire project area lies within the U.S. Fish and Wildlife Service (USFWS) Section 7 Consultation area for the Florida scrub-jay (*Aphelocoma coerulescens*), Audubon's crested caracara (*Caracara cheriway*), the Everglades snail kite (*Rostrhamus sociabilis*), and the Florida Bonneted bats (*Eumops floridanus*) and the tri-colored bat (*Perimyotis subflavus*).

The crested caracara associates with large expanses of open pasture type lands with mature solitary palms, the snail kite associates with wetlands and the scrub-jay associates with upland scrub; therefore, the crested caracara, Everglades snail kite, and Florida scrub-jay are highly unlikely to utilize this property. Bat roosting would appear to be unlikely as bats prefer predominantly native, mature trees, especially pine flatwoods or other areas with a large number of cavity trees, tree hollows, or high woodpecker activity.

3.2 Listed Fauna with a General Wildlife Survey Methods and Results

During the field assessment pedestrian transects were made throughout the subject property to observe for the presence of any state or federal listed fauna species as well as wildlife in general. These included observations of individual animals as well as dens, burrows, roosting areas, or nests. Multiple linear transects were completed across representative portions of all habitat areas.



Distances between transects varied in the field depending on terrain, with larger distances between open areas with low lying vegetation, smaller in areas with dense vegetation or suspected listed species occupation. The wildlife population was documented in the field by visual observation of individual animals as well as, tracks, scat, dens, foraging and nesting.

Twenty-six (26) transects were established to perform the listed fauna species survey. The survey conducted covered ± 6.3 acres ($\pm 31\%$) of the ± 20.35 -acre property. See Appendix A, Figure 3 for Survey Transect Maps.

Total Acreage of Property	± 20.35
Total Acreage of Property Surveyed	± 6.3
Total Percent of Property Surveyed	31%

Table 3.2.A: Approximate acreage of subject property and acres surveyed.

A Florida Fish & Wildlife Conservation Commission (FFWCC) compliant 15% habitat survey for gopher tortoise burrows was also conducted. Three (3) gopher tortoise burrows were located on the subject property.

No other state or federal listed fauna species burrows, nests, dens, or roosting areas were observed on site. See tables below for the list of potential protected fauna species and species observations (listed and non-listed).

Florida Natural Inventory Areas (FNAI) Biodiversity Index
U.S. Fish and Wildlife Service (USFWS) Endangered Species List Information for Planning and Consultation (IPAC)

Species	Common Name	Federal Status	State Listing	Observation(s)
Mammal				Presence
<i>Eumops floridanus</i>	Florida bonneted bat	E	E	None Observed
<i>Felis concolor coryi</i>	Florida panther puma	E	E	None Observed
<i>Perimyotis subflavus</i>	tri-colored bat	Proposed E	Proposed E	None Observed
<i>Peromyscus polionotus niveiventris</i>	Southeastern beach mouse	T	T	None Observed
Bird				Presence
<i>Aphelocoma coerulescens</i>	Florida scrub-jay	T	T	None Observed
<i>Picoides borealis</i>	red-cockaded woodpecker	E	E	None Observed



<i>Laterallus jamaicensis</i> <i>plancus audubonii</i>	Eastern black rail	T	T	None Observed
<i>Mycteria americana</i>	wood stork	T	T	None Observed
<i>Picoides borealis</i>	red-cockaded woodpecker	E	E	None Observed
<i>Polyborus plancus</i> <i>audubonii</i>	crested caracara	T	T	None Observed
<i>Rostrhamus sociabilis</i> <i>plumbeus</i>	Everglades snail kite	T	T	None Observed
Reptile				Presence
<i>Alligator mississippiensis</i>	American alligator	T	T	None Observed
<i>Drymarchon corais</i> <i>couperi</i>	Eastern indigo snake	T	T	None Observed
<i>Gopherus polyphemus</i>	gopher tortoise	C	T	Three (3) Burrows
Insect				Presence
<i>Anaea troglodyta oridalis</i>	Florida leafwing butterfly	E	E	None Observed
<i>Cyclargus thomasi</i> <i>bethunebakeri</i>	Miami blue butterfly	E	E	None Observed
<i>Danaus plexippus</i>	Monarch butterfly	C	NA	None Observed
Species that Warrant Special Attention			Breeding Season	Presence
<i>Ardea herodias</i> <i>occidentalis</i>	great blue heron	BCC	January 1 to December 31	None Observed
<i>Arenaria interpres</i> <i>morinella</i>	ruddy turnstone	BCC	Breeds elsewhere	None Observed
<i>Caldris pusilla</i>	semipalmated sandpiper	BCC	Breeds elsewhere	None Observed
<i>Chaetura pelagica</i>	chimney swift	BCC	March 15 to August 25	None Observed
<i>Charadrius wilsonia</i>	Willson's plover	BCC	N/A	None Observed
<i>Cistothorus palustris</i> <i>griseus</i>	Worthington's marsh wren	BCC	April 10 to August 31	None Observed
<i>Egretta rufescens</i>	reddish egret	BCC	March 1 to September 15	None Observed
<i>Elanoides forficatus</i>	swallow-tailed kite	BCC	March 10 to June 30	None Observed
<i>Falco sparverius paulus</i>	American kestrel	BCC	April 1 to August 31	None Observed
<i>Fregata magnificens</i>	magnificent frigatebird	BCC	October 1 to April 30	None Observed
<i>Haematopus palliatus</i>	American oystercatcher	BCC	September 1 to July 31	None Observed
<i>Haliaeetus leucocephalus</i>	bald eagle	BCC	April 15 to August 31	None Observed
<i>Tringa semipalmata</i>	willet	BCC	April 20 to August 5	None Observed



<i>Melanerpes erythrocephalus</i>	red-headed woodpecker	BCC	May 10 to September 10	None Observed
<i>Passerina ciris</i>	painted bunting	BCC	April 25 to August 15	None Observed
<i>Rynchops niger</i>	black skimmer	BCC	May 20 to September 15	None Observed
<i>Serophaga discolor</i>	prairie warbler	BCC	May 1 to July 31	None Observed
<i>Sternula antillarum antillarum</i>	least tern	BCC	May 1 to July 31	None Observed

Table 3.2.B List of potential protected species and observations.

Non-Listed Species Observation(s)		
Type	Species	Common Name
Reptiles	N/A	N/A
Mammals	mammal burrows	N/A
Fish & Amphibians	None Observed	
Aves	<i>Mimus polyglottos</i>	northern mockingbird

Table 3.2.C List of general wildlife observations.

3.2.1 Gopher Tortoise (*Gopherus polyphemus*)

The gopher tortoise (*Gopherus polyphemus*) is state listed for protection as a threatened species. The Florida Fish and Wildlife Conservation Commission (FFWCC) is the agency responsible for the protection of gopher tortoises in Florida. Information gathered during this assessment indicated that portions of the property contained suitable habitat for the gopher tortoise.

According to FFWCC, the gopher tortoise is a moderate-sized, terrestrial turtle, averaging 9–11 inches in length when fully grown, though it can reach lengths of up to 15 inches. The life of a gopher tortoise revolves around its burrow(s) where gopher tortoises spend up to 80% of their time. Gopher tortoises prefer well-drained, sandy soils found in habitats such as longleaf pine sandhills, xeric oak hammocks, scrub, pine flatwoods, dry prairies, and coastal dunes. They are also found in a variety of disturbed habitats. Suitable gopher tortoise habitat contains well-drained sandy soils for digging burrows and nesting, abundant herbaceous plants for forage, and open, sunny areas with sparse canopy for nesting and basking.



On May 14, 2024, a 15% minimum habitat survey for gopher tortoise (*Gopherus polyphemus*) burrows was conducted.

Twenty-six (26) transects were established to perform the gopher tortoise survey. After completion of the pedestrian transects it was determined that 2 acres (1 acre OSW and 1 acre of dense exotic vegetation) do not meet the criteria of suitable habitat for gopher tortoises. Therefore, the gopher tortoise survey conducted covered ± 6.3 acres ($\pm 34\%$) of the ± 18.35 -acres of suitable habitat. See Appendix A, Figure 3 for Survey Transect Maps. Appendix B for full Gopher Tortoise Survey and Transect Mapping.

Total Acreage of Suitable Habitat	± 18.35
Total Acreage of Suitable Habitat Surveyed	± 6.3
Total Percent of Suitable Habitat Surveyed	34%

Table 3.2.A: Approximate acreage of subject property and acres surveyed.

Survey results indicated three (3) potentially occupied gopher tortoise burrows were found across 34% (± 18.35 ac) of the site's suitable gopher tortoise habitat. Utilizing the FFWCC estimation formulas for partial surveys, the site potentially contains **ten (10) burrows/five (5) gopher tortoise**.

Gopher tortoise surveys are valid for a period of 90 days for the purposes of regulatory submission, conducting a relocation and commencement of land clearing.

In order to develop the site tortoises will need to be relocated. Based on the configuration of the site and no proposed upland preserve, tortoises will need to be relocated offsite to an FFWCC permitted recipient area. This will require obtaining a Relocation Permit from FFWCC as part of the site development process.

3.3 Conservation Lands

As part of the assessment agency databases were searched for conservation lands located within or adjacent to the subject property. Based on the database review Kiplinger Nature Preserve is within 1 mile of the property.



4.0 Permit and Local Government Review

As part of the assessment agency databases were searched for associated environmental permits that cover the subject property. A review of South Florida Water Management Review (SFWMD) and Florida Department of Environmental Protection (FDEP) permit databases indicated no active environmental resource permits on the subject property.

4.1. Local Government Review and County Preservation Requirements

As required in the City of Stuart Land Development Regulations (LDR) all sites over 1 acre in size are required to conduct a survey for specimen and champion trees. All specimen and champion trees must be identified and mapped. During site planning avoidance and minimization of impacts to protected trees and native vegetation must be demonstrated to the greatest extents possible. Additionally, sites with native upland habitat will be required to adhere to the City's habitat preservation requirements.

Scattered/minimal trees that may qualify as protected are present on the subject property and shall be surveyed and mitigated if applicable as part of the development/site plan approval process. As no native uplands are present on the subject property no upland preservation will be required.

5.0 Soils

Based on a review of the Soil Survey Geographic and the Web Soil Survey Databases, only non-hydric (upland) soil types exist on the site. No soil borings or geotechnical analysis was conducted as part of this assessment. See Appendix A, Figure 6 for depiction of onsite soil mapping units.

Soil types are as follows:

Waveland and Immokalee fine sands (non-hydric) – 4

Hobe Sound fine sands, 0 to 5 percent slope (non-hydric) - 61

6.0 Summary

On May 13, 2024, an environmental assessment in compliance with the City of Stuart standards was conducted by the qualified biologists of Aquatic Research FL on the subject property located at 2601 SE Willoughby Boulevard, City of Stuart, Martin County, Florida.



The Martin County Property Appraiser identifies the subject property as Parcel Identification Numbers (PIN's) 16-38-41-000-000-00070-5 (± 20.01 ac) and 16-38-41-000-000-00071-0 (± 0.34 ac), located within Section 16, Township 37, South Range 41 East.

The Baron Business Park property is currently urban open land with remnants of historical infrastructure components such as degraded asphalt roads, power lines, and a partial surface water management system (pond), excavated around 2006 solely out of uplands.

No native upland habitat nor jurisdictional wetlands were observed on the property. Therefore, no native upland or wetland preservation will be required on site.

No listed flora species were observed within the limits of the subject property.

A 15% tortoise (*Gopherus polyphemus*) survey was conducted. **Three (3) gopher tortoise burrows were observed on the subject property. Utilizing the FFWCC calculations to estimate tortoise population during a partial survey, the subject property may contain 10 burrows/5 tortoises.** In order to develop the site tortoises will need to be relocated. Based on the configuration of the site and no proposed upland preserve, tortoises will need to be relocated offsite to an FFWCC permitted recipient area. This will require obtaining a Relocation Permit from FFWCC and conducting the relocation prior to clearing.

No additional listed species dens, nests, burrows, or roosting areas were observed on the subject property.

Environmental permit review indicates there are **no active environmental resource permits** for the subject property.



7.0 Data

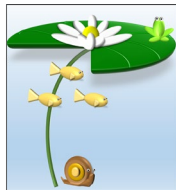
Transect ID#	Width (ft)	Length (ft)	Transect Acreage	Listed Species Observed
1	20	625	0.29	N/A
2	20	625	0.29	N/A
3	20	625	0.29	N/A
4	20	625	0.29	N/A
5	20	600	0.28	N/A
6	20	600	0.28	N/A
7	20	350	0.16	gopher tortoise burrow
8	20	350	0.16	gopher tortoise burrows (2)
9	20	450	0.21	N/A
10	20	450	0.21	N/A
11	20	400	0.18	N/A
12	20	400	0.18	N/A
13	20	375	0.17	N/A
14	20	375	0.17	N/A
15	20	600	0.28	N/A
16	20	600	0.28	N/A
17	20	600	0.28	N/A
18	20	600	0.28	N/A
19	20	600	0.28	N/A
20	20	600	0.28	N/A
21	20	600	0.28	N/A
22	20	600	0.28	N/A
23	20	300	0.14	N/A
24	20	300	0.14	N/A
25	20	650	0.30	N/A
26	20	650	0.30	N/A

Gopher Tortoise Burrow ID#	Coordinates (Decimal, Degrees)	
	Latitude	Longitude
1	27.174223°	-80.243482°
2	27.174168°	-80.243400°
3	27.174123°	-80.243376°

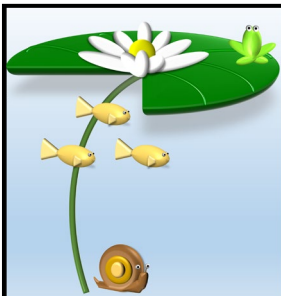
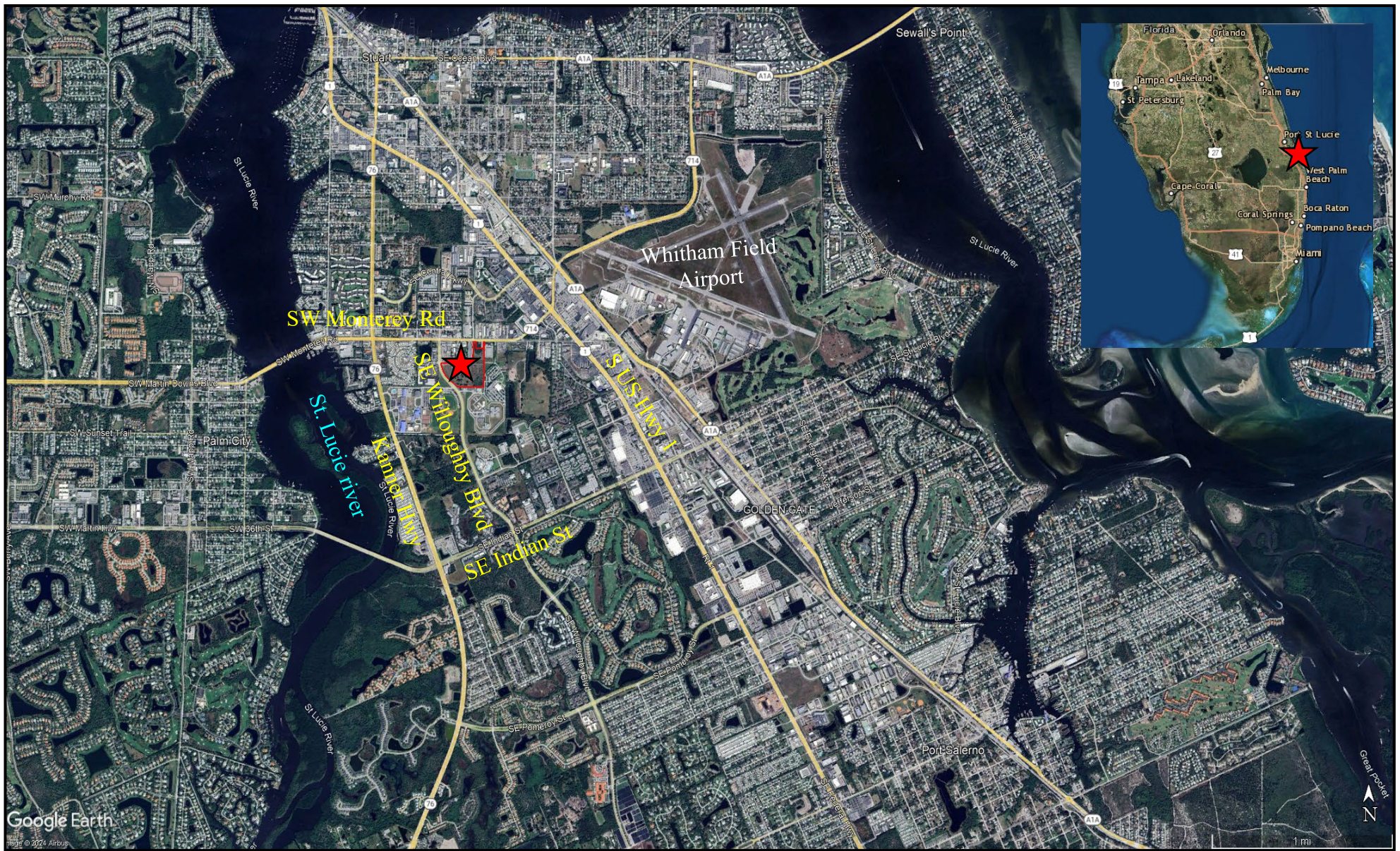


Appendix A

Maps



ENVIRONMENTAL CONSULTING DEPARTMENT
Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.
CUSTOM DESIGNED RESEARCH EQUIPMENT AND CREATIVE RESEARCH SOLUTIONS



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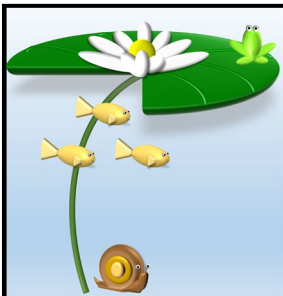
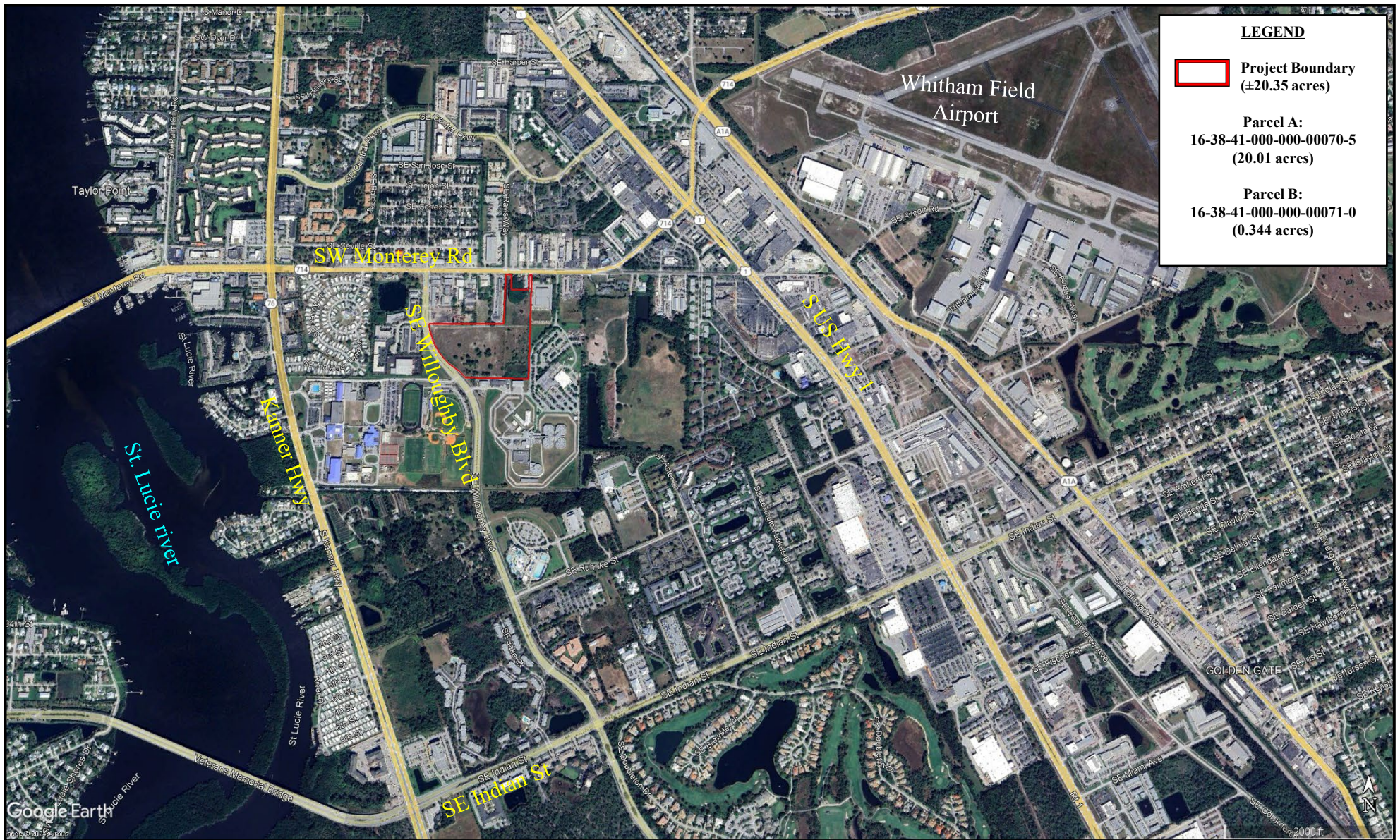
Aquatic
RESEARCH
Monitoring,
Equipment,
& Deployment, LLC.

Location Map
Baron Business Park
2601 SE Willoughby Boulevard
City of Stuart, Martin County, Florida
PIN's: 16-38-41-000-00070-5 & 16-38-41-000-00071-0

Figure 1

Image: Google Earth Date 2023





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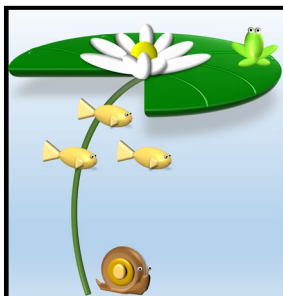
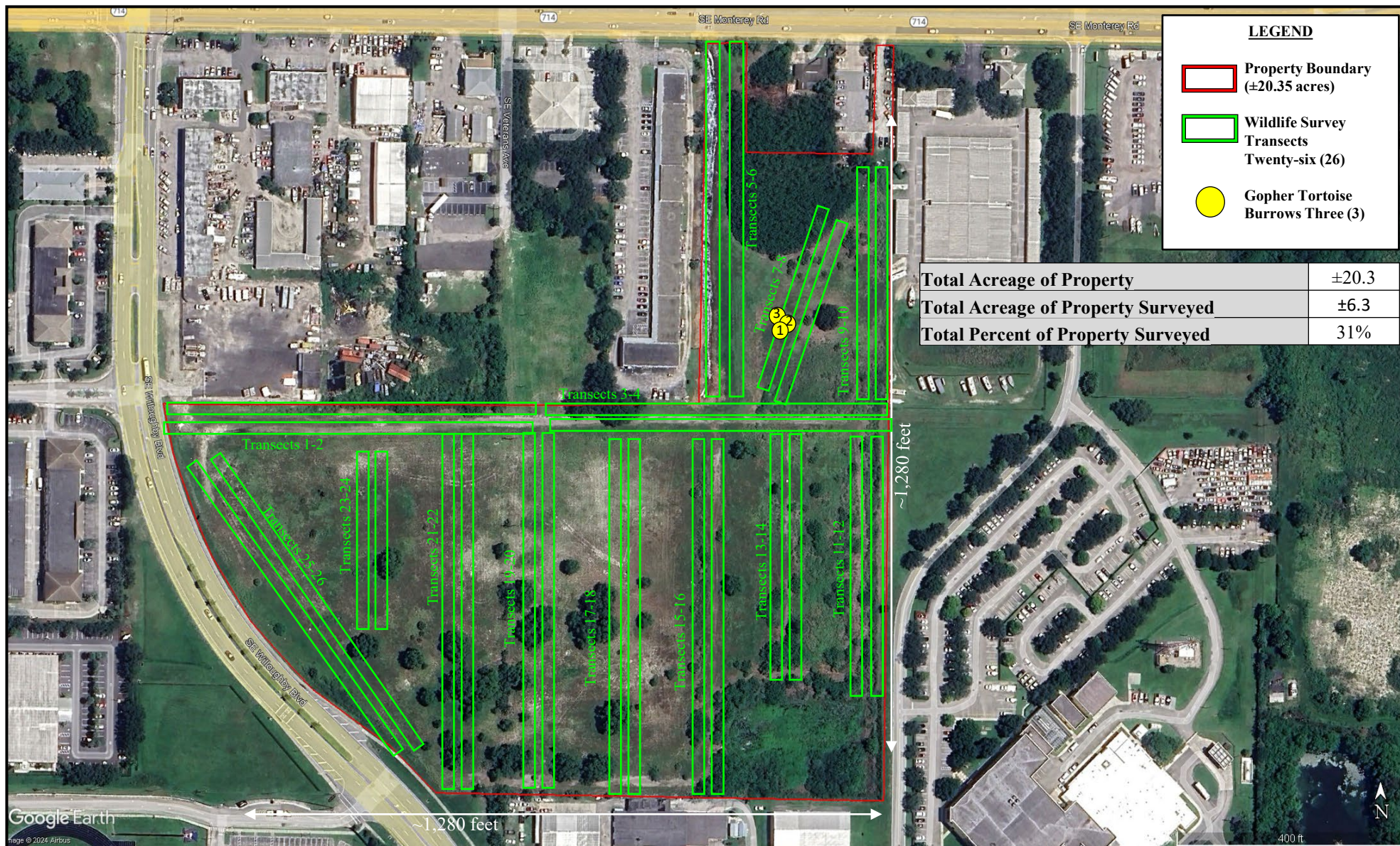
**Aquatic
RESEARCH**
Monitoring,
Equipment,
& Deployment, LLC.

Site Map
Baron Business Park
2601 SE Willoughby Boulevard
City of Stuart, Martin County, Florida
PIN's: 16-38-41-000-000-00070-5 & 16-38-41-000-000-00071-0

Figure 2

Image: Google Earth Date 2023
Data: Martin County Property Appraisers





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Equipment,
& Deployment, LLC.

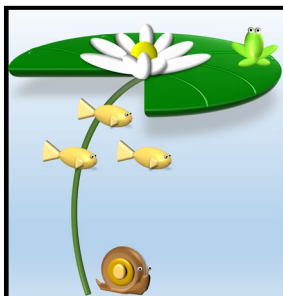
General Wildlife Survey including Listed Flora and Fauna, and Gopher Tortoise Survey Transect Map

Baron Business Park
2601 SE Willoughby Boulevard
City of Stuart, Martin County, Florida
PIN's: 16-38-41-000-00070-5 & 16-38-41-000-00071-0

Figure 3

Image: Google Earth Date 01/21/2021
Data: Aquatic Research Monitoring,
Equipment, & Deployment LLC





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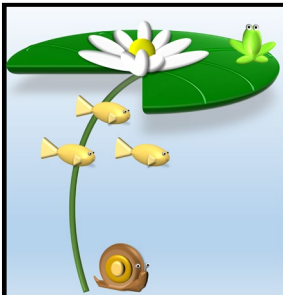
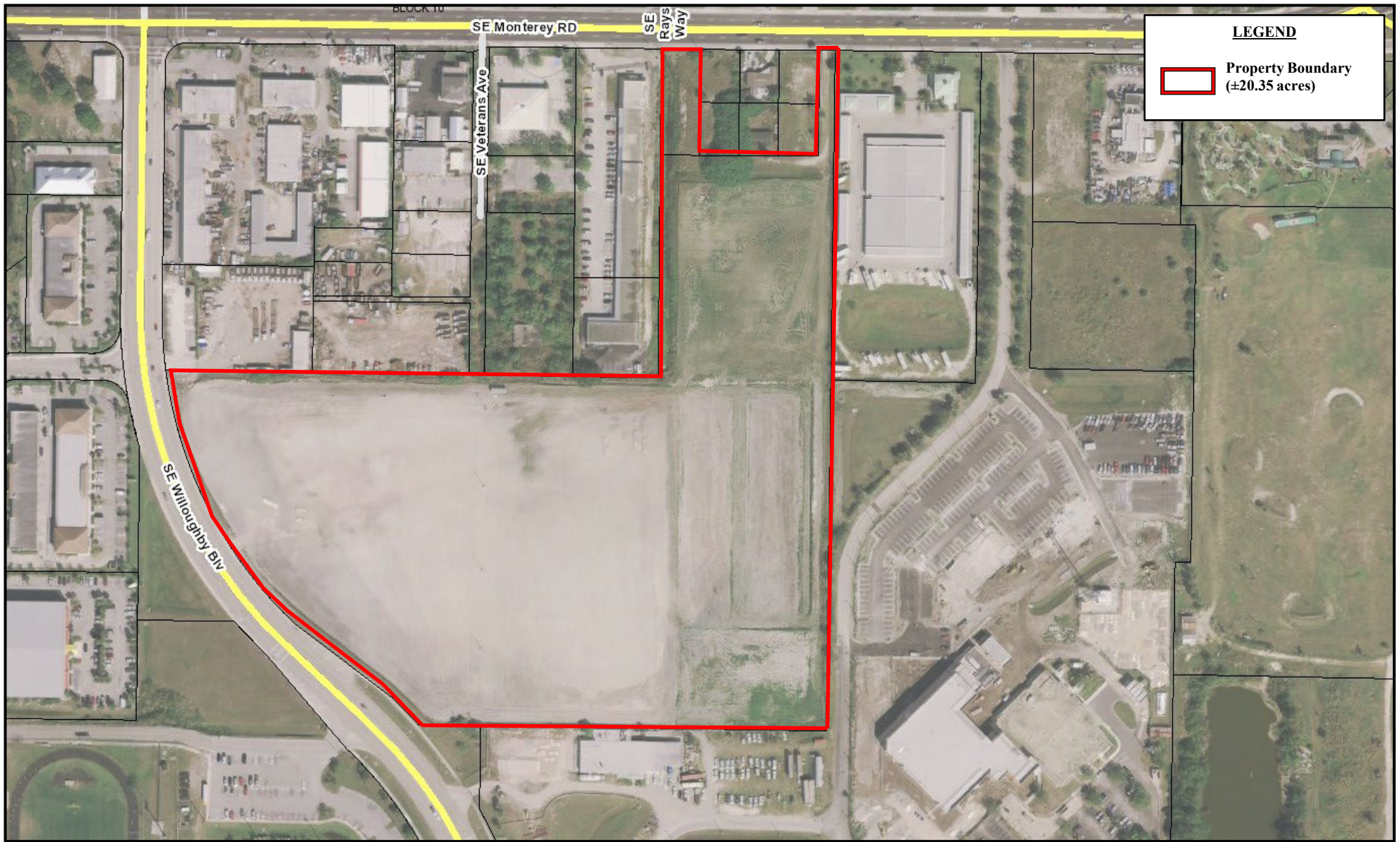
Existing Habitat/FLUCCS-CLC Map

Baron Business Park
2601 SE Willoughby Boulevard
City of Stuart, Martin County, Florida
PIN's: 16-38-41-000-00070-5 & 16-38-41-000-00071-0

Figure 4

Image: Google Earth Date 01/21/2023
Data: Aquatic Research Monitoring,
Equipment, & Deployment LLC





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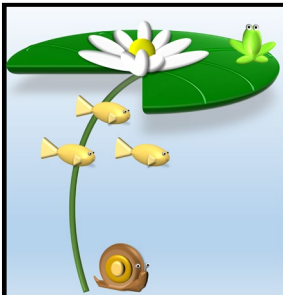
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& Deployment, LLC.

Historic Aerial 2006
Baron Business Park
2601 SE Willoughby Boulevard
City of Stuart, Martin County, Florida
PIN's: 16-38-41-000-00070-5 & 16-38-41-000-00071-0

Figure 5

Image: Martin County Property Appraisers
Data: Aquatic Research Monitoring,
Equipment, & Deployment LLC





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Soil(s) Map
Baron Business Park
2601 SE Willoughby Boulevard
City of Stuart, Martin County, Florida
PIN's: 16-38-41-000-00070-5 & 16-38-41-000-00071-0

Figure 6

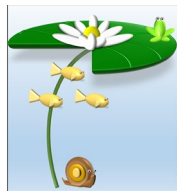
Image: Florida Department of
Environmental Protection
Data: USDA WSS Soils & SSURGO



Appendix B

15% Gopher Tortoise Survey

Report



ENVIRONMENTAL CONSULTING DEPARTMENT
Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.
CUSTOM DESIGNED RESEARCH EQUIPMENT AND CREATIVE RESEARCH SOLUTIONS

Field Survey Report

Gopher Tortoise (*Gopherus polyphemus*)

Baron Business Park
2601 SE Willoughby Boulevard
City of Stuart, Martin County, Florida
Parcel Identification Number's:
16-38-41-000-000-00070-5 (± 20.01 ac)
and 16-38-41-000-000-00071-0 (± 0.34 ac)

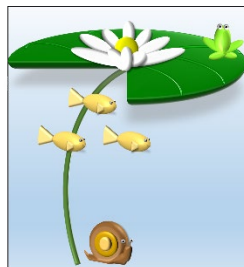
Prepared For:
JEREMIAH BARON DEVELOPMENT
49 SW FLAGLER AVE. SUITE 301
STUART, FL 34994

&

City of Stuart

Prepared By:

Jennifer Acevedo
Florida Fish and Wildlife Conservation Commission
Certified Gopher Tortoise Agent
Number 09-00112F



ENVIRONMENTAL CONSULTING DEPARTMENT
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May 2024

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1.0 Introduction.....	3
2.0 Site Location and Description.....	3
3.0 Survey Methodology	4
4.0 Results and Discussion.....	5
5.0 Data	7

Figure 1: Location Map

Figure 2: Site Map

Figure 3: Existing Habitat FLUCCS/CLC Map

Figure 4: 15% Gopher Tortoise Burrow Survey Transects Location Map

Figure 5: Soils Map



1.0 Introduction

Jennifer Acevedo Florida Fish and Wildlife Conservation Commission (FFWCC) Certified Gopher Tortoise Agent 09-0112F from Aquatic Research Monitoring, Equipment, and Deployment, LLC (Aquatic Research), completed a $\pm 15\%$ minimum upland habitat survey for gopher tortoises, *Gopherus polyphemus*. Survey was conducted on the ± 20.35 -acre Baron Business Park subject property, consisting of two (2) parcels, located within the City of Stuart, Martin County, Florida. The parcels are identified by the Martin County Property Appraisers office as 16-38-41-000-000-00070-5 (± 20.01 ac) and 16-38-41-000-000-000-00071-0 (± 0.34 ac) within Section 16, Township 37, South Range 41 East. Please see Figures 1 and 2 for the Location and Site Maps.

The survey was conducted on May 15, 2024, twenty-six (26) transects were established to perform the gopher tortoise survey. After completion of the pedestrian transects it was determined that 2 acres (a 1 acre other surface water and 1 acre of dense exotic vegetation) does not meet the criteria of suitable habitat for gopher tortoises. Therefore, the gopher tortoise survey conducted covered ± 6.3 acres ($\pm 34\%$) of the ± 18.35 -acres of suitable habitat. See Figure 4 for Survey Transect Maps.

Total Acreage of Suitable Habitat	± 18.35
Total Acreage of Suitable Habitat Surveyed	± 6.3
Total Percent of Suitable Habitat Surveyed	34%

This survey was executed according to the burrow survey methodology from the Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines, April 2008, Revised April 2023, Appendix 4 Burrow Survey Methods (Minimum of 15%).

2.0 Site Location and Description

The property is currently urban open lands with remnant historical infrastructure components consisting of poorly maintained asphalt roads, power lines, and a partial surface water management system. The property is bordered on the east and north sides by commercial properties, SE Monterey Road also along the north side, to the west SE Willoughby Boulevard, and the south Martin County Correctional Facility. The immediate surrounding area generally consists of residential and commercial properties, vacant lots, and public areas/parks.



See the enclosed Florida Land Use Cover Classification System FLUCCS Existing Habitat Map (Figure 3) and Soils Map (Figure 5). Onsite habitat areas are as follows:

**Upland Habitat 190 FLUCCS/18211 CLC: Urban Open Land (±18.35 acres)
SUITABLE**

**Upland Habitat 740 FLUCCS/7 CLC: Disturbed/Exotic Vegetation (±1.00
acre) UNSUITABLE**

**Other Surface Water 524/32 CLC: Freshwater Pond/Lake (±1.00 acre)
UNSUITABLE**

3.0 Survey Methodology

Survey protocol is based on burrow survey methodology from the Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines, April 2008, Revised April 2023 Appendix 4 Burrow Survey Methods (Minimum of 15%). The project area is initially evaluated to determine the total acreage of suitable gopher tortoise habitat. Belt transects are then evenly distributed across all suitable gopher tortoise habitat within the project's impact areas, for a minimum of 15% coverage. Transects are then mapped and overlaid on an aerial to create a gopher tortoise transect map. The maximum transect dimensions are not to exceed 250 meters (820 feet) long and 16 meters (52 feet) wide.

Survey is then conducted throughout each established transect, covering 100% of the area within these transects. Generally, one (1) or more individuals are utilized during the field survey as recommended by the protocol stated above. The width between each observer ranges from one (1) meter to no more than ten (10) meters apart, depending on the density of the habitat. When using more than one (1) individual each observer is stationed parallel to each other, spaced so that 100% of the area between each individual can be observed.

When using two (2) people, one (1) person serves as the navigator who uses a compass and a GPS to navigate and record all burrows observed within the transect. When using three (3) people, the middle person serves as the navigator and records all burrows found by the observation team. The edges of each transect are marked with flagging tape to ensure complete coverage if necessary. Any burrows noted during the survey are recorded with a hand-held GPS and are also flagged in the field with high visibility flagging tape. Field notes are taken depicting the status of each burrow (i.e., potentially occupied or abandoned).



According to the Gopher Tortoise Permitting Guidelines a potentially occupied burrow classification “combines the active and inactive categories, and therefore includes burrows with obvious sign of use and those with minimal or no obvious sign of use.” An abandoned burrow “appears unused and dilapidated.” The classification of potentially occupied and abandoned burrows along with GPS locations of each burrow are depicted on an enclosed aerial. Additionally, for each belt transect raw data is reported in tabular format indicating transect dimensions, number of burrows and activity class, as well as total number of tortoises per acre.

Tortoises per acre is calculated as follows:

Total Potentially Occupied Burrows

Total Acres within Survey Area X 0.50 = Tortoises per Acre

Tortoise population is then estimated as follows:

**Tortoises per Acre X Number of Acres of
 Potential Gopher Tortoise Habitat = Estimated Tortoise Population**

4.0 Results and Discussion

Twenty-six (26) transects were established to perform the gopher tortoise survey. After completion of the pedestrian transects it was determined that 2 acres (1 acre OSW and 1 acre of dense exotic vegetation) do not meet the criteria of suitable habitat for gopher tortoises. Therefore, the gopher tortoise survey conducted covered ±6.3 acres (±34%) of the ±18.35-acres of suitable habitat.

Total Acreage of Suitable Habitat	±18.35
Total Acreage of Suitable Habitat Surveyed	±6.3
Total Percent of Suitable Habitat Surveyed	34%

Table 4.0: Approximate acreage of subject property and acres surveyed.

Upon completion of the gopher tortoise survey, it was found that within 34% of the suitable gopher tortoise habitat three (3) gopher tortoise burrows were present. Utilizing the Florida Fish and Wildlife Conservation Commission (FFWCC) estimations:



- Tortoises per acre – 3 potentially occupied burrows/6.3 acres surveyed X 0.50 = 0.5 Tortoises per Acre.
- Estimated Tortoise Population – 0.5 Tortoises per Acre X 18.35 Acres of Suitable Gopher Tortoise Habitat = Estimated Gopher Tortoise Population of 5 or 10 burrows

Estimated Total Gopher Tortoise Population = 5 Gopher Tortoises or 10 Burrows

In conclusion, a 15% minimum gopher tortoise habitat survey was conducted on the ±20.35-acre Baron Business Park located at 2601 SE Willoughby Boulevard, within the City of Stuart, Martin County, Florida. Survey was conducted by Jennifer Acevedo Florida Fish and Wildlife FFWCC Certified Gopher Tortoise Agent 09-0112F from Aquatic Research Monitoring, Equipment, and Deployment, LLC (Aquatic Research), on May 13, 2024. Total area of survey was 34% of suitable gopher tortoise habitat. Three (3) gopher tortoise burrows were present. Utilizing the Florida Fish and Wildlife Conservation Commission (FFWCC) calculations for determining gopher tortoise population during partial surveys, the site estimated to contain 10 burrows/5 tortoises.

This survey is valid for a period of 90 days.

Respectfully submitted,


Jennifer Acevedo

Florida Fish and Wildlife Conservation Commission Certified Gopher Tortoise
Agent Number 09-00112F

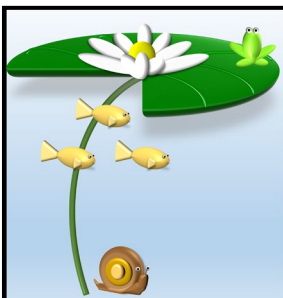
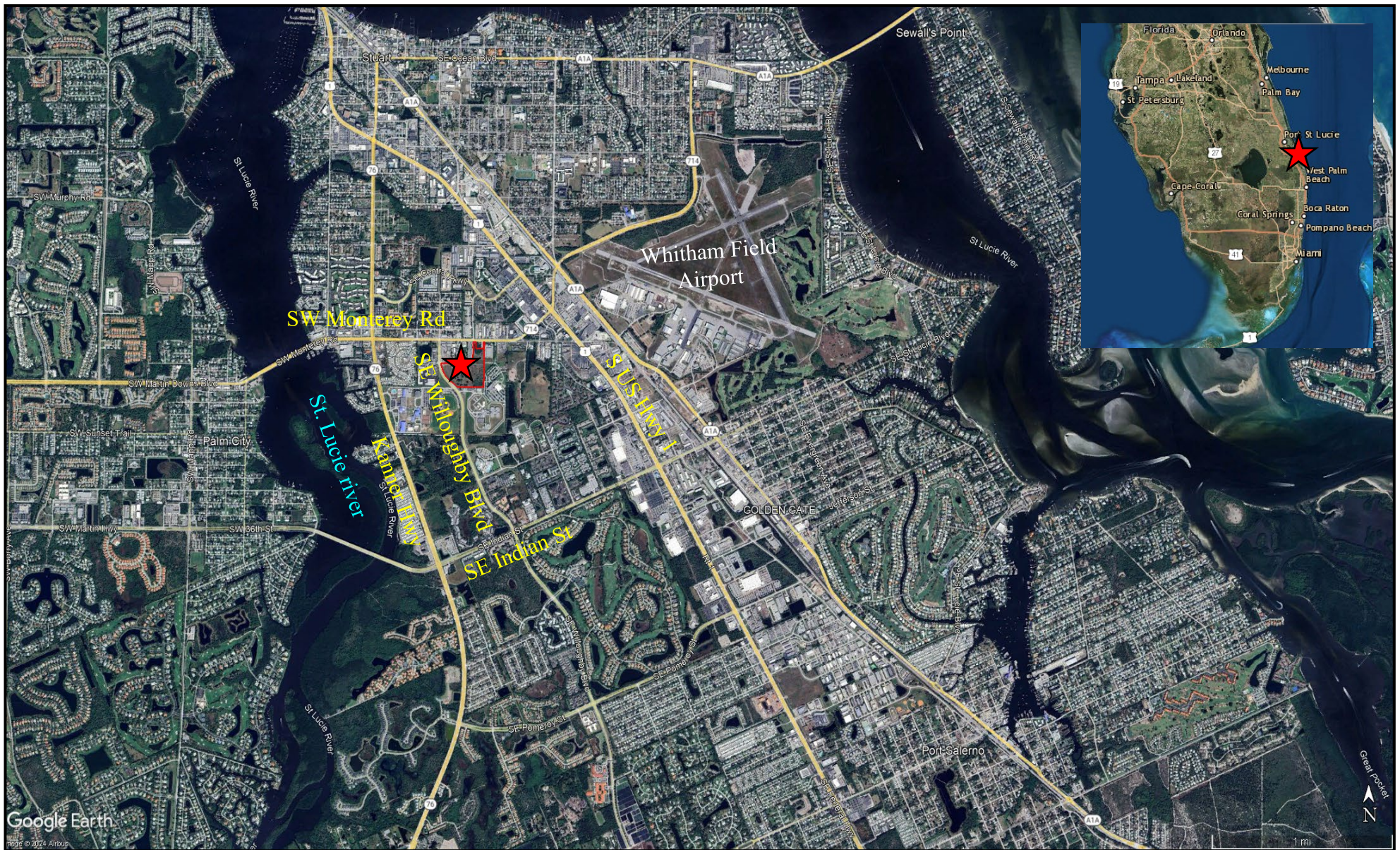


5.0 Data

Transect ID#	Width (ft)	Length (ft)	Transect Acreage	Listed Species Observed
1	20	625	0.29	N/A
2	20	625	0.29	N/A
3	20	625	0.29	N/A
4	20	625	0.29	N/A
5	20	600	0.28	N/A
6	20	600	0.28	N/A
7	20	350	0.16	gopher tortoise burrow
8	20	350	0.16	gopher tortoise burrows (2)
9	20	450	0.21	N/A
10	20	450	0.21	N/A
11	20	400	0.18	N/A
12	20	400	0.18	N/A
13	20	375	0.17	N/A
14	20	375	0.17	N/A
15	20	600	0.28	N/A
16	20	600	0.28	N/A
17	20	600	0.28	N/A
18	20	600	0.28	N/A
19	20	600	0.28	N/A
20	20	600	0.28	N/A
21	20	600	0.28	N/A
22	20	600	0.28	N/A
23	20	300	0.14	N/A
24	20	300	0.14	N/A
25	20	650	0.30	N/A
26	20	650	0.30	N/A

Gopher Tortoise Burrow ID#	Coordinates (Decimal, Degrees)	
	Latitude	Longitude
1	27.174223°	-80.243482°
2	27.174168°	-80.243400°
3	27.174123°	-80.243376°





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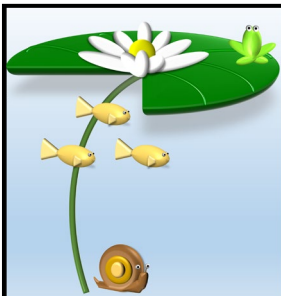
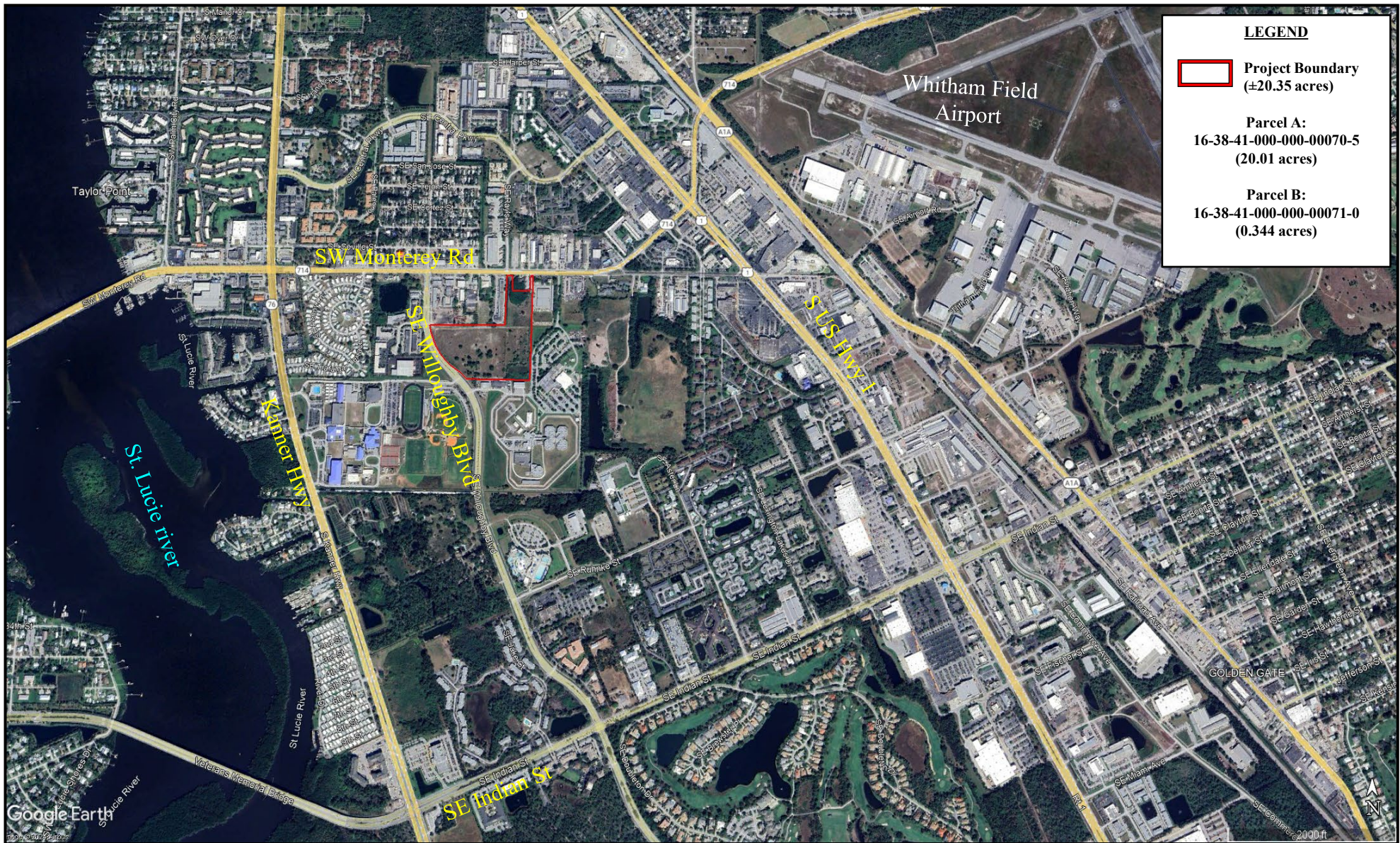
Aquatic
RESEARCH
Monitoring,
Equipment,
& Deployment, LLC.

Location Map
Baron Business Park
2601 SE Willoughby Boulevard
City of Stuart, Martin County, Florida
PIN's: 16-38-41-000-00070-5 & 16-38-41-000-00071-0

Figure 1

Image: Google Earth Date 2023





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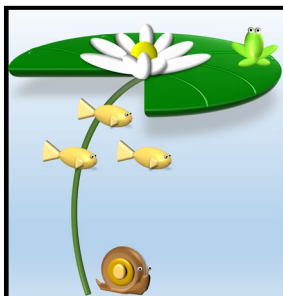
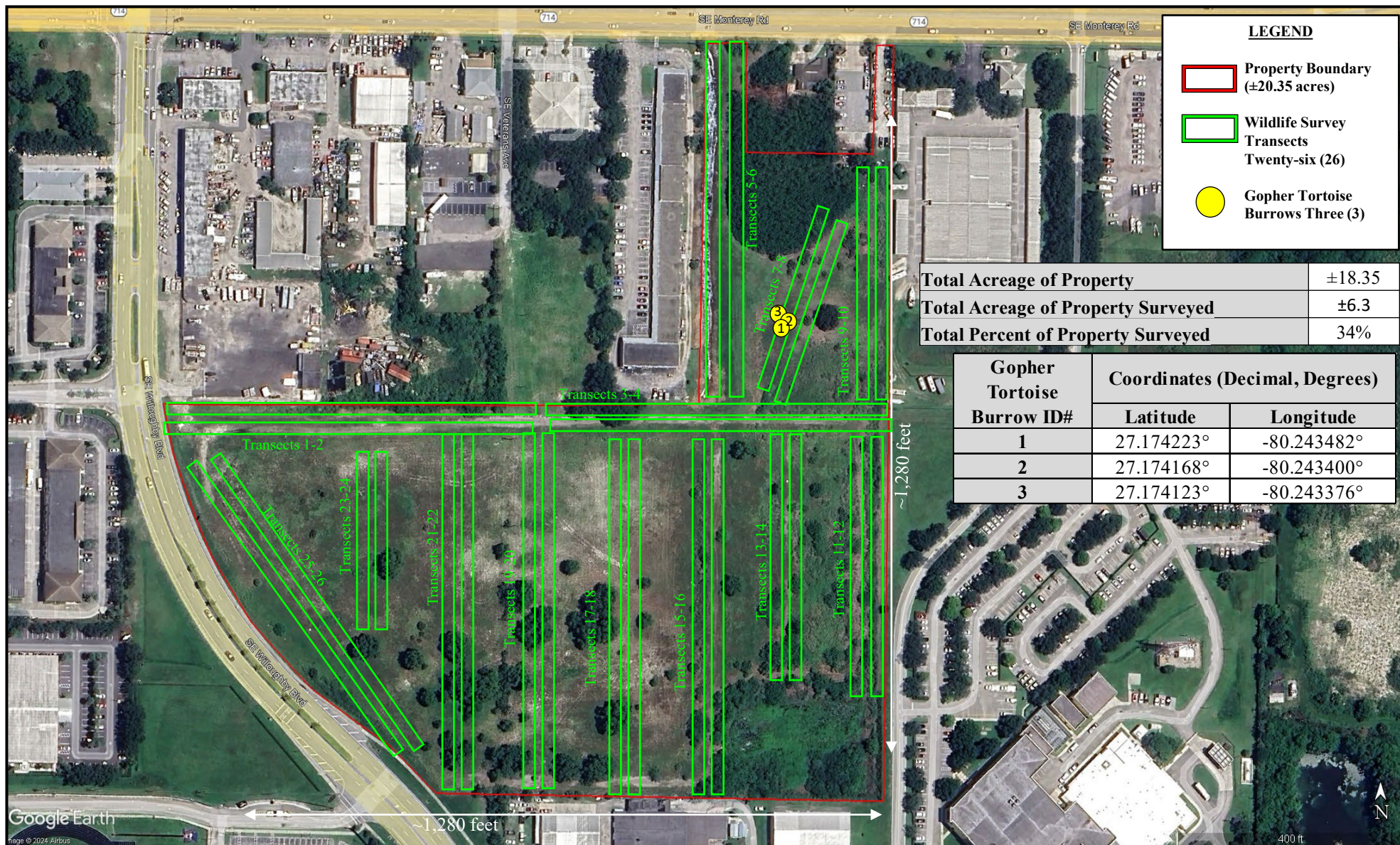
Aquatic
RESEARCH
Monitoring,
Equipment,
& Deployment, LLC.

Site Map
Baron Business Park
2601 SE Willoughby Boulevard
City of Stuart, Martin County, Florida
PIN's: 16-38-41-000-000-00070-5 & 16-38-41-000-000-00071-0

Figure 2

Image: Google Earth Date 2023
Data: Martin County Property Appraisers





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Monitoring,
Equipment,
& Deployment, LLC.

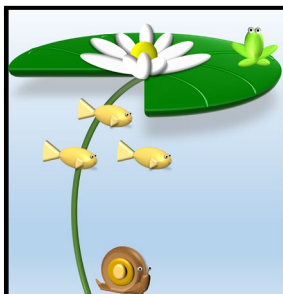
General Wildlife Survey including Listed Flora and Fauna, and Gopher Tortoise Survey Transect Map

Baron Business Park
2601 SE Willoughby Boulevard
City of Stuart, Martin County, Florida
PIN's: 16-38-41-000-00070-5 & 16-38-41-000-00071-0

Figure 3

Image: Google Earth Date 01/21/2021
Data: Aquatic Research Monitoring,
Equipment, & Deployment LLC





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RESEARCH
Monitoring,
Equipment,
& Deployment, LLC.

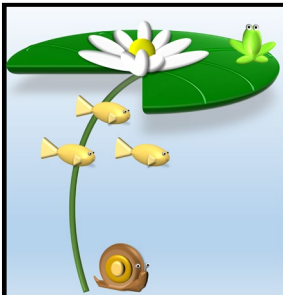
Existing Habitat/FLUCCS-CLC Map

Baron Business Park
2601 SE Willoughby Boulevard
City of Stuart, Martin County, Florida
PIN's: 16-38-41-000-00070-5 & 16-38-41-000-00071-0

Figure 4

Image: Google Earth Date 01/21/2023
Data: Aquatic Research Monitoring,
Equipment, & Deployment LLC





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Monitoring,
Equipment,
& Deployment, LLC.

Soil(s) Map
Baron Business Park
2601 SE Willoughby Boulevard
City of Stuart, Martin County, Florida
PIN's: 16-38-41-000-00070-5 & 16-38-41-000-00071-0

Figure 5

Image: Florida Department of
Environmental Protection
Data: USDA WSS Soils & SSURGO



Appendix C

IPAC Report



ENVIRONMENTAL CONSULTING DEPARTMENT
Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.
CUSTOM DESIGNED RESEARCH EQUIPMENT AND CREATIVE RESEARCH SOLUTIONS

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Martin County, Florida



Local office

Florida Ecological Services Field Office

☎ (352) 448-9151

📅 (772) 562-4288

✉ fw4flesregs@fws.gov

777 37th St
Suite D-101
Vero Beach, FL 32960-3559

<https://www.fws.gov/office/florida-ecological-services>

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Florida Bonneted Bat <i>Eumops floridanus</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8630	Endangered
Florida Panther <i>Puma (=Felis) concolor coryi</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1763	Endangered
Puma (=mountain Lion) <i>Puma (=Felis) concolor</i> (all subsp. except coryi) No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6049	SAT
Southeastern Beach Mouse <i>Peromyscus polionotus niveiventris</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3951	Threatened
Tricolored Bat <i>Perimyotis subflavus</i> Wherever found This species only needs to be considered if the following condition applies: This species only needs to be considered if the project includes wind turbine operations. No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

Birds

NAME	STATUS
------	--------

Crested Caracara (audubon""s) [fl Dps] <i>Caracara plancus audubonii</i>	Threatened
No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8250	
Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i>	Threatened
Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10477	
Everglade Snail Kite <i>Rostrhamus sociabilis plumbeus</i>	Endangered
Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/7713	
Florida Scrub-jay <i>Aphelocoma coerulescens</i>	Threatened
Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6174	
Red-cockaded Woodpecker <i>Picoides borealis</i>	Endangered
Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7614	
Wood Stork <i>Mycteria americana</i>	Threatened
No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8477	

Reptiles

NAME	STATUS
American Alligator <i>Alligator mississippiensis</i>	SAT
Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/776	
American Crocodile <i>Crocodylus acutus</i>	Threatened
There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/6604	

Eastern Indigo Snake *Drymarchon couperi* Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/646>

Green Sea Turtle *Chelonia mydas* Threatened

There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/6199>

Hawksbill Sea Turtle *Eretmochelys imbricata* Endangered

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/3656>

Leatherback Sea Turtle *Dermochelys coriacea* Endangered

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/1493>

Loggerhead Sea Turtle *Caretta caretta* Threatened

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/1110>

Insects

NAME

STATUS

Florida Leafwing Butterfly *Anaea troglodyta floricola* Endangered

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/6652>

Miami Blue Butterfly *Cyclargus (=Hemiargus) thomasi bethunebakeri* Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/3797>

Monarch Butterfly *Danaus plexippus*

Candidate

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/9743>

Flowering Plants

NAME

STATUS

Beach Jacquemontia *Jacquemontia reclinata*

Endangered

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/1277>**Four-petal Pawpaw** *Asimina tetramera*

Endangered

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/3461>**Tiny Polygala** *Polygala smallii*

Endangered

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/996>

Lichens

NAME

STATUS

Florida Perforate Cladonia *Cladonia perforata*

Endangered

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/7516>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below.

Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read

["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

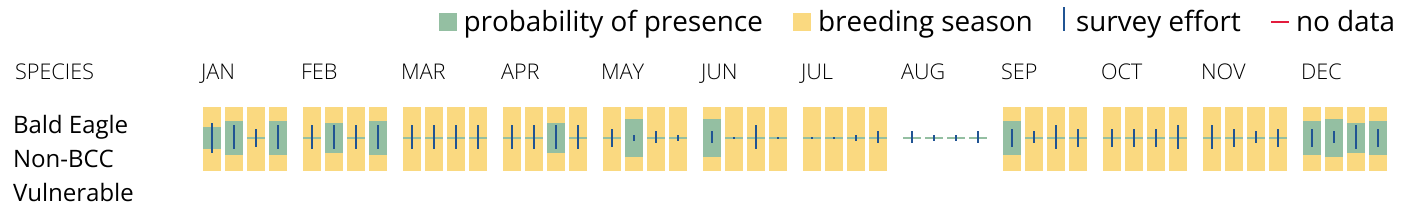
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply). To see a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the [Eagle Act](#) should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "[Supplemental Information on Migratory Birds and Eagles](#)".

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON

American Oystercatcher *Haematopus palliatus*

Breeds Apr 15 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8935>

Bald Eagle *Haliaeetus leucocephalus*

Breeds Sep 1 to Jul 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Black Skimmer *Rynchops niger*

Breeds May 20 to Sep 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/5234>

Chimney Swift *Chaetura pelagica*

Breeds Mar 15 to Aug 25

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Great Blue Heron *Ardea herodias occidentalis*

Breeds Jan 1 to Dec 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Least Tern *Sternula antillarum antillarum*

Breeds Apr 25 to Sep 5

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Magnificent Frigatebird *Fregata magnificens*

Breeds Oct 1 to Apr 30

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Painted Bunting *Passerina ciris*

Breeds Apr 25 to Aug 15

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Prairie Warbler *Setophaga discolor*

Breeds May 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Red-headed Woodpecker *Melanerpes erythrocephalus*

Breeds May 10 to Sep 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Reddish Egret *Egretta rufescens*

Breeds Mar 1 to Sep 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/7617>

Ruddy Turnstone *Arenaria interpres morinella*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Semipalmated Sandpiper *Calidris pusilla*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Southeastern American Kestrel *Falco sparverius paulus*

Breeds Apr 1 to Aug 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/4076>

Swallow-tailed Kite *Elanoides forficatus*

Breeds Mar 10 to Jun 30

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8938>

Willet *Tringa semipalmata*

Breeds Apr 20 to Aug 5

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Worthington's Marsh Wren *Cistothorus palustris griseus*

Breeds Apr 10 to Aug 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

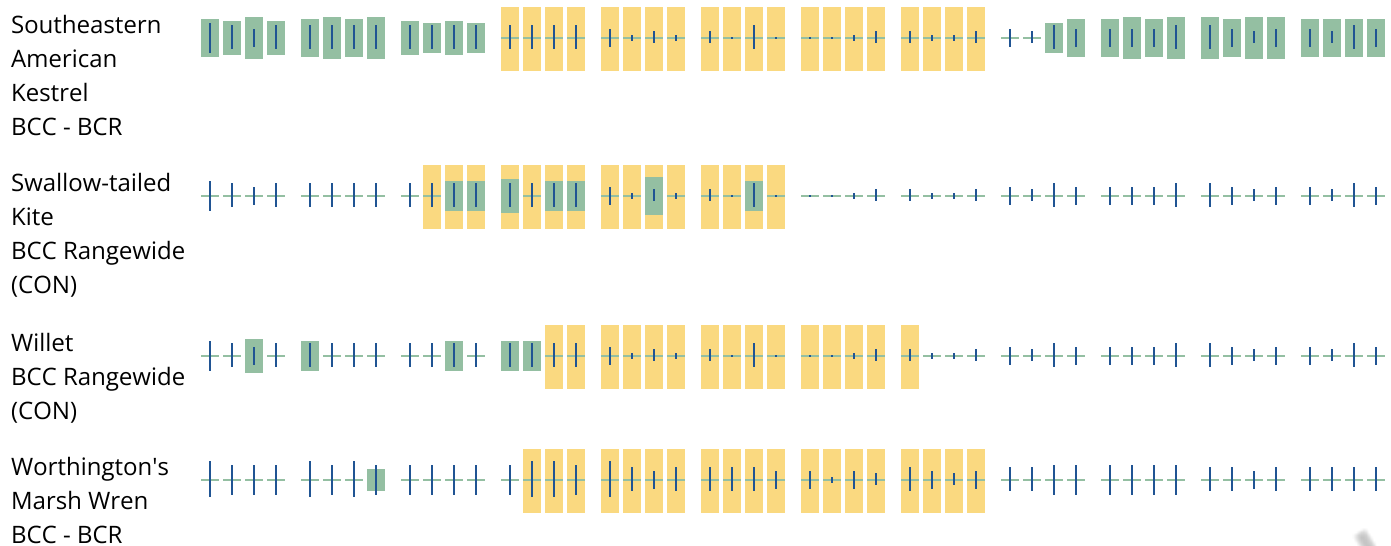
No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER FORESTED/SHRUB WETLAND

[PSS1/3Cd](#)

RIVERINE

[R5UBFx](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION



City of Stuart

Peter Kunen, P.E. | Utilities & Engineering Dept. Director
121 SW Flagler Ave., Stuart, Florida 34994

June 7, 2024

Steve Marquart, P.E. - Project Engineer
CAPTEC Engineering, Inc.
301 NW Flagler Avenue
Stuart, Florida 34994

Re: PCN #16-38-41-000-000-00070-5 – Baron Business Park

Dear Steve:

The City of Stuart has sufficient water and wastewater plant capacity to serve the maximum buildout for the future land use for Parcel #16-38-41-000-000-00070-5 (2601 SE Willoughby Blvd.) in Stuart, Florida.

This letter should not be construed as a commitment on behalf of the City to provide water and sewer service to the property until such time final design plans have been approved and all water and sewer availability fees have been paid.

Should you have any questions or require any additional information please contact Marc Rogolino at (772) 221-4700.

Sincerely,
City of Stuart



Peter Kunen, P.E.
Utilities & Engineering Director

cc: K. Noguera, Customer Service Supervisor
M. Rogolino, Capital Projects



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

June 7, 2024

THIS PRE-APPLICATION LETTER IS VALID UNTIL – June 7, 2025
THIS LETTER IS NOT A PERMIT APPROVAL

Dr Juan F. Ortega, PE
JFO GROUP INC
6671 W Indiantown Road, Suite 50-324, Jupiter, FL 33458

Dear Dr Juan F. Ortega:

RE: Pre-application Review for **Safety Upgrade**, Pre-application Meeting Date: **May 30, 2024**
Martin County - Stuart; SR SR 714; Sec. # 89092000; MP: 0.90; Access Class - 06;
Posted Speed - 40; SIS - No; FDOT Ref. Project: FM 449829.1-Kris McKirdy-RESURFACING

Request: Use existing full access (via cross access easement) on the south side of SR 714 at approximately 0.3 miles east of SE Willoughby Blvd.

SITE SPECIFIC INFORMATION

Project Name & Address: **Baron Industrial Park – Parcel IDs 16-38-41-000-00070-5/- 00071-0**
Property Owner: **STUART KEY DEVELOPERS LLC**; Parcel Size: **20.5 Acres**
Development Size: **235,205 SF development consisting of 211,683 SF Warehouse and 23,522 SF Office**

REQUEST APPROVED

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- **Existing driveway on the south side of SR 714 at approximately 1,260 feet east of SE Willoughby Blvd, along the SR 714 frontage of the site will be closed.**

Comments:

- **All driveways not approved in this letter must be fully removed and the area restored.**
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Carina Harvey
District Access Management Manager

Digitally signed
by: Carina Harvey
Date: 2024.06.07
11:03:08 -04'00'

cc: Nesa Y. Harden; Vikrant Srivastava, PE, PMP, CPM;
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2024-05-30\Pre-App 01. 89092000 MP 0.90 SR 714_Baron Industrial Park\89092000 MP 0.90 SR 714_Baron Industrial Park.docx



BARON BUSINESS PARK

2601 SE WILLOUGHBY BLVD
CITY OF STUART, FLORIDA

TRAFFIC IMPACT STUDY

PREPARED FOR: J BARON DEVELOPMENT

Prepared by:

JFO GROUP INC

COA Number 32276
6671 W Indiantown Road
Suite 50-324
Jupiter, FL 33458

Revised December 20, 2024

Revised October 17, 2024

Revised September 19, 2024

May 20, 2024



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1. INTRODUCTION

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with Sec. 4.05.00 of the *City of Stuart Land Development Code* associated with the Site Plan application for the *Baron Business Park* project. The property is located east of Willoughby Boulevard, $\pm 1/4$ -mile south of Monterey Road in the City of Stuart, Florida.



Figure 1: Project Location

Parcel Identification Numbers associated with this project are 16-38-41-000-000-00070-5/-00071-0. Exhibit 1 includes information from the Martin County Property Appraiser's office for the parcels included in the proposed project. Figure 1 shows an aerial location of the site in relation to the transportation network.

The *Baron Business Park* project is proposing 235,205 SF of Industrial Park development. Exhibit 2 includes a copy of the proposed site plan. Project build-out is expected in the year 2028.

2. TRIP GENERATION

Trip generation rates were based on the 11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. Table 1 includes the trip generation rates used for Daily, AM and PM peak hour. 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: Trip Generation Rates

Land Use	ITE Code	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Industrial Park	130	3.37	81%	19%	0.34	22%	78%	0.34

Table 2 includes the trip generation for the proposed project for Daily, AM and PM peak hour conditions. As part of a conservative analysis and for simplification purposes, no traffic credit was taken for vested uses on the subject site. Exhibit 3 includes ITE Trip Generation rates. According to Table 2, the net Daily, AM and PM peak hour trips potentially generated due to the planned development are 793, 80 (65 In/15 Out), and 80 (18 In/62 Out) trips respectively.

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Industrial Park	235,205 SF	793	65	15	80	18	62	80
Σ		793	65	15	80	18	62	80

According to Sec. 4.05.02. from the *Land Development Code* and given the trip generation characteristics from Table 2, the directly accessed links on first accessed roadways within the Stuart Concurrency Roadway Network need to be considered for traffic impact analysis.

3. EXISTING CONDITIONS

Willoughby Boulevard is the major roadway serving as primary access to the project. It has a four-lane divided cross-section in the project vicinity. According to the Martin MPO Interactive Transportation Improvement Program (TIP), no improvements are scheduled for the adjacent major roadways serving as primary access to the project.

4. BACKGROUND TRAFFIC

The University of Florida's Bureau of Economic and Business Research (BEBR) from the College of Liberal Arts and Sciences calculates population projections for Florida and Its Counties. As required by the traffic reviewer, Table 3 includes the Martin County BEBR growth rates for Year 2025 based on data included in the BEBR Bulletin 193 from January 2024. Exhibit 4 includes the applicable excerpts from the BEBR bulletin.

Table 3: 2025 UF-BEBR Growth Rate

County	BEBR Population Estimate April 1, 2023	BEBR Population Projections (April 1)		2025
		Range	2025	
Martin	162,847	Low	155,800	-1.43%
		Medium	165,700	0.60%
		High	175,700	2.63%

In order to provide a conservative analysis, the BEBR high growth rate (2.63%) was used to determine background traffic for intersection analyses while link growth rates included in the 2023 Martin County LOS Inventory Report were used for link analyses.

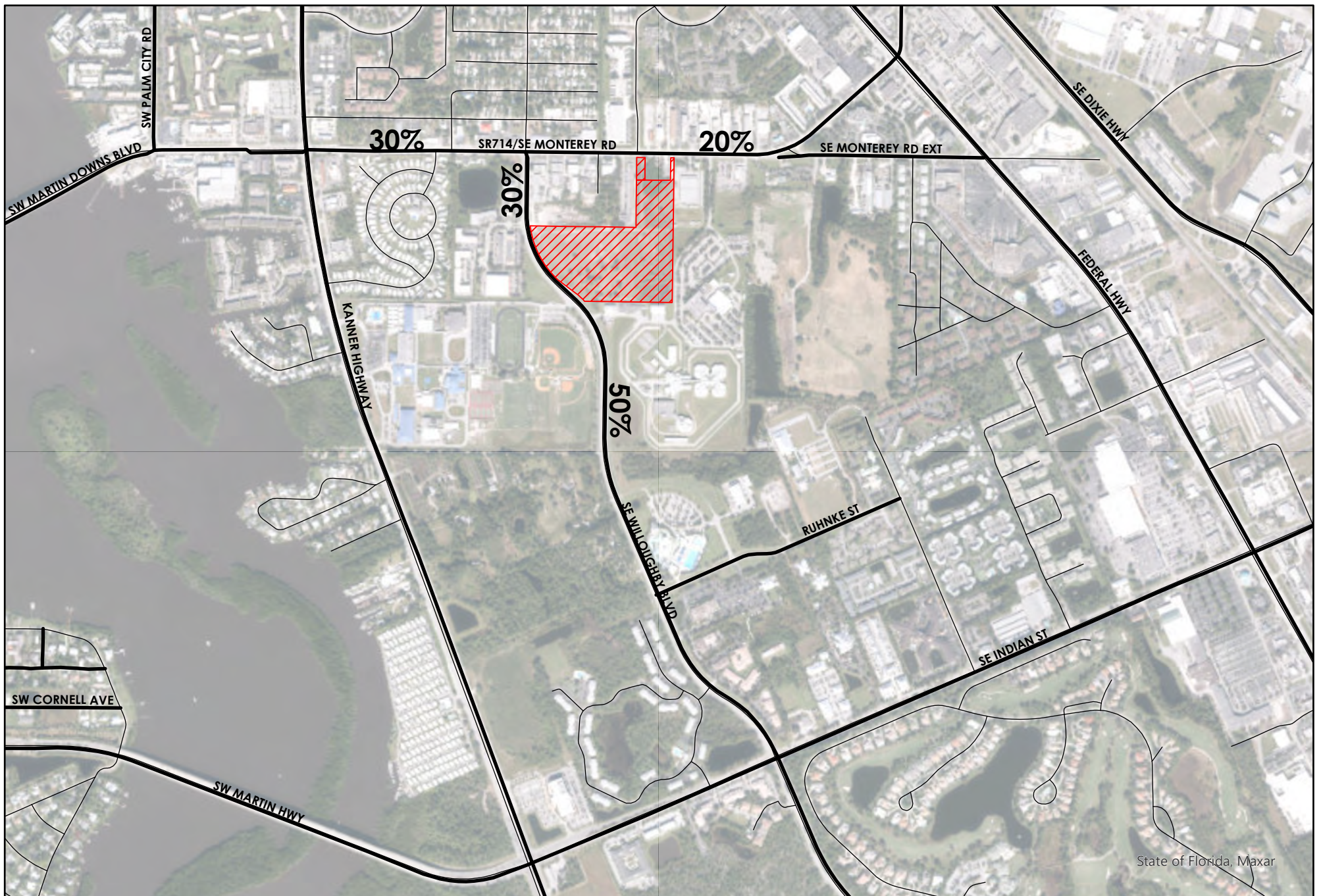
5. TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution and assignment incorporates the characteristics of the proposed development as well as the surrounding network configuration. Figure 2 shows the project trip distribution for all roadway links included within the radius of influence while Table 4 summarizes the project impact during the Peak Hour, Peak Direction conditions.

As shown in the proposed site plan, the proposed project has access to SE Monterey Road via Holt Road. Similarly, since there is an access via Holt Road, Monterey Road was also included as part of the project significance analysis.

All roadway links within the Stuart Concurrency Roadway Network where project traffic is estimated to consume five percent or greater of the adopted level-of-service volume shall also be included in the study. Project traffic that creates an impact greater than five percent of the adopted level-of service volume on any roadway shall be analyzed for traffic concurrency. All signalized intersections within a roadway link where project traffic is estimated to consume five percent or greater of the adopted level-of-service volume of the roadway link shall be included in the traffic study.

As shown in Table 4, all links included within the radius of influence will be impacted less than five percent of the adopted level-of service volume where all analyzed links will operate at the adopted LOS at the calculated project buildout in 2028.



Project Site

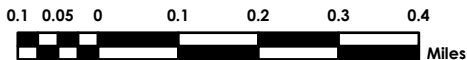


Figure 2:
TRAFFIC ASSIGNMENT
BARON BUSINESS PARK



Table 4: 2028 AM Peak Hour Link Analysis

Road Name	From	to	Direction		2023 Average Annual Daily Traffic	D Factor	2023 Peak Hour Volume	Avg. Annual Growth	2028 Background Traffic	Vested Traffic (Kanner CPUD)	Project Distribution	Project Traffic	Project Impact	2028 Traffic with project	Generalized Service Capacity	2028 V/C
SR-714 (Monterey Rd)	SR-76	Willoughby Blvd	EB	IN	26,408	0.606	1,198	4.10%	1,465	7	30.0%	20	1.10%	1,492	1,810	0.82
			WB	OUT	26,408	0.394	779	4.10%	952	3	30.0%	5	0.28%	960	1,810	0.53
SR-714 (Monterey Rd)	Willoughby Blvd	Holt Rd	EB	-	25,813	0.606	1,310	1.10%	1,384	7	0.0%	0	0.00%	1,391	1,810	0.77
			WB	-	25,813	0.394	852	1.10%	900	3	0.0%	0	0.00%	903	1,810	0.50
SR-714 (Monterey Rd)	Holt Rd	Monterey Extension	EB	OUT	25,813	0.606	1,310	1.10%	1,384	7	20.0%	3	0.17%	1,394	1,810	0.77
			WB	IN	25,813	0.394	852	1.10%	900	3	20.0%	13	0.72%	916	1,810	0.51
Willoughby Blvd	Indian St	Site	NB	IN	10,792	0.606	522	0.50%	535	16	50.0%	33	1.74%	584	1,900	0.31
			SB	OUT	10,792	0.394	339	0.50%	348	26	50.0%	8	0.42%	382	1,900	0.20
Willoughby Blvd	Site	SR-714	NB	OUT	10,792	0.606	522	0.50%	535	34	30.0%	5	0.26%	574	1,900	0.30
			SB	IN	10,792	0.394	339	0.50%	348	32	30.0%	20	1.05%	400	1,900	0.21

AM	
IN	OUT
65	15

Table 5: 2028 PM Peak Hour Link Analysis

Road Name	From	to	Direction		2023 Average Annual Daily Traffic	D Factor	2023 Peak Hour Volume	Avg. Annual Growth	2028 Background Traffic	Vested Traffic (Kanner CPUD)	Project Distribution	Project Traffic	Project Impact	2028 Traffic with project	Generalized Service Capacity	2028 V/C
SR-714 (Monterey Rd)	SR-76	Willoughby Blvd	EB	IN	26,408	0.394	779	4.10%	952	7	30.0%	5	0.28%	964	1,810	0.53
			WB	OUT	26,408	0.606	1,198	4.10%	1,465	11	30.0%	19	1.05%	1,495	1,810	0.83
SR-714 (Monterey Rd)	Willoughby Blvd	Holt Rd	EB	-	25,813	0.394	852	1.10%	900	7	0.0%	0	0.00%	907	1,810	0.50
			WB	-	25,813	0.606	1,310	1.10%	1,384	11	0.0%	0	0.00%	1,395	1,810	0.77
SR-714 (Monterey Rd)	Holt Rd	Monterey Extension	EB	OUT	25,813	0.394	852	1.10%	900	7	20.0%	12	0.66%	919	1,810	0.51
			WB	IN	25,813	0.606	1,310	1.10%	1,384	11	20.0%	4	0.22%	1,399	1,810	0.77
Willoughby Blvd	Indian St	Site	NB	IN	10,792	0.394	339	0.50%	348	26	50.0%	9	0.47%	383	1,900	0.20
			SB	OUT	10,792	0.606	522	0.50%	535	19	50.0%	31	1.63%	585	1,900	0.31
Willoughby Blvd	Site	SR-714	NB	OUT	10,792	0.394	339	0.50%	348	25	30.0%	19	1.00%	392	1,900	0.21
			SB	IN	10,792	0.606	522	0.50%	535	45	30.0%	5	0.26%	585	1,900	0.31

PM	
IN	OUT
18	62

Table 6: Driveways and Intersection Operational Analysis– AM Summary

		MOEs	Eastbound			Westbound			Northbound			Southbound		
			L	T	R	L	T	R	L	T	R	L	T	R
Willoughby Blvd & Monterey Rd	2024 Peak Season	Volume	10	1,196	360	182	603	35	155	99	278	31	46	10
		V/C Ratio(X)	0.03	0.95	1.00	0.89	0.37	0.37	0.46	0.47	1.13	1.06	0.00	0.00
		Total Delay	18.8	58.1	70.7	88.7	18.7	18.7	60.5	60.6	158.8	173.2	0.0	0.0
		LOS	B	E	F	F	B	B	E	E	F	F		
		Approach Delay, s/veh	64.1 (E)			32.8 (C)			110.9 (F)			173.2 (F)		
		Intersection LOS:	67.6 (E)											
	2028 W/O Project	Volume	11	1,334	399	202	672	39	172	144	308	34	83	11
		V/C Ratio(X)	0.04	1.04	1.13	0.99	0.41	0.41	0.57	0.56	1.25	1.59	0.00	0.00
		Total Delay	19.0	82.5	112.6	115.0	19.3	19.3	63.2	62.7	203.7	375.9	0.0	0.0
		LOS	B	F	F	F	B	B	E	E	F	F		
		Approach Delay, s/veh	97.3 (F)			38.5 (D)			131.8 (F)			375.9 (F)		
		Intersection LOS:	101.2 (F)											
	2028 W/ Project	Volume	11	1,334	419	202	672	39	177	144	308	34	83	11
		V/C Ratio(X)	0.04	1.06	1.15	0.99	0.41	0.41	0.58	0.57	1.25	1.59	0.00	0.00
		Total Delay	19.0	86.0	120.4	115.0	19.3	19.3	63.5	63.1	203.7	375.9	0.0	0.0
		LOS	B	F	F	F	B	B	E	E	F	F	-	-
		Approach Delay, s/veh	102.9 (F)			38.5 (D)			131.3 (F)			375.9 (F)		
		Intersection LOS:	103.9 (F)											
Willoughby Blvd & Main Access	2024 Peak Season	Volume	6	-	41	-	-	-	222	658	-	-	554	94
		%ile BackOfQ(95%),veh/ln	4.5	-	-	-	-	-	5.1	-	-	-	-	-
		V/C Ratio(X)	0.757	-	-	-	-	-	0.661	-	-	-	-	-
		HCM Control Delay (s)	84.9	-	-		-		18.1	-	-	-	-	-
		Approach Delay, s/veh	84.88 (F)						7.44					
		ICU LOS (Int Delay, s/veh)	B (8.5)											
	2028 W/O Project	Volume	6	-	41	-	-	-	222	764	-	-	647	94
		%ile BackOfQ(95%),veh/ln	11.1	-	-	-	-	-	6.3	-	-	-	-	-
		V/C Ratio(X)	2.332	-	-	-	-	-	0.724	-	-	-	-	-
		HCM Control Delay (s)	801.3	-	-	-	-	-	22.1	-	-	-	-	-
		Approach Delay, s/veh	801.33 (F)			-			8.31			-		
		ICU LOS (Int Delay, s/veh)	B (40.2)											
	2028 W/ Project	Volume	6	0	41	7	0	5	222	764	32	20	647	94
		%ile BackOfQ(95%),veh/ln	3.4	0.0	0.0	0.2	0.0	0.2	12.7	7.7	0.5	0.5	12.9	12.6
		V/C Ratio(X)	0.30	0.00	0.00	0.02	0.00	0.02	0.92	0.45	0.04	0.07	0.79	0.79
		HCM Control Delay (s)	30.5	0.0	0.0	28.2	0.0	28.1	32.3	12.3	9.4	18.6	28.9	29.0
		Approach Delay, s/veh	30.5 (C)			28.2 (C)			19.5 (B)			28.7 (C)		
		ICU LOS (Int Delay, s/veh)	C (23.5)											
Holt Road & Monterey Road	2024 Peak Season	Volume	5	1,526	52	41	845	7	11	0	32	2	0	3
		%ile BackOfQ(95%),veh/ln	0	-	-	0.6	-	-	-	7.7	-	-	0.6	-
		V/C Ratio(X)	0.011	-	-	0.167	-	-	-	1.423	-	-	0.180	-
		HCM Control Delay (s)	10	-	-	17.3	-	-	-	370.1	-	-	102.8	-
		Approach Delay, s/veh	0.04			1.02			370.11 (F)			102.81 (F)		
		ICU LOS (Int Delay, s/veh)	B (12.3)											
	2028 W/O Project	Volume	6	1,700	58	45	941	8	12	0	36	2	0	3
		%ile BackOfQ(95%),veh/ln	0	-	-	0.8	-	-	-	11.2	-	-	1.0	-
		V/C Ratio(X)	0.014	-	-	0.220	-	-	-	2.656	-	-	0.328	-
		HCM Control Delay (s)	10.5	-	-	20.8	-	-	-	974.3	-	-	212.7	-
		Approach Delay, s/veh	0.05			1.20			974.3 (F)			212.66 (F)		
		ICU LOS (Int Delay, s/veh)	C (31.7)											
	2028 W/ Project	Volume	6	1,700	58	58	941	8	12	0	39	2	0	3
		%ile BackOfQ(95%),veh/ln	0	-	-	1.1	-	-	-	12.5	-	-	1.2	-
		V/C Ratio(X)	0.014	-	-	0.284	-	-	-	3.215	-	-	0.418	-
		HCM Control Delay (s)	10.5	-	-	22.1	-	-	-	1246.6	-	-	290.9	-
		Approach Delay, s/veh	0.05			1.62			1246.56 (F)			290.92 (F)		
		ICU LOS (Int Delay, s/veh)	D (43.0)											

Table 7: Driveways and Intersection Operational Analysis– PM Summary

		MOEs	Eastbound			Westbound			Northbound			Southbound		
			L	T	R	L	T	R	L	T	R	L	T	R
Willoughby Blvd & Monterey Rd	2024 Peak Season	Volume	20	880	197	379	1,188	70	182	107	286	51	58	19
		V/C Ratio(X)	0.22	1.00	1.00	1.32	0.88	0.88	0.47	0.50	1.08	0.89	0.00	0.00
		Total Delay	36.8	88.9	90.5	217.9	49.2	49.6	57.0	57.4	135.8	100.5	0.0	0.0
		LOS	D	F	F	F	D	D	E	E	F	F		
		Approach Delay, s/veh	88.3 (F)			89.4 (F)			95.8 (F)			100.5 (F)		
		Intersection LOS:	90.7 (F)											
	2028 W/O Project	Volume	22	983	219	421	1,329	78	202	144	317	57	109	21
		V/C Ratio(X)	0.37	1.11	1.12	1.58	0.98	0.99	0.57	0.57	1.19	1.14	0.00	0.00
		Total Delay	43.6	123.5	128.6	330.5	68.4	70.8	59.3	59.4	177.5	171.3	0.0	0.0
		LOS	D	F	F	F	E	E	E	E	F	F	-	-
		Approach Delay, s/veh	123.8 (F)			131.3 (F)			115.7 (F)			171.3 (F)		
		Intersection LOS:	128.6 (F)											
	2028 W/ Project	Volume	22	983	224	421	1,329	78	221	144	317	57	109	21
		V/C Ratio(X)	0.37	1.12	1.13	1.58	0.98	0.99	0.60	0.61	1.19	1.14	0.00	0.00
		Total Delay	43.6	125.8	131.2	330.5	68.4	70.8	60.3	60.8	177.5	171.3	0.0	0.0
		LOS	D	F	F	F	E	E	E	E	F	F	-	-
		Approach Delay, s/veh	126.2 (F)			131.3 (F)			114.5 (F)			171.3 (F)		
		Intersection LOS:	129.0 (F)											
Willoughby Blvd & Main Access	2024 Peak Season	Volume	17	-	23	-	-	-	27	505	-	-	616	41
		%ile BackOfQ(95%),veh/In	0.7	-	-	-	-	-	0.1	-	-	-	-	-
		V/C Ratio(X)	0.187	-	-	-	-	-	0.043	-	-	-	-	-
		HCM Control Delay (s)	16.5	-	-	-	-	-	9.7	-	-	-	-	-
		Approach Delay, s/veh	16.53 (C)			-			0.51			-		
		ICU LOS (Int Delay, s/veh)	A (1.0)											
	2028 W/O Project	Volume	17	-	23	-	-	-	27	585	-	-	728	41
		%ile BackOfQ(95%),veh/In	0.8	-	-	-	-	-	0.2	-	-	-	-	-
		V/C Ratio(X)	0.219	-	-	-	-	-	0.048	-	-	-	-	-
		HCM Control Delay (s)	19.1	-	-	-	-	-	10.3	-	-	-	-	-
		Approach Delay, s/veh	19.1 (C)			-			0.48			-		
		ICU LOS (Int Delay, s/veh)	A (1.0)											
	2028 W/ Project	Volume	17	0	23	31	0	19	27	585	9	5	728	41
		%ile BackOfQ(95%),veh/In	1.3	0.0	0.0	0.6	0.0	0.4	0.3	3.9	0.1	0.1	6.4	6.5
		V/C Ratio(X)	0.20	0.00	0.00	0.09	0.00	0.08	0.11	0.48	0.02	0.02	0.68	0.68
		HCM Control Delay (s)	18.7	0.0	0.0	18.1	0.0	18.0	10.1	11.1	8.8	9.8	14.3	14.2
		Approach Delay, s/veh	18.7 (B)			18.1 (B)			11.0 (B)			14.2 (B)		
		ICU LOS (Int Delay, s/veh)	B (13.2)											
Holt Road & Monterey Road	2024 Peak Season	Volume	11	1,243	28	30	1,402	5	10	0	39	3	0	6
		%ile BackOfQ(95%),veh/In	0.3	-	-	0.5	-	-	-	7.5	-	-	2.4	-
		V/C Ratio(X)	0.089	-	-	0.140	-	-	-	1.432	-	-	0.800	-
		HCM Control Delay (s)	13.9	-	-	13	-	-	-	383	-	-	337.2	-
		Approach Delay, s/veh	0.4			0.6			383.03 (F)			337.23 (F)		
		ICU LOS (Int Delay, s/veh)	C (13.5)											
	2028 W/O Project	Volume	12	1,386	31	33	1,567	6	11	0	43	3	0	7
		%ile BackOfQ(95%),veh/In	0.4	-	-	0.6	-	-	-	10.9	-	-	3.4	-
		V/C Ratio(X)	0.113	-	-	0.176	-	-	-	2.895	-	-	1.617	-
		HCM Control Delay (s)	15.7	-	-	14.5	-	-	-	1113.9	-	-	870.7	-
		Approach Delay, s/veh	0.45			0.67			1113.87 (F)			870.71 (F)		
		ICU LOS (Int Delay, s/veh)	D (37.1)											
	2028 W/ Project	Volume	12	1,386	31	37	1,567	6	11	0	55	3	0	7
		%ile BackOfQ(95%),veh/In	0.4	-	-	0.7	-	-	-	13.1	-	-	3.6	-
		V/C Ratio(X)	0.113	-	-	0.197	-	-	-	3.223	-	-	1.909	-
		HCM Control Delay (s)	15.7	-	-	14.8	-	-	-	1237	-	-	1081.2	-
		Approach Delay, s/veh	0.45			0.75			1237 (F)			1081.18 (F)		
		ICU LOS (Int Delay, s/veh)	D (49.1)											

7. CONCLUSIONS AND RECOMMENDATIONS

The *Baron Business Park* project is located east of Willoughby Boulevard, $\pm 1/4$ -mile south of Monterey Road in the City of Stuart, Florida. The project is proposing 235,205 SF of Industrial Park development. The proposed project will likely generate 793 net daily trips where 80 (65 In/15 Out) trips will occur during the AM peak hour and 80 (18 In/62 Out) during the PM peak hour. Project build-out is expected in the year 2028.

All links included within the radius of influence will be impacted less than two percent (2%) of the adopted level-of service volume where all analyzed links will operate at the adopted LOS, $V/C \leq 0.77$ or better, at the calculated project buildout in 2028.

According to this traffic analysis, a 210 feet (160' Decel/Queue + 50' taper) southbound left turn lane at the project main driveway is recommended while a northbound right turn lane at the project driveway is not warranted. However, based on conversations with Martin County as part of the driveway and ROW permits, the County is requiring a 135 feet (85'+50') northbound right turn lane and a 265 feet (215' Decel/Queue + 50' taper) southbound left turn lane. Exhibit 10 includes a copy of the latest intersection geometry incorporating the design comments from Martin County.

Even though the project will have an insignificant impact, operational analyses of the Willoughby Blvd & Monterey Rd intersection have been included in this study. Willoughby Blvd & Monterey Rd is the nearest signalized intersection to the project. Project will not create an increase in the Level of Service during either the AM or PM peak hours on any movement where the project will be anticipated to add trips. Furthermore, project will generate 2.7 seconds of additional delay in the AM peak hour and 0.4 seconds delay in the PM peak hour.

The proposed project will have connectivity to Monterey Road via Holt Road. The project will add 11.3 seconds of delay to the intersection of Holt Road & Monterey Road during AM peak hour and 12 seconds in the PM peak hour.

The proposed *Baron Business Park* project has been evaluated following Sec. 4.05.00 of the *City of Stuart Land Development Code*. This analysis shows the proposed development will be in compliance with Sec. 4.05.00 of the *City of Stuart Land Development Code*.

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EXHIBIT 1: PROPERTY APPRAISER

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Basic Info

PIN 16-38-41-000-000-00070-5	AIN 27992	Situs Address 2601 SE WILLOUGHBY BLVD STUART FL	Website Updated 5/6/24
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners STUART AUTO VAULT LLC	Parcel ID 16-38-41-000-000-00070-5	Use Code/Property Class 1000 - 1000 Vacant Commercial
Mailing Address 49 SW FLAGLER AVE 3RD FL STUART FL 34994	Account Number 27992	Neighborhood 31400 Monterey Rd
Tax District STUART	Property Address 2601 SE WILLOUGHBY BLVD STUART FL	Legal Acres 20.006
	Legal Description PART OF 16-38-41 DESC AS: SW1/4 OF NW1/4...	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	\$ 6,101,450	\$ 0	\$ 6,101,450	\$ 0	\$ 6,101,450	\$ 0	\$ 6,101,450

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 5/27/22	Grantor (Seller) STUART KEY DEVELOPERS LLC	Doc Num 2963113
Sale Price \$ 8,500,000	Deed Type Special Warranty Deed	Book & Page <u>3316 0819</u>

Legal Description

PART OF 16-38-41 DESC AS: SW1/4 OF NW1/4 OF NE1/4, E1/2 OF NW1/4 OF NW1/4 OF NE1/4 (LESS: BEG 2010.95 W/O & 33 S/O NE COR SEC 16, S 200, W 300, N 200 & E 300 TO BEG) & SE 1/4 OF N1/2 OF GL 3 LYING E OF WILLOUGHBY BLVD R/W.

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.



Basic Info

PIN 16-38-41-000-000-00071-0	AIN 1113262	Situs Address SE MONTEREY RD STUART FL	Website Updated 5/6/24
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General Information

[CHANGE MAILING ADDRESS](#)[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners STUART AUTO VAULT LLC	Parcel ID 16-38-41-000-000-00071-0	Use Code/Property Class 1000 - 1000 Vacant Commercial
Mailing Address 49 SW FLAGLER AVE 3RD FL STUART FL 34994	Account Number 1113262	Neighborhood 31400 Monterey Rd
Tax District STUART	Property Address SE MONTEREY RD STUART FL	Legal Acres 0.3444
	Legal Description THAT PORTION OF E1/2 OF NW 1/4 OF NW 1/4...	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	\$ 90,000	\$ 0	\$ 90,000	\$ 0	\$ 90,000	\$ 0	\$ 90,000

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 5/27/22	Grantor (Seller) STUART KEY DEVELOPERS LLC	Doc Num 2963113
Sale Price \$ 8,500,000	Deed Type Special Warranty Deed	Book & Page <u>3316 0819</u>

Legal Description

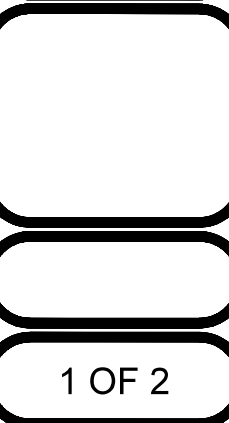
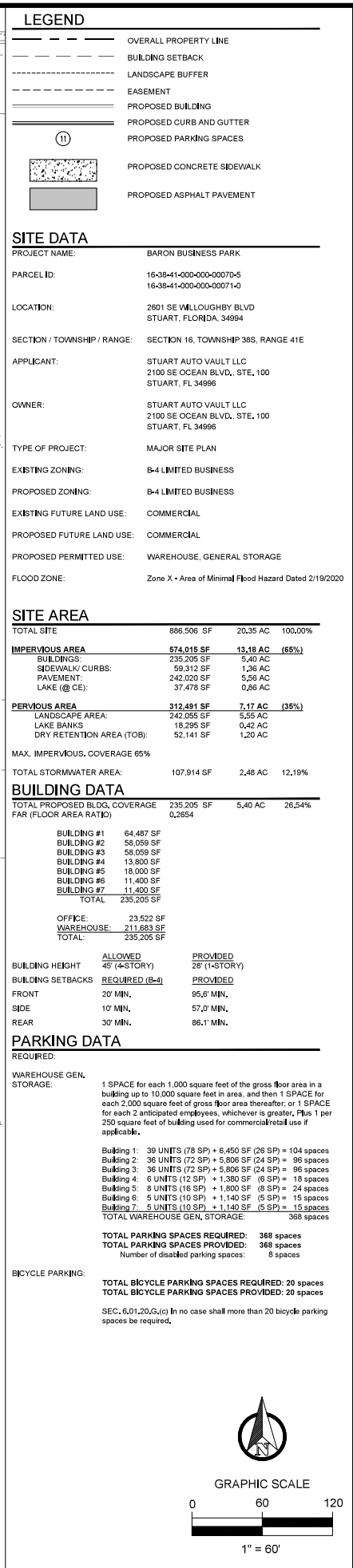
THAT PORTION OF E1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 OF 16-38-41 AS FOLLOWS: BEG 2235.95 W/O & 33 S/O NE COR SEC 16, S 200, W 75 M/L TO W/LN, N 200 & E 75 M/L TO BEG, CONTAINING 15,000 SF M/L & BEING A PORTION OF PARCEL FOUR IN OR 2257/0476, BUT NOT BEING A PART OF THOSE LANDS ANNEXED INTO THE CITY OF STUART PER ORD 1440-95 IN OR 1172/1033.

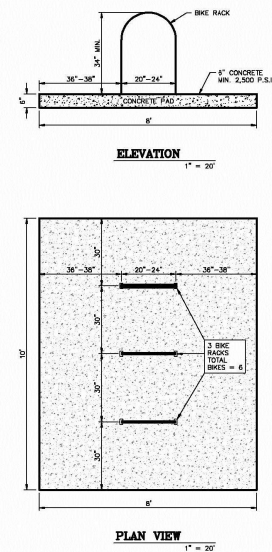
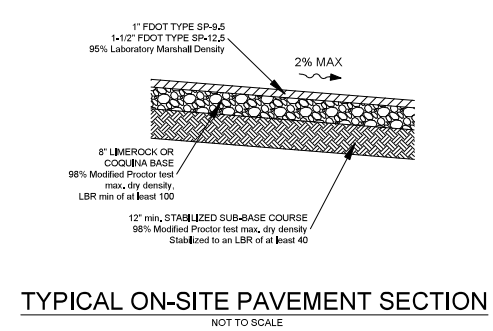
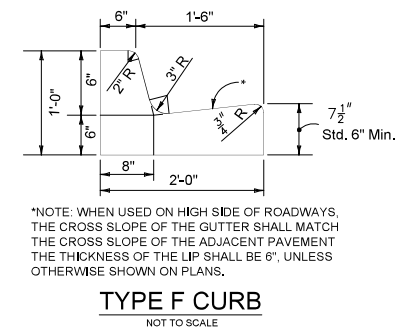
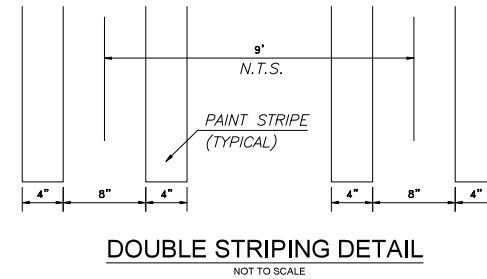
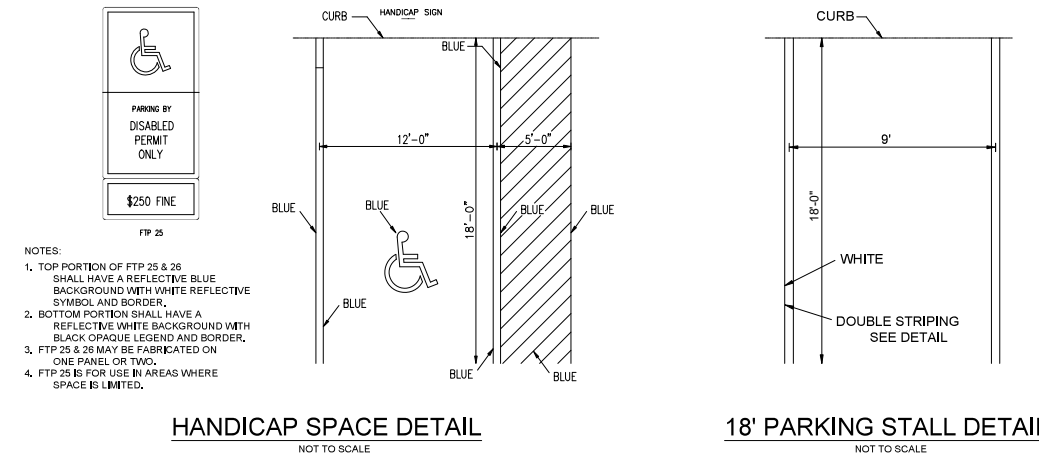
The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.



EXHIBIT 2: PROPOSED SITE PLAN

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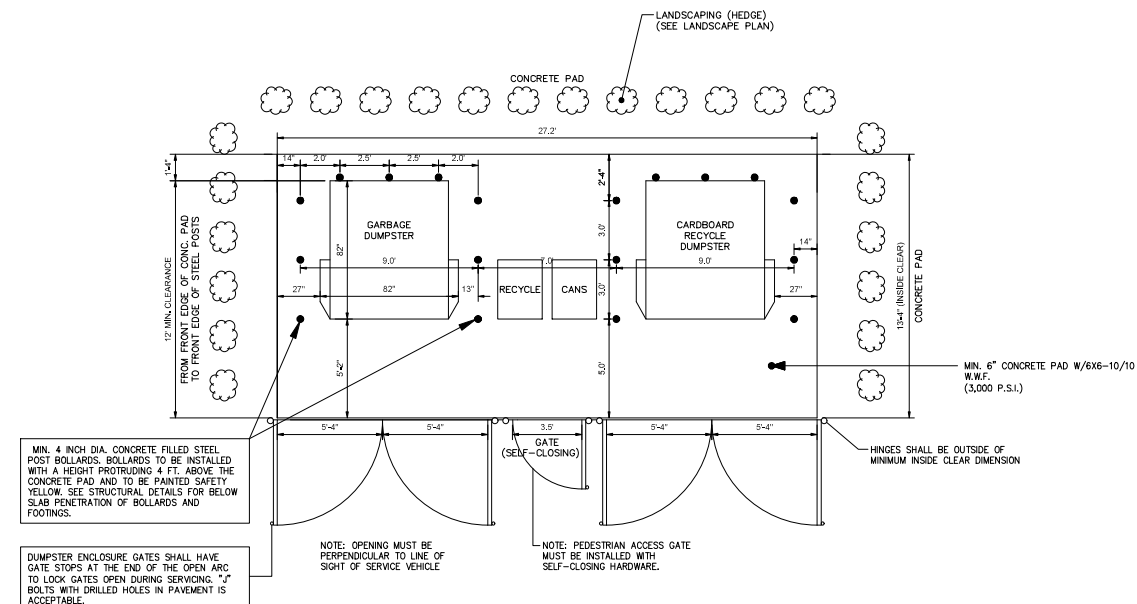
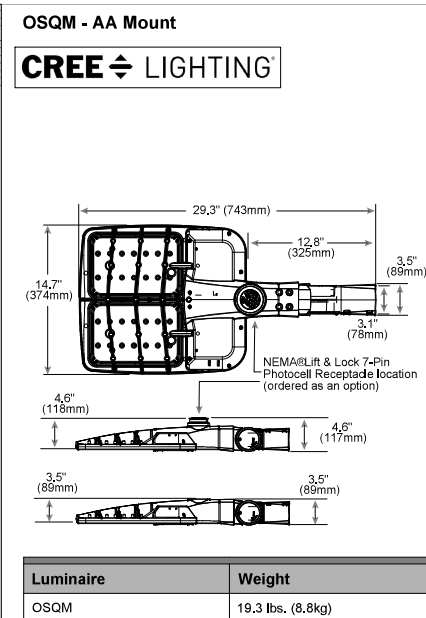
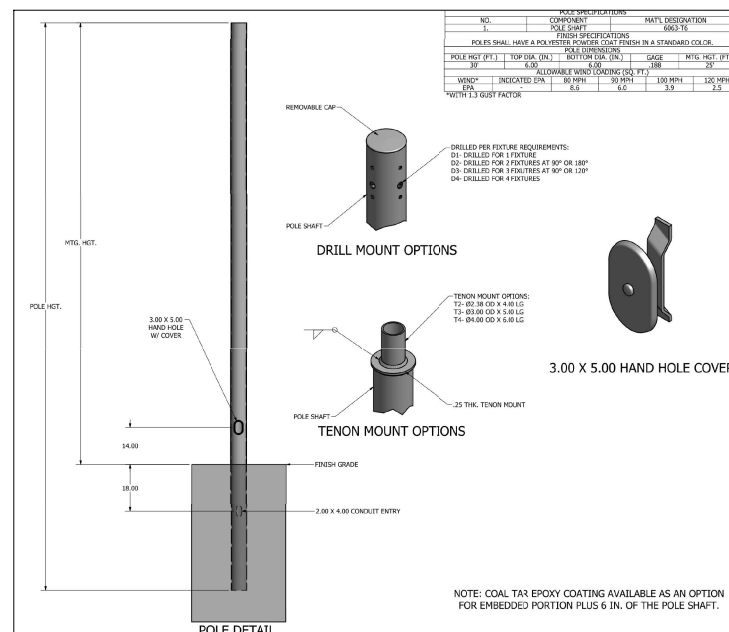
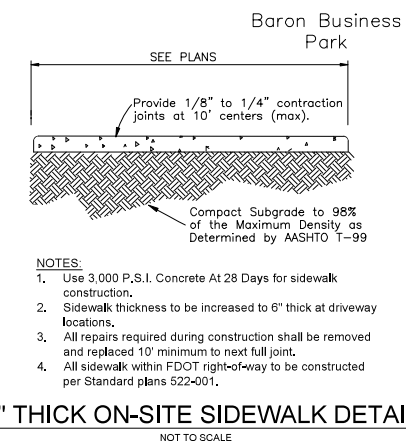
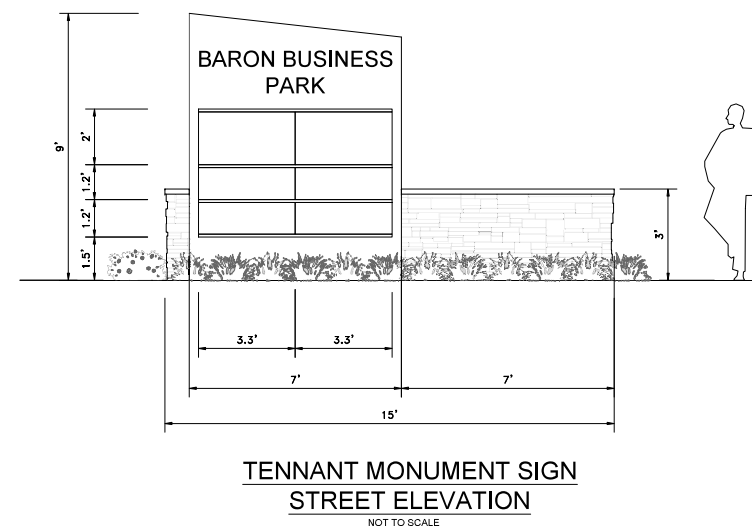


GUIDE SPECIFICATIONS FOR THE HOOP OR INVERTED "U" RINK RACK

- 1.1 Summary
 - A. Bikes parked per bike rack unit = 2.
 - B. Style shall be Hoop or sometimes referred as Inverted "U".
- 2.1 Acceptable Manufacturers
 - A. American Bicycle Security Company
 - B. Duro Bike Racks
- 2.2 Materials
 - A. As per Manufacturer's Specifications.
- 2.3 Finishes
 - A. Hot Dipped Galvanized or Powder Coated Color by Manufacturer.
- 2.4 Dimensions
 - A. Height - Minimum 34".
 - B. Width - Minimum 20"-24".
 - C. Spacing between Hoops = 36".
 - D. See Concrete Post Detail for Hoop placement.
- 2.5 Installation
 - A. Installation and Anchoring shall be per Manufacturer's Specifications



*NOTE: IT SHALL BE AN INVERTED "U" RACK WITH THE CITY'S CUSTOM LASER CUT LOGO PLATE WELDED TO THE ROUND TUBING FOR CAPACITY OF TWO BICYCLES WITH A LIGHT GREEN POWDER-COATED FINISH.



THIS CONCEPTUAL PLAN IS INTENDED FOR DESIGN PURPOSES ONLY AND MAY OR MAY NOT COMPLY WITH ALL COUNTY LAND DEVELOPMENT REGULATIONS. THIS INSTRUMENT MAY NOT BE UTILIZED FOR ANY OTHER PURPOSE OR BY OTHERS THAN INTENDED WITHOUT EXPRESS WRITTEN CONSENT FROM REDTAIL DG.



EXHIBIT 3: ITE TRIP GENERATION RATES

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Land Use: 130

Industrial Park

Description

An industrial park contains several individual industrial or related facilities. It is characterized by a mix of manufacturing, service, and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. Many industrial parks contain highly diversified facilities. Some parks in the database have a large number of small businesses and others have one or two dominant industries. General light industrial (Land Use 110) and manufacturing (Land Use 140) are related uses.

Additional Data

The sites were surveyed in the 1980s, the 2000s, 2010s, and the 2020s in California, Georgia, New Jersey, Massachusetts, New York, Ontario (CAN), and Pennsylvania.

Source Numbers

106, 162, 184, 251, 277, 422, 706, 747, 753, 937, 1032, 1070

Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 27

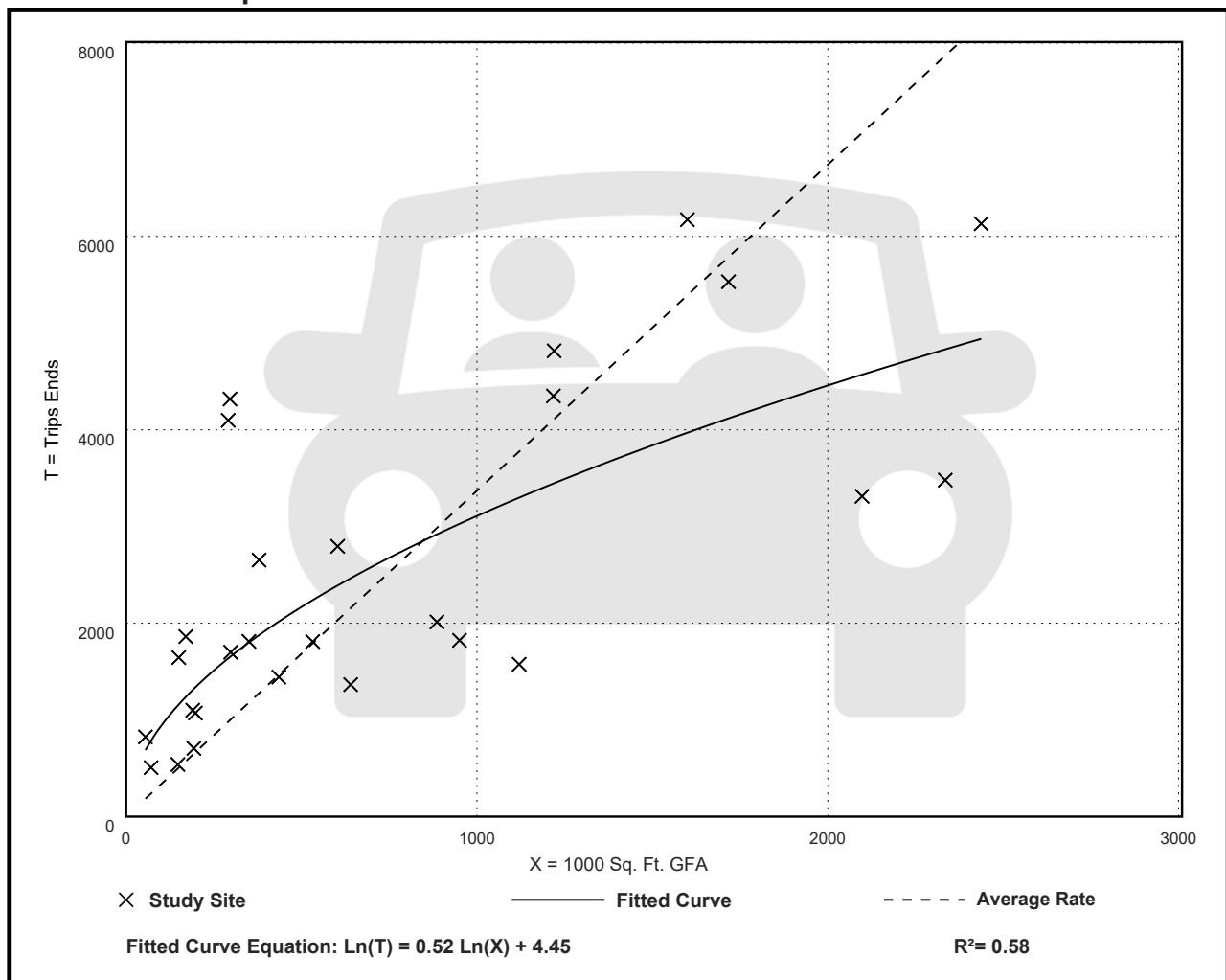
Avg. 1000 Sq. Ft. GFA: 762

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.37	1.41 - 14.98	2.60

Data Plot and Equation



Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

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: 34

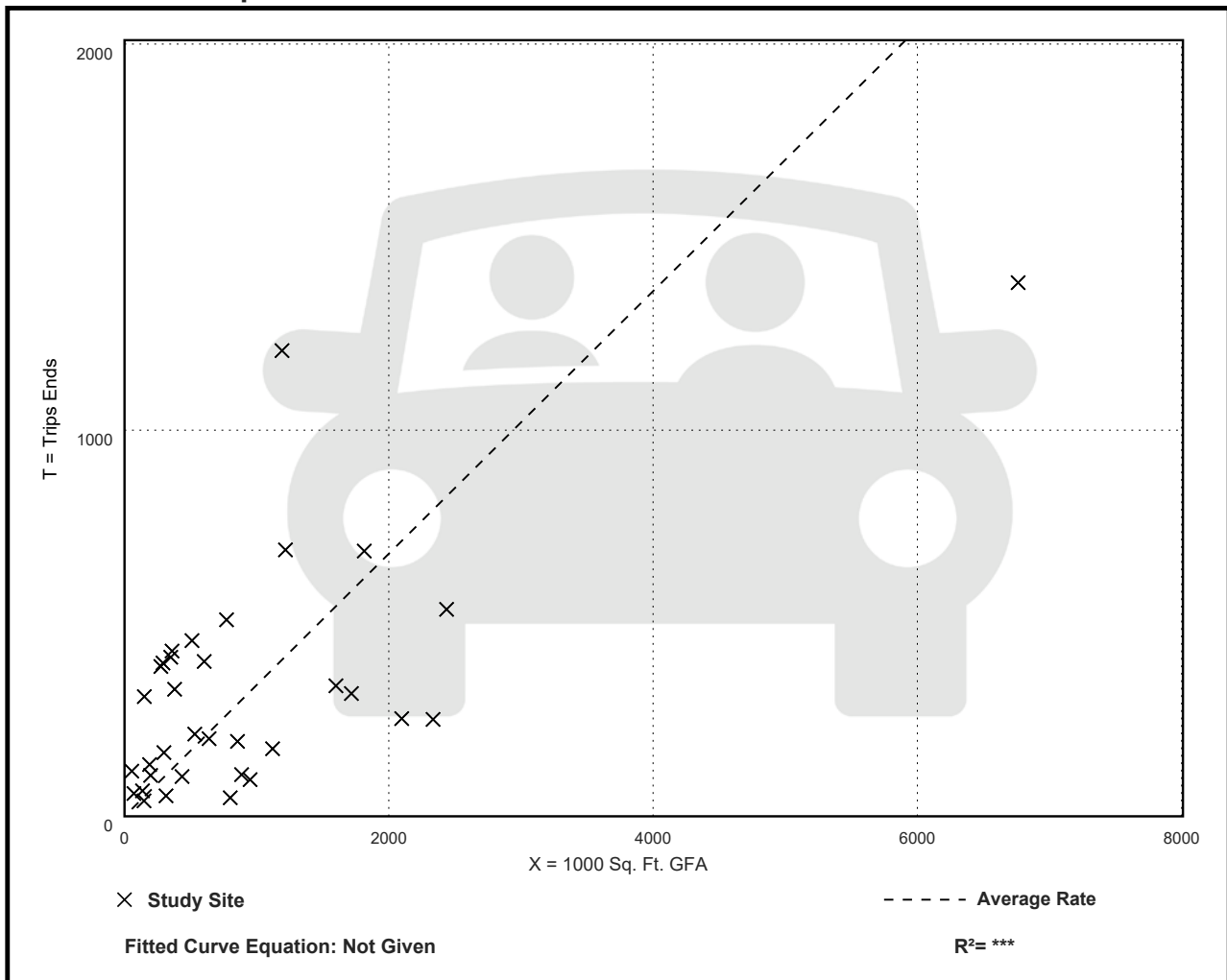
Avg. 1000 Sq. Ft. GFA: 956

Directional Distribution: 81% entering, 19% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.34	0.06 - 2.13	0.33

Data Plot and Equation



Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

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: 35

Avg. 1000 Sq. Ft. GFA: 899

Directional Distribution: 22% entering, 78% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.34	0.09 - 2.85	0.36

Data Plot and Equation

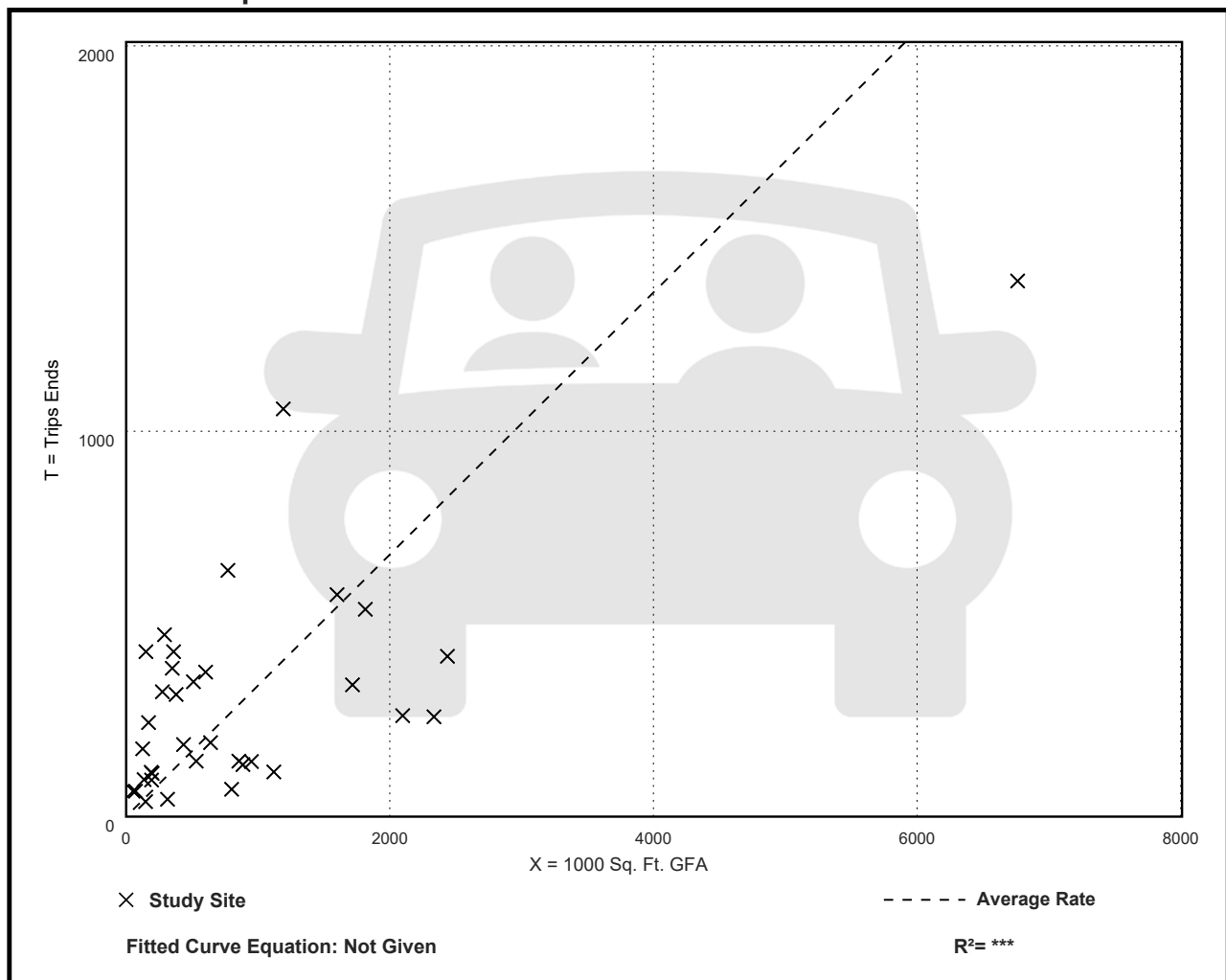




EXHIBIT 4: UF BEBR PROJECTIONS

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Projections of Florida Population by County, 2025–2050, with Estimates for 2023

Stefan Rayer, Population Program Director
Conor Comfort, Research Demographer

The Bureau of Economic and Business Research (BEBR) at the University of Florida has produced population projections for Florida and its counties since the 1970s. This report presents our 2024 set of projections and describes the methodology used to construct those projections. To account for uncertainty regarding future population growth, we publish three series of projections – low, medium, and high. We recommend using the medium series for most purposes; this series has historically provided the most accurate forecasts for Florida counties. It should be noted that these projections refer solely to the resident population of Florida; they do not include temporary or seasonal residents whose usual place of residence is in another jurisdiction.

State Projections

The starting point for the state-level projections was the decennial census count for April 1, 2020. Projections were made in one-year intervals using a cohort-component methodology in which births, deaths, and migration are projected separately for each age-sex cohort in Florida.

Survival rates were applied by single year of age and sex to project future deaths in the population. These rates were based on Florida Life Tables for 2012–2018, using mortality data published by the Office of Vital Statistics in the Florida Department of Health. We adjusted the survival rates for 2020–2028 to make them consistent with recent mortality trends, and to align

the projected deaths with those from the State of Florida’s Demographic Estimating Conference (DEC) held November 28, 2023. After 2028, we made small adjustments to the survival rates based on projected changes in survival rates released by the U.S. Census Bureau.

Domestic migration rates by age and sex were based on Public Use Microdata Sample (PUMS) files from the 2011–2019 American Community Survey (ACS) 1-year estimates and 2015–2019 ACS 5-year estimates. We calculated an average of those two sets of migration estimates; projections based on input data from more than one period tend to be more accurate than those based on a single period. By combining 1-year ACS estimates, which are more current, with 5-year ACS estimates, which are more stable, we make use of the different strengths of each type of ACS data.

We applied smoothing techniques to the migration rates by single year of age and sex to adjust for data irregularities caused by small sample sizes. The smoothed in- and out-migration rates were weighted to account for recent changes in Florida’s population growth rates. Projections of domestic in-migration were made by applying weighted in-migration rates to the projected population of the United States (minus Florida), using the most recent set of national projections produced by the U.S. Census Bureau. Projections of out-migration were made by applying weighted out-migration rates to the Florida population. In both instances, rates were calculated separately for males and females for each age up to 90 and over.

Projections of Florida Population by County, 2025–2050, with Estimates for 2023

County and State	Estimates April 1, 2023	Projections, April 1					
		2025	2030	2035	2040	2045	2050
HOLMES	19,910						
Low		18,800	18,100	17,400	16,700	16,100	15,600
Medium		20,000	20,100	20,200	20,200	20,300	20,300
High		21,200	22,100	22,900	23,700	24,400	25,100
INDIAN RIVER	167,781						
Low		161,000	163,200	162,700	159,800	156,100	152,200
Medium		173,100	184,400	193,100	199,200	204,100	208,400
High		185,200	205,600	223,500	238,500	252,000	264,700
JACKSON	48,982						
Low		46,800	45,600	44,300	43,100	42,000	41,000
Medium		49,300	49,800	50,300	50,600	50,900	51,200
High		51,700	54,100	56,200	58,100	59,800	61,400
JEFFERSON	15,402						
Low		14,700	14,400	14,100	13,700	13,300	13,000
Medium		15,600	16,000	16,300	16,600	16,800	17,000
High		16,500	17,600	18,500	19,400	20,200	21,000
LAFAYETTE	8,074						
Low		7,700	7,600	7,400	7,200	7,000	6,800
Medium		8,200	8,400	8,600	8,700	8,800	8,900
High		8,700	9,300	9,800	10,200	10,600	11,000
LAKE	414,749						
Low		404,400	423,500	432,700	434,700	433,200	430,100
Medium		434,900	478,500	513,600	541,700	566,300	589,200
High		465,300	533,500	594,500	648,700	699,300	748,300
LEE	800,989						
Low		785,700	817,600	831,800	833,100	828,700	822,400
Medium		835,900	908,500	964,400	1,006,700	1,042,400	1,075,100
High		886,000	999,300	1,097,000	1,180,400	1,256,200	1,327,700
LEON	301,724						
Low		291,300	290,200	287,800	283,700	279,100	274,600
Medium		306,600	317,200	326,100	332,700	338,300	343,300
High		322,000	344,100	364,400	381,800	397,400	412,000
LEVY	45,283						
Low		43,500	43,500	43,200	42,500	41,800	41,000
Medium		46,200	48,300	50,000	51,400	52,500	53,600
High		49,000	53,200	56,900	60,200	63,300	66,100
LIBERTY	7,977						
Low		7,500	7,300	7,000	6,800	6,600	6,300
Medium		8,000	8,100	8,200	8,200	8,300	8,300
High		8,500	8,900	9,300	9,600	9,900	10,200
MADISON	18,698						
Low		17,600	16,900	16,300	15,600	15,100	14,500
Medium		18,700	18,800	18,900	18,900	18,900	19,000
High		19,900	20,700	21,500	22,200	22,800	23,400
MANATEE	439,566						
Low		427,300	445,200	455,000	455,900	453,000	448,600
Medium		459,500	503,100	540,100	568,100	592,200	614,600
High		491,600	561,000	625,100	680,300	731,300	780,500
MARION	403,966						
Low		392,100	401,800	406,300	406,800	405,600	402,800
Medium		417,100	446,400	471,100	491,700	510,200	526,500
High		442,100	491,000	535,900	576,500	614,800	650,300
MARTIN	162,847						
Low		155,800	154,900	153,000	150,000	146,800	143,700
Medium		165,700	172,100	177,400	181,300	184,700	187,800
High		175,700	189,300	201,700	212,600	222,500	232,000



EXHIBIT 5: VESTED DEVELOPMENT

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Juan Ortega

From: Juan Ortega
Sent: Tuesday, September 3, 2024 1:36 PM
To: Alex.Memering@kimley-horn.com; Nentwick, Jodi
Subject: RE: Baron Business Park - Vested Traffic

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Follow Up

Good afternoon Jodi, the Kanner CPUD (Costco) project is not in the County. It's in the City of Stuart. Could you please send me the approved (or the latest) traffic study for it?

Dr. Juan F. Ortega, PE
JFO GROUP INC
T: (561) 462-5364 • C: (561) 512-7556
JOrtega@jfo.us

From: Juan Ortega
Sent: Tuesday, September 3, 2024 12:52 PM
To: 'pschilli@martin.fl.us' <pschilli@martin.fl.us>
Subject: FW: Baron Business Park - Vested Traffic

Good afternoon Paul, I just left you a voicemail. Could you please send me the approved traffic study for the Kanner CPUD (Costco) project?

Dr. Juan F. Ortega, PE
JFO GROUP INC
T: (561) 462-5364 • C: (561) 512-7556
JOrtega@jfo.us

From: Juan Ortega
Sent: Wednesday, August 28, 2024 7:38 PM
To: 'MGrzelka@martin.fl.us' <MGrzelka@martin.fl.us>
Subject: FW: Baron Business Park - Vested Traffic

Good afternoon Michael, could you please send me the approved traffic study for the Kanner CPUD (Costco) project?

Dr. Juan F. Ortega, PE
JFO GROUP INC
T: (561) 462-5364 • C: (561) 512-7556
JOrtega@jfo.us

From: Juan Ortega
Sent: Wednesday, August 28, 2024 4:53 PM
To: Lukas "Luke" Lambert (llambert@martin.fl.us) <llambert@martin.fl.us>
Subject: FW: Baron Business Park - Vested Traffic

Good afternoon Luke, could you please send me the approved traffic study for the Kanner CPUD (Costco) project?

Dr. Juan F. Ortega, PE
JFO GROUP INC
T: (561) 462-5364 • C: (561) 512-7556
JOrtega@jfo.us

From: Nentwick, Jodi <jnentwick@ci.stuart.fl.us>
Sent: Wednesday, August 28, 2024 4:50 PM
To: Juan Ortega <jortega@jfo.us>
Cc: Alex.Memering@kimley-horn.com
Subject: RE: Baron Business Park - Vested Traffic

Good afternoon Juan,

My apologies for the delay, the only vested property I can think of is Kanner CPUD (Costco). I suggest that you contact the County.

Sincerely,

Jodi

Jodi Kugler
Director of Development | City of Stuart
121 SW Flagler Ave. Stuart Fl. 34994
772-288-5328



From: Juan Ortega <jortega@jfo.us>
Sent: Wednesday, August 28, 2024 4:40 PM
To: Nentwick, Jodi <jnentwick@ci.stuart.fl.us>
Cc: Alex.Memering@kimley-horn.com
Subject: RE: Baron Business Park - Vested Traffic

This message has originated from an [EXTERNAL EMAIL ADDRESS]. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

Good afternoon Jodi, any news on my request below?

Dr. Juan F. Ortega, PE
JFO GROUP INC
T: (561) 462-5364 • C: (561) 512-7556
JOrtega@jfo.us

From: Juan Ortega
Sent: Wednesday, August 21, 2024 10:41 AM
To: Nentwick, Jodi <jnentwick@ci.stuart.fl.us>
Cc: Alex.Memering@kimley-horn.com
Subject: Baron Business Park - Vested Traffic

Good morning Jodi, as part of the Traffic Review for the Baron Business Park project, I have been asked to check with the City if there are any vested developments that need to be included in the revised Traffic Study for the Baron Business Park project.

If there are any vested developments that you would like me to include in the revised traffic analysis, could you please send me their approved traffic studies? If not, could you please let us know so I can proceed with the revisions accordingly.

Thank you,

Dr. Juan F. Ortega, PE
JFO GROUP INC

T: (561) 462-5364 • C: (561) 512-7556

JOrtega@jfo.us



O'ROURKE
ENGINEERING & PLANNING



Kanner CPUD

Large-scale Future Land Use Amendment &
Rezoning to Commercial Planned Unit Development

Approved Plans

Exhibit "D"

Ordinance No. 2466-2021 Date: August 9, 2021

TRAFFIC ANALYSIS

FOR

KANNER CPUD

Prepared for:

Mr. Joe Marino
M & M Retail Partners, LLC.
Lodi, NJ 07644
973-779-7466

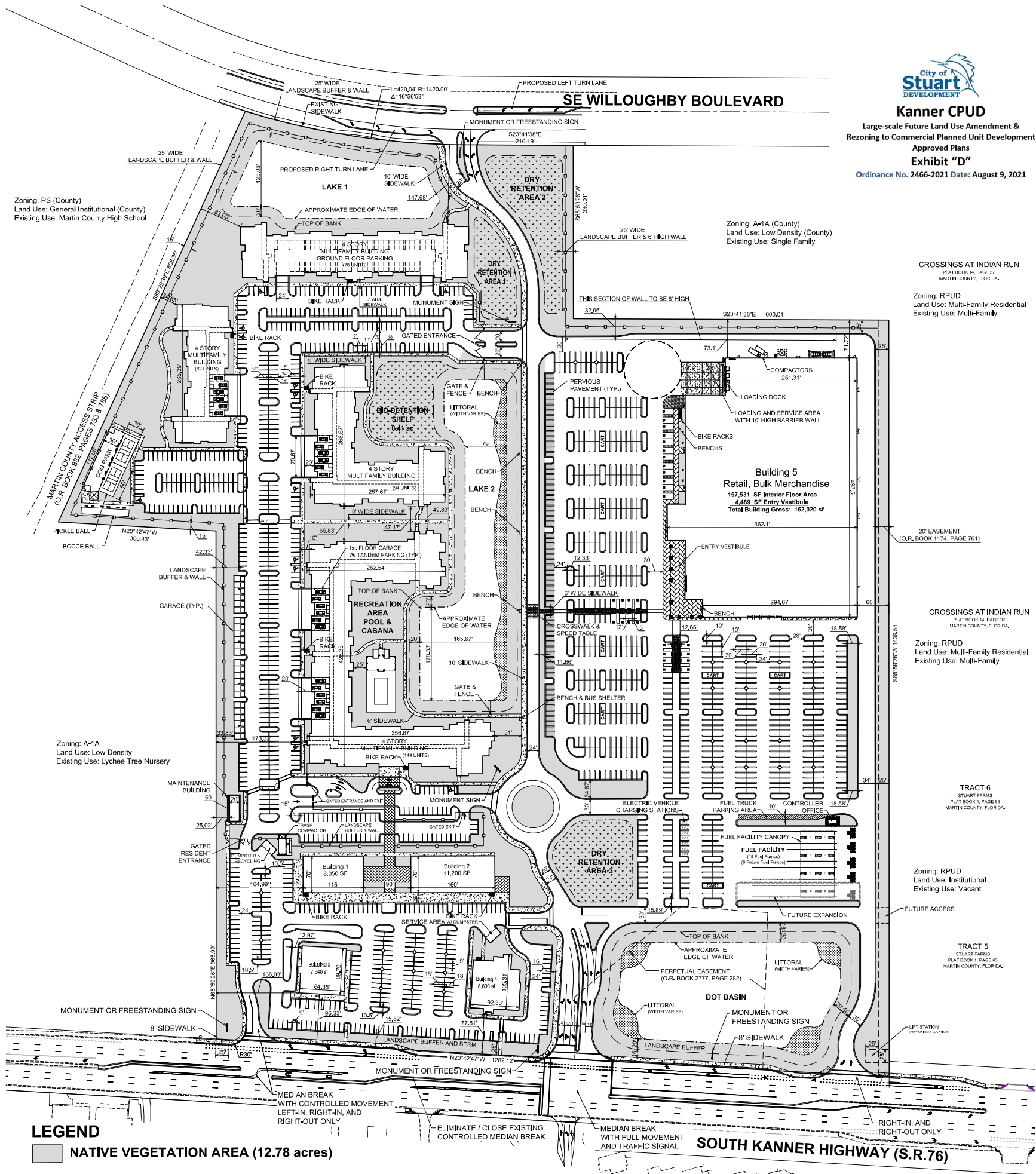
Prepared by

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918

December 16, 2020
Revised March 16, 2021
Revised April 21, 2021
Revised June 25, 2021

MR18031.0

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: 6/25/2021 License #: 42684
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Kanner CPUD

Large-scale Future Land Use Amendment & Rezoning to Commercial Planned Unit Development

Approved Plans

Exhibit "D"

Ordinance No. 2466-2021 Date: August 9, 2021

CROSSINGS AT INDIAN RUN
PLAT BOOK 14, PAGE 57
MARTIN COUNTY, FLORIDA

Zoning: RPUD
Land Use: Multi-Family Residential
Existing Use: Multi-Family

CROSSINGS AT INDIAN RUN
PLAT BOOK 14, PAGE 57
MARTIN COUNTY, FLORIDA

Zoning: RPUD
Land Use: Multi-Family Residential
Existing Use: Multi-Family

TRACT 6
STUART FARMS
PLAT BOOK 1, PAGE 63
MARTIN COUNTY, FLORIDA

TRACT 5
STUART FARMS
PLAT BOOK 1, PAGE 63
MARTIN COUNTY, FLORIDA

Site Data

Total Site Area:	2,133,987 sf	(48.99 ac)	100%
Future Land Use Designation (Proposed):	Neighborhood Special District		
Proposed Zoning:	CPUD		
Building Height (max):	45'		
Total Building Area:	361,572 sf	(8.30 ac)	16.9%

Pervious / Impervious Calculations

Impervious Area:	1,512,215 sf	(34.72 ac)	70.9%
Buildings:	361,572 sf	(8.30 ac)	16.9%
Pavement & Curb:	857,054 sf	(19.68 ac)	40.2%
Sidewalks, Patios & Pool:	105,309 sf	(2.42 ac)	5.0%
Lakes:	109,465 sf	(2.51 ac)	5.1%
DOT Basin:	78,815 sf	(1.81 ac)	3.7%
Pervious Area:	621,772 sf	(14.27 ac)	29.1%
Landscape:	548,757 sf	(12.59 ac)	25.7%
Dry Retention Areas:	55,155 sf	(1.27 ac)	2.6%
Bio Detention Area:	17,860 sf	(0.41 ac)	0.8%
Open Space			
Required: (25% of 48.99 ac)		(12.25 ac)	25.0%
Provided:		(12.78 ac)	26.1%
* Includes Landscape with Native Vegetation Areas, Dry Retention Areas & Bio Detention Area, Excludes Parking Area Interior Landscape Areas.			
Interior Landscape Areas:		(1.49 ac)	3.0%

Parking Requirements

Parking Required (per Kanner CPUD):

Retail, bulk merchandise (1 space / 250 sf):	155,986 sf / 250 sf = 624 Spaces
Fuel Facility (1 space / 250 sf + 2 / bay + 1/vacuum):	20 Spaces
Retail (1 space / 250 sf):	19,250 sf / 250 sf = 77 Spaces
Building 3 (1 space per 100 of +1 per each employee):	90 Spaces
7,640 sf / 100 = 77 spaces + 13 employees	
Building 4 (1 space per 3 Seats + 1 per each employee):	118 Spaces
@ 300 seats + 18 employees:	
Multi-Family	692 Spaces
One Bedroom Units (128) @ 1.5 per unit:	192 Spaces
Two Bedroom Units (240) @ 2.0 per unit:	480 Spaces
Three Bedroom Units (10) @ 2.0 per unit:	20 Spaces

Total Parking Required: 1,621 Spaces

Parking Provided:

Retail, bulk merchandise (per Kanner CPUD):	720 Spaces
Standard:	692 Spaces
Handicap:	28 Spaces
Fuel Facility:	20 Spaces
Retail:	77 Spaces
Standard:	73 Spaces
Handicap:	4 Spaces
Restaurant:	104 Spaces
Standard:	100 Spaces
Handicap:	4 Spaces
Restaurant:	104 Spaces
Standard:	100 Spaces
Handicap:	4 Spaces
Multi-Family (per Kanner CPUD 1.71 spaces / unit):	647 Spaces
Standard:	630 Spaces
Handicap:	17 Spaces

Total Parking Provided: 1,672 Spaces

Bicycle Parking

Retail, Bulk Merchandise	Buildings 3 & 4
Required: 20 Spaces	Required: 8 Spaces
Provided: 20 Spaces	Provided: 8 Spaces
Buildings 1 & 2	Multi-Family
Required: 2 Spaces	Required: 20 Spaces
Provided: 6 Spaces	Provided: 20 Spaces

Neighborhood Special District

Residential Density		
Maximum UPA (Non-CRA):	15.0	
Provided UPA:	7.7 UPA (378 units / 48.99 ac)	
Site Area	48.99 ac	
Residential		
Provided Area:	14.70 ac	30.0%
Non-Residential		
Provided Area:	34.29 ac	70.0%
Commercial Areas:	22.83 ac	46.6%
Stormwater Tracts:	8.95 ac	18.3%
Right of Way:	2.51 ac	5.1%
Non-Residential Floor Area Ratio		
Maximum Allowable Area:	4,267,974 sf	2.0 FAR
Provided Area:	193,146 sf	0.09 FAR

Building Data

Building Coverage:	361,572 sf
Retail, Bulk Merchandise:	157,531 sf
Fuel Facility Office:	125 sf
Retail:	19,250 sf
Restaurant:	16,240 sf
Multi-Family (Includes Garages, Cabana & Maintenance):	168,426 sf

Native Vegetation Requirement

Total Site Area:	48.99 acres
Wetlands:	6.50 acres
Surface Waters:	4.10 acres
Upland Area:	38.39 acres
Required Native Vegetation Area (25.0%):	9.60 acres
Provided Native Vegetation Area (33.3%):	12.78 acres

General Notes:

- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Refer to Landscape Plan for landscape details and specifications.
- All exotic plant species shall be removed and all required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- The applicant will request in writing, prior to any land clearing, that the City of Stuart Development Dept. Perform a field inspection to determine if barricades have been properly installed on the site.
- All signs will comply with the sign regulations at the time of permitting.
- "No Trespass" signs to be posted during construction and displayed at all entrances and exits.
- All building numbers to be no less than four (4) inches tall, illuminated, and not blocked by landscaping.
- Building numbers shall be placed at front and rear entrances.
- Sediment control measures shall be maintained in working order at all times.
- Provisions shall be made to minimize the deposit of sediment by transport vehicles onto public paved surfaces.
- Sediment basin and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment shall be constructed as a first step in any land activity and shall be made functional before land disturbance takes place.
- All public sidewalks are to be a minimum of 6' in width.
- A crime watch contact shall be established on site, to include all residents and businesses.
- Any sidewalk damaged during construction shall be repaired or replaced.
- A/C Units, trash receptacles, back flow preventer, and other above ground utilities shall be screened with landscape per City of Stuart LDR.
- Knox Box key vaults shall be provided as required.
- No permanent trailers shall be permitted on site. A temporary construction trailer shall be allowed during the course construction activities.
- Detectable warning surfaces shall be provided at all sidewalk ramps and crosswalks.
- Buildings 1, 2, 3, 4 & 5 may include any use allowed in the CPUD Agreement and any additional additional parking required shall be debited against the excess parking provided.



Key / Location:



Project Team:

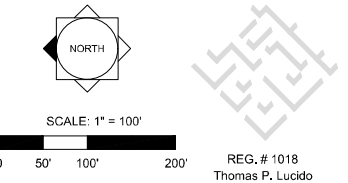
Applicant:	M&M Realty Partners 1280 Shelton Rd Piscataway, NJ 07704 703-539-3776	Engineer:	M&M Realty Partners 1280 Shelton Rd Piscataway, NJ 07704 703-539-3776	Engineer:	EDC Engineering Rod Kennedy 10250 SW Village Pkwy, Suite 201 Port St Lucie, Florida, 34987
Surveyor:	EDC Engineering Rod Kennedy 10250 SW Village Pkwy, Suite 201 Port St Lucie, Florida, 34987	Landscape Architect/Land Planner:	Lucido & Associates 701 E Ocean Blvd Stuart, FL 34904 772-220-2100	Environmental:	EW Consultants Ed Wenberg 1000 SF Monterey Commons Blvd #208 Stuart, Florida 34996

KANNER CPUD

City of Stuart, Martin County, Florida

Master Site Plan

Date	By	Description
8.21.2020	SLS	Initial Submittal
12.18.2020	SLS	1st Resubmittal
03.16.2021	SLS	2nd Resubmittal
04.21.2021	SLS	3rd Resubmittal
05.13.2021	SLS	LPA Comments
06.16.2021	SLS	Reduced Residential Units



Designer	---	Sheet
Manager	---	
Project Number	---	
Municipal Number	---	
Computer File	19-935 - Costco Master Site Plan.dwg	

1 of 1

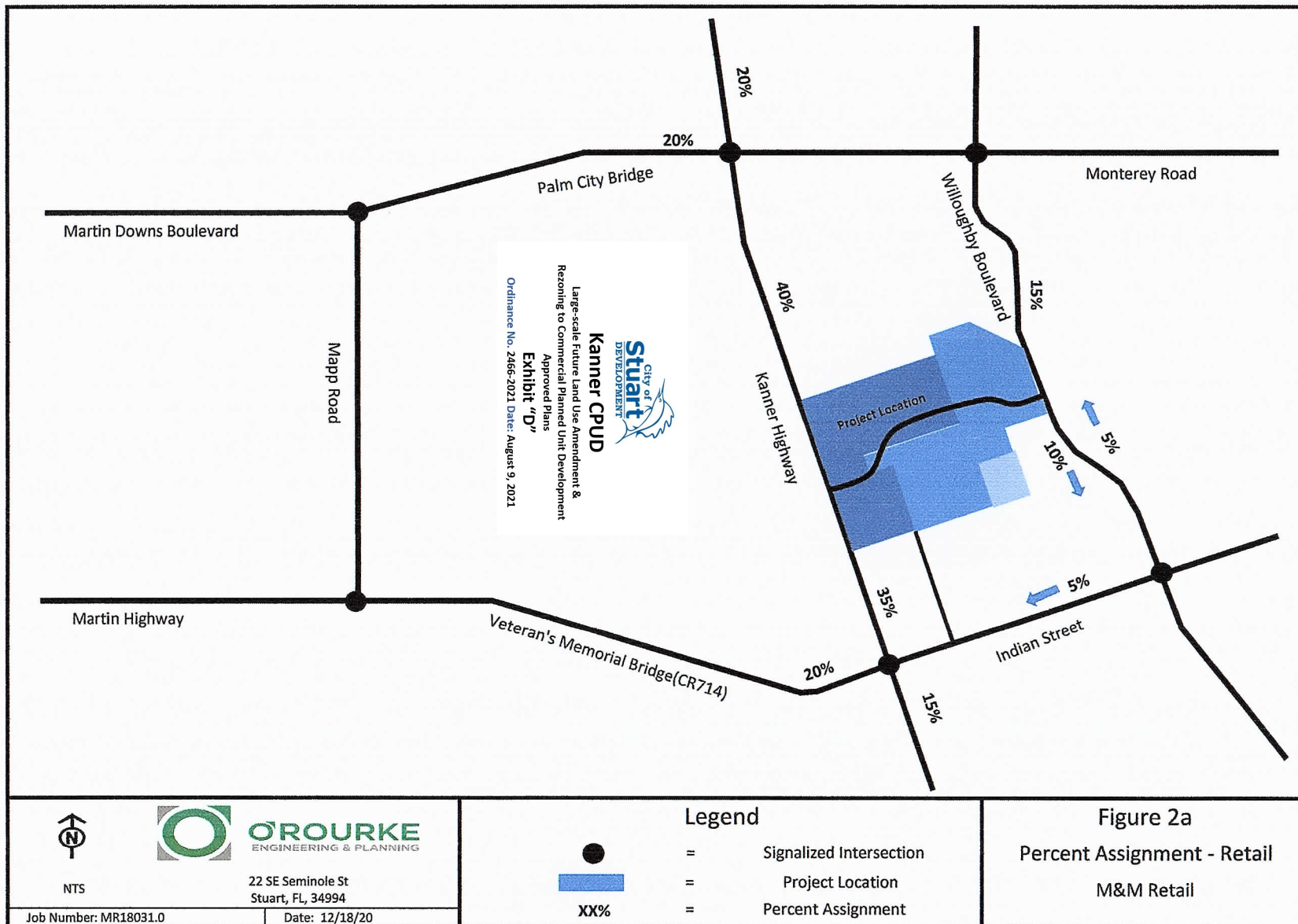


Exhibit "D"

Table 2a: Percent Impact - AM Peak Hour

Segment	From	To	Direction	Lanes	Is Project Traffic 5% or More of Capacity?	LOS D Directional Peak Hour	Retail		Residential		Total Project Traffic	Directional Percent Project of Capacity
							Project Percent Assignment	Directional Peak Project Volume	Project Percent Assignment	Directional Peak Project Volume		
Kanner Highway (SR-76)	Salerno Rd	Indian St	NB	IN	6LD	no	3,020	15%	23	30%	9	1.06%
	Salerno Rd	Indian St	SB	OUT	6LD	no	3,020	15%	12	30%	22	1.13%
	Indian St	Project Entrance	NB	IN	6LD	no	3,020	35%	53	25%	8	2.02%
	Indian St	Project Entrance	SB	OUT	6LD	no	3,020	35%	29	25%	18	1.56%
	Project Entrance	SR-714	NB	OUT	6LD	no	3,020	40%	33	20%	15	1.59%
	Project Entrance	SR-714	SB	IN	6LD	no	3,020	40%	60	20%	6	2.19%
	SR-714	SR-5	NB	OUT	6LD	no	3,020	20%	17	30%	22	1.29%
Willoughby Blvd	SR-714	SR-5	SB	IN	6LD	no	3,020	20%	30	30%	9	1.29%
	Salerno Rd	Pomeroy St	NB	IN	2L	no	880	5%	8	5%	2	1.14%
	Salerno Rd	Pomeroy St	SB	OUT	2L	no	880	5%	4	5%	4	0.91%
	Pomeroy St	Indian St	NB	IN	4LD	no	2,000	5%	8	5%	2	0.50%
	Pomeroy St	Indian St	SB	OUT	4LD	no	2,000	5%	4	5%	4	0.40%
	Indian St	Project Entrance	NB	IN	4LD	no	2,000	5%	8	25%	8	0.80%
	Indian St	Project Entrance	SB	OUT	4LD	no	2,000	10%	8	25%	18	1.30%
SR-714 (Monterey Rd)	Project Entrance	SR-714	NB	OUT	4LD	no	2,000	15%	12	30%	22	1.70%
	Project Entrance	SR-714	SB	IN	4LD	no	2,000	15%	23	30%	9	1.60%
	SR-76	Willoughby Blvd	EB	OUT	4LD	no	2,000	0%	0	10%	7	0.35%
	SR-76	Willoughby Blvd	WB	IN	4LD	no	2,000	0%	0	10%	3	0.15%
Indian St	SR-76	Willoughby Blvd	EB	OUT	4LD	no	2,000	0%	0	15%	11	0.55%
	SR-76	Willoughby Blvd	WB	IN	4LD	no	2,000	5%	8	15%	5	0.65%
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	EB	IN	4LD	no	2,000	20%	30	10%	3	1.65%
	Mapp Rd	SR-76	WB	OUT	4LD	no	2,000	20%	17	10%	7	1.20%

Source: Martin County 2019 Roadway Level of Service Inventory Report

	IN	OUT
Retail	150	83
Residential	30	73

Table 2b Percent Impact - PM Peak Hour

Segment	From	To	Direction	Lanes	Is Project Traffic 5% or More of Capacity?	LOS D Directional Peak Hour	Retail		Residential		Total Project Traffic	Directional Percent Project of Capacity
							Project Percent Assignment	Directional Peak Project Volume	Project Percent Assignment	Directional Peak Project Volume		
Kanner Highway (SR-76)	Salerno Rd	Indian St	NB	IN	6LD	no	3,020	15%	45	30%	22	2.22%
	Salerno Rd	Indian St	SB	OUT	6LD	no	3,020	15%	38	30%	13	1.69%
	Indian St	Project Entrance	NB	IN	6LD	no	3,020	35%	104	25%	18	4.04%
	Indian St	Project Entrance	SB	OUT	6LD	no	3,020	35%	88	25%	11	3.28%
	Project Entrance	SR-714	NB	OUT	6LD	no	3,020	40%	100	20%	9	3.61%
	Project Entrance	SR-714	SB	IN	6LD	no	3,020	40%	119	20%	14	4.40%
	SR-714	SR-5	NB	OUT	6LD	no	3,020	20%	50	30%	13	2.09%
Willoughby Blvd	SR-714	SR-5	SB	IN	6LD	no	3,020	20%	59	30%	22	2.68%
	Salerno Rd	Pomeroy St	NB	IN	2L	no	880	5%	8	5%	4	1.36%
	Salerno Rd	Pomeroy St	SB	OUT	2L	no	880	5%	13	5%	2	1.70%
	Pomeroy St	Indian St	NB	IN	4LD	no	2,000	5%	8	5%	4	0.60%
	Pomeroy St	Indian St	SB	OUT	4LD	no	2,000	5%	4	5%	2	0.30%
	Indian St	Project Entrance	NB	IN	4LD	no	2,000	5%	8	25%	18	1.30%
	Indian St	Project Entrance	SB	OUT	4LD	no	2,000	10%	8	25%	11	0.95%
SR-714 (Monterey Rd)	Project Entrance	SR-714	NB	OUT	4LD	no	2,000	15%	12	30%	13	1.25%
	Project Entrance	SR-714	SB	IN	4LD	no	2,000	15%	23	30%	22	2.25%
	SR-76	Willoughby Blvd	EB	OUT	4LD	no	2,000	0%	0	15%	7	0.35%
	SR-76	Willoughby Blvd	WB	IN	4LD	no	2,000	0%	0	15%	11	0.55%
Indian St	SR-76	Willoughby Blvd	EB	OUT	4LD	no	2,000	0%	0	15%	7	0.35%
	SR-76	Willoughby Blvd	WB	IN	4LD	no	2,000	5%	15	15%	11	1.30%
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	EB	IN	4LD	no	2,000	20%	59	10%	7	3.30%
	Mapp Rd	SR-76	WB	OUT	4LD	no	2,000	20%	50	10%	4	2.70%

Source: Martin County 2019 Roadway Level of Service Inventory Report

	IN	OUT
Retail	297	251
Residential	72	44

Table 3a: Link Analysis - AM Peak Hour

Segment	From	To	Direction	Lanes	Is Project Traffic 5% or More of Capacity?	2019 AADT	D Factor ⁽¹⁾	2019 Volume Peak Hour Peak Direction	Growth Rate	2024 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Retail		Residential		Total Project Traffic	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
												Project Percent Assignment	Directional Peak Project Volume	Project Percent Assignment	Directional Peak Project Volume				
Kanner Highway (SR-76)	Indian St	Project Entrance	NB	IN	6LD	no	0.376	598	1.005	613	3020	35%	53	25%	8	61	2.02%	674	Yes
	Indian St	Project Entrance	SB	OUT	6LD	no	0.624	993	1.005	1018	3020	35%	29	25%	18	47	1.56%	1065	Yes
	Project Entrance	SR-714	NB	OUT	6LD	no	0.376	598	1.005	613	3020	40%	33	20%	15	48	1.59%	661	Yes
	Project Entrance	SR-714	SB	IN	6LD	no	0.624	993	1.005	1018	3020	40%	60	20%	6	66	2.19%	1084	Yes
Willoughby Blvd	Indian St	Project Entrance	NB	IN	4LD	no	0.376	401	1.037	481	2000	5%	8	25%	8	16	0.80%	497	Yes
	Indian St	Project Entrance	SB	OUT	4LD	no	0.624	666	1.037	799	2000	10%	12	25%	18	30	1.30%	829	Yes
	Project Entrance	SR-714	NB	OUT	4LD	no	0.376	401	1.037	481	2000	15%	12	30%	22	34	1.70%	515	Yes
	Project Entrance	SR-714	SB	IN	4LD	no	0.624	666	1.037	799	2000	15%	23	30%	9	32	1.60%	831	Yes

Source: Martin County 2019 Roadway Level of Service Inventory Report
(1) FDOT Florida Traffic Online

	IN	OUT
Retail	150	83
Residential	30	73

Years Grown: 5

Table 3b: Link Analysis - PM Peak Hour

Segment	From	To	Direction	Lanes	Is Project Traffic 5% or More of Capacity?	2019 AADT	D Factor ⁽¹⁾	2019 Volume Peak Hour Peak Direction	Growth Rate	2024 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Retail		Residential		Total Project Traffic	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
												Project Percent Assignment	Directional Peak Project Volume	Project Percent Assignment	Directional Peak Project Volume				
Kanner Highway (SR-76)	Indian St	Project Entrance	NB	IN	6LD	no	0.624	993	1.005	1018	3020	35%	104	25%	18	122	4.04%	1140	Yes
	Indian St	Project Entrance	SB	OUT	6LD	no	0.376	598	1.005	613	3020	35%	88	25%	11	99	3.28%	712	Yes
	Project Entrance	SR-714	NB	OUT	6LD	no	0.624	993	1.005	1018	3020	40%	100	20%	9	109	3.61%	1127	Yes
	Project Entrance	SR-714	SB	IN	6LD	no	0.376	598	1.005	613	3020	40%	119	20%	14	133	4.40%	746	Yes
Willoughby Blvd	Indian St	Project Entrance	NB	IN	4LD	no	0.624	666	1.037	799	2000	5%	8	25%	18	26	1.30%	825	Yes
	Indian St	Project Entrance	SB	OUT	4LD	no	0.376	401	1.037	481	2000	10%	8	25%	11	19	0.95%	500	Yes
	Project Entrance	SR-714	NB	OUT	4LD	no	0.624	666	1.037	799	2000	15%	12	30%	13	25	1.25%	824	Yes
	Project Entrance	SR-714	SB	IN	4LD	no	0.376	401	1.037	481	2000	15%	23	30%	22	45	2.25%	526	Yes

Source: Martin County 2019 Roadway Level of Service Inventory Report
(1) FDOT Florida Traffic Online

	IN	OUT
Retail	297	251
Residential	72	44

Years Grown: 5

Kanner CPUD
 Large-scale Future Land Use Amendment &
 Rezoning to Commercial Planned Unit Development
 Approved Plans
 Exhibit "D"
 Ordinance No. 2466-2021 Date: August 9, 2021

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EXHIBIT 6: MARTIN COUNTY LOS INVENTORY REPORT

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Martin County 2023 Roadway Level of Service Inventory Report

Road Name	From	To	Context Classification	Generalized Service Capacity	2023 Average Annual Daily Traffic	2023 Peak Hour Directional Volume	2023 Generalized LOS	Avg. Annual Growth Rate
SR-710 (Warfield Blvd)	CR-726	SR-76 (Kanner)	C2	2910	12,617	545	A/B	3.5%
SR-710 (Warfield Blvd)	SR-76	Palm Beach County	C2	2910	9,176	414	A/B	7.2%
SR-714 (Martin Hwy)	I-95	CR-76A (Citrus)	C3R	1110	14,984	744	C	2.1%
SR-714 (Martin Hwy)	CR-76A (Citrus)	Florida's Turnpike	C3C	1810	22,005	1,175	C	0.8%
SR-714 (Martin Downs Blvd)	Florida's Turnpike	CR-713	C3C	1810	21,489	940	C	0.9%
SR-714 (Martin Downs Blvd)	CR-713	Matheson Ave	C3R	1850	31,000	1,256	C	3.2%
SR-714 (Martin Downs Blvd)	Matheson Ave	Mapp Rd	C3R	1850	32,528	1,724	D	0.5%
SR-714 (Palm City Bridge)	Mapp Rd	SR-76	C3C	1900	35,988	2,131	E	0.9%
SR-714 (Monterey Rd)	SR-76	Willoughby Blvd	C3C	1810	26,408	1,198	C	4.1%
SR-714 (Monterey Rd)	Willoughby Blvd	Monterey Extension	C3C	1810	25,813	1,310	C	1.1%
SR-714 (Monterey Rd)	Monterey Extension	SR-5	C3C	1900	18,812	874	C	0.9%
SR-714 (Monterey Rd)	SR-5	CR-A1A	C3C	1900	20,071	1,264	C	0.5%
SR-714 (Monterey Rd)	CR-A1A	SR-A1A	C3C	1810	19,912	894	C	0.6%
SR-732 (Causeway Blvd)	CR-707	SR-A1A	C3R	1110	13,568	762	C	1.8%
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	C3R	1850	24,707	1,334	C	0.5%
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	C3R	1945	24,777	1,156	C	1.0%
SR-76 (Kanner Hwy)	SR-15	SR-710	C2	730	2,170	101	A/B	0.5%
SR-76 (Kanner Hwy)	SR-710	CR-708	C2	730	3,653	183	A/B	1.7%
SR-76 (Kanner Hwy)	CR-708	Waterside	C2	730	4,251	231	A/B	8.0%
SR-76 (Kanner Hwy)	Waterside	CR-711/CR-76A	C3C	1900	4,251	231	C	8.0%
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	C3R	1945	14,335	889	C	1.7%
SR-76 (Kanner Hwy)	Locks Rd	Jack James	C3C	1900	19,442	930	C	0.5%

Segments with shaded LOS require additional analysis.

The peaks are: CR-713 (PM/NB), US-1 (PM/NB) and SR-714 (AM/EB)

Martin County 2023 Roadway Level of Service Inventory Report

Road Name	From	To	Context Classification	Generalized Service Capacity	2023 Average Annual Daily Traffic	2023 Peak Hour Directional Volume	2023 Generalized LOS	Avg. Annual Growth Rate
SR-76 (Kanner Hwy)	Jack James	Cove Rd	C3C	2815	50,473	2,651	D	3.6%
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	C3C	2815	41,471	2,117	C	4.7%
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	C3R	2865	37,689	1,634	C	5.1%
SR-76 (Kanner Hwy)	Indian St	SR-714	C3C	2815	25,896	1,071	C	5.2%
SR-76 (Kanner Hwy)	SR-714	SR-5	C3C	2815	27,309	1,092	C	2.1%
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	C3C	1900	20,956	1,111	C	1.9%
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	C3R	1945	23,666	1,135	C	0.7%
SR-A1A (Ocean Blvd)	Sewalls Point Rd	Macarthur Blvd	C3R	1165	14,409	676	C	1.5%
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	C3R	1165	8,439	410	C	0.5%
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	C3R	1165	14,790	880	C	0.5%
St Lucie Blvd	CR-A1A	Indian St	C3R	1110	3,899	194	C	4.2%
St Lucie Blvd	Indian St	SR-A1A	C3R	1110	7,602	379	C	0.5%
Westmoreland Blvd	St Lucie County	SR-5	C3C	1125	11,299	550	C	0.5%
Willoughby Blvd	Cove Rd	Salerno Rd	C3C	1125	3,669	305	C	0.5%
Willoughby Blvd	Salerno Rd	Pomeroy St	C3R	1165	8,977	488	C	0.5%
Willoughby Blvd	Pomeroy St	Indian St	C3R	1945	10,277	517	C	0.5%
Willoughby Blvd	Indian St	SR-714	C3C	1900	10,792	522	C	0.5%
Wright Blvd	SR-5	Dixie Highway	C4	915	10,602	525	D	0.5%

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EXHIBIT 7: FDOT FLORIDA TRAFFIC ONLINE (2023)

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 89 - MARTIN

SITE: 0025 - SR 714/MONTEREY RD - E OF PALM CITY RD, STUART

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2023	35500	C	E 19500		W 16000	9.00	60.60	6.80
2022	31500	C	E 16500		W 15000	9.00	59.30	6.80
2021	34500	C	E 18500		W 16000	9.00	59.50	13.80
2020	27000	F	E 17000		W 10000	9.00	62.50	13.80
2019	28000	C	E 17500		W 10500	9.00	62.40	13.80
2018	33000	C	E 18500		W 14500	9.00	61.40	5.40
2017	32500	C	E 17500		W 15000	9.00	61.80	5.90
2016	37000	C	E 20000		W 17000	9.00	62.10	3.00
2015	29500	C	E 16500		W 13000	9.00	62.30	5.00
2014	33000	C	E 19000		W 14000	9.00	62.60	15.60
2013	47000	C	E 23500		W 23500	9.00	62.40	15.60
2012	38500	C	E 20000		W 18500	9.00	60.30	15.60
2011	41000	C	E 21000		W 20000	9.00	59.50	3.30
2010	39000	C	E 17500		W 21500	9.38	58.28	3.30
2009	45000	C	E 23500		W 21500	9.15	62.05	3.30
2008	45000	C	E 24000		W 21000	9.40	60.55	4.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 89
STATION: 0025
DESCRIPTION: SR 714/MONTEREY RD - E OF PALM CITY RD, STUART
START DATE: 03/22/2023
START TIME: 0000

TIME	DIRECTION: E					DIRECTION: W					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	10	11	10	11	42	16	16	8	12	52	94	
0100	10	11	7	8	36	7	5	11	7	30	66	
0200	5	3	5	8	21	3	4	2	4	13	34	
0300	5	3	13	11	32	4	5	1	7	17	49	
0400	16	16	35	67	134	2	6	10	15	33	167	
0500	39	59	76	98	272	14	27	41	37	119	391	
0600	112	132	208	282	734	69	65	90	108	332	1066	
0700	332	429	479	521	1761	116	160	122	204	602	2363	
0800	522	474	457	491	1944	188	250	203	216	857	2801	
0900	408	409	399	367	1583	195	203	199	220	817	2400	
1000	388	329	359	380	1456	195	205	230	235	865	2321	
1100	330	378	353	324	1385	268	244	266	269	1047	2432	
1200	354	339	366	347	1406	295	278	265	293	1131	2537	
1300	295	347	340	330	1312	266	279	322	283	1150	2462	
1400	350	369	394	399	1512	288	336	306	333	1263	2775	
1500	318	344	283	348	1293	381	371	353	339	1444	2737	
1600	340	354	330	324	1348	400	408	414	418	1640	2988	
1700	353	344	338	339	1374	429	423	378	386	1616	2990	
1800	290	316	281	223	1110	271	279	268	248	1066	2176	
1900	223	174	175	166	738	259	203	196	227	885	1623	
2000	148	115	111	113	487	177	195	139	183	694	1181	
2100	96	75	71	54	296	154	148	91	77	470	766	
2200	53	50	38	25	166	82	56	49	51	238	404	
2300	29	20	14	23	86	50	27	35	28	140	226	
24-HOUR TOTALS:					20528						16521	37049

		PEAK VOLUME INFORMATION					
		DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME		HOUR	VOLUME	HOUR	VOLUME
A.M.	730	1996		815	864	745	2819
P.M.	1400	1512		1630	1684	1630	3035
DAILY	730	1996		1630	1684	1630	3035

COUNTY: 89
STATION: 0025
DESCRIPTION: SR 714/MONTEREY RD - E OF PALM CITY RD, STUART
START DATE: 03/23/2023
START TIME: 0000

TIME	DIRECTION: E					DIRECTION: W					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	11	19	9	10	49	24	10	14	11	59	108	
0100	4	6	12	8	30	13	4	10	3	30	60	
0200	5	5	10	9	29	6	5	2	6	19	48	
0300	6	4	7	16	33	5	7	1	6	19	52	
0400	13	22	29	47	111	4	1	8	19	32	143	
0500	32	61	68	111	272	14	21	42	41	118	390	
0600	99	126	208	287	720	53	87	82	117	339	1059	
0700	318	427	479	522	1746	120	114	168	225	627	2373	
0800	528	491	486	450	1955	190	238	214	180	822	2777	
0900	422	393	417	363	1595	201	188	207	240	836	2431	
1000	293	314	351	314	1272	216	191	233	228	868	2140	
1100	311	315	335	314	1275	259	247	268	231	1005	2280	
1200	344	337	313	365	1359	280	264	286	240	1070	2429	
1300	316	350	316	309	1291	285	340	283	275	1183	2474	
1400	331	389	368	363	1451	278	295	313	318	1204	2655	
1500	286	277	276	255	1094	363	360	391	331	1445	2539	
1600	223	273	240	252	988	370	382	426	409	1587	2575	
1700	294	363	358	354	1369	419	413	424	351	1607	2976	
1800	316	295	266	228	1105	318	271	243	223	1055	2160	
1900	248	216	190	165	819	214	220	208	196	838	1657	
2000	148	106	108	100	462	200	234	231	192	857	1319	
2100	109	90	78	66	343	154	119	100	92	465	808	
2200	65	67	44	41	217	85	61	60	52	258	475	
2300	24	28	23	21	96	59	47	28	47	181	277	
24-HOUR TOTALS:					19681						16524	36205

PEAK VOLUME INFORMATION						
DIRECTION: E			DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	745	2027	745	867	745	2894
P.M.	1400	1451	1630	1667	1700	2976
DAILY	745	2027	1630	1667	1700	2976

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 89 - MARTIN

SITE: 0063 - SE WILLOUGHBY BLVD SOUTN FO INDIAN ST(COUNTY LINK: 160)

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2023	15400	V	N 7600		S 7800	9.00	60.60	3.50
2022	14500	R	N 7200		S 7300	9.00	59.30	13.10
2021	14300	T	N 7100		S 7200	9.00	59.50	9.60
2020	14300	S	N 7100		S 7200	9.00	62.50	5.40
2019	14900	F	N 7400		S 7500	9.00	62.40	13.80
2018	14700	C	N 7300		S 7400	9.00	61.40	6.10
2017	9900	V	N 4900		S 5000	9.00	61.80	3.90
2016	9700	R	N 4800		S 4900	9.00	62.10	3.80
2015	9300	T	N 4600		S 4700	9.00	62.30	6.50
2014	9100	S	N 4500		S 4600	9.00	62.60	10.10
2013	8900	F	N 4400		S 4500	9.00	62.40	11.00
2012	8700	C	N 4300		S 4400	9.00	60.30	10.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 89
STATION: 7002
DESCRIPTION: WILLOUGHBY BLVD FROM SE COVE DR TO SALERNO RD (OFF
START DATE: 02/22/2023
START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	1	0	3	0	4	0	2	1	1	4	8	
0100	0	0	0	0	0	2	0	1	1	4	4	
0200	1	0	1	0	2	0	1	0	2	3	5	
0300	0	0	0	0	0	1	0	0	0	1	1	
0400	1	0	0	2	3	1	2	1	1	5	8	
0500	4	4	11	2	21	1	1	10	7	19	40	
0600	11	12	13	17	53	10	19	25	43	97	150	
0700	22	40	46	72	180	53	62	66	62	243	423	
0800	58	52	68	63	241	71	66	73	78	288	529	
0900	85	38	48	53	224	59	52	57	45	213	437	
1000	46	41	42	38	167	47	40	60	57	204	371	
1100	25	37	34	31	127	75	67	53	90	285	412	
1200	41	37	44	64	186	47	40	40	38	165	351	
1300	79	40	33	43	195	41	50	43	35	169	364	
1400	21	18	28	37	104	34	61	63	55	213	317	
1500	63	64	67	72	266	53	49	60	74	236	502	
1600	66	63	52	46	227	59	61	60	63	243	470	
1700	44	61	51	49	205	67	66	65	66	264	469	
1800	48	36	34	22	140	45	45	37	29	156	296	
1900	69	27	15	12	123	42	23	22	22	109	232	
2000	14	24	14	16	68	30	23	22	22	97	165	
2100	10	11	5	5	31	14	14	12	7	47	78	
2200	1	4	4	3	12	3	13	5	4	25	37	
2300	5	3	4	2	14	2	6	3	1	12	26	
24-HOUR TOTALS:					2593						3102	5695

PEAK VOLUME INFORMATION				COMBINED DIRECTIONS			
DIRECTION: N		DIRECTION: S		DIRECTION: N		DIRECTION: S	
A.M.	HOUR	VOLUME		P.M.	HOUR	VOLUME	
	815	268			800	288	
P.M.	1515	269			1700	264	
DAILY	1515	269			800	288	
TRUCK PERCENTAGE		11.15				4.16	
						7.34	

CLASSIFICATION SUMMARY DATABASE																
DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK
N	14	1454	836	21	170	78	1	18	1	0	0	0	0	0	0	289
S	7	2607	359	20	42	8	43	12	0	4	0	0	0	0	0	129
																TOTVOL
																2593
																3102

COUNTY: 89
STATION: 7002
DESCRIPTION: WILLOUGHBY BLVD FROM SE COVE DR TO SALERNO RD (OFF
START DATE: 02/23/2023
START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	0	2	0	1	3	3	0	1	0	4	7	
0100	0	0	0	0	0	0	2	0	2	4	4	
0200	1	0	0	0	1	0	0	0	0	0	1	
0300	0	0	0	0	0	1	0	0	0	1	1	
0400	1	0	1	3	5	1	2	1	5	9	14	
0500	4	3	5	5	17	1	2	8	3	14	31	
0600	6	13	17	18	54	12	16	25	32	85	139	
0700	20	34	72	99	225	33	56	66	74	229	454	
0800	69	56	49	55	229	51	68	65	65	249	478	
0900	68	60	38	40	206	51	42	38	48	179	385	
1000	39	31	50	39	159	44	55	41	60	200	359	
1100	34	38	37	42	151	56	56	41	47	200	351	
1200	45	48	37	42	172	61	45	45	46	197	369	
1300	38	50	33	30	151	40	40	43	42	165	316	
1400	34	46	53	49	182	55	60	80	58	253	435	
1500	44	61	66	57	228	46	66	67	65	244	472	
1600	88	50	60	51	249	60	63	85	74	282	531	
1700	58	62	39	59	218	64	70	53	63	250	468	
1800	41	32	30	25	128	52	38	33	43	166	294	
1900	21	21	16	13	71	23	33	16	22	94	165	
2000	15	11	12	6	44	32	20	20	13	85	129	
2100	8	6	6	6	26	10	17	6	4	37	63	
2200	5	5	7	5	22	12	3	5	5	25	47	
2300	4	2	1	1	8	4	2	3	2	11	19	
24-HOUR TOTALS:					2549						2983	5532

PEAK VOLUME INFORMATION				COMBINED DIRECTIONS			
DIRECTION: N		DIRECTION: S		DIRECTION: N		DIRECTION: S	
A.M.	HOUR	VOLUME		P.M.	HOUR	VOLUME	
	730	296			730	259	
P.M.	1515	272			1630	293	
DAILY	730	296			1630	293	

TRUCK PERCENTAGE 10.32 3.86 6.83

CLASSIFICATION SUMMARY DATABASE																
DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK TOTVOL
N	14	1565	707	23	138	78	1	22	1	0	0	0	0	0	0	263 2549
S	12	2519	337	13	30	5	46	10	2	7	0	0	2	0	0	115 2983

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8901 CEN.-W OF US1 TO I95

WEEK	DATES	SF	MOCF: 0.98 PSCF
1	01/01/2023 - 01/07/2023	0.99	1.01
2	01/08/2023 - 01/14/2023	1.01	1.03
3	01/15/2023 - 01/21/2023	1.03	1.05
4	01/22/2023 - 01/28/2023	1.02	1.04
5	01/29/2023 - 02/04/2023	1.01	1.03
6	02/05/2023 - 02/11/2023	1.00	1.02
7	02/12/2023 - 02/18/2023	1.00	1.02
* 8	02/19/2023 - 02/25/2023	0.99	1.01
* 9	02/26/2023 - 03/04/2023	0.99	1.01
*10	03/05/2023 - 03/11/2023	0.98	1.00
*11	03/12/2023 - 03/18/2023	0.98	1.00
*12	03/19/2023 - 03/25/2023	0.98	1.00
*13	03/26/2023 - 04/01/2023	0.98	1.00
*14	04/02/2023 - 04/08/2023	0.98	1.00
*15	04/09/2023 - 04/15/2023	0.98	1.00
*16	04/16/2023 - 04/22/2023	0.98	1.00
*17	04/23/2023 - 04/29/2023	0.98	1.00
*18	04/30/2023 - 05/06/2023	0.99	1.01
*19	05/07/2023 - 05/13/2023	0.99	1.01
*20	05/14/2023 - 05/20/2023	1.00	1.02
21	05/21/2023 - 05/27/2023	1.00	1.02
22	05/28/2023 - 06/03/2023	1.00	1.02
23	06/04/2023 - 06/10/2023	1.01	1.03
24	06/11/2023 - 06/17/2023	1.01	1.03
25	06/18/2023 - 06/24/2023	1.02	1.04
26	06/25/2023 - 07/01/2023	1.03	1.05
27	07/02/2023 - 07/08/2023	1.03	1.05
28	07/09/2023 - 07/15/2023	1.04	1.06
29	07/16/2023 - 07/22/2023	1.04	1.06
30	07/23/2023 - 07/29/2023	1.03	1.05
31	07/30/2023 - 08/05/2023	1.03	1.05
32	08/06/2023 - 08/12/2023	1.02	1.04
33	08/13/2023 - 08/19/2023	1.02	1.04
34	08/20/2023 - 08/26/2023	1.03	1.05
35	08/27/2023 - 09/02/2023	1.03	1.05
36	09/03/2023 - 09/09/2023	1.04	1.06
37	09/10/2023 - 09/16/2023	1.04	1.06
38	09/17/2023 - 09/23/2023	1.03	1.05
39	09/24/2023 - 09/30/2023	1.03	1.05
40	10/01/2023 - 10/07/2023	1.02	1.04
41	10/08/2023 - 10/14/2023	1.01	1.03
42	10/15/2023 - 10/21/2023	1.01	1.03
43	10/22/2023 - 10/28/2023	1.00	1.02
44	10/29/2023 - 11/04/2023	1.00	1.02
45	11/05/2023 - 11/11/2023	0.99	1.01
46	11/12/2023 - 11/18/2023	0.99	1.01
47	11/19/2023 - 11/25/2023	0.99	1.01
48	11/26/2023 - 12/02/2023	0.99	1.01
49	12/03/2023 - 12/09/2023	0.99	1.01
50	12/10/2023 - 12/16/2023	0.99	1.01
51	12/17/2023 - 12/23/2023	1.00	1.02
52	12/24/2023 - 12/30/2023	1.02	1.04
53	12/31/2023 - 12/31/2023	1.03	1.05

* PEAK SEASON

09-MAR-2024 18:41:41

830UPD

4_8901_PKSEASON.TXT

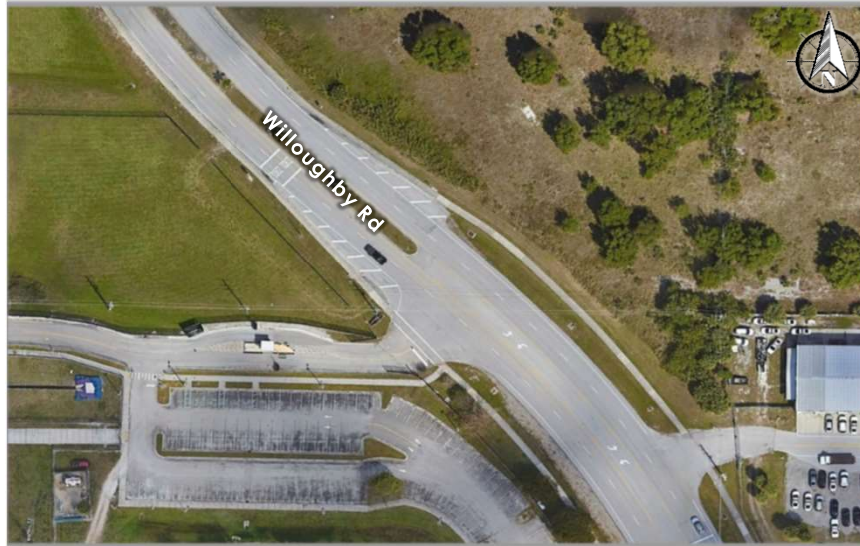
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EXHIBIT 8: DRIVEWAY ANALYSES – TURN LANES

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Intersection Critical Movement Analysis



Willoughby Blvd & Project Driveway Baron Business Park

Input Data

GR ¹	=	2.63%
Peak Season	=	1.06
Traffic Count Year	=	2024
Buildout Year	=	2028
Years	=	4

AM Peak Hour		PM Peak Hour		Baron Business Park
In	Out	In	Out	
65	15	18	62	235,205 SF Industrial Park

AM Peak Hour													
AM		Eastbound			Westbound			Northbound			Southbound		
		LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
9/5/2024	Volume	6	-	39	-	-	-	209	621	-	-	523	89
	PHF	0.500	-	0.443	-	-	-	0.432	0.887	-	-	0.878	0.571
2024	Peak Season	6	-	41	-	-	-	222	658	-	-	554	94
2028	Historic Growth ²	6	-	41	-	-	-	222	730	-	-	615	94
Major Project Traffic		0	0	0	0	0	0	0	34	0	0	32	0
2028	Historic + Vested	6	-	41	-	-	-	222	764	-	-	647	94
Project Traffic Direction		-	-	-	OUT	-	OUT	-	-	IN	IN	-	-
% Project Traffic		-	-	-	50%	-	30%	-	-	50%	30%	-	-
Project Traffic		-	-	-	7	-	5	-	-	32	20	-	-
2028	Total Traffic	6	0	41	7	0	5	222	764	32	20	647	94
PM Peak Hour													
PM		Eastbound			Westbound			Northbound			Southbound		
		LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
9/5/2024	Volume	16	-	22	-	-	-	25	476	-	-	581	39
	PHF	0.571	-	0.550	-	-	-	0.781	0.821	-	-	0.807	0.750
2024	Peak Season	17	-	23	-	-	-	27	505	-	-	616	41
2028	Historic Growth ²	17	-	23	-	-	-	27	560	-	-	683	41
Major Project Traffic		0	0	0	0	0	0	0	25	0	0	45	0
2028	Historic + Vested	17	-	23	-	-	-	27	585	-	-	728	41
Project Traffic Direction		-	-	-	OUT	-	OUT	-	-	IN	IN	-	-
% Project Traffic		-	-	-	50%	-	30%	-	-	50%	30%	-	-
Project Traffic		-	-	-	31	-	19	-	-	9	5	-	-
2028	Total Traffic	17	0	23	31	0	19	27	585	9	5	728	41

¹ Based on high growth UF BEBR projections using population estimates

² Growth Rate was not applied to School Traffic.

AM SBL Willoughby Blvd & Southern Driveway

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

4-lane roadway

INPUT

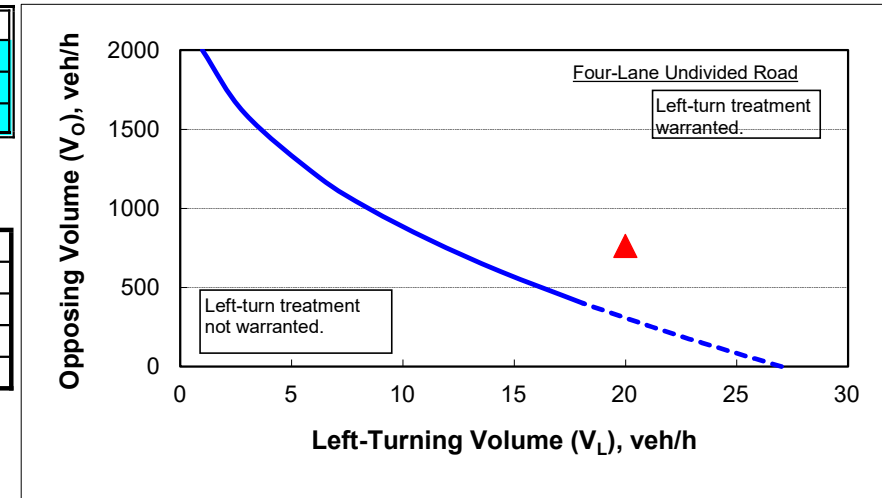
Variable	Value
Left-turning volume (V_L), veh/h:	20
Advancing volume (V_A), veh/h:	719
Opposing volume (V_O), veh/h:	762

OUTPUT

Variable	Message
Opposing volume (V_O) check:	O.K.
Combined volume (V_A and V_O) check:	O.K.
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	

CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	4.0
Critical headway, s:	6.0



Note: When $V_O < 400$ veh/h (dashed line), a left-turn lane is not normally warranted unless the advancing volume (V_A) in the same direction as the left-turning traffic exceeds 400 veh/h ($V_A > 400$ veh/h).

PM SBL Willoughby Blvd & Southern Driveway

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

4-lane roadway

INPUT

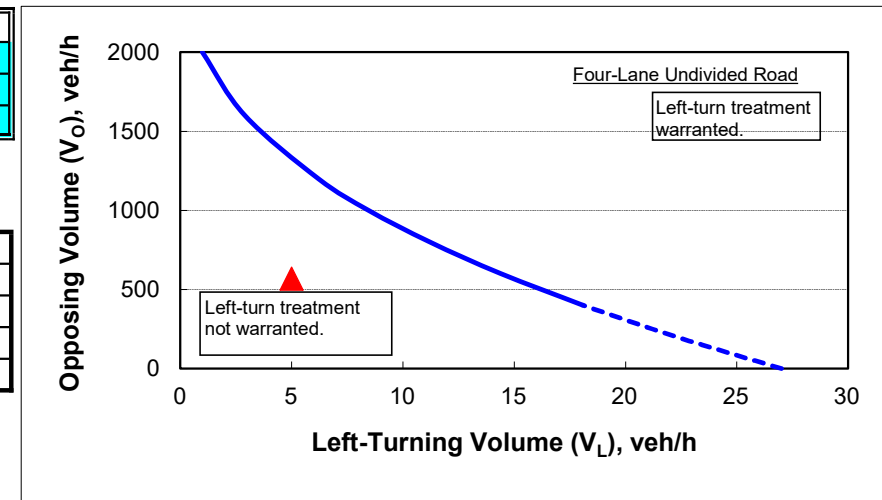
Variable	Value
Left-turning volume (V_L), veh/h:	5
Advancing volume (V_A), veh/h:	728
Opposing volume (V_O), veh/h:	569

OUTPUT

Variable	Message
Opposing volume (V_O) check:	O.K.
Combined volume (V_A and V_O) check:	O.K.
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	

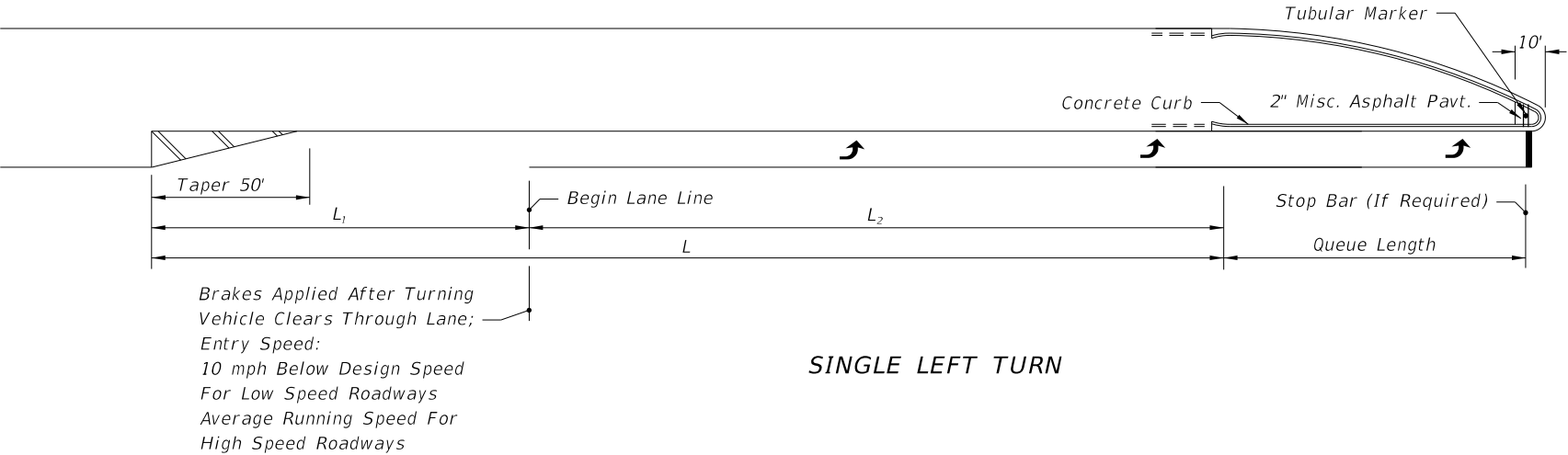
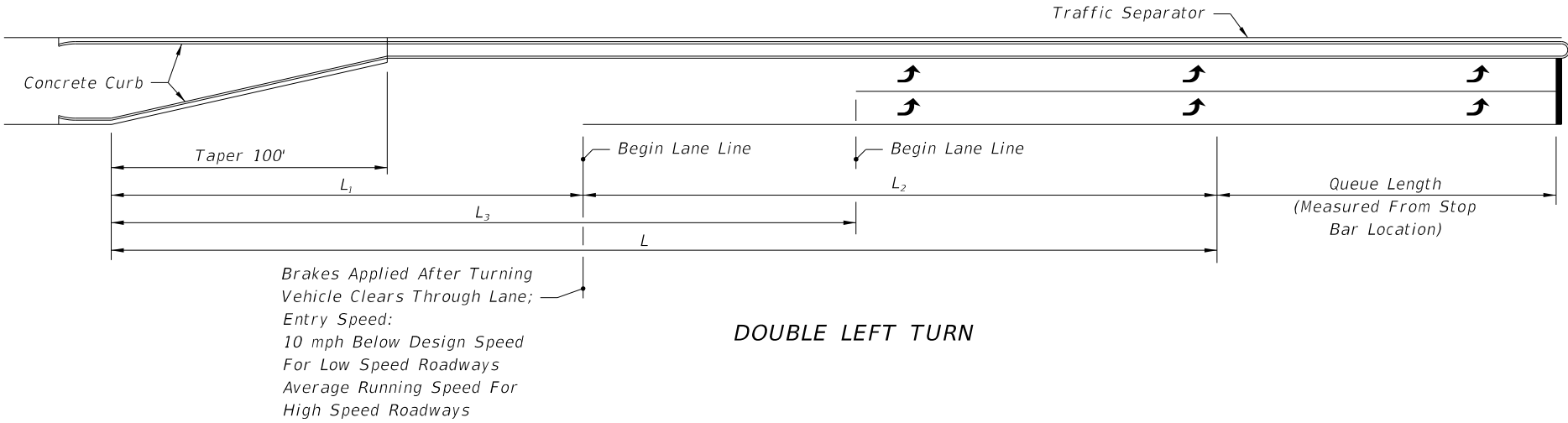
CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	4.0
Critical headway, s:	6.0



Note: When $V_O < 400$ veh/h (dashed line), a left-turn lane is not normally warranted unless the advancing volume (V_A) in the same direction as the left-turning traffic exceeds 400 veh/h ($V_A > 400$ veh/h).

MEDIAN TURN LANES
MINIMUM DECELERATION LENGTHS



MEDIAN TURN LANES					
Design Speed (mph)	Entry Speed (mph)	Clearance Distance L_1 (ft.)	Brake To Stop Distance L_2 (ft.)	Total Decel. Distance L (ft.)	Clearance Distance L_3 (ft.)
25	15	70	25	95	90
30	20	70	50	120	100
35	25	70	75	145	110
40	30	80	75	155	120
45	35	85	100	185	135
50	44	105	185	290	160
55	48	125	225	350	195
60	52	145	260	405	230
65	55	170	290	460	270
70	58	200	325	525	300

- NOTE:
- For C3 Context Classification roadways with Design Speeds of 50 mph, the following values may be used under constrained conditions:
 - Entry Speed of 40 mph
 - Brake to stop distance (L_2) of 135 ft.
 - Total deceleration distance (L) of 240 ft.
 - For RRR Projects with Design Speeds of 50 mph and Entry Speeds of 40 mph, existing brake to stop distances (L_2) of 135 ft. and total deceleration distances (L) of 240 ft. may be retained.

NOT TO SCALE



Multimodal Access Management Guidebook

October 2023



STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
SYSTEMS IMPLEMENTATION OFFICE
605 Suwannee Street, MS 19 • Tallahassee, FL 32399
www.fdot.gov/planning



Chapter 6: Turn Lanes and U-Turns

6.1 Overview

For driveways, medians, and median openings, the placement and design of turn lanes and U-turns are critical to avoid potential traffic safety issues. For example, a median opening placed across a left-turn lane at an intersection could create conditions leading to a vehicular crash (See [Figure 27](#) or [Figure 28](#)). Locating these roadway openings is discussed in greater detail in [Chapter 2: Roadway Openings](#). This chapter will instead focus on where to locate and design turn lanes and U-turns and how they relate to driveways, medians, and median openings.

6.2 Exclusive Right-Turn Lanes

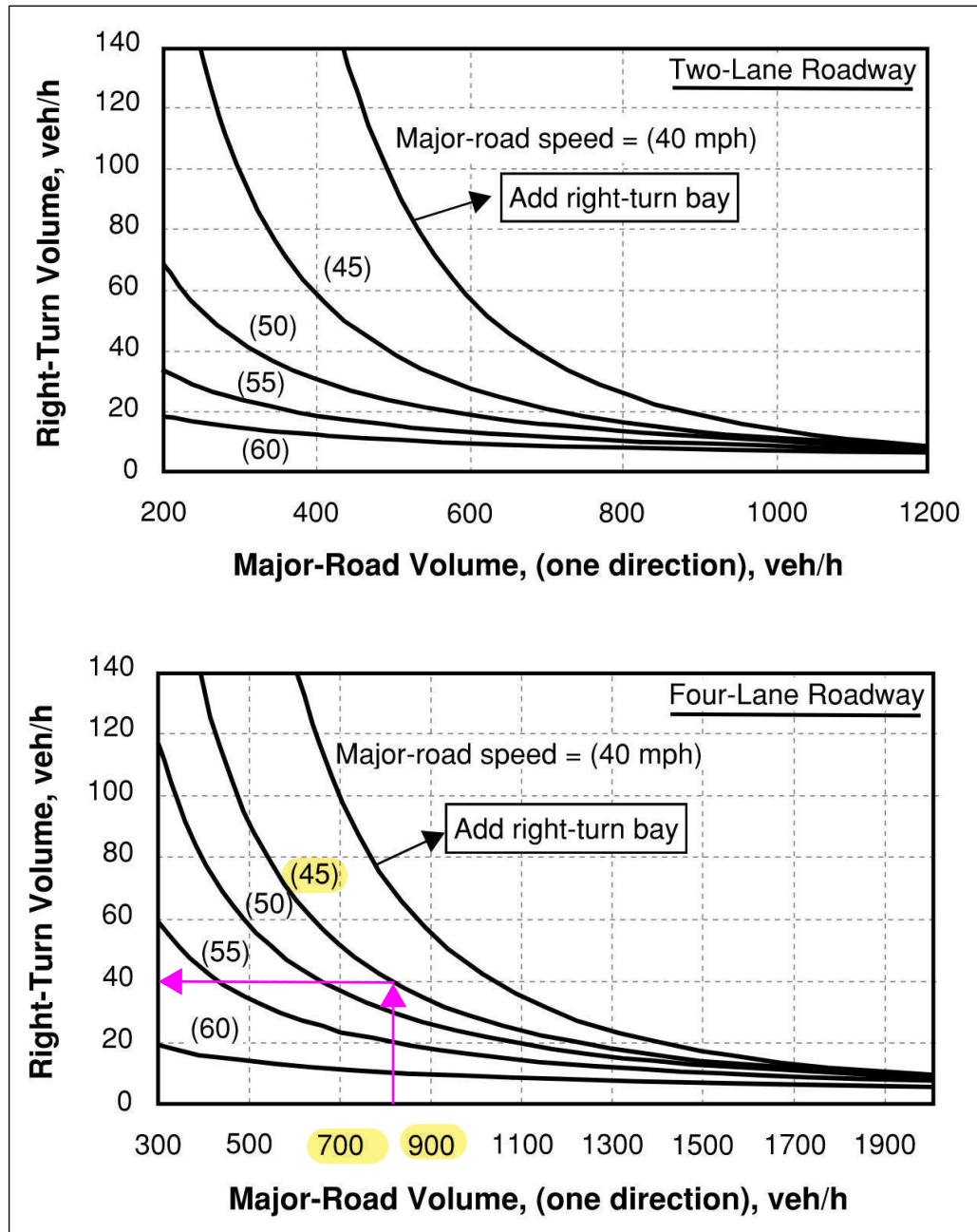
At driveways and intersections, an exclusive right-turn lane separates vehicles that are slowing or stopped to turn from the major road through traffic lanes. This separation minimizes turn-related collisions and eliminates unnecessary delay to through vehicles. Exclusive right-turn lanes are useful where a combination of high roadway speeds, and high right-turn volumes into a driveway are expected. Congestion on the roadway may also be a good reason to use an exclusive right-turn lane. If properly built, they remove the turning vehicle from the through lanes, thereby decreasing the operational and safety impact of right turning vehicles on the through traffic.

It is also important to consider potential pedestrian conflicts since the addition of a right-turn lane increases the crossing distance, time, and exposure for pedestrians. A well-designed right-turn lane can help to reduce pedestrian conflicts by slowing vehicle speeds, increasing pedestrian visibility, and reducing pedestrian exposure with a pedestrian refuge area.

6.2.1 When to Consider Exclusive Right-Turn Lanes

There are instances when adding an exclusive right-turn lane for unsignalized driveways and intersections is beneficial to traffic operations and safety. [Figure 74](#) provides guidance for two-lane and four-lane roadways based on the speed limit of the major roadway, major roadway approach volume, and how many right turns occur per hour. These recommendations are based primarily on the research done in [NCHRP Report 457, Evaluating Intersection Improvements: An Engineering Study Guide, Chapter 2 – Add a Right-Turn Bay on the Major Road](#).

Figure 74 | Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway/Intersection



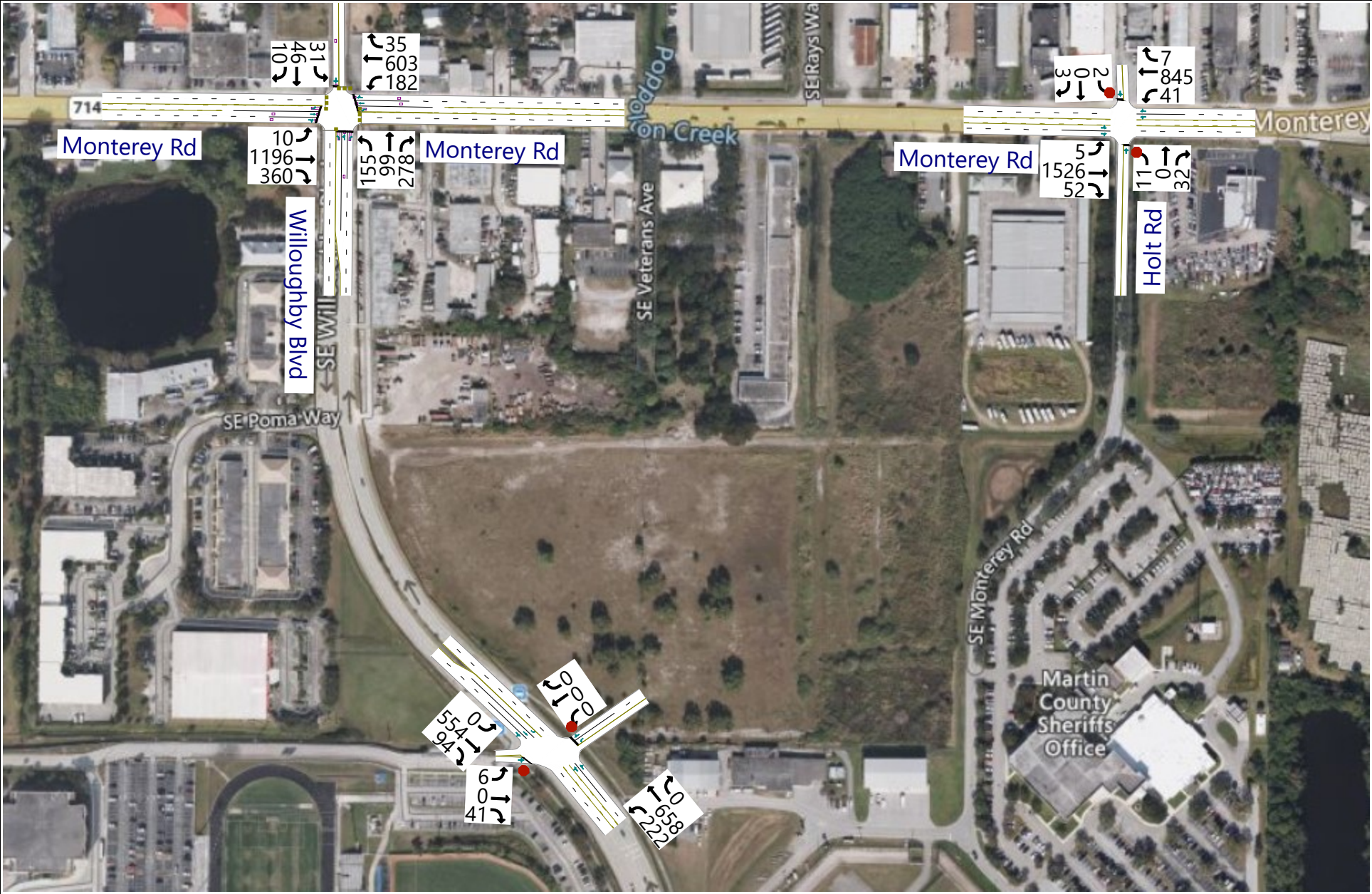
Source: [NCHRP Report 457](#), *TDOT Highway System Access Manual*

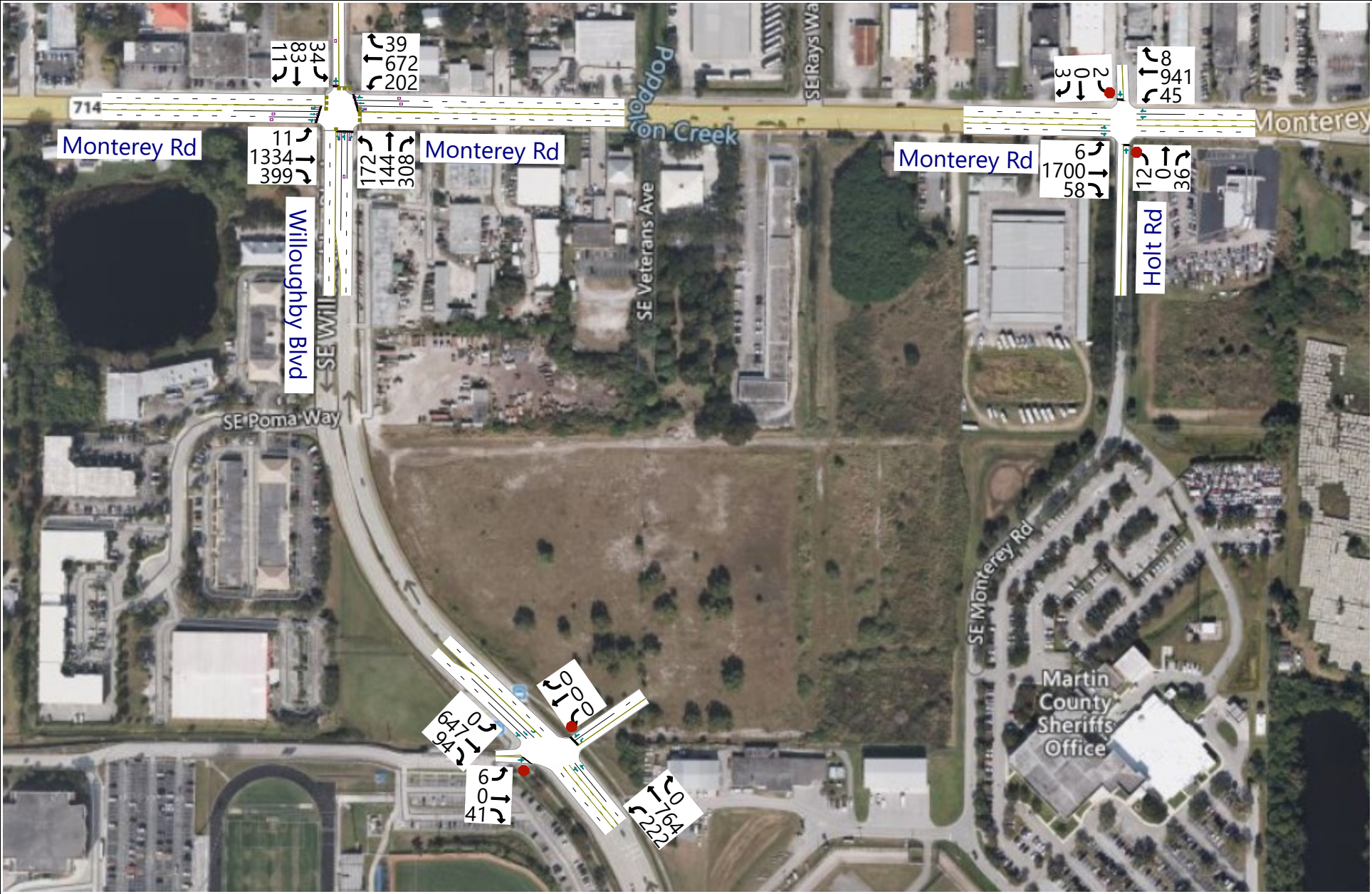
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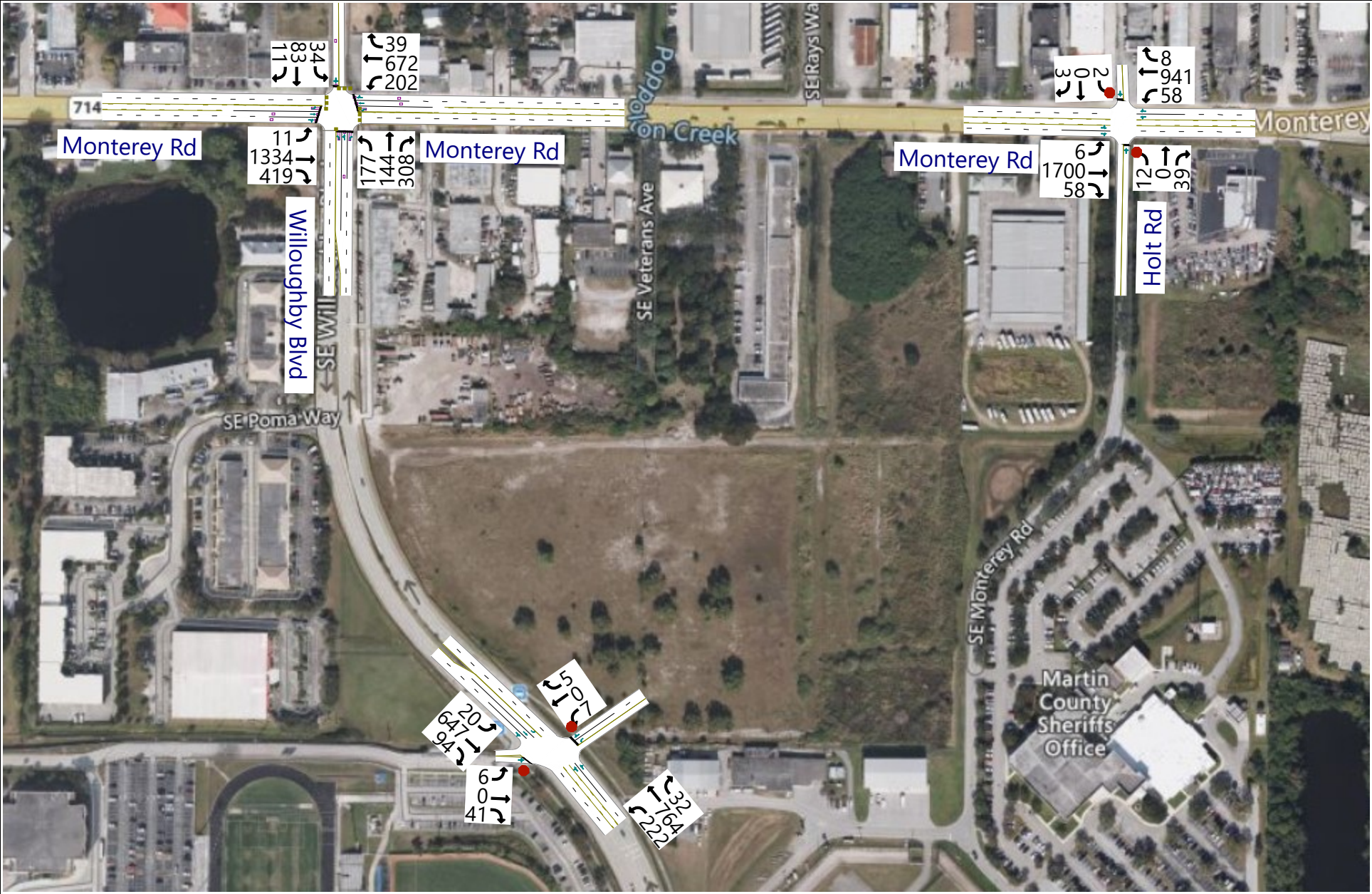


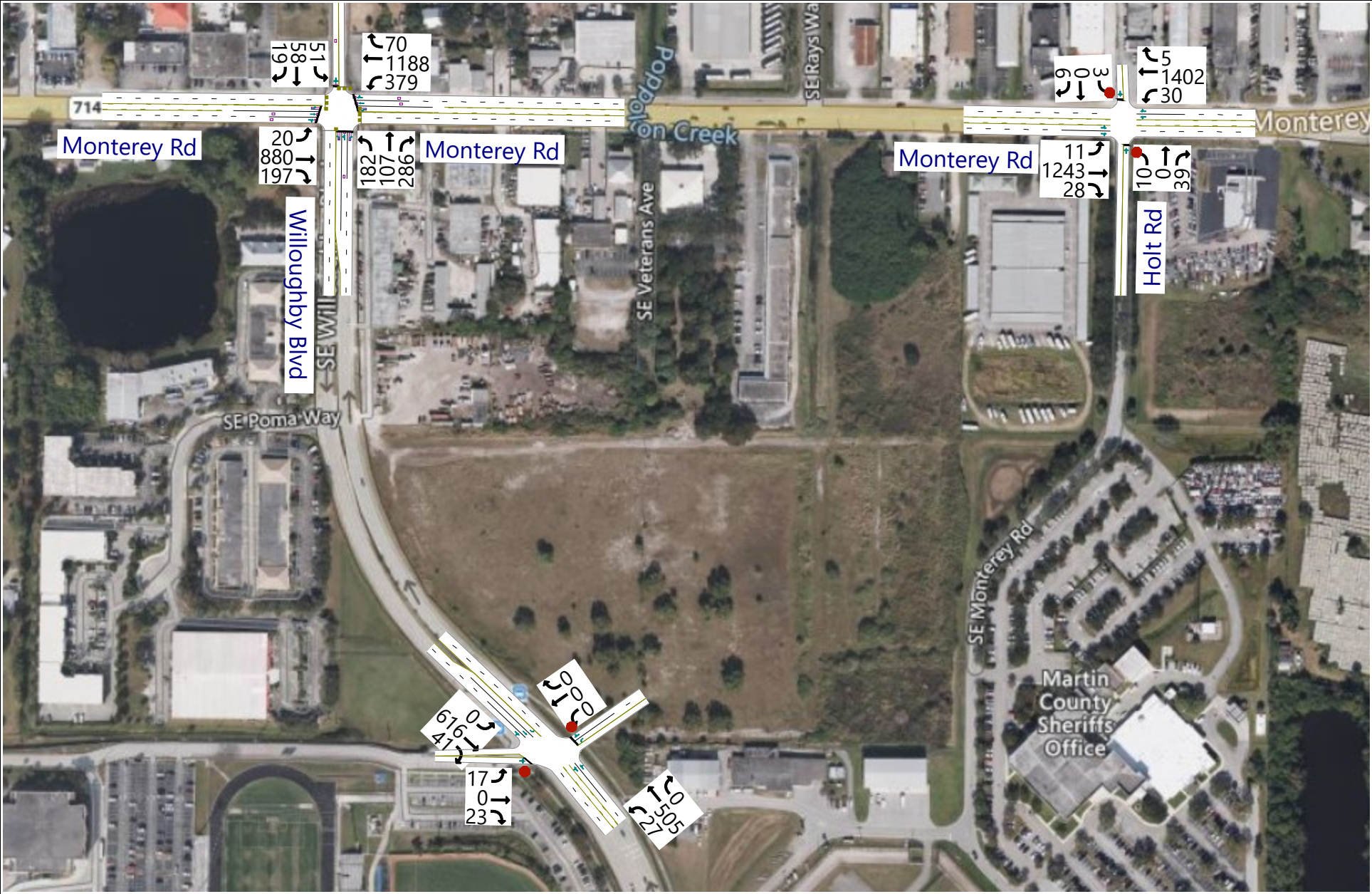
EXHIBIT 9: SYNCHRO ANALYSES

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Intersection Critical Movement Analysis



Willoughby Blvd & Monterey Rd Baron Business Park

Input Data

GR ¹	=	2.63%
Peak Season	=	1.06
Traffic Count Year	=	2024
Buildout Year	=	2028
Years	=	4

AM Peak Hour		PM Peak Hour		Baron Business Park
In	Out	In	Out	
65	15	18	62	235,205 SF Industrial Park

AM Peak Hour													
AM		Eastbound			Westbound			Northbound			Southbound		
		LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
9/5/2024	Volume	9	1,128	340	172	569	33	146	93	262	29	43	9
	PHF	0.750	0.943	0.825	0.935	0.837	0.688	0.913	0.894	0.897	0.725	0.632	0.750
2024	Peak Season	10	1,196	360	182	603	35	155	99	278	31	46	10
2028	Historic Growth	11	1,327	399	202	669	39	172	110	308	34	51	11
Major Project Traffic		0	7	0	0	3	0	0	34	0	0	32	0
2028	Historic + Vested	11	1,334	399	202	672	39	172	144	308	34	83	11
Project Traffic Direction		-	-	IN	-	-	-	OUT	-	-	-	-	-
% Project Traffic		-	-	30%	-	-	-	30%	-	-	-	-	-
Project Traffic		-	-	20	-	-	-	5	-	-	-	-	-
2028	Total Traffic	11	1,334	419	202	672	39	177	144	308	34	83	11

PM Peak Hour													
PM		Eastbound			Westbound			Northbound			Southbound		
		LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
9/5/2024	Volume	19	830	186	358	1,121	66	172	101	270	48	55	18
	PHF	0.594	0.935	0.715	0.814	0.839	0.786	0.843	0.842	0.823	0.750	0.724	0.563
2024	Peak Season	20	880	197	379	1,188	70	182	107	286	51	58	19
2028	Historic Growth	22	976	219	421	1,318	78	202	119	317	57	64	21
Major Project Traffic		0	7	0	0	11	0	0	25	0	0	45	0
2028	Historic + Vested	22	983	219	421	1,329	78	202	144	317	57	109	21
Project Traffic Direction		-	-	IN	-	-	-	OUT	-	-	-	-	-
% Project Traffic		-	-	30%	-	-	-	30%	-	-	-	-	-
Project Traffic		-	-	5	-	-	-	19	-	-	-	-	-
2028	Total Traffic	22	983	224	421	1,329	78	221	144	317	57	109	21

¹Based on high growth UF BEBR projections using population estimates

KMF Traffic Group, LLC

(772) 924-6993
www.kmftraffic.net

Manual traffic count - All traffic
Monterey Rd and Willoughby Blvd
Stuart, FL

File Name : MOWIL
Site Code : JO2416
Start Date : 9/5/2024
Page No : 1

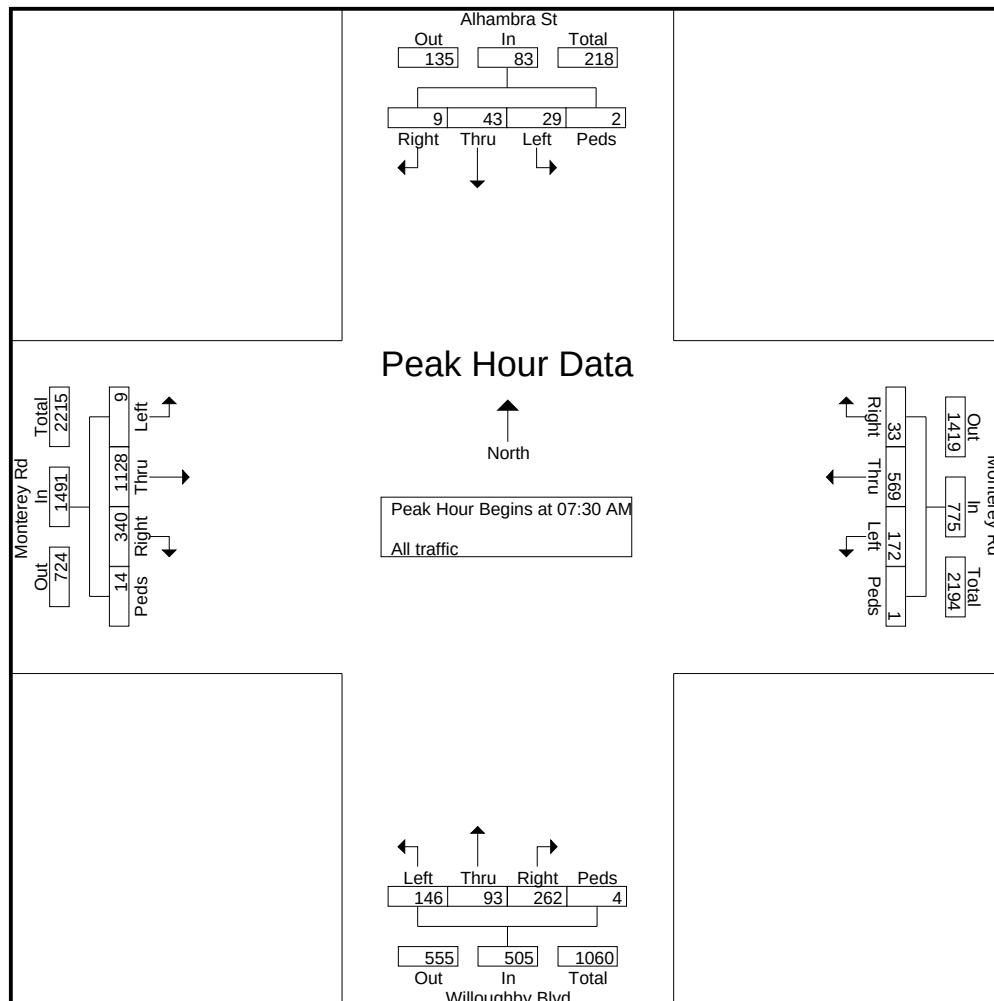
Groups Printed- All traffic

	Willoughby Blvd NB				Alhambra St SB				Monterey Rd EB				Monterey Rd WB				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
07:00 AM	23	13	39	0	9	10	2	0	1	175	51	1	24	112	11	2	473
07:15 AM	32	16	60	1	10	13	3	0	1	227	52	0	37	138	2	0	592
07:30 AM	34	26	62	3	5	8	3	1	3	299	74	1	42	149	8	1	719
07:45 AM	32	24	63	0	10	13	2	0	1	276	78	3	46	170	12	0	730
Total	121	79	224	4	34	44	10	1	6	977	255	5	149	569	33	3	2514
08:00 AM	40	22	64	1	8	17	1	1	2	263	85	10	45	125	6	0	690
08:15 AM	40	21	73	0	6	5	3	0	3	290	103	0	39	125	7	0	715
08:30 AM	37	25	65	0	7	10	1	0	0	307	59	0	41	125	4	0	681
08:45 AM	21	9	45	1	3	11	2	1	3	257	51	1	27	139	11	0	582
Total	138	77	247	2	24	43	7	2	8	1117	298	11	152	514	28	0	2668
*** PM ***																	
04:00 PM	39	26	74	0	11	8	2	0	4	195	26	0	46	230	5	0	666
04:15 PM	30	20	68	0	6	11	2	2	4	231	35	0	43	255	10	0	717
04:30 PM	40	23	82	0	12	11	5	1	2	222	34	1	81	334	21	0	869
04:45 PM	50	27	57	3	16	12	8	0	5	206	36	0	76	241	15	1	753
Total	159	96	281	3	45	42	17	3	15	854	131	1	246	1060	51	1	3005
05:00 PM	51	21	67	0	8	13	2	0	4	209	51	0	91	297	14	0	828
05:15 PM	31	30	64	0	12	19	3	1	8	193	65	1	110	249	16	1	803
05:30 PM	25	18	72	0	7	6	1	0	6	272	39	0	88	235	12	2	783
05:45 PM	33	18	53	0	11	6	2	0	4	198	32	0	67	198	13	0	635
Total	140	87	256	0	38	44	8	1	22	872	187	1	356	979	55	3	3049
Grand Total	357	270	554	6	342	242	496	10	338	2809	379	5	616	4133	659	20	11236
Apprch %	30.1	22.7	46.7	0.5	31.4	22.2	45.5	0.9	9.6	79.6	10.7	0.1	11.3	76.1	12.1	0.4	
Total %	3.2	2.4	4.9	0.1	3	2.2	4.4	0.1	3	25	3.4	0	5.5	36.8	5.9	0.2	

Manual traffic count - All traffic
Monterey Rd and Willoughby Blvd
Stuart, FL

File Name : MOWIL
Site Code : JO2416
Start Date : 9/5/2024
Page No : 2

	Willoughby Blvd NB					Alhambra St SB					Monterey Rd EB					Monterey Rd WB					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	34	26	62	3	125	5	8	3	1	17	3	299	74	1	377	42	149	8	1	200	719
07:45 AM	32	24	63	0	119	10	13	2	0	25	1	276	78	3	358	46	170	12	0	228	730
08:00 AM	40	22	64	1	127	8	17	1	1	27	2	263	85	10	360	45	125	6	0	176	690
08:15 AM	40	21	73	0	134	6	5	3	0	14	3	290	103	0	396	39	125	7	0	171	715
Total Volume	146	93	262	4	505	29	43	9	2	83	9	1128	340	14	1491	172	569	33	1	775	2854
% App. Total	28.9	18.4	51.9	0.8		34.9	51.8	10.8	2.4		0.6	75.7	22.8	0.9		22.2	73.4	4.3	0.1		
PHF	.913	.894	.897	.333	.942	.725	.632	.750	.500	.769	.750	.943	.825	.350	.941	.935	.837	.688	.250	.850	.977



KMF Traffic Group, LLC

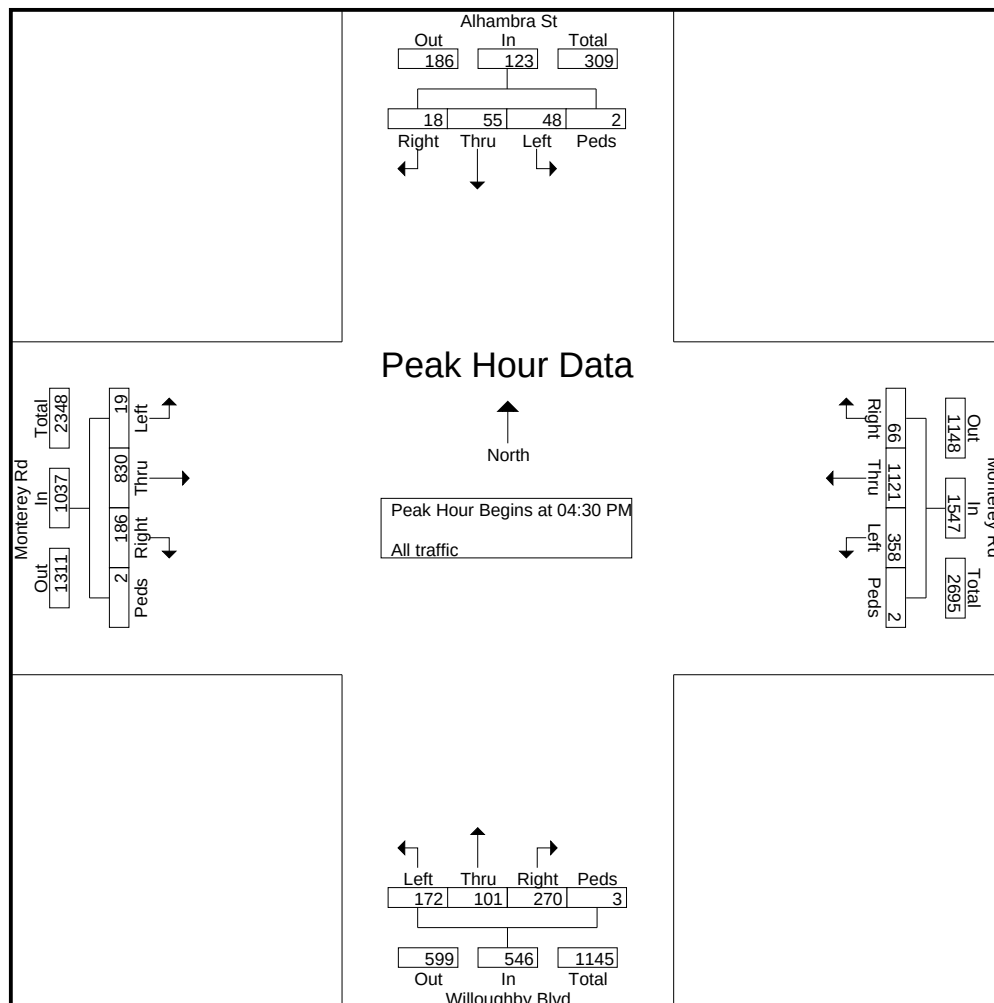
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Manual traffic count - All traffic
Monterey Rd and Willoughby Blvd
Stuart, FL

File Name : MOWIL
Site Code : JO2416
Start Date : 9/5/2024
Page No : 3

	Willoughby Blvd NB					Alhambra St SB					Monterey Rd EB					Monterey Rd WB					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	40	23	82	0	145	12	11	5	1	29	2	222	34	1	259	81	334	21	0	436	869
04:45 PM	50	27	57	3	137	16	12	8	0	36	5	206	36	0	247	76	241	15	1	333	753
05:00 PM	51	21	67	0	139	8	13	2	0	23	4	209	51	0	264	91	297	14	0	402	828
05:15 PM	31	30	64	0	125	12	19	3	1	35	8	193	65	1	267	110	249	16	1	376	803
Total Volume	172	101	270	3	546	48	55	18	2	123	19	830	186	2	1037	358	1121	66	2	1547	3253
% App. Total	31.5	18.5	49.5	0.5		39	44.7	14.6	1.6		1.8	80	17.9	0.2		23.1	72.5	4.3	0.1		
PHF	.843	.842	.823	.250	.941	.750	.724	.563	.500	.854	.594	.935	.715	.500	.971	.814	.839	.786	.500	.887	.936



Lanes, Volumes, Timings

BARON INDUSTRIAL PARK

1: Willoughby Blvd/Alhambra St & Monterey Rd

2024 AM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	1196	360	182	603	35	155	99	278	31	46	10
Future Volume (vph)	10	1196	360	182	603	35	155	99	278	31	46	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	175		0	150		0	210		0	0		0
Storage Lanes	1		0	1		0	1		1	0		0
Taper Length (ft)	25			25			90			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00
Frt		0.962			0.990				0.850		0.986	
Flt Protected	0.950			0.950			0.950	0.989			0.984	
Satd. Flow (prot)	1770	3405	0	1770	3504	0	1681	1750	1583	0	1807	0
Flt Permitted	0.310			0.048			0.950	0.989			0.984	
Satd. Flow (perm)	577	3405	0	89	3504	0	1681	1750	1583	0	1807	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		42			7				198		3	
Link Speed (mph)		40			40			45			45	
Link Distance (ft)		498			601			393			258	
Travel Time (s)		8.5			10.2			6.0			3.9	
Peak Hour Factor	0.75	0.94	0.83	0.94	0.84	0.69	0.91	0.89	0.90	0.73	0.63	0.75
Adj. Flow (vph)	13	1272	434	194	718	51	170	111	309	42	73	13
Shared Lane Traffic (%)							19%					
Lane Group Flow (vph)	13	1706	0	194	769	0	138	143	309	0	128	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2	1	1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100	20	20	100	
Trailing Detector (ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Size(ft)	20	6		20	6		20	6	20	20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		Split	NA	Perm	Split	NA	
Protected Phases	1	6		5	2		4	4		8	8	
Permitted Phases	6			2					4			

2024-09-19_Baron Industrial Park_1128.04.syn
Synchro 12

JFO GROUP INC
JFO#1128.04

Lanes, Volumes, Timings

BARON INDUSTRIAL PARK

1: Willoughby Blvd/Alhambra St & Monterey Rd

2024 AM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	1	6		5	2		4	4	4	8	8	
Switch Phase												
Minimum Initial (s)	6.0	15.0		6.0	15.0		8.0	8.0	8.0	8.0	8.0	
Minimum Split (s)	12.8	39.9		12.5	26.9		37.3	37.3	37.3	37.3	37.3	
Total Split (s)	18.0	87.0		22.0	91.0		34.0	34.0	34.0	17.0	17.0	
Total Split (%)	11.3%	54.4%		13.8%	56.9%		21.3%	21.3%	21.3%	10.6%	10.6%	
Maximum Green (s)	11.2	80.1		15.5	84.1		27.7	27.7	27.7	10.7	10.7	
Yellow Time (s)	4.0	4.4		4.0	4.4		4.0	4.0	4.0	3.4	3.4	
All-Red Time (s)	2.8	2.5		2.5	2.5		2.3	2.3	2.3	2.9	2.9	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0	
Total Lost Time (s)	6.8	6.9		6.5	6.9		6.3	6.3	6.3		6.3	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	5.0		3.0	5.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	C-Max	Min		C-Max	Min		None	None	None	None	None	
Walk Time (s)		7.0			7.0		5.0	5.0	5.0	5.0	5.0	
Flash Don't Walk (s)		24.0			13.0		26.0	26.0	26.0	26.0	26.0	
Pedestrian Calls (#/hr)		0			0		0	0	0	0	0	
Act Effect Green (s)	93.9	80.1		102.5	84.1		19.7	19.7	19.7		16.2	
Actuated g/C Ratio	0.59	0.50		0.64	0.53		0.12	0.12	0.12		0.10	
v/c Ratio	0.03	0.99		0.79	0.42		0.67	0.67	0.84		0.69	
Control Delay (s/veh)	11.0	57.4		66.1	23.7		81.7	80.9	43.7		85.9	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0	
Total Delay (s/veh)	11.0	57.4		66.1	23.7		81.7	80.9	43.7		85.9	
LOS	B	E		E	C		F	F	D		F	
Approach Delay (s/veh)		57.0			32.2			61.6			85.9	
Approach LOS		E			C			E			F	

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 75 (47%), Referenced to phase 1:EBL and 5:WBL, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.99

Intersection Signal Delay (s/veh): 51.9

Intersection LOS: D

Intersection Capacity Utilization 84.7%

ICU Level of Service E

Analysis Period (min) 15

Splits and Phases: 1: Willoughby Blvd/Alhambra St & Monterey Rd

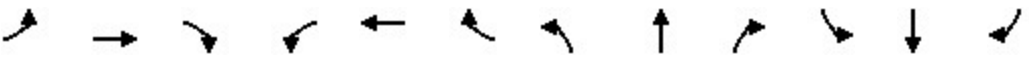


HCM 7th Signalized Intersection Summary

1: Willoughby Blvd/Alhambra St & Monterey Rd

BARON INDUSTRIAL PARK

2024 AM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	10	1196	360	182	603	35	155	99	278	31	46	10
Future Volume (veh/h)	10	1196	360	182	603	35	155	99	278	31	46	10
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	13	1272	434	194	718	51	141	152	309	42	73	13
Peak Hour Factor	0.75	0.94	0.83	0.94	0.84	0.69	0.91	0.89	0.90	0.73	0.63	0.75
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	402	1314	434	218	1942	138	308	324	274	40	69	12
Arrive On Green	0.02	0.50	0.50	0.10	0.58	0.58	0.17	0.17	0.17	0.07	0.07	0.07
Sat Flow, veh/h	1781	2624	867	1781	3365	239	1781	1870	1585	593	1031	184
Grp Volume(v), veh/h	13	848	858	194	379	390	141	152	309	128	0	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1714	1781	1777	1827	1781	1870	1585	1808	0	0
Q Serve(g_s), s	0.6	72.9	80.1	13.1	18.3	18.4	11.4	11.7	27.7	10.7	0.0	0.0
Cycle Q Clear(g_c), s	0.6	72.9	80.1	13.1	18.3	18.4	11.4	11.7	27.7	10.7	0.0	0.0
Prop In Lane	1.00		0.51	1.00		0.13	1.00		1.00	0.33		0.10
Lane Grp Cap(c), veh/h	402	890	858	218	1025	1054	308	324	274	121	0	0
V/C Ratio(X)	0.03	0.95	1.00	0.89	0.37	0.37	0.46	0.47	1.13	1.06	0.00	0.00
Avail Cap(c_a), veh/h	493	890	858	218	1025	1054	308	324	274	121	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	18.7	38.1	40.0	55.2	18.2	18.2	59.4	59.5	66.2	74.7	0.0	0.0
Incr Delay (d2), s/veh	0.0	20.0	30.8	33.5	0.5	0.5	1.1	1.1	92.6	98.5	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	35.5	39.7	5.8	7.6	7.8	5.2	5.6	18.1	8.2	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	18.8	58.1	70.7	88.7	18.7	18.7	60.5	60.6	158.8	173.2	0.0	0.0
LnGrp LOS	B	E	F	F	B	B	E	E	F	F		
Approach Vol, veh/h	1719			963			602			128		
Approach Delay, s/veh	64.1			32.8			110.9			173.2		
Approach LOS	E			C			F			F		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.8	99.2		34.0	22.0	87.0		17.0				
Change Period (Y+Rc), s	6.8	6.9		6.3	6.5	6.9		6.3				
Max Green Setting (Gmax), s	11.2	84.1		27.7	15.5	80.1		10.7				
Max Q Clear Time (g_c+I1), s	2.6	20.4		29.7	15.1	82.1		12.7				
Green Ext Time (p_c), s	0.0	11.7		0.0	0.0	0.0		0.0				

Intersection Summary

HCM 7th Control Delay, s/veh 67.6

HCM 7th LOS E

Notes

User approved pedestrian interval to be less than phase max green.

User approved volume balancing among the lanes for turning movement.

Lanes, Volumes, Timings

BARON INDUSTRIAL PARK

1: Willoughby Blvd/Alhambra St & Monterey Rd

2028 AM Without Project

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	11	1334	399	202	672	39	172	144	308	34	83	11
Future Volume (vph)	11	1334	399	202	672	39	172	144	308	34	83	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	175		0	150		0	210		0	0		0
Storage Lanes	1		0	1		0	1		1	0		0
Taper Length (ft)	25			25			90			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00
Frt		0.962			0.990				0.850		0.990	
Flt Protected	0.950			0.950			0.950	0.995			0.988	
Satd. Flow (prot)	1770	3405	0	1770	3504	0	1681	1761	1583	0	1822	0
Flt Permitted	0.271			0.048			0.950	0.995			0.988	
Satd. Flow (perm)	505	3405	0	89	3504	0	1681	1761	1583	0	1822	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		42			7				184		2	
Link Speed (mph)		40			40			45			45	
Link Distance (ft)		498			601			393			258	
Travel Time (s)		8.5			10.2			6.0			3.9	
Peak Hour Factor	0.75	0.94	0.83	0.94	0.84	0.69	0.91	0.89	0.90	0.73	0.63	0.75
Adj. Flow (vph)	15	1419	481	215	800	57	189	162	342	47	132	15
Shared Lane Traffic (%)							10%					
Lane Group Flow (vph)	15	1900	0	215	857	0	170	181	342	0	194	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2	1	1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100	20	20	100	
Trailing Detector (ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Size(ft)	20	6		20	6		20	6	20	20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		Split	NA	Perm	Split	NA	
Protected Phases	1	6		5	2		4	4		8	8	
Permitted Phases	6			2					4			

2024-09-19_Baron Industrial Park_1128.04.syn
Synchro 12

JFO GROUP INC
JFO#1128.04

Lanes, Volumes, Timings

1: Willoughby Blvd/Alhambra St & Monterey Rd

BARON INDUSTRIAL PARK

2028 AM Without Project

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	1	6		5	2		4	4	4	8	8	
Switch Phase												
Minimum Initial (s)	6.0	15.0		6.0	15.0		8.0	8.0	8.0	8.0	8.0	
Minimum Split (s)	12.8	39.9		12.5	26.9		37.3	37.3	37.3	37.3	37.3	
Total Split (s)	18.0	87.0		22.0	91.0		34.0	34.0	34.0	17.0	17.0	
Total Split (%)	11.3%	54.4%		13.8%	56.9%		21.3%	21.3%	21.3%	10.6%	10.6%	
Maximum Green (s)	11.2	80.1		15.5	84.1		27.7	27.7	27.7	10.7	10.7	
Yellow Time (s)	4.0	4.4		4.0	4.4		4.0	4.0	4.0	3.4	3.4	
All-Red Time (s)	2.8	2.5		2.5	2.5		2.3	2.3	2.3	2.9	2.9	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0	
Total Lost Time (s)	6.8	6.9		6.5	6.9		6.3	6.3	6.3		6.3	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	5.0		3.0	5.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	C-Max	Min		C-Max	Min		None	None	None	None	None	
Walk Time (s)		7.0			7.0		5.0	5.0	5.0	5.0	5.0	
Flash Don't Walk (s)		24.0			13.0		26.0	26.0	26.0	26.0	26.0	
Pedestrian Calls (#/hr)		0			0		0	0	0	0	0	
Act Effect Green (s)	91.4	80.1		100.0	84.1		22.9	22.9	22.9		15.5	
Actuated g/C Ratio	0.57	0.50		0.63	0.53		0.14	0.14	0.14		0.10	
v/c Ratio	0.04	1.10		0.99	0.46		0.71	0.72	0.89		1.09	
Control Delay (s/veh)	11.2	92.0		104.4	24.6		80.8	81.1	55.4		154.6	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0	
Total Delay (s/veh)	11.2	92.0		104.4	24.6		80.8	81.1	55.4		154.6	
LOS	B	F		F	C		F	F	E		F	
Approach Delay (s/veh)		91.4			40.6			68.4			154.6	
Approach LOS		F			D			E			F	

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 75 (47%), Referenced to phase 1:EBL and 5:WBL, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.10

Intersection Signal Delay (s/veh): 76.4

Intersection LOS: E

Intersection Capacity Utilization 97.9%

ICU Level of Service F

Analysis Period (min) 15

Splits and Phases: 1: Willoughby Blvd/Alhambra St & Monterey Rd



HCM 7th Signalized Intersection Summary

1: Willoughby Blvd/Alhambra St & Monterey Rd

BARON INDUSTRIAL PARK

2028 AM Without Project

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	11	1334	399	202	672	39	172	144	308	34	83	11
Future Volume (veh/h)	11	1334	399	202	672	39	172	144	308	34	83	11
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	15	1419	481	215	800	57	176	181	342	47	132	15
Peak Hour Factor	0.75	0.94	0.83	0.94	0.84	0.69	0.91	0.89	0.90	0.73	0.63	0.75
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	365	1323	426	218	1943	138	308	324	274	30	83	9
Arrive On Green	0.02	0.50	0.50	0.10	0.58	0.58	0.17	0.17	0.17	0.07	0.07	0.07
Sat Flow, veh/h	1781	2643	851	1781	3364	240	1781	1870	1585	442	1240	141
Grp Volume(v), veh/h	15	930	970	215	422	435	176	181	342	194	0	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1717	1781	1777	1827	1781	1870	1585	1823	0	0
Q Serve(g_s), s	0.7	80.1	80.1	15.2	21.1	21.1	14.5	14.2	27.7	10.7	0.0	0.0
Cycle Q Clear(g_c), s	0.7	80.1	80.1	15.2	21.1	21.1	14.5	14.2	27.7	10.7	0.0	0.0
Prop In Lane	1.00		0.50	1.00		0.13	1.00		1.00	0.24		0.08
Lane Grp Cap(c), veh/h	365	890	860	218	1026	1055	308	324	274	122	0	0
V/C Ratio(X)	0.04	1.04	1.13	0.99	0.41	0.41	0.57	0.56	1.25	1.59	0.00	0.00
Avail Cap(c_a), veh/h	457	890	860	218	1026	1055	308	324	274	122	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	18.9	40.0	40.0	57.5	18.7	18.7	60.7	60.6	66.2	74.7	0.0	0.0
Incr Delay (d2), s/veh	0.0	42.6	72.6	57.5	0.6	0.6	2.5	2.2	137.6	301.2	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	44.1	49.8	11.9	8.7	9.0	6.7	6.8	21.5	15.2	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	19.0	82.5	112.6	115.0	19.3	19.3	63.2	62.7	203.7	375.9	0.0	0.0
LnGrp LOS	B	F	F	F	B	B	E	E	F	F		
Approach Vol, veh/h	1915			1072			699			194		
Approach Delay, s/veh	97.3			38.5			131.8			375.9		
Approach LOS	F			D			F			F		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.7	99.3		34.0	22.0	87.0		17.0				
Change Period (Y+Rc), s	6.8	6.9		6.3	6.5	6.9		6.3				
Max Green Setting (Gmax), s	11.2	84.1		27.7	15.5	80.1		10.7				
Max Q Clear Time (g_c+I1), s	2.7	23.1		29.7	17.2	82.1		12.7				
Green Ext Time (p_c), s	0.0	13.7		0.0	0.0	0.0		0.0				
Intersection Summary												
HCM 7th Control Delay, s/veh	101.2											
HCM 7th LOS	F											
Notes												
User approved pedestrian interval to be less than phase max green.												
User approved volume balancing among the lanes for turning movement.												

2024-09-19_Baron Industrial Park_1128.04.syn
Synchro 12

JFO GROUP INC
JFO#1128.04

Lanes, Volumes, Timings

BARON INDUSTRIAL PARK

1: Willoughby Blvd/Alhambra St & Monterey Rd

2028 AM With Project

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	11	1334	419	202	672	39	177	144	308	34	83	11
Future Volume (vph)	11	1334	419	202	672	39	177	144	308	34	83	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	175		0	150		0	210		0	0		0
Storage Lanes	1		0	1		0	1		1	0		0
Taper Length (ft)	25			25			90			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00
Frt		0.961			0.990				0.850		0.990	
Flt Protected	0.950			0.950			0.950	0.995			0.988	
Satd. Flow (prot)	1770	3401	0	1770	3504	0	1681	1761	1583	0	1822	0
Flt Permitted	0.271			0.048			0.950	0.995			0.988	
Satd. Flow (perm)	505	3401	0	89	3504	0	1681	1761	1583	0	1822	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		45			7				184		2	
Link Speed (mph)		40			40			45			45	
Link Distance (ft)		498			601			393			258	
Travel Time (s)		8.5			10.2			6.0			3.9	
Peak Hour Factor	0.75	0.94	0.83	0.94	0.84	0.69	0.91	0.89	0.90	0.73	0.63	0.75
Adj. Flow (vph)	15	1419	505	215	800	57	195	162	342	47	132	15
Shared Lane Traffic (%)							10%					
Lane Group Flow (vph)	15	1924	0	215	857	0	175	182	342	0	194	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2	1	1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100	20	20	100	
Trailing Detector (ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Size(ft)	20	6		20	6		20	6	20	20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		Split	NA	Perm	Split	NA	
Protected Phases	1	6		5	2		4	4		8	8	
Permitted Phases	6			2					4			

Lanes, Volumes, Timings

BARON INDUSTRIAL PARK

1: Willoughby Blvd/Alhambra St & Monterey Rd

2028 AM With Project

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	1	6		5	2		4	4	4	8	8	
Switch Phase												
Minimum Initial (s)	6.0	15.0		6.0	15.0		8.0	8.0	8.0	8.0	8.0	
Minimum Split (s)	12.8	39.9		12.5	26.9		37.3	37.3	37.3	37.3	37.3	
Total Split (s)	18.0	87.0		22.0	91.0		34.0	34.0	34.0	17.0	17.0	
Total Split (%)	11.3%	54.4%		13.8%	56.9%		21.3%	21.3%	21.3%	10.6%	10.6%	
Maximum Green (s)	11.2	80.1		15.5	84.1		27.7	27.7	27.7	10.7	10.7	
Yellow Time (s)	4.0	4.4		4.0	4.4		4.0	4.0	4.0	3.4	3.4	
All-Red Time (s)	2.8	2.5		2.5	2.5		2.3	2.3	2.3	2.9	2.9	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0	
Total Lost Time (s)	6.8	6.9		6.5	6.9		6.3	6.3	6.3		6.3	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	5.0		3.0	5.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	C-Max	Min		C-Max	Min		None	None	None	None	None	
Walk Time (s)		7.0			7.0		5.0	5.0	5.0	5.0	5.0	
Flash Don't Walk (s)		24.0			13.0		26.0	26.0	26.0	26.0	26.0	
Pedestrian Calls (#/hr)		0			0		0	0	0	0	0	
Act Effect Green (s)	91.4	80.1		100.0	84.1		22.9	22.9	22.9		15.5	
Actuated g/C Ratio	0.57	0.50		0.63	0.53		0.14	0.14	0.14		0.10	
v/c Ratio	0.04	1.12		0.99	0.46		0.73	0.73	0.89		1.09	
Control Delay (s/veh)	11.2	97.3		104.4	24.6		82.4	81.4	55.4		155.0	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0	
Total Delay (s/veh)	11.2	97.3		104.4	24.6		82.4	81.4	55.4		155.0	
LOS	B	F		F	C		F	F	E		F	
Approach Delay (s/veh)		96.6			40.6			68.9			155.0	
Approach LOS		F			D			E			F	

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 75 (47%), Referenced to phase 1:EBL and 5:WBL, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.12

Intersection Signal Delay (s/veh): 79.2

Intersection LOS: E

Intersection Capacity Utilization 98.7%

ICU Level of Service F

Analysis Period (min) 15

Splits and Phases: 1: Willoughby Blvd/Alhambra St & Monterey Rd



HCM 7th Signalized Intersection Summary

1: Willoughby Blvd/Alhambra St & Monterey Rd

BARON INDUSTRIAL PARK

2028 AM With Project

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	11	1334	419	202	672	39	177	144	308	34	83	11
Future Volume (veh/h)	11	1334	419	202	672	39	177	144	308	34	83	11
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	15	1419	505	215	800	57	179	185	342	47	132	15
Peak Hour Factor	0.75	0.94	0.83	0.94	0.84	0.69	0.91	0.89	0.90	0.73	0.63	0.75
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	365	1307	440	218	1943	138	308	324	274	30	83	9
Arrive On Green	0.02	0.50	0.50	0.10	0.58	0.58	0.17	0.17	0.17	0.07	0.07	0.07
Sat Flow, veh/h	1781	2611	878	1781	3364	240	1781	1870	1585	442	1240	141
Grp Volume(v), veh/h	15	939	985	215	422	435	179	185	342	194	0	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1712	1781	1777	1827	1781	1870	1585	1823	0	0
Q Serve(g_s), s	0.7	80.1	80.1	15.2	21.1	21.1	14.8	14.5	27.7	10.7	0.0	0.0
Cycle Q Clear(g_c), s	0.7	80.1	80.1	15.2	21.1	21.1	14.8	14.5	27.7	10.7	0.0	0.0
Prop In Lane	1.00		0.51	1.00		0.13	1.00		1.00	0.24		0.08
Lane Grp Cap(c), veh/h	365	890	857	218	1026	1055	308	324	274	122	0	0
V/C Ratio(X)	0.04	1.06	1.15	0.99	0.41	0.41	0.58	0.57	1.25	1.59	0.00	0.00
Avail Cap(c_a), veh/h	457	890	857	218	1026	1055	308	324	274	122	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	18.9	40.0	40.0	57.5	18.7	18.7	60.8	60.7	66.2	74.7	0.0	0.0
Incr Delay (d2), s/veh	0.0	46.1	80.4	57.5	0.6	0.6	2.7	2.4	137.6	301.2	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	44.9	51.5	11.9	8.7	9.0	6.8	7.0	21.5	15.2	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	19.0	86.0	120.4	115.0	19.3	19.3	63.5	63.1	203.7	375.9	0.0	0.0
LnGrp LOS	B	F	F	F	B	B	E	E	F	F		
Approach Vol, veh/h	1939			1072			706			194		
Approach Delay, s/veh	102.9			38.5			131.3			375.9		
Approach LOS	F			D			F			F		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.7	99.3		34.0	22.0	87.0		17.0				
Change Period (Y+Rc), s	6.8	6.9		6.3	6.5	6.9		6.3				
Max Green Setting (Gmax), s	11.2	84.1		27.7	15.5	80.1		10.7				
Max Q Clear Time (g_c+I1), s	2.7	23.1		29.7	17.2	82.1		12.7				
Green Ext Time (p_c), s	0.0	13.7		0.0	0.0	0.0		0.0				
Intersection Summary												
HCM 7th Control Delay, s/veh	103.9											
HCM 7th LOS	F											
Notes												
User approved pedestrian interval to be less than phase max green.												
User approved volume balancing among the lanes for turning movement.												

2024-09-19_Baron Industrial Park_1128.04.syn
Synchro 12

JFO GROUP INC
JFO#1128.04

Lanes, Volumes, Timings

BARON INDUSTRIAL PARK

1: Willoughby Blvd/Alhambra St & Monterey Rd

2024 PM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	20	880	197	379	1188	70	182	107	286	51	58	19
Future Volume (vph)	20	880	197	379	1188	70	182	107	286	51	58	19
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	175		0	150		0	210		0	0		0
Storage Lanes	1		0	1		0	1		1	0		0
Taper Length (ft)	25			25			90			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00
Frt		0.966			0.991				0.850		0.975	
Flt Protected	0.950			0.950			0.950	0.986			0.982	
Satd. Flow (prot)	1770	3419	0	1770	3507	0	1681	1745	1583	0	1783	0
Flt Permitted	0.073			0.065			0.950	0.986			0.982	
Satd. Flow (perm)	136	3419	0	121	3507	0	1681	1745	1583	0	1783	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		26			5				349		6	
Link Speed (mph)		40			40			45			45	
Link Distance (ft)		498			601			393			258	
Travel Time (s)		8.5			10.2			6.0			3.9	
Peak Hour Factor	0.59	0.94	0.72	0.81	0.84	0.79	0.84	0.84	0.82	0.75	0.72	0.56
Adj. Flow (vph)	34	936	274	468	1414	89	217	127	349	68	81	34
Shared Lane Traffic (%)							22%					
Lane Group Flow (vph)	34	1210	0	468	1503	0	169	175	349	0	183	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2	1	1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100	20	20	100	
Trailing Detector (ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Size(ft)	20	6		20	6		20	6	20	20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		Split	NA	Perm	Split	NA	
Protected Phases	1	6		5	2		4	4		8	8	
Permitted Phases	6			2					4			

2024-09-19_Baron Industrial Park_1128.04.syn
Synchro 12

JFO GROUP INC
JFO#1128.04

Lanes, Volumes, Timings

BARON INDUSTRIAL PARK

1: Willoughby Blvd/Alhambra St & Monterey Rd

2024 PM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	1	6		5	2		4	4	4	8	8	
Switch Phase												
Minimum Initial (s)	6.0	15.0		6.0	15.0		8.0	8.0	8.0	8.0	8.0	
Minimum Split (s)	12.8	39.9		12.5	26.9		37.3	37.3	37.3	37.3	37.3	
Total Split (s)	14.0	62.0		32.0	80.0		39.0	39.0	39.0	27.0	27.0	
Total Split (%)	8.8%	38.8%		20.0%	50.0%		24.4%	24.4%	24.4%	16.9%	16.9%	
Maximum Green (s)	7.2	55.1		25.5	73.1		32.7	32.7	32.7	20.7	20.7	
Yellow Time (s)	4.0	4.4		4.0	4.4		4.0	4.0	4.0	3.4	3.4	
All-Red Time (s)	2.8	2.5		2.5	2.5		2.3	2.3	2.3	2.9	2.9	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0	
Total Lost Time (s)	6.8	6.9		6.5	6.9		6.3	6.3	6.3		6.3	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	5.0		3.0	5.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	C-Max	Min		C-Max	Min		None	None	None	None	None	
Walk Time (s)		7.0			7.0		5.0	5.0	5.0	5.0	5.0	
Flash Don't Walk (s)		24.0			13.0		26.0	26.0	26.0	26.0	26.0	
Pedestrian Calls (#/hr)		0			0		0	0	0	0	0	
Act Effect Green (s)	72.8	55.1		97.9	73.1		22.6	22.6	22.6		20.4	
Actuated g/C Ratio	0.46	0.34		0.61	0.46		0.14	0.14	0.14		0.13	
v/c Ratio	0.14	1.01		1.06	0.94		0.71	0.71	0.67		0.79	
Control Delay (s/veh)	19.6	79.5		104.3	53.0		81.2	80.6	11.9		88.2	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0	
Total Delay (s/veh)	19.6	79.5		104.3	53.0		81.2	80.6	11.9		88.2	
LOS	B	E		F	D		F	F	B		F	
Approach Delay (s/veh)		77.9			65.2			46.2			88.2	
Approach LOS		E			E			D			F	

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 46 (29%), Referenced to phase 1:EBL and 5:WBL, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.06

Intersection Signal Delay (s/veh): 66.9

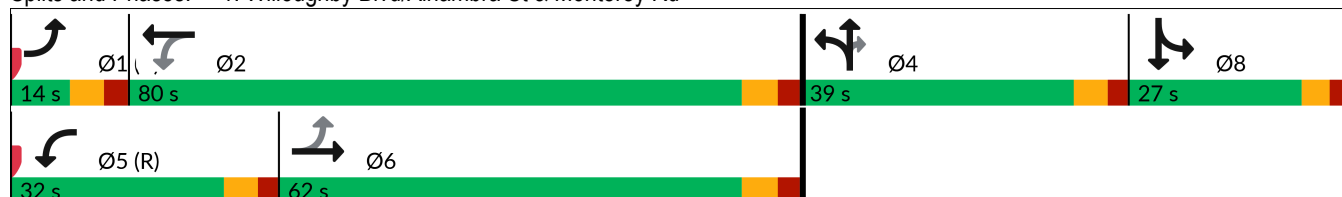
Intersection LOS: E

Intersection Capacity Utilization 81.7%

ICU Level of Service D

Analysis Period (min) 15

Splits and Phases: 1: Willoughby Blvd/Alhambra St & Monterey Rd



HCM 7th Signalized Intersection Summary

1: Willoughby Blvd/Alhambra St & Monterey Rd

BARON INDUSTRIAL PARK
2024 PM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	20	880	197	379	1188	70	182	107	286	51	58	19
Future Volume (veh/h)	20	880	197	379	1188	70	182	107	286	51	58	19
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	34	936	274	468	1414	89	172	190	349	68	81	34
Peak Hour Factor	0.59	0.94	0.72	0.81	0.84	0.79	0.84	0.84	0.82	0.75	0.72	0.56
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	155	934	273	354	1605	101	364	382	324	76	91	38
Arrive On Green	0.04	0.34	0.34	0.17	0.47	0.47	0.20	0.20	0.20	0.12	0.12	0.12
Sat Flow, veh/h	1781	2713	792	1781	3396	213	1781	1870	1585	661	787	330
Grp Volume(v), veh/h	34	612	598	468	738	765	172	190	349	183	0	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1728	1781	1777	1832	1781	1870	1585	1778	0	0
Q Serve(g_s), s	1.9	55.1	55.1	27.8	59.9	60.5	13.6	14.4	32.7	16.2	0.0	0.0
Cycle Q Clear(g_c), s	1.9	55.1	55.1	27.8	59.9	60.5	13.6	14.4	32.7	16.2	0.0	0.0
Prop In Lane	1.00		0.46	1.00		0.12	1.00		1.00	0.37		0.19
Lane Grp Cap(c), veh/h	155	612	595	354	840	866	364	382	324	205	0	0
V/C Ratio(X)	0.22	1.00	1.00	1.32	0.88	0.88	0.47	0.50	1.08	0.89	0.00	0.00
Avail Cap(c_a), veh/h	158	612	595	354	840	866	364	382	324	230	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	36.1	52.5	52.5	54.8	38.0	38.2	56.1	56.4	63.7	69.8	0.0	0.0
Incr Delay (d2), s/veh	0.7	36.5	38.1	163.1	11.2	11.4	1.0	1.0	72.1	30.6	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	30.2	29.7	30.3	28.0	29.1	6.1	6.8	19.4	9.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	36.8	88.9	90.5	217.9	49.2	49.6	57.0	57.4	135.8	100.5	0.0	0.0
LnGrp LOS	D	F	F	F	D	D	E	E	F	F		
Approach Vol, veh/h	1244			1971			711			183		
Approach Delay, s/veh	88.3			89.4			95.8			100.5		
Approach LOS	F			F			F			F		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	13.7	82.5		39.0	34.3	62.0		24.7				
Change Period (Y+Rc), s	6.8	6.9		6.3	6.5	6.9		6.3				
Max Green Setting (Gmax), s	7.2	73.1		32.7	25.5	55.1		20.7				
Max Q Clear Time (g_c+I1), s	3.9	62.5		34.7	29.8	57.1		18.2				
Green Ext Time (p_c), s	0.0	9.0		0.0	0.0	0.0		0.2				
Intersection Summary												
HCM 7th Control Delay, s/veh	90.7											
HCM 7th LOS	F											
Notes												
User approved pedestrian interval to be less than phase max green.												
User approved volume balancing among the lanes for turning movement.												

2024-09-19_Baron Industrial Park_1128.04.syn
Synchro 12

JFO GROUP INC
JFO#1128.04

Lanes, Volumes, Timings

1: Willoughby Blvd/Alhambra St & Monterey Rd

BARON INDUSTRIAL PARK

2028 PM WithOut Project

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	22	983	219	421	1329	78	202	144	317	57	109	21
Future Volume (vph)	22	983	219	421	1329	78	202	144	317	57	109	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	175		0	150		0	210		0	0		0
Storage Lanes	1		0	1		0	1		1	0		0
Taper Length (ft)	25			25			90			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00
Frt		0.966			0.991				0.850		0.981	
Flt Protected	0.950			0.950			0.950	0.991			0.986	
Satd. Flow (prot)	1770	3419	0	1770	3507	0	1681	1754	1583	0	1802	0
Flt Permitted	0.073			0.065			0.950	0.991			0.986	
Satd. Flow (perm)	136	3419	0	121	3507	0	1681	1754	1583	0	1802	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		26			5				338		4	
Link Speed (mph)		40			40			45			45	
Link Distance (ft)		498			601			393			258	
Travel Time (s)		8.5			10.2			6.0			3.9	
Peak Hour Factor	0.59	0.94	0.72	0.81	0.84	0.79	0.84	0.84	0.82	0.75	0.72	0.56
Adj. Flow (vph)	37	1046	304	520	1582	99	240	171	387	76	151	38
Shared Lane Traffic (%)							16%					
Lane Group Flow (vph)	37	1350	0	520	1681	0	202	209	387	0	265	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2	1	1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100	20	20	100	
Trailing Detector (ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Size(ft)	20	6		20	6		20	6	20	20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		Split	NA	Perm	Split	NA	
Protected Phases	1	6		5	2		4	4		8	8	
Permitted Phases	6			2					4			

2024-09-19_Baron Industrial Park_1128.04.syn
Synchro 12

JFO GROUP INC
JFO#1128.04

Lanes, Volumes, Timings

1: Willoughby Blvd/Alhambra St & Monterey Rd

BARON INDUSTRIAL PARK

2028 PM WithOut Project

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	1	6		5	2		4	4	4	8	8	
Switch Phase												
Minimum Initial (s)	6.0	15.0		6.0	15.0		8.0	8.0	8.0	8.0	8.0	
Minimum Split (s)	12.8	39.9		12.5	26.9		37.3	37.3	37.3	37.3	37.3	
Total Split (s)	14.0	62.0		32.0	80.0		39.0	39.0	39.0	27.0	27.0	
Total Split (%)	8.8%	38.8%		20.0%	50.0%		24.4%	24.4%	24.4%	16.9%	16.9%	
Maximum Green (s)	7.2	55.1		25.5	73.1		32.7	32.7	32.7	20.7	20.7	
Yellow Time (s)	4.0	4.4		4.0	4.4		4.0	4.0	4.0	3.4	3.4	
All-Red Time (s)	2.8	2.5		2.5	2.5		2.3	2.3	2.3	2.9	2.9	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0	
Total Lost Time (s)	6.8	6.9		6.5	6.9		6.3	6.3	6.3		6.3	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	5.0		3.0	5.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	C-Max	Min		C-Max	Min		None	None	None	None	None	
Walk Time (s)		7.0			7.0		5.0	5.0	5.0	5.0	5.0	
Flash Don't Walk (s)		24.0			13.0		26.0	26.0	26.0	26.0	26.0	
Pedestrian Calls (#/hr)		0			0		0	0	0	0	0	
Act Effect Green (s)	62.4	55.1		87.5	73.1		25.4	25.4	25.4		28.0	
Actuated g/C Ratio	0.39	0.34		0.55	0.46		0.16	0.16	0.16		0.18	
v/c Ratio	0.29	1.13		1.59	1.05		0.76	0.75	0.72		0.83	
Control Delay (s/veh)	26.3	115.9		311.6	77.9		81.8	80.6	17.8		83.9	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0	
Total Delay (s/veh)	26.3	115.9		311.6	77.9		81.8	80.6	17.8		83.9	
LOS	C	F		F	E		F	F	B		F	
Approach Delay (s/veh)		113.5			133.1			50.4			83.9	
Approach LOS		F			F			D			F	

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 46 (29%), Referenced to phase 1:EBL and 5:WBL, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.59

Intersection Signal Delay (s/veh): 110.3

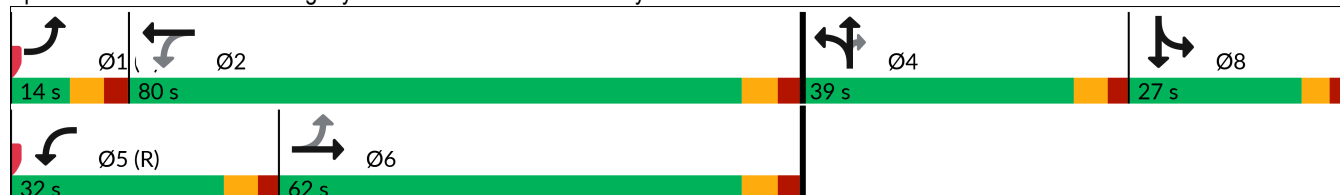
Intersection LOS: F

Intersection Capacity Utilization 98.7%

ICU Level of Service F

Analysis Period (min) 15

Splits and Phases: 1: Willoughby Blvd/Alhambra St & Monterey Rd



HCM 7th Signalized Intersection Summary

1: Willoughby Blvd/Alhambra St & Monterey Rd

BARON INDUSTRIAL PARK

2028 PM WithOut Project

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	22	983	219	421	1329	78	202	144	317	57	109	21
Future Volume (veh/h)	22	983	219	421	1329	78	202	144	317	57	109	21
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	37	1046	304	520	1582	99	206	219	387	76	151	38
Peak Hour Factor	0.59	0.94	0.72	0.81	0.84	0.79	0.84	0.84	0.82	0.75	0.72	0.56
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	101	937	270	329	1602	100	364	382	324	67	133	33
Arrive On Green	0.03	0.34	0.34	0.16	0.47	0.47	0.20	0.20	0.20	0.13	0.13	0.13
Sat Flow, veh/h	1781	2721	785	1781	3398	211	1781	1870	1585	516	1025	258
Grp Volume(v), veh/h	37	680	670	520	823	858	206	219	387	265	0	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1729	1781	1777	1832	1781	1870	1585	1798	0	0
Q Serve(g_s), s	2.1	55.1	55.1	25.5	72.9	74.4	16.6	16.9	32.7	20.7	0.0	0.0
Cycle Q Clear(g_c), s	2.1	55.1	55.1	25.5	72.9	74.4	16.6	16.9	32.7	20.7	0.0	0.0
Prop In Lane	1.00		0.45	1.00		0.12	1.00		1.00	0.29		0.14
Lane Grp Cap(c), veh/h	101	612	595	329	838	864	364	382	324	233	0	0
V/C Ratio(X)	0.37	1.11	1.12	1.58	0.98	0.99	0.57	0.57	1.19	1.14	0.00	0.00
Avail Cap(c_a), veh/h	127	612	595	329	838	864	364	382	324	233	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	41.4	52.5	52.5	54.9	41.6	42.0	57.3	57.4	63.7	69.7	0.0	0.0
Incr Delay (d2), s/veh	2.2	71.1	76.2	275.6	26.8	28.8	2.0	2.1	113.8	101.6	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	36.1	36.0	38.4	37.1	39.4	7.6	8.1	23.2	15.9	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	43.6	123.5	128.6	330.5	68.4	70.8	59.3	59.4	177.5	171.3	0.0	0.0
LnGrp LOS	D	F	F	F	E	E	E	E	F	F		
Approach Vol, veh/h	1387			2201			812			265		
Approach Delay, s/veh	123.8			131.3			115.7			171.3		
Approach LOS	F			F			F			F		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	11.6	82.4		39.0	32.0	62.0		27.0				
Change Period (Y+Rc), s	6.8	6.9		6.3	6.5	6.9		6.3				
Max Green Setting (Gmax), s	7.2	73.1		32.7	25.5	55.1		20.7				
Max Q Clear Time (g_c+I1), s	4.1	76.4		34.7	27.5	57.1		22.7				
Green Ext Time (p_c), s	0.0	0.0		0.0	0.0	0.0		0.0				
Intersection Summary												
HCM 7th Control Delay, s/veh	128.6											
HCM 7th LOS	F											
Notes												
User approved pedestrian interval to be less than phase max green.												
User approved volume balancing among the lanes for turning movement.												

2024-09-19_Baron Industrial Park_1128.04.syn
Synchro 12

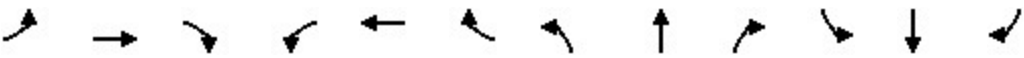
JFO GROUP INC
JFO#1128.04

Lanes, Volumes, Timings

BARON INDUSTRIAL PARK

1: Willoughby Blvd/Alhambra St & Monterey Rd

2028 PM With Project

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	22	983	224	421	1329	78	221	144	317	57	109	21
Future Volume (vph)	22	983	224	421	1329	78	221	144	317	57	109	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	175		0	150		0	210		0	0		0
Storage Lanes	1		0	1		0	1		1	0		0
Taper Length (ft)	25			25			90			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00
Frt		0.966			0.991				0.850		0.981	
Flt Protected	0.950			0.950			0.950	0.989			0.986	
Satd. Flow (prot)	1770	3419	0	1770	3507	0	1681	1750	1583	0	1802	0
Flt Permitted	0.073			0.065			0.950	0.989			0.986	
Satd. Flow (perm)	136	3419	0	121	3507	0	1681	1750	1583	0	1802	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		26			5				338		4	
Link Speed (mph)		40			40			45			45	
Link Distance (ft)		498			601			393			258	
Travel Time (s)		8.5			10.2			6.0			3.9	
Peak Hour Factor	0.59	0.94	0.72	0.81	0.84	0.79	0.84	0.84	0.82	0.75	0.72	0.56
Adj. Flow (vph)	37	1046	311	520	1582	99	263	171	387	76	151	38
Shared Lane Traffic (%)							19%					
Lane Group Flow (vph)	37	1357	0	520	1681	0	213	221	387	0	265	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2	1	1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100	20	20	100	
Trailing Detector (ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Size(ft)	20	6		20	6		20	6	20	20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		Split	NA	Perm	Split	NA	
Protected Phases	1	6		5	2		4	4		8	8	
Permitted Phases	6			2					4			

2024-09-19_Baron Industrial Park_1128.04.syn
Synchro 12

JFO GROUP INC
JFO#1128.04

Lanes, Volumes, Timings

BARON INDUSTRIAL PARK

1: Willoughby Blvd/Alhambra St & Monterey Rd

2028 PM With Project

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	1	6		5	2		4	4	4	8	8	
Switch Phase												
Minimum Initial (s)	6.0	15.0		6.0	15.0		8.0	8.0	8.0	8.0	8.0	
Minimum Split (s)	12.8	39.9		12.5	26.9		37.3	37.3	37.3	37.3	37.3	
Total Split (s)	14.0	62.0		32.0	80.0		39.0	39.0	39.0	27.0	27.0	
Total Split (%)	8.8%	38.8%		20.0%	50.0%		24.4%	24.4%	24.4%	16.9%	16.9%	
Maximum Green (s)	7.2	55.1		25.5	73.1		32.7	32.7	32.7	20.7	20.7	
Yellow Time (s)	4.0	4.4		4.0	4.4		4.0	4.0	4.0	3.4	3.4	
All-Red Time (s)	2.8	2.5		2.5	2.5		2.3	2.3	2.3	2.9	2.9	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0	
Total Lost Time (s)	6.8	6.9		6.5	6.9		6.3	6.3	6.3		6.3	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	5.0		3.0	5.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	C-Max	Min		C-Max	Min		None	None	None	None	None	
Walk Time (s)		7.0			7.0		5.0	5.0	5.0	5.0	5.0	
Flash Don't Walk (s)		24.0			13.0		26.0	26.0	26.0	26.0	26.0	
Pedestrian Calls (#/hr)		0			0		0	0	0	0	0	
Act Effect Green (s)	62.4	55.1		87.5	73.1		26.3	26.3	26.3		27.1	
Actuated g/C Ratio	0.39	0.34		0.55	0.46		0.16	0.16	0.16		0.17	
v/c Ratio	0.29	1.14		1.59	1.05		0.77	0.77	0.71		0.86	
Control Delay (s/veh)	26.3	118.0		311.6	77.9		82.0	81.0	17.2		88.2	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0	
Total Delay (s/veh)	26.3	118.0		311.6	77.9		82.0	81.0	17.2		88.2	
LOS	C	F		F	E		F	F	B		F	
Approach Delay (s/veh)		115.6			133.1			51.2			88.2	
Approach LOS		F			F			D			F	

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 46 (29%), Referenced to phase 1:EBL and 5:WBL, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.59

Intersection Signal Delay (s/veh): 111.0

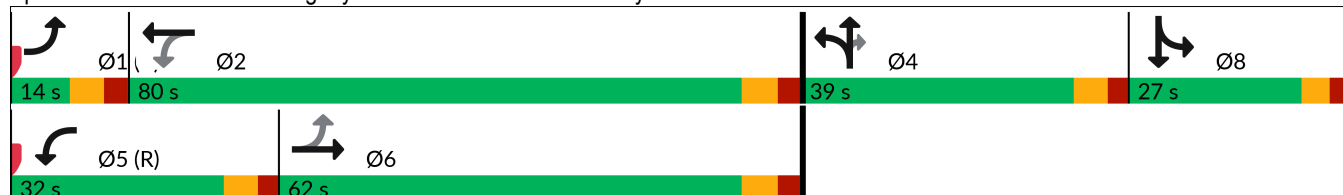
Intersection LOS: F

Intersection Capacity Utilization 99.4%

ICU Level of Service F

Analysis Period (min) 15

Splits and Phases: 1: Willoughby Blvd/Alhambra St & Monterey Rd



HCM 7th Signalized Intersection Summary

1: Willoughby Blvd/Alhambra St & Monterey Rd

BARON INDUSTRIAL PARK

2028 PM With Project

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	22	983	224	421	1329	78	221	144	317	57	109	21
Future Volume (veh/h)	22	983	224	421	1329	78	221	144	317	57	109	21
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	37	1046	311	520	1582	99	217	235	387	76	151	38
Peak Hour Factor	0.59	0.94	0.72	0.81	0.84	0.79	0.84	0.84	0.82	0.75	0.72	0.56
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	101	932	275	329	1602	100	364	382	324	67	133	33
Arrive On Green	0.03	0.34	0.34	0.16	0.47	0.47	0.20	0.20	0.20	0.13	0.13	0.13
Sat Flow, veh/h	1781	2705	798	1781	3398	211	1781	1870	1585	516	1025	258
Grp Volume(v), veh/h	37	684	673	520	823	858	217	235	387	265	0	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1727	1781	1777	1832	1781	1870	1585	1798	0	0
Q Serve(g_s), s	2.1	55.1	55.1	25.5	72.9	74.4	17.7	18.3	32.7	20.7	0.0	0.0
Cycle Q Clear(g_c), s	2.1	55.1	55.1	25.5	72.9	74.4	17.7	18.3	32.7	20.7	0.0	0.0
Prop In Lane	1.00		0.46	1.00		0.12	1.00		1.00	0.29		0.14
Lane Grp Cap(c), veh/h	101	612	595	329	838	864	364	382	324	233	0	0
V/C Ratio(X)	0.37	1.12	1.13	1.58	0.98	0.99	0.60	0.61	1.19	1.14	0.00	0.00
Avail Cap(c_a), veh/h	127	612	595	329	838	864	364	382	324	233	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	41.4	52.5	52.5	54.9	41.6	42.0	57.7	57.9	63.7	69.7	0.0	0.0
Incr Delay (d2), s/veh	2.2	73.3	78.8	275.6	26.8	28.8	2.6	2.9	113.8	101.6	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	36.5	36.4	38.4	37.1	39.4	8.1	8.9	23.2	15.9	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	43.6	125.8	131.2	330.5	68.4	70.8	60.3	60.8	177.5	171.3	0.0	0.0
LnGrp LOS	D	F	F	F	E	E	E	E	F	F		
Approach Vol, veh/h	1394			2201			839			265		
Approach Delay, s/veh	126.2			131.3			114.5			171.3		
Approach LOS	F			F			F			F		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	11.6	82.4		39.0	32.0	62.0		27.0				
Change Period (Y+Rc), s	6.8	6.9		6.3	6.5	6.9		6.3				
Max Green Setting (Gmax), s	7.2	73.1		32.7	25.5	55.1		20.7				
Max Q Clear Time (g_c+I1), s	4.1	76.4		34.7	27.5	57.1		22.7				
Green Ext Time (p_c), s	0.0	0.0		0.0	0.0	0.0		0.0				
Intersection Summary												
HCM 7th Control Delay, s/veh	129.0											
HCM 7th LOS	F											
Notes												
User approved pedestrian interval to be less than phase max green.												
User approved volume balancing among the lanes for turning movement.												

2024-09-19_Baron Industrial Park_1128.04.syn
Synchro 12

JFO GROUP INC
JFO#1128.04

MARTIN COUNTY TRAFFIC

Intersection: 300 SR-714 (MONTEREY ROAD) @ WILLOUGHBY BLVD

PHASE	EBLT 1	WB 2	3	NB 4	WBLT 5	EB 6	7	SB 8
Min green	6	15	0	8	6	15	0	8
Vehicle Ext	3	5	0	3	3	5	0	3
Max 1	20	60	0	40	20	60	0	40
Yellow	4	4.4	3	4	4	4.4	3	3.4
Red Clear	2.8	2.5	0	2.3	2.5	2.5	0	2.9

Walk	0	7	0	5	0	7	0	5
Ped Clear	0	13	0	26	0	24	0	26

Start Up		Green				Green		
Locking Detector		X				X		
Veh. Recalls		Min				Min		

Assigned ph.	1				5			
Cross Switch Ph	6				2			

**** Intersection runs split phase North / South (see ring structure below)

Ring 1 | 1 2 | 4 8 |
Ring 2 | 5 6 | . . |

April 20, 2022

MARTIN COUNTY TRAFFIC

LOCATION: 300 SR-714 (MONTEREY ROAD) @ WILLOUGHBY BOULEVARD

Day Plan

Day 2 = Weekdays Day 1 = Weekends

DAY

START

COBALT plan

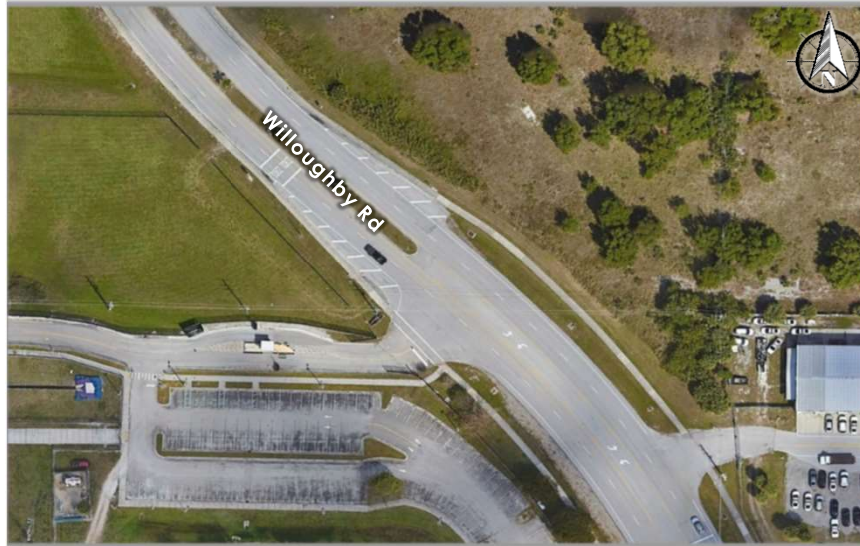
1		8:30		1			
1		19:30		99	Free		
2		6:30		3			
2		9:30		5			
2		15:00		7			
2		18:30		9			
2		20:30		99	Free		

Plan		1	3	5	7	9		
OFFSET		0	75	120	46	30		
CYCLE LENGTH		120	160	160	160	140		
Cobalt Sequence		1	1	1	1	1		
PHASE		SPLITS (SECONDS)						
1	EBLT	15	18	14	14	14		
2	WB	58	91	90	80	68		
3		0	0	0	0	0		
4	NB	28	34	36	39	35		
5	WBLT	18	22	27	32	24		
6	EB	55	87	77	62	58		
7	NBLT	0	0	0	0	0		
8	SB	19	17	20	27	23		

Printed

04/20/22

Intersection Critical Movement Analysis



Willoughby Blvd & Project Driveway Baron Business Park

Input Data

GR ¹	=	2.63%
Peak Season	=	1.06
Traffic Count Year	=	2024
Buildout Year	=	2028
Years	=	4

AM Peak Hour		PM Peak Hour		Baron Business Park
In	Out	In	Out	
65	15	18	62	235,205 SF Industrial Park

AM Peak Hour													
AM		Eastbound			Westbound			Northbound			Southbound		
		LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
9/5/2024	Volume	6	-	39	-	-	-	209	621	-	-	523	89
	PHF	0.500	-	0.443	-	-	-	0.432	0.887	-	-	0.878	0.571
2024	Peak Season	6	-	41	-	-	-	222	658	-	-	554	94
2028	Historic Growth ²	6	-	41	-	-	-	222	730	-	-	615	94
Major Project Traffic		0	0	0	0	0	0	0	34	0	0	32	0
2028	Historic + Vested	6	-	41	-	-	-	222	764	-	-	647	94
Project Traffic Direction		-	-	-	OUT	-	OUT	-	-	IN	IN	-	-
% Project Traffic		-	-	-	50%	-	30%	-	-	50%	30%	-	-
Project Traffic		-	-	-	7	-	5	-	-	32	20	-	-
2028	Total Traffic	6	0	41	7	0	5	222	764	32	20	647	94
PM Peak Hour													
PM		Eastbound			Westbound			Northbound			Southbound		
		LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
9/5/2024	Volume	16	-	22	-	-	-	25	476	-	-	581	39
	PHF	0.571	-	0.550	-	-	-	0.781	0.821	-	-	0.807	0.750
2024	Peak Season	17	-	23	-	-	-	27	505	-	-	616	41
2028	Historic Growth ²	17	-	23	-	-	-	27	560	-	-	683	41
Major Project Traffic		0	0	0	0	0	0	0	25	0	0	45	0
2028	Historic + Vested	17	-	23	-	-	-	27	585	-	-	728	41
Project Traffic Direction		-	-	-	OUT	-	OUT	-	-	IN	IN	-	-
% Project Traffic		-	-	-	50%	-	30%	-	-	50%	30%	-	-
Project Traffic		-	-	-	31	-	19	-	-	9	5	-	-
2028	Total Traffic	17	0	23	31	0	19	27	585	9	5	728	41

¹ Based on high growth UF BEBR projections using population estimates

² Growth Rate was not applied to School Traffic.

KMF Traffic Group, LLC

(772) 924-6993
www.kmftraffic.net

Manual traffic count - All traffic
Willoughby Blvd and Martin School/Police
Drwy., Stuart, FL

File Name : WILSCH
Site Code : JO2416
Start Date : 9/5/2024
Page No : 1

Groups Printed- All traffic

	Willoughby Blvd NB			Willoughby Blvd SB			School Drwy EB				Police Drwy WB						
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Exclu. Total	Inclu. Total	Int. Total
07:00 AM	0	79	7	0	79	1	0	0	0	1	0	0	1	0	0	168	168
07:15 AM	8	138	12	1	93	2	0	0	3	0	2	0	0	0	0	259	259
07:30 AM	9	159	9	5	124	8	1	0	0	5	1	0	0	1	1	321	322
07:45 AM	22	138	14	0	128	11	3	0	2	7	0	0	0	1	1	325	326
Total	39	514	42	6	424	22	4	0	5	13	3	0	1	2	2	1073	1075
08:00 AM	57	149	4	0	122	31	1	0	22	4	2	0	6	0	0	398	398
08:15 AM	121	175	5	0	149	39	1	0	15	12	4	0	0	3	3	521	524
08:30 AM	12	135	3	0	96	26	2	0	2	9	2	0	3	0	0	290	290
08:45 AM	5	89	1	0	78	20	3	0	0	8	0	0	0	0	0	204	204
Total	195	548	13	0	445	116	7	0	39	33	8	0	9	3	3	1413	1416
*** PM ***																	
04:00 PM	10	130	2	1	98	4	2	0	6	1	3	0	2	1	1	259	260
04:15 PM	4	132	2	1	108	5	1	0	5	0	10	0	1	1	1	269	270
04:30 PM	2	135	0	0	130	1	2	0	1	2	3	0	3	0	0	279	279
04:45 PM	1	102	0	0	121	0	0	0	2	0	1	0	0	0	0	227	227
Total	17	499	4	2	457	10	5	0	14	3	17	0	6	2	2	1034	1036
05:00 PM	7	145	4	0	157	9	3	0	1	0	21	1	5	1	1	353	354
05:15 PM	5	128	1	0	180	4	2	3	4	1	1	0	0	2	2	329	331
05:30 PM	8	113	1	1	138	13	7	0	10	0	2	0	0	0	0	293	293
05:45 PM	5	90	2	0	106	13	4	0	7	1	0	0	0	0	0	228	228
Total	25	476	8	1	581	39	16	3	22	2	24	1	5	3	3	1203	1206
Grand Total	276	2037	67	9	1907	187	32	3	80	51	52	1	21	10	10	4723	4733
Apprch %	11.6	85.6	2.8	0.4	90.7	8.9	19.3	1.8	48.2	30.7	70.3	1.4	28.4				
Total %	5.8	43.1	1.4	0.2	40.4	4	0.7	0.1	1.7	1.1	1.1	0	0.4		0.2	99.8	

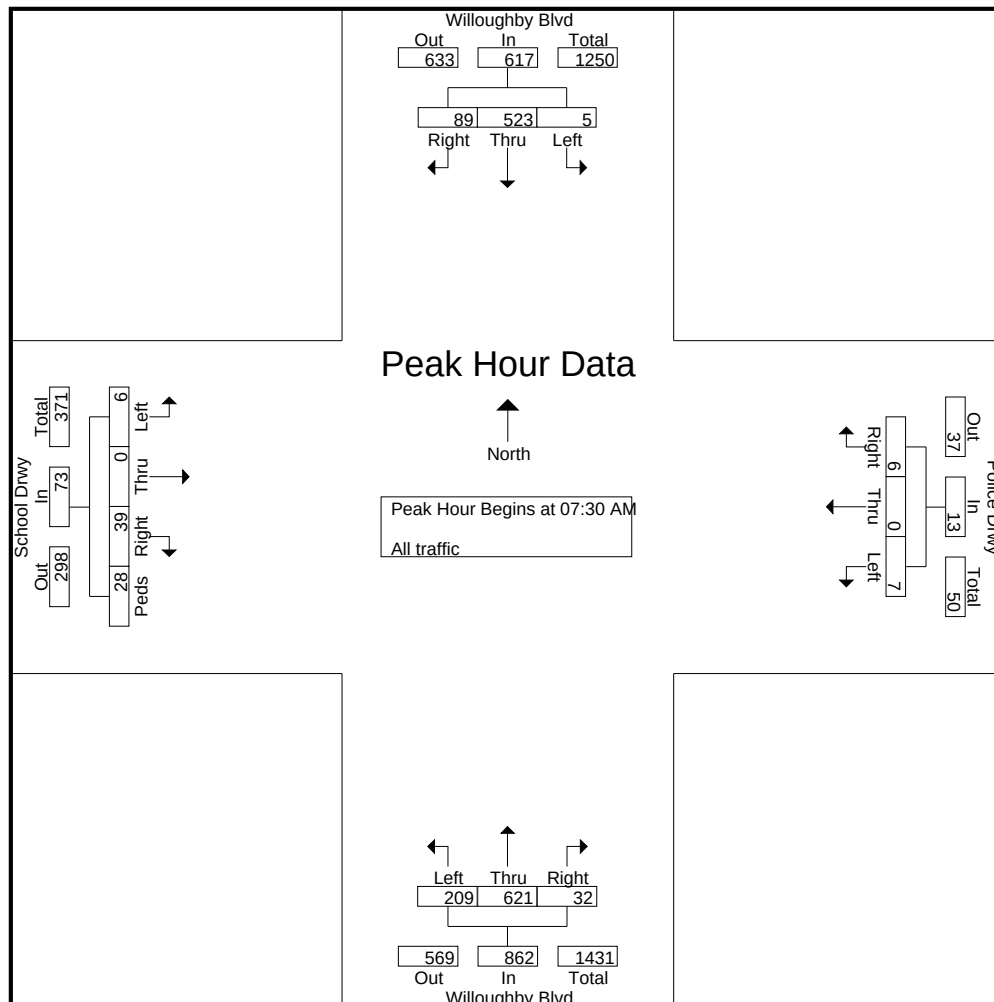
KMF Traffic Group, LLC

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Manual traffic count - All traffic
Willoughby Blvd and Martin School/Police
Drwy., Stuart, FL

File Name : WILSCH
Site Code : JO2416
Start Date : 9/5/2024
Page No : 2

	Willoughby Blvd NB				Willoughby Blvd SB				School Drwy EB					Police Drwy WB				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:30 AM																		
07:30 AM	9	159	9	177	5	124	8	137	1	0	0	5	6	1	0	0	1	321
07:45 AM	22	138	14	174	0	128	11	139	3	0	2	7	12	0	0	0	0	325
08:00 AM	57	149	4	210	0	122	31	153	1	0	22	4	27	2	0	6	8	398
08:15 AM	121	175	5	301	0	149	39	188	1	0	15	12	28	4	0	0	4	521
Total Volume	209	621	32	862	5	523	89	617	6	0	39	28	73	7	0	6	13	1565
% App. Total	24.2	72	3.7		0.8	84.8	14.4		8.2	0	53.4	38.4		53.8	0	46.2		
PHF	.432	.887	.571	.716	.250	.878	.571	.820	.500	.000	.443	.583	.652	.438	.000	.250	.406	.751



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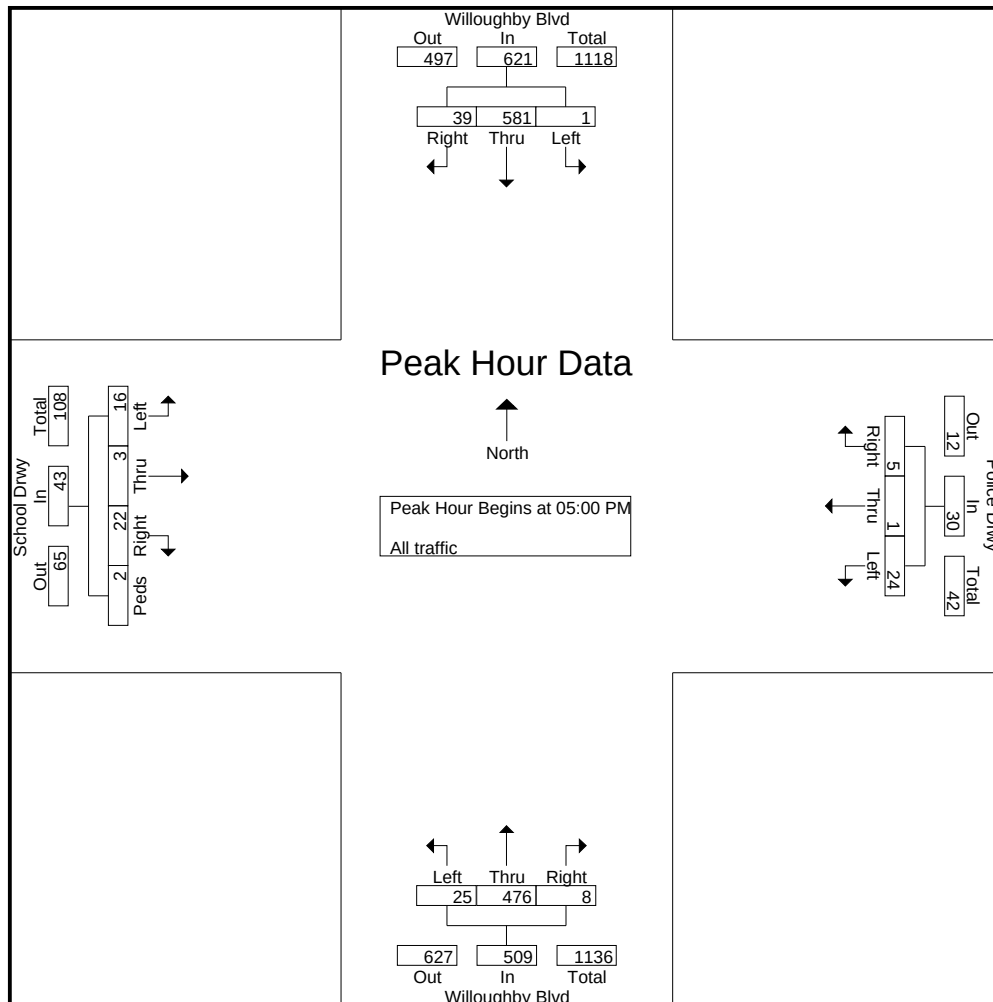
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Manual traffic count - All traffic
Willoughby Blvd and Martin School/Police
Drwy., Stuart, FL

File Name : WILSCH
Site Code : JO2416
Start Date : 9/5/2024
Page No : 3

	Willoughby Blvd NB				Willoughby Blvd SB				School Drwy EB					Police Drwy WB				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 05:00 PM																		
05:00 PM	7	145	4	156	0	157	9	166	3	0	1	0	4	21	1	5	27	353
05:15 PM	5	128	1	134	0	180	4	184	2	3	4	1	10	1	0	0	1	329
05:30 PM	8	113	1	122	1	138	13	152	7	0	10	0	17	2	0	0	2	293
05:45 PM	5	90	2	97	0	106	13	119	4	0	7	1	12	0	0	0	0	228
Total Volume	25	476	8	509	1	581	39	621	16	3	22	2	43	24	1	5	30	1203
% App. Total	4.9	93.5	1.6		0.2	93.6	6.3		37.2	7	51.2	4.7		80	3.3	16.7		
PHF	.781	.821	.500	.816	.250	.807	.750	.844	.571	.250	.550	.500	.632	.286	.250	.250	.278	.852



Lanes, Volumes, Timings

BARON INDUSTRIAL PARK

2: Willoughby Blvd & Martin County HS/Project Driveway

2024 AM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	6	0	41	0	0	0	0	554	94	222	658	0
Future Volume (vph)	6	0	41	0	0	0	0	554	94	222	658	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	160		0	0		0
Storage Lanes	0		0	1		0	1		0	0		0
Taper Length (ft)	25			25			50			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor												
Frt		0.880						0.969				
Flt Protected		0.994									0.980	
Satd. Flow (prot)	0	1629	0	1863	1863	0	1863	3430	0	0	3468	0
Flt Permitted		0.994									0.980	
Satd. Flow (perm)	0	1629	0	1863	1863	0	1863	3430	0	0	3468	0
Link Speed (mph)		30			30			20			20	
Link Distance (ft)		129			221			338			192	
Travel Time (s)		2.9			5.0			11.5			6.5	
Confl. Peds. (#/hr)	28								28			
Peak Hour Factor	0.50	0.25	0.44	0.25	0.25	0.25	0.25	0.88	0.57	0.43	0.89	0.25
Adj. Flow (vph)	12	0	93	0	0	0	0	630	165	516	739	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	105	0	0	0	0	0	795	0	0	1255	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											
Intersection Capacity Utilization 56.7%	ICU Level of Service B											
Analysis Period (min) 15												

HCM 7th TWSC
2: Willoughby Blvd & Martin County HS/Project Driveway

BARON INDUSTRIAL PARK
2024 AM Peak Hour

Intersection												
Int Delay, s/veh	8.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations		↕		↕	↕		↕	↕			↕	
Traffic Vol, veh/h	6	0	41	0	0	0	0	554	94	222	658	0
Future Vol, veh/h	6	0	41	0	0	0	0	554	94	222	658	0
Conflicting Peds, #/hr	28	0	0	0	0	0	0	0	28	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	160	-	-	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	50	25	44	25	25	25	25	88	57	43	89	25
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	12	0	93	0	0	0	0	630	165	516	739	0

Major/Minor	Minor1		Minor2		Major1		Major2					
Conflicting Flow All	2170	2512	425	2087	2594	398	739	0	0	822	0	0
Stage 1	740	740	-	1772	1772	-	-	-	-	-	-	-
Stage 2	1430	1772	-	315	822	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	26	28	577	30	25	602	863	-	-	803	-	-
Stage 1	375	421	-	86	135	-	-	-	-	-	-	-
Stage 2	141	135	-	671	386	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	~ 4	5	562	4	4	586	863	-	-	782	-	-
Mov Cap-2 Maneuver	20	20	-	11	23	-	-	-	-	-	-	-
Stage 1	365	410	-	15	23	-	-	-	-	-	-	-
Stage 2	23	23	-	560	376	-	-	-	-	-	-	-

Approach	EB	WB	SE	NW
HCM Control Delay, s/v84.88		0	0	7.44
HCM LOS	F	A		

Minor Lane/Major Mvmt	NWL	NWT	NWR	EBLn1WBLn1WBLn2	SEL	SET	SER
Capacity (veh/h)	782	-	-	139	-	-	863
HCM Lane V/C Ratio	0.661	-	-	0.757	-	-	-
HCM Control Delay (s/veh)	18.1	-	-	84.9	0	0	0
HCM Lane LOS	C	-	-	F	A	A	A
HCM 95th %tile Q(veh)	5.1	-	-	4.5	-	-	0

Notes			
~: Volume exceeds capacity	\$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	6	0	41	0	0	0	0	647	94	222	764	0
Future Volume (vph)	6	0	41	0	0	0	0	647	94	222	764	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	160		0	0		0
Storage Lanes	0		0	1		0	1		0	0		0
Taper Length (ft)	25			25			50			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor												
Frt		0.880						0.972				
Flt Protected		0.994									0.982	
Satd. Flow (prot)	0	1629	0	1863	1863	0	1863	3440	0	0	3476	0
Flt Permitted		0.994									0.982	
Satd. Flow (perm)	0	1629	0	1863	1863	0	1863	3440	0	0	3476	0
Link Speed (mph)		30			30			20			20	
Link Distance (ft)		129			221			338			192	
Travel Time (s)		2.9			5.0			11.5			6.5	
Confl. Peds. (#/hr)	28								28			
Peak Hour Factor	0.50	0.25	0.44	0.25	0.25	0.25	0.25	0.88	0.57	0.43	0.89	0.25
Adj. Flow (vph)	12	0	93	0	0	0	0	735	165	516	858	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	105	0	0	0	0	0	900	0	0	1374	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											
Intersection Capacity Utilization	62.1%											
Analysis Period (min)	15											

ICU Level of Service B

Intersection												
Int Delay, s/veh	40.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations		↕		↕	↕		↕	↕↕			↕↕	
Traffic Vol, veh/h	6	0	41	0	0	0	0	647	94	222	764	0
Future Vol, veh/h	6	0	41	0	0	0	0	647	94	222	764	0
Conflicting Peds, #/hr	28	0	0	0	0	0	0	0	28	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	160	-	-	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	50	25	44	25	25	25	25	88	57	43	89	25
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	12	0	93	0	0	0	0	735	165	516	858	0
Major/Minor	Minor1		Minor2		Major1		Major2					
Conflicting Flow All	2335	2737	478	2259	2819	457	858	0	0	928	0	0
Stage 1	846	846	-	1891	1891	-	-	-	-	-	-	-
Stage 2	1490	1891	-	368	928	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	20	20	534	22	18	550	778	-	-	732	-	-
Stage 1	323	377	-	72	117	-	-	-	-	-	-	-
Stage 2	130	117	-	624	345	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	~ 1	1	519	1	1	536	778	-	-	713	-	-
Mov Cap-2 Maneuver	~ 6	5	-	6	5	-	-	-	-	-	-	-
Stage 1	315	367	-	4	6	-	-	-	-	-	-	-
Stage 2	~ 6	6	-	512	336	-	-	-	-	-	-	-
Approach	EB		WB		SE		NW					
HCM Control Delay, s/veh	801.33		0		0		8.31					
HCM LOS	F		A									
Minor Lane/Major Mvmt	NWL	NWT	NWR	EBLn1WBLn1WBLn2	SEL	SET	SER					
Capacity (veh/h)	713	-	-	45	-	-	778	-	-			
HCM Lane V/C Ratio	0.724	-	-	2.332	-	-	-	-	-			
HCM Control Delay (s/veh)	22.1	-	-	\$ 801.3	0	0	0	-	-			
HCM Lane LOS	C	-	-	F	A	A	A	-	-			
HCM 95th %tile Q(veh)	6.3	-	-	11.1	-	-	0	-	-			
Notes												
~: Volume exceeds capacity		\$: Delay exceeds 300s		+: Computation Not Defined				*: All major volume in platoon				

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	6	0	41	7	0	5	20	647	94	222	764	32
Future Volume (vph)	6	0	41	7	0	5	20	647	94	222	764	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	160		0	0		0
Storage Lanes	0		0	0		1	1		0	1		1
Taper Length (ft)	25			25			50			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	1.00
Ped Bike Factor		1.00						0.98				
Frt		0.880				0.850		0.972				0.850
Flt Protected		0.994			0.950		0.950			0.950		
Satd. Flow (prot)	0	1629	0	0	1770	1583	1770	3361	0	1770	3539	1583
Flt Permitted		0.958			0.719		0.330			0.151		
Satd. Flow (perm)	0	1564	0	0	1339	1583	615	3361	0	281	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		93				72		21				74
Link Speed (mph)		30			30			45			45	
Link Distance (ft)		129			221			338			192	
Travel Time (s)		2.9			5.0			5.1			2.9	
Confl. Peds. (#/hr)	28								28			
Peak Hour Factor	0.50	0.90	0.44	0.90	0.90	0.90	0.90	0.88	0.57	0.43	0.89	0.90
Adj. Flow (vph)	12	0	93	8	0	6	22	735	165	516	858	36
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	105	0	0	8	6	22	900	0	516	858	36
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2	1	1	2		1	2	1
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru		Left	Thru	Right

Lanes, Volumes, Timings
2: Willoughby Blvd & Martin County HS/Project Driveway

BARON INDUSTRIAL PARK
2028 AM With Project Signalized

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Leading Detector (ft)	20	100		20	100	20	20	100		20	100	20
Trailing Detector (ft)	0	0		0	0	0	0	0		0	0	0
Detector 1 Position(ft)	0	0		0	0	0	0	0		0	0	0
Detector 1 Size(ft)	20	6		20	6	20	20	6		20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		Perm	NA	Perm	pm+pt	NA		pm+pt	NA	Perm
Protected Phases		4			8		1	6		5	2	
Permitted Phases	4			8		8	6			2		2
Detector Phase	4	4		8	8	8	1	6		5	2	2
Switch Phase												
Minimum Initial (s)	10.0	10.0		10.0	10.0	10.0	5.0	15.0		5.0	15.0	15.0
Minimum Split (s)	41.1	41.1		43.1	43.1	43.1	11.8	27.8		11.8	32.8	32.8
Total Split (s)	47.1	47.1		47.1	47.1	47.1	36.8	76.8		36.8	76.8	76.8
Total Split (%)	29.3%	29.3%		29.3%	29.3%	29.3%	22.9%	47.8%		22.9%	47.8%	47.8%
Maximum Green (s)	40.0	40.0		40.0	40.0	40.0	30.0	70.0		30.0	70.0	70.0
Yellow Time (s)	3.4	3.4		3.4	3.4	3.4	4.8	4.8		4.8	4.8	4.8
All-Red Time (s)	3.7	3.7		3.7	3.7	3.7	2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)		0.0			0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)		7.1			7.1	7.1	6.8	6.8		6.8	6.8	6.8
Lead/Lag							Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Recall Mode	None	None		None	None	None	None	Min		None	Min	Min
Walk Time (s)	7.0	7.0		7.0	7.0	7.0		7.0			7.0	7.0
Flash Don't Walk (s)	27.0	27.0		29.0	29.0	29.0		14.0			19.0	19.0

2024-12-20_Baron Industrial Park_1128.04.syn
Synchro 12

JFO GROUP INC
JFO#1128.04

Lanes, Volumes, Timings
2: Willoughby Blvd & Martin County HS/Project Driveway

BARON INDUSTRIAL PARK
2028 AM With Project Signalized

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Pedestrian Calls (#/hr)	0	0		0	0	0		0			0	0
Act Effct Green (s)		10.2			10.2	10.2	36.4	30.6		67.5	62.7	62.7
Actuated g/C Ratio		0.11			0.11	0.11	0.40	0.33		0.74	0.68	0.68
v/c Ratio		0.41			0.05	0.03	0.07	0.79		0.74	0.35	0.03
Control Delay (s/veh)		16.5			40.3	0.2	8.9	32.6		23.8	7.3	0.3
Queue Delay		0.0			0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay (s/veh)		16.5			40.3	0.2	8.9	32.6		23.8	7.3	0.3
LOS		B			D	A	A	C		C	A	A
Approach Delay (s/veh)		16.5			23.1			32.1			13.2	
Approach LOS		B			C			C			B	

Intersection Summary

Area Type: Other

Cycle Length: 160.7

Actuated Cycle Length: 91.7

Natural Cycle: 120

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.79

Intersection Signal Delay (s/veh): 20.5

Intersection LOS: C

Intersection Capacity Utilization 59.1%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 2: Willoughby Blvd & Martin County HS/Project Driveway

 Ø1	 Ø2	 Ø4
36.8 s	76.8 s	47.1 s
 Ø5	 Ø6	 Ø8
36.8 s	76.8 s	47.1 s

HCM 7th Signalized Intersection Summary
2: Willoughby Blvd & Martin County HS/Project Driveway

BARON INDUSTRIAL PARK
2028 AM With Project Signalized

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	6	0	41	7	0	5	20	647	94	222	764	32
Future Volume (veh/h)	6	0	41	7	0	5	20	647	94	222	764	32
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.96	0.97		1.00	1.00		0.96	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	12	0	93	8	0	6	22	735	165	516	858	36
Peak Hour Factor	0.50	0.90	0.44	0.90	0.90	0.90	0.90	0.88	0.57	0.43	0.89	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	61	20	268	335	0	313	329	935	210	564	1922	857
Arrive On Green	0.20	0.00	0.20	0.20	0.00	0.20	0.02	0.33	0.33	0.24	0.54	0.54
Sat Flow, veh/h	76	99	1356	1278	0	1585	1781	2857	641	1781	3554	1585
Grp Volume(v), veh/h	105	0	0	8	0	6	22	457	443	516	858	36
Grp Sat Flow(s),veh/h/ln	1530	0	0	1278	0	1585	1781	1777	1721	1781	1777	1585
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.3	0.7	20.3	20.3	17.4	12.7	0.9
Cycle Q Clear(g_c), s	5.1	0.0	0.0	0.4	0.0	0.3	0.7	20.3	20.3	17.4	12.7	0.9
Prop In Lane	0.11		0.89	1.00		1.00	1.00		0.37	1.00		1.00
Lane Grp Cap(c), veh/h	348	0	0	335	0	313	329	582	563	564	1922	857
V/C Ratio(X)	0.30	0.00	0.00	0.02	0.00	0.02	0.07	0.79	0.79	0.92	0.45	0.04
Avail Cap(c_a), veh/h	743	0	0	666	0	729	901	1430	1385	755	2859	1275
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	30.0	0.0	0.0	28.2	0.0	28.1	18.6	26.5	26.5	19.3	12.1	9.4
Incr Delay (d2), s/veh	0.5	0.0	0.0	0.0	0.0	0.0	0.1	2.4	2.5	13.0	0.2	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.4	0.0	0.0	0.2	0.0	0.2	0.5	12.9	12.6	12.7	7.7	0.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	30.5	0.0	0.0	28.2	0.0	28.1	18.6	28.9	29.0	32.3	12.3	9.4
LnGrp LOS	C			C		C	B	C	C	C	B	A
Approach Vol, veh/h		105			14			922			1410	
Approach Delay, s/veh		30.5			28.2			28.7			19.5	

2024-12-20_Baron Industrial Park_1128.04.syn
Synchro 12

JFO GROUP INC
JFO#1128.04

HCM 7th Signalized Intersection Summary
 2: Willoughby Blvd & Martin County HS/Project Driveway

BARON INDUSTRIAL PARK
 2028 AM With Project Signalized

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Approach LOS		C			C			C			B	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	8.9	53.9		24.3	27.4	35.3		24.3				
Change Period (Y+Rc), s	6.8	6.8		* 7.1	6.8	6.8		* 7.1				
Max Green Setting (Gmax), s	30.0	70.0		* 40	30.0	70.0		* 40				
Max Q Clear Time (g_c+I1), s	2.7	14.7		7.1	19.4	22.3		2.4				
Green Ext Time (p_c), s	0.0	6.7		0.6	1.3	6.2		0.0				
Intersection Summary												
HCM 7th Control Delay, s/veh			23.5									
HCM 7th LOS			C									
Notes												
* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.												

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	17	0	23	0	0	0	0	616	41	27	505	0
Future Volume (vph)	17	0	23	0	0	0	0	616	41	27	505	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	160		0	0		0
Storage Lanes	0		0	1		0	1		0	0		0
Taper Length (ft)	25			25			50			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor												
Frt		0.921						0.990				
Flt Protected		0.980									0.997	
Satd. Flow (prot)	0	1681	0	1863	1863	0	1863	3504	0	0	3529	0
Flt Permitted		0.980									0.997	
Satd. Flow (perm)	0	1681	0	1863	1863	0	1863	3504	0	0	3529	0
Link Speed (mph)		30			30			45			45	
Link Distance (ft)		258			221			351			192	
Travel Time (s)		5.9			5.0			5.3			2.9	
Confl. Peds. (#/hr)	2								2			
Peak Hour Factor	0.57	0.25	0.55	0.25	0.25	0.25	0.25	0.81	0.75	0.78	0.82	0.25
Adj. Flow (vph)	30	0	42	0	0	0	0	760	55	35	616	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	72	0	0	0	0	0	815	0	0	651	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											
Intersection Capacity Utilization	44.0%											
Analysis Period (min)	15											

ICU Level of Service A

HCM 7th TWSC
2: Willoughby Blvd & Martin County HS/Project Driveway

BARON INDUSTRIAL PARK
2024 PM Peak Hour

Intersection												
Int Delay, s/veh	1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations		↕		↕	↕		↕	↕			↕	
Traffic Vol, veh/h	17	0	23	0	0	0	0	616	41	27	505	0
Future Vol, veh/h	17	0	23	0	0	0	0	616	41	27	505	0
Conflicting Peds, #/hr	2	0	0	0	0	0	0	0	2	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	160	-	-	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	57	25	55	25	25	25	25	81	75	78	82	25
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	30	0	42	0	0	0	0	760	55	35	616	0

Major/Minor	Minor1		Minor2		Major1		Major2					
Conflicting Flow All	1169	1475	410	1065	1502	310	616	0	0	817	0	0
Stage 1	790	790	-	685	685	-	-	-	-	-	-	-
Stage 2	379	685	-	380	817	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	148	125	591	177	121	686	960	-	-	807	-	-
Stage 1	350	400	-	404	446	-	-	-	-	-	-	-
Stage 2	615	446	-	614	388	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	140	119	590	156	114	685	960	-	-	805	-	-
Mov Cap-2 Maneuver	257	242	-	272	227	-	-	-	-	-	-	-
Stage 1	349	399	-	383	423	-	-	-	-	-	-	-
Stage 2	582	423	-	570	388	-	-	-	-	-	-	-

Approach	EB	WB	SE	NW
HCM Control Delay, s/v16.53		0	0	0.51
HCM LOS	C	A		

Minor Lane/Major Mvmt	NWL	NWT	NWR	EBLn1WBLn1WBLn2	SEL	SET	SER
Capacity (veh/h)	805	-	-	384	-	-	960
HCM Lane V/C Ratio	0.043	-	-	0.187	-	-	-
HCM Control Delay (s/veh)	9.7	-	-	16.5	0	0	0
HCM Lane LOS	A	-	-	C	A	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0.7	-	-	0

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	17	0	23	0	0	0	0	728	41	27	585	0
Future Volume (vph)	17	0	23	0	0	0	0	728	41	27	585	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	160		0	0		0
Storage Lanes	0		0	1		0	1		0	0		0
Taper Length (ft)	25			25			50			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor												
Frt		0.921						0.991				
Flt Protected		0.980									0.998	
Satd. Flow (prot)	0	1681	0	1863	1863	0	1863	3507	0	0	3532	0
Flt Permitted		0.980									0.998	
Satd. Flow (perm)	0	1681	0	1863	1863	0	1863	3507	0	0	3532	0
Link Speed (mph)		30			30			45			45	
Link Distance (ft)		258			221			351			192	
Travel Time (s)		5.9			5.0			5.3			2.9	
Confl. Peds. (#/hr)	2								2			
Peak Hour Factor	0.57	0.25	0.55	0.25	0.25	0.25	0.25	0.81	0.75	0.78	0.82	0.25
Adj. Flow (vph)	30	0	42	0	0	0	0	899	55	35	713	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	72	0	0	0	0	0	954	0	0	748	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											
Intersection Capacity Utilization	46.1%											
Analysis Period (min)	15											

Intersection												
Int Delay, s/veh	1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations		↕		↕	↕		↕	↕			↕	
Traffic Vol, veh/h	17	0	23	0	0	0	0	728	41	27	585	0
Future Vol, veh/h	17	0	23	0	0	0	0	728	41	27	585	0
Conflicting Peds, #/hr	2	0	0	0	0	0	0	0	2	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	160	-	-	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	57	25	55	25	25	25	25	81	75	78	82	25
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	30	0	42	0	0	0	0	899	55	35	713	0

Major/Minor	Minor1		Minor2		Major1		Major2					
Conflicting Flow All	1356	1711	479	1232	1738	359	713	0	0	955	0	0
Stage 1	928	928	-	783	783	-	-	-	-	-	-	-
Stage 2	428	783	-	449	955	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	108	90	533	133	86	638	882	-	-	715	-	-
Stage 1	288	345	-	353	403	-	-	-	-	-	-	-
Stage 2	575	403	-	559	335	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	101	84	532	115	81	637	882	-	-	714	-	-
Mov Cap-2 Maneuver	212	203	-	229	189	-	-	-	-	-	-	-
Stage 1	288	344	-	332	378	-	-	-	-	-	-	-
Stage 2	539	378	-	515	334	-	-	-	-	-	-	-

Approach	EB	WB	SE	NW
HCM Control Delay, s/v	19.1	0	0	0.48
HCM LOS	C	A		

Minor Lane/Major Mvmt	NWL	NWT	NWR	EBLn1WBLn1WBLn2	SEL	SET	SER
Capacity (veh/h)	714	-	-	326	-	-	882
HCM Lane V/C Ratio	0.048	-	-	0.219	-	-	-
HCM Control Delay (s/veh)	10.3	-	-	19.1	0	0	0
HCM Lane LOS	B	-	-	C	A	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.8	-	-	0

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	17	0	23	31	0	19	5	728	41	27	585	9
Future Volume (vph)	17	0	23	31	0	19	5	728	41	27	585	9
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	160		0	0		0
Storage Lanes	0		0	0		1	1		0	1		1
Taper Length (ft)	25			25			50			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	1.00
Ped Bike Factor		1.00						1.00				
Frt		0.921				0.850		0.991				0.850
Flt Protected		0.980			0.950		0.950			0.950		
Satd. Flow (prot)	0	1681	0	0	1770	1583	1770	3502	0	1770	3539	1583
Flt Permitted		0.849			0.710		0.381			0.223		
Satd. Flow (perm)	0	1455	0	0	1323	1583	710	3502	0	415	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		72				72		5				74
Link Speed (mph)		30			30			45			45	
Link Distance (ft)		65			221			351			192	
Travel Time (s)		1.5			5.0			5.3			2.9	
Confl. Peds. (#/hr)	2								2			
Peak Hour Factor	0.57	0.90	0.55	0.90	0.90	0.90	0.90	0.81	0.75	0.78	0.82	0.90
Adj. Flow (vph)	30	0	42	34	0	21	6	899	55	35	713	10
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	72	0	0	34	21	6	954	0	35	713	10
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2	1	1	2		1	2	1
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru		Left	Thru	Right

Lanes, Volumes, Timings
2: Willoughby Blvd & Martin County HS/Project Driveway

BARON INDUSTRIAL PARK
2028 PM With Project Signalized

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Leading Detector (ft)	20	100		20	100	20	20	100		20	100	20
Trailing Detector (ft)	0	0		0	0	0	0	0		0	0	0
Detector 1 Position(ft)	0	0		0	0	0	0	0		0	0	0
Detector 1 Size(ft)	20	6		20	6	20	20	6		20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		Perm	NA	Perm	pm+pt	NA		pm+pt	NA	Perm
Protected Phases		4			8		1	6		5	2	
Permitted Phases	4			8		8	6			2		2
Detector Phase	4	4		8	8	8	1	6		5	2	2
Switch Phase												
Minimum Initial (s)	10.0	10.0		10.0	10.0	10.0	5.0	15.0		5.0	15.0	15.0
Minimum Split (s)	41.1	41.1		43.1	43.1	43.1	11.8	27.8		11.8	32.8	32.8
Total Split (s)	47.1	47.1		47.1	47.1	47.1	36.8	76.8		36.8	76.8	76.8
Total Split (%)	29.3%	29.3%		29.3%	29.3%	29.3%	22.9%	47.8%		22.9%	47.8%	47.8%
Maximum Green (s)	40.0	40.0		40.0	40.0	40.0	30.0	70.0		30.0	70.0	70.0
Yellow Time (s)	3.4	3.4		3.4	3.4	3.4	4.8	4.8		4.8	4.8	4.8
All-Red Time (s)	3.7	3.7		3.7	3.7	3.7	2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)		0.0			0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)		7.1			7.1	7.1	6.8	6.8		6.8	6.8	6.8
Lead/Lag							Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Recall Mode	None	None		None	None	None	None	Min		None	Min	Min
Walk Time (s)	7.0	7.0		7.0	7.0	7.0		7.0			7.0	7.0
Flash Don't Walk (s)	27.0	27.0		29.0	29.0	29.0		14.0			19.0	19.0

2024-12-20_Baron Industrial Park_1128.04.syn
Synchro 12

JFO GROUP INC
JFO#1128.04

Lanes, Volumes, Timings
2: Willoughby Blvd & Martin County HS/Project Driveway

BARON INDUSTRIAL PARK
2028 PM With Project Signalized

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Pedestrian Calls (#/hr)	0	0		0	0	0		0			0	0
Act Effct Green (s)		10.5			10.5	10.5	30.7	29.8		34.4	35.2	35.2
Actuated g/C Ratio		0.19			0.19	0.19	0.56	0.54		0.62	0.64	0.64
v/c Ratio		0.21			0.13	0.06	0.01	0.50		0.08	0.32	0.01
Control Delay (s/veh)		9.4			25.5	0.3	5.0	13.8		5.1	7.9	0.0
Queue Delay		0.0			0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay (s/veh)		9.4			25.5	0.3	5.0	13.8		5.1	7.9	0.0
LOS		A			C	A	A	B		A	A	A
Approach Delay (s/veh)		9.4			15.9			13.8			7.7	
Approach LOS		A			B			B			A	

Intersection Summary

Area Type: Other

Cycle Length: 160.7

Actuated Cycle Length: 55.2

Natural Cycle: 90

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.50

Intersection Signal Delay (s/veh): 11.2

Intersection LOS: B

Intersection Capacity Utilization 50.3%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 2: Willoughby Blvd & Martin County HS/Project Driveway

 Ø1	 Ø2	 Ø4
36.8 s	76.8 s	47.1 s
 Ø5	 Ø6	 Ø8
36.8 s	76.8 s	47.1 s

HCM 7th Signalized Intersection Summary
2: Willoughby Blvd & Martin County HS/Project Driveway

BARON INDUSTRIAL PARK
2028 PM With Project Signalized

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	17	0	23	31	0	19	5	728	41	27	585	9
Future Volume (veh/h)	17	0	23	31	0	19	5	728	41	27	585	9
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	30	0	42	34	0	21	6	899	55	35	713	10
Peak Hour Factor	0.57	0.90	0.55	0.90	0.90	0.90	0.90	0.81	0.75	0.78	0.82	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	175	35	155	388	0	271	353	1318	81	307	1485	662
Arrive On Green	0.17	0.00	0.17	0.17	0.00	0.17	0.01	0.39	0.39	0.04	0.42	0.42
Sat Flow, veh/h	443	204	905	1450	0	1585	1781	3401	208	1781	3554	1585
Grp Volume(v), veh/h	72	0	0	34	0	21	6	470	484	35	713	10
Grp Sat Flow(s),veh/h/ln	1552	0	0	1450	0	1585	1781	1777	1832	1781	1777	1585
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.6	0.1	11.3	11.3	0.6	7.5	0.2
Cycle Q Clear(g_c), s	1.9	0.0	0.0	0.8	0.0	0.6	0.1	11.3	11.3	0.6	7.5	0.2
Prop In Lane	0.42		0.58	1.00		1.00	1.00		0.11	1.00		1.00
Lane Grp Cap(c), veh/h	364	0	0	388	0	271	353	689	710	307	1485	662
V/C Ratio(X)	0.20	0.00	0.00	0.09	0.00	0.08	0.02	0.68	0.68	0.11	0.48	0.02
Avail Cap(c_a), veh/h	1275	0	0	1216	0	1235	1380	2424	2499	1280	4847	2162
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	18.4	0.0	0.0	18.0	0.0	17.9	9.8	13.1	13.1	9.9	10.9	8.7
Incr Delay (d2), s/veh	0.3	0.0	0.0	0.1	0.0	0.1	0.0	1.2	1.2	0.2	0.2	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.3	0.0	0.0	0.6	0.0	0.4	0.1	6.4	6.5	0.3	3.9	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	18.7	0.0	0.0	18.1	0.0	18.0	9.8	14.3	14.2	10.1	11.1	8.8
LnGrp LOS	B			B		B	A	B	B	B	B	A
Approach Vol, veh/h		72			55			960			758	
Approach Delay, s/veh		18.7			18.1			14.2			11.0	

2024-12-20_Baron Industrial Park_1128.04.syn
Synchro 12

JFO GROUP INC
JFO#1128.04

HCM 7th Signalized Intersection Summary
 2: Willoughby Blvd & Martin County HS/Project Driveway

BARON INDUSTRIAL PARK
 2028 PM With Project Signalized

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	SEL	SET	SER	NWL	NWT	NWR
Approach LOS		B			B			B			B	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	7.2	28.2		15.9	8.8	26.7		15.9				
Change Period (Y+Rc), s	6.8	6.8		* 7.1	6.8	6.8		* 7.1				
Max Green Setting (Gmax), s	30.0	70.0		* 40	30.0	70.0		* 40				
Max Q Clear Time (g_c+I1), s	2.1	9.5		3.9	2.6	13.3		2.8				
Green Ext Time (p_c), s	0.0	5.2		0.4	0.1	6.6		0.2				
Intersection Summary												
HCM 7th Control Delay, s/veh			13.2									
HCM 7th LOS			B									
Notes												
* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.												

Intersection Critical Movement Analysis



Holt Rd & Monterey Rd Baron Business Park

Input Data

GR ¹	=	2.63%
Peak Season	=	1.06
Traffic Count Year	=	2024
Buildout Year	=	2028
Years	=	4

AM Peak Hour		PM Peak Hour		Baron Business Park
In	Out	In	Out	
65	15	18	62	235,205 SF Industrial Park

AM Peak Hour													
AM		Eastbound			Westbound			Northbound			Southbound		
		LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
9/5/2024	Volume	5	1,440	49	39	797	7	10	0	30	2	0	3
	PHF	0.625	0.896	0.766	0.696	0.910	0.583	0.625	0.000	0.441	0.500	0.000	0.750
2024	Peak Season	5	1,526	52	41	845	7	11	0	32	2	0	3
2028	Historic Growth	6	1,693	58	45	938	8	12	0	36	2	0	3
Major Project	Traffic	0	7	0	0	3	0	0	0	0	0	0	0
2028	Historic + Vested	6	1,700	58	45	941	8	12	0	36	2	0	3
Project Traffic Direction		-	-	-	IN	-	-	-	-	OUT	-	-	-
% Project Traffic		-	-	-	20%	-	-	-	-	20%	-	-	-
Project Traffic		-	-	-	13	-	-	-	-	3	-	-	-
2028	Total Traffic	6	1,700	58	58	941	8	12	0	39	2	0	3
PM Peak Hour													
PM		Eastbound			Westbound			Northbound			Southbound		
		LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
9/5/2024	Volume	10	1,173	26	28	1,323	5	9	0	37	3	0	6
	PHF	0.278	0.984	0.650	0.412	0.940	0.625	0.563	0.000	0.578	0.375	0.000	0.500
2024	Peak Season	11	1,243	28	30	1,402	5	10	0	39	3	0	6
2028	Historic Growth	12	1,379	31	33	1,556	6	11	0	43	3	0	7
Major Project	Traffic	0	7	0	0	11	0	0	0	0	0	0	0
2028	Historic + Vested	12	1,386	31	33	1,567	6	11	0	43	3	0	7
Project Traffic Direction		-	-	-	IN	-	-	-	-	OUT	-	-	-
% Project Traffic		-	-	-	20%	-	-	-	-	20%	-	-	-
Project Traffic		-	-	-	4	-	-	-	-	12	-	-	-
2028	Total Traffic	12	1,386	31	37	1,567	6	11	0	55	3	0	7

¹Based on high growth UF BEBR projections using population estimates

KMF Traffic Group, LLC

(772) 924-6993
www.kmftraffic.net

Manual traffic count - All traffic
Monterey Rd and Holt Rd., Stuart, FL

File Name : MOTHOL
Site Code : JO2416
Start Date : 9/5/2024
Page No : 1

Groups Printed- All traffic

Start Time	Holt Rd NB			Driveway SB			Monterey Rd EB			Monterey Rd WB			Int. Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00 AM	0	0	0	0	0	4	2	223	7	4	130	2	372
07:15 AM	0	0	1	1	0	2	1	281	14	8	183	8	499
07:30 AM	0	0	7	1	0	1	0	329	14	15	188	0	555
07:45 AM	1	0	1	0	0	1	1	365	16	14	219	1	619
Total	1	0	9	2	0	8	4	1198	51	41	720	11	2045
08:00 AM	4	0	17	1	0	0	0	313	16	6	199	0	556
08:15 AM	4	0	5	0	0	1	2	402	13	11	182	3	623
08:30 AM	1	0	7	1	0	1	2	360	4	8	197	3	584
08:45 AM	1	0	9	0	0	1	5	292	3	9	191	1	512
Total	10	0	38	2	0	3	9	1367	36	34	769	7	2275
*** PM ***													
04:00 PM	5	0	17	0	0	0	0	237	3	2	311	0	575
04:15 PM	2	0	9	2	0	0	11	271	12	3	322	1	633
04:30 PM	2	0	11	1	0	1	0	289	10	17	312	2	645
04:45 PM	2	0	4	0	0	1	9	289	8	8	310	1	632
Total	11	0	41	3	0	2	20	1086	33	30	1255	4	2485
05:00 PM	4	0	16	2	0	3	0	298	5	1	349	2	680
05:15 PM	1	0	6	0	0	1	1	297	3	2	352	0	663
05:30 PM	6	0	7	1	0	0	0	240	8	4	287	0	553
05:45 PM	7	0	14	0	0	0	0	268	6	5	201	1	502
Total	18	0	43	3	0	4	1	1103	22	12	1189	3	2398
Grand Total	40	0	131	10	0	17	34	4754	142	117	3933	25	9203
Apprch %	23.4	0	76.6	37	0	63	0.7	96.4	2.9	2.9	96.5	0.6	
Total %	0.4	0	1.4	0.1	0	0.2	0.4	51.7	1.5	1.3	42.7	0.3	

KMF Traffic Group, LLC

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Manual traffic count - All traffic
Monterey Rd and Holt Rd., Stuart, FL

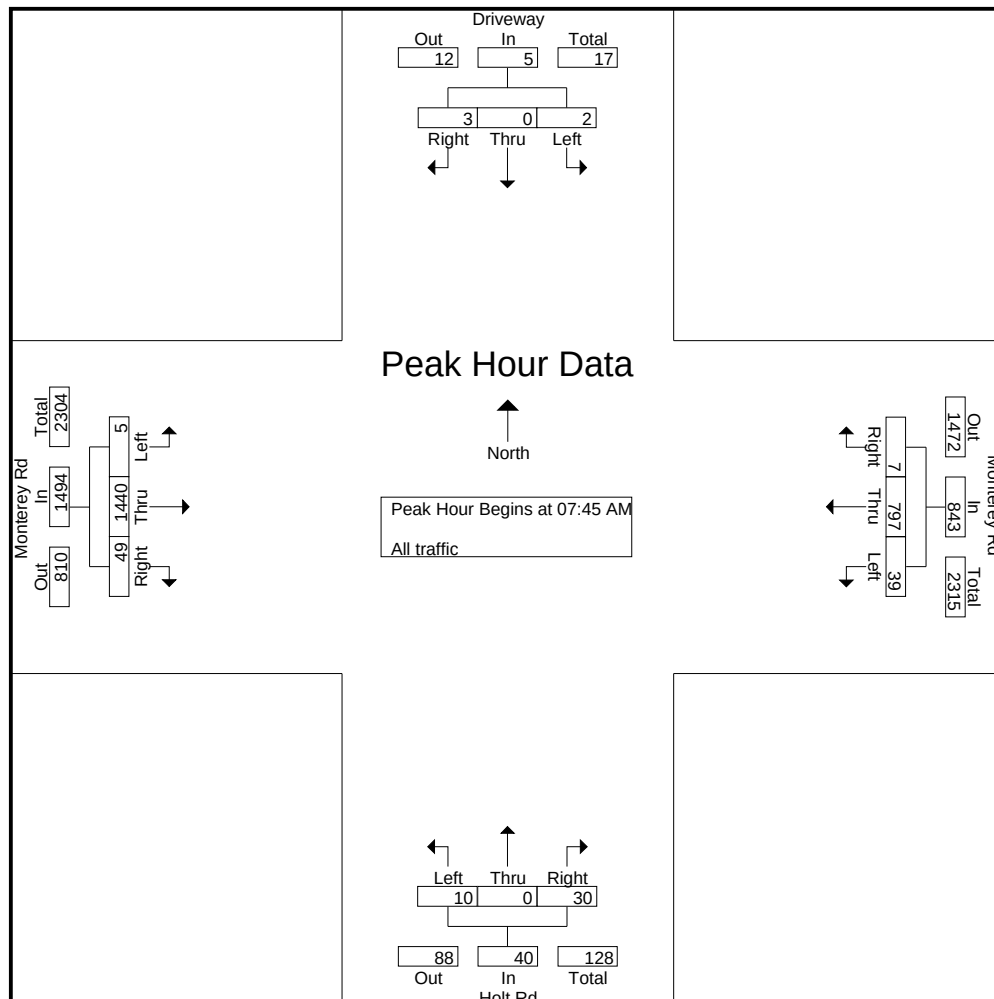
File Name : MOTHOL

Site Code : JO2416

Start Date : 9/5/2024

Page No : 2

	Holt Rd NB				Driveway SB				Monterey Rd EB				Monterey Rd WB				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	1	0	1	2	0	0	1	1	1	365	16	382	14	219	1	234	619
08:00 AM	4	0	17	21	1	0	0	1	0	313	16	329	6	199	0	205	556
08:15 AM	4	0	5	9	0	0	1	1	2	402	13	417	11	182	3	196	623
08:30 AM	1	0	7	8	1	0	1	2	2	360	4	366	8	197	3	208	584
Total Volume	10	0	30	40	2	0	3	5	5	1440	49	1494	39	797	7	843	2382
% App. Total	25	0	75		40	0	60		0.3	96.4	3.3		4.6	94.5	0.8		
PHF	.625	.000	.441	.476	.500	.000	.750	.625	.625	.896	.766	.896	.696	.910	.583	.901	.956



Manual traffic count - All traffic
Monterey Rd and Holt Rd., Stuart, FL

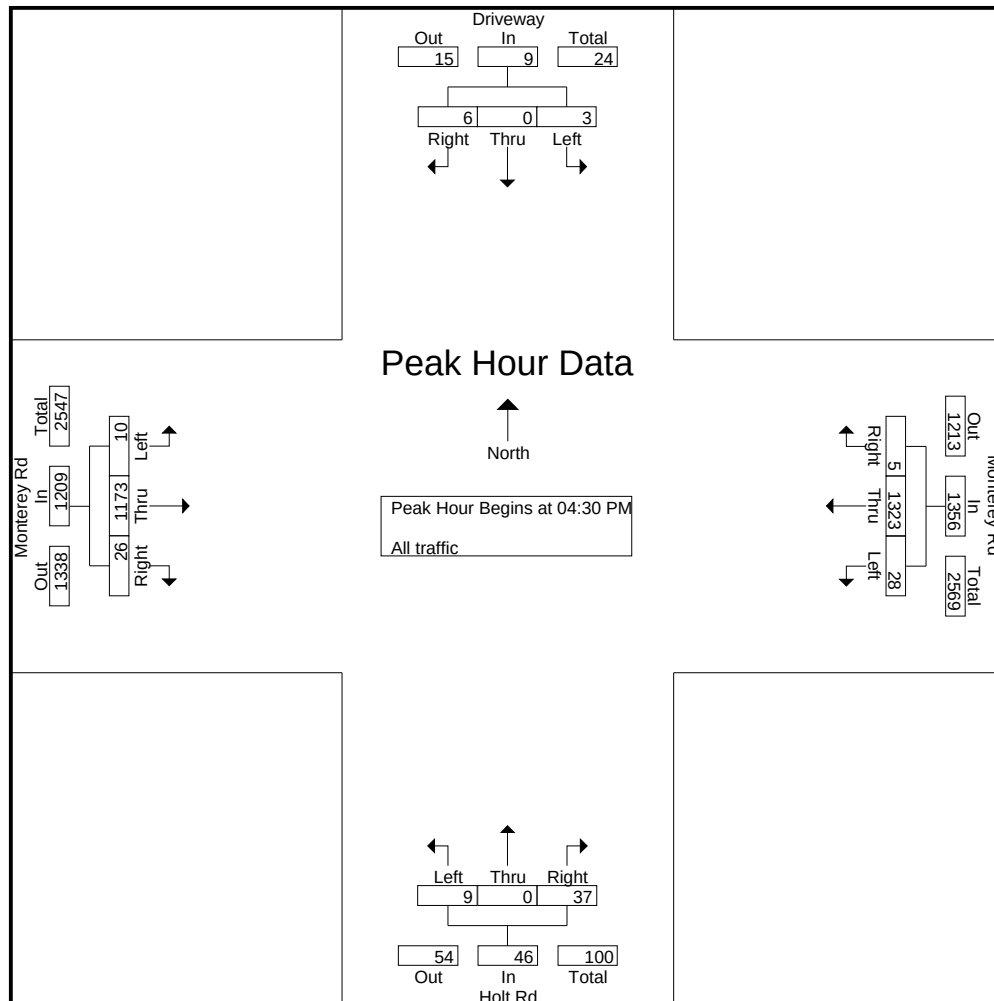
File Name : MOTHOL

Site Code : JO2416

Start Date : 9/5/2024

Page No : 3

	Holt Rd NB				Driveway SB				Monterey Rd EB				Monterey Rd WB				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	2	0	11	13	1	0	1	2	0	289	10	299	17	312	2	331	645
04:45 PM	2	0	4	6	0	0	1	1	9	289	8	306	8	310	1	319	632
05:00 PM	4	0	16	20	2	0	3	5	0	298	5	303	1	349	2	352	680
05:15 PM	1	0	6	7	0	0	1	1	1	297	3	301	2	352	0	354	663
Total Volume	9	0	37	46	3	0	6	9	10	1173	26	1209	28	1323	5	1356	2620
% App. Total	19.6	0	80.4		33.3	0	66.7		0.8	97	2.2		2.1	97.6	0.4		
PHF	.563	.000	.578	.575	.375	.000	.500	.450	.278	.984	.650	.988	.412	.940	.625	.958	.963



Lanes, Volumes, Timings
3: Holt Rd & Monterey Rd

BARON INDUSTRIAL PARK
2024 AM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	1526	52	41	845	7	11	0	32	2	0	3
Future Volume (vph)	5	1526	52	41	845	7	11	0	32	2	0	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	0.95	0.95	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.994			0.998			0.890			0.932	
Flt Protected					0.997			0.991			0.976	
Satd. Flow (prot)	0	3518	0	0	3522	0	0	1643	0	0	1694	0
Flt Permitted					0.997			0.991			0.976	
Satd. Flow (perm)	0	3518	0	0	3522	0	0	1643	0	0	1694	0
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		337			276			364			121	
Travel Time (s)		5.7			4.7			8.3			2.8	
Peak Hour Factor	0.63	0.90	0.77	0.70	0.91	0.58	0.63	0.25	0.44	0.50	0.25	0.75
Adj. Flow (vph)	8	1696	68	59	929	12	17	0	73	4	0	4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	1772	0	0	1000	0	0	90	0	0	8	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		60	60		9	60		60	15		9
Sign Control		Free			Free			Stop			Stop	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											
Intersection Capacity Utilization	63.9%											
Analysis Period (min)	15											
ICU Level of Service B												

Intersection												
Int Delay, s/veh	12.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↑↑				↑↑			↕			↕	
Traffic Vol, veh/h	5	1526	52	41	845	7	11	0	32	2	0	3
Future Vol, veh/h	5	1526	52	41	845	7	11	0	32	2	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	63	90	77	70	91	58	63	25	44	50	25	75
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	8	1696	68	59	929	12	17	0	73	4	0	4
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	941	0	0	1763	0	0	2327	2803	882	1915	2831	470
Stage 1	-	-	-	-	-	-	1745	1745	-	1052	1052	-
Stage 2	-	-	-	-	-	-	581	1058	-	864	1779	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	725	-	-	350	-	-	20	18	290	41	17	540
Stage 1	-	-	-	-	-	-	90	139	-	242	302	-
Stage 2	-	-	-	-	-	-	466	300	-	315	133	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	725	-	-	350	-	-	~ 15	14	290	23	13	540
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 15	14	-	23	13	-
Stage 1	-	-	-	-	-	-	88	136	-	187	233	-
Stage 2	-	-	-	-	-	-	358	232	-	231	131	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s/v	0.04			1.02			\$ 370.11			102.81		
HCM LOS							F			F		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	63	725	-	-	350	-	-	45				
HCM Lane V/C Ratio	1.423	0.011	-	-	0.167	-	-	0.18				
HCM Control Delay (s/veh)	\$ 370.1	10	-	-	17.3	-	-	102.8				
HCM Lane LOS	F	B	-	-	C	-	-	F				
HCM 95th %tile Q(veh)	7.7	0	-	-	0.6	-	-	0.6				
Notes												
~: Volume exceeds capacity		\$: Delay exceeds 300s		+: Computation Not Defined		*: All major volume in platoon						

Lanes, Volumes, Timings
3: Holt Rd & Monterey Rd

BARON INDUSTRIAL PARK
2028 AM Without Project

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	1700	58	45	941	8	12	0	36	2	0	3
Future Volume (vph)	6	1700	58	45	941	8	12	0	36	2	0	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	0.95	0.95	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.994			0.998			0.890			0.932	
Flt Protected					0.997			0.991			0.976	
Satd. Flow (prot)	0	3518	0	0	3522	0	0	1643	0	0	1694	0
Flt Permitted					0.997			0.991			0.976	
Satd. Flow (perm)	0	3518	0	0	3522	0	0	1643	0	0	1694	0
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		337			276			364			121	
Travel Time (s)		5.7			4.7			8.3			2.8	
Peak Hour Factor	0.63	0.90	0.77	0.70	0.91	0.58	0.63	0.25	0.44	0.50	0.25	0.75
Adj. Flow (vph)	10	1889	75	64	1034	14	19	0	82	4	0	4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	1974	0	0	1112	0	0	101	0	0	8	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		60	60		9	60		60	15		9
Sign Control		Free			Free			Stop			Stop	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											
Intersection Capacity Utilization 69.5%	ICU Level of Service C											
Analysis Period (min) 15												

Intersection												
Int Delay, s/veh	31.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↑↑				↑↑			↕			↕	
Traffic Vol, veh/h	6	1700	58	45	941	8	12	0	36	2	0	3
Future Vol, veh/h	6	1700	58	45	941	8	12	0	36	2	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	63	90	77	70	91	58	63	25	44	50	25	75
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	10	1889	75	64	1034	14	19	0	82	4	0	4
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1048	0	0	1964	0	0	2591	3122	982	2133	3153	524
Stage 1	-	-	-	-	-	-	1946	1946	-	1170	1170	-
Stage 2	-	-	-	-	-	-	646	1176	-	963	1983	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	660	-	-	292	-	-	~ 12	11	248	28	11	498
Stage 1	-	-	-	-	-	-	67	110	-	205	265	-
Stage 2	-	-	-	-	-	-	427	263	-	274	105	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	660	-	-	292	-	-	~ 8	7	248	13	7	498
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 8	7	-	13	7	-
Stage 1	-	-	-	-	-	-	65	106	-	141	183	-
Stage 2	-	-	-	-	-	-	292	181	-	178	102	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s/v	0.05			1.2			\$ 974.3			212.66		
HCM LOS							F			F		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	38	660	-	-	292	-	-	24				
HCM Lane V/C Ratio	2.656	0.014	-	-	0.22	-	-	0.328				
HCM Control Delay (s/veh)	\$ 974.3	10.5	-	-	20.8	-	-	212.7				
HCM Lane LOS	F	B	-	-	C	-	-	F				
HCM 95th %tile Q(veh)	11.2	0	-	-	0.8	-	-	1				
Notes												
~: Volume exceeds capacity		\$: Delay exceeds 300s		+: Computation Not Defined		*: All major volume in platoon						

Lanes, Volumes, Timings
3: Holt Rd & Monterey Rd

BARON INDUSTRIAL PARK
2028 AM With Project

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	1700	58	58	941	8	12	0	39	2	0	3
Future Volume (vph)	6	1700	58	58	941	8	12	0	39	2	0	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	0.95	0.95	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.994			0.998			0.889			0.932	
Flt Protected					0.996			0.991			0.976	
Satd. Flow (prot)	0	3518	0	0	3518	0	0	1641	0	0	1694	0
Flt Permitted					0.996			0.991			0.976	
Satd. Flow (perm)	0	3518	0	0	3518	0	0	1641	0	0	1694	0
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		337			276			364			121	
Travel Time (s)		5.7			4.7			8.3			2.8	
Peak Hour Factor	0.63	0.90	0.77	0.70	0.91	0.58	0.63	0.25	0.44	0.50	0.25	0.75
Adj. Flow (vph)	10	1889	75	83	1034	14	19	0	89	4	0	4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	1974	0	0	1131	0	0	108	0	0	8	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		60	60		9	60		60	15		9
Sign Control		Free			Free			Stop			Stop	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											
Intersection Capacity Utilization	79.9%											
Analysis Period (min)	15											
	ICU Level of Service D											

Intersection												
Int Delay, s/veh	43											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↑↑				↑↑			↕			↕	
Traffic Vol, veh/h	6	1700	58	58	941	8	12	0	39	2	0	3
Future Vol, veh/h	6	1700	58	58	941	8	12	0	39	2	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	63	90	77	70	91	58	63	25	44	50	25	75
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	10	1889	75	83	1034	14	19	0	89	4	0	4
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1048	0	0	1964	0	0	2628	3159	982	2170	3190	524
Stage 1	-	-	-	-	-	-	1946	1946	-	1207	1207	-
Stage 2	-	-	-	-	-	-	683	1214	-	963	1983	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	660	-	-	292	-	-	~ 12	10	248	26	10	498
Stage 1	-	-	-	-	-	-	67	110	-	195	255	-
Stage 2	-	-	-	-	-	-	406	253	-	274	105	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	660	-	-	292	-	-	~ 7	6	248	10	6	498
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 7	6	-	10	6	-
Stage 1	-	-	-	-	-	-	65	106	-	117	153	-
Stage 2	-	-	-	-	-	-	241	152	-	171	102	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s/v	0.05			1.62			\$ 1246.56			290.92		
HCM LOS							F			F		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	33	660	-	-	292	-	-	19				
HCM Lane V/C Ratio	3.215	0.014	-	-	0.284	-	-	0.418				
HCM Control Delay (s/veh)	\$ 1246.6	10.5	-	-	22.1	-	-	290.9				
HCM Lane LOS	F	B	-	-	C	-	-	F				
HCM 95th %tile Q(veh)	12.5	0	-	-	1.1	-	-	1.2				
Notes												
~: Volume exceeds capacity		\$: Delay exceeds 300s		+: Computation Not Defined		*: All major volume in platoon						

Lanes, Volumes, Timings
3: Holt Rd & Monterey Rd

BARON INDUSTRIAL PARK
2024 PM Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	11	1243	28	30	1402	5	10	0	39	3	0	6
Future Volume (vph)	11	1243	28	30	1402	5	10	0	39	3	0	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	0.95	0.95	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.995			0.999			0.894			0.919	
Flt Protected		0.999			0.998			0.990			0.980	
Satd. Flow (prot)	0	3518	0	0	3529	0	0	1649	0	0	1678	0
Flt Permitted		0.999			0.998			0.990			0.980	
Satd. Flow (perm)	0	3518	0	0	3529	0	0	1649	0	0	1678	0
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		337			276			364			121	
Travel Time (s)		5.7			4.7			8.3			2.8	
Peak Hour Factor	0.28	0.98	0.65	0.41	0.94	0.63	0.56	0.25	0.58	0.38	0.25	0.50
Adj. Flow (vph)	39	1268	43	73	1491	8	18	0	67	8	0	12
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	1350	0	0	1572	0	0	85	0	0	20	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		60	60		9	60		60	15		9
Sign Control		Free			Free			Stop			Stop	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											
Intersection Capacity Utilization	70.4%											
Analysis Period (min)	15											
ICU Level of Service C												

Intersection												
Int Delay, s/veh	13.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑			↑↑			↔			↔	
Traffic Vol, veh/h	11	1243	28	30	1402	5	10	0	39	3	0	6
Future Vol, veh/h	11	1243	28	30	1402	5	10	0	39	3	0	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	28	98	65	41	94	63	56	25	58	38	25	50
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	39	1268	43	73	1491	8	18	0	67	8	0	12

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1499	0	0	1311	0	0	2261	3014	656	2355	3032	750
Stage 1	-	-	-	-	-	-	1368	1368	-	1642	1642	-
Stage 2	-	-	-	-	-	-	892	1646	-	713	1390	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	443	-	-	523	-	-	22	13	408	19	13	354
Stage 1	-	-	-	-	-	-	154	213	-	104	156	-
Stage 2	-	-	-	-	-	-	303	156	-	389	208	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	443	-	-	523	-	-	~ 14	9	408	10	8	354
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 14	9	-	10	8	-
Stage 1	-	-	-	-	-	-	133	183	-	79	119	-
Stage 2	-	-	-	-	-	-	223	118	-	279	179	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.4	0.6	\$ 383.03	\$ 337.23
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	59	443	-	-	523	-	-	25
HCM Lane V/C Ratio	1.432	0.089	-	-	0.14	-	-	0.8
HCM Control Delay (s/veh)	\$ 383	13.9	-	-	13	-	-	\$ 337.2
HCM Lane LOS	F	B	-	-	B	-	-	F
HCM 95th %tile Q(veh)	7.5	0.3	-	-	0.5	-	-	2.4

Notes			
~: Volume exceeds capacity	\$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Lanes, Volumes, Timings
3: Holt Rd & Monterey Rd

BARON INDUSTRIAL PARK
2028 PM WithOut Project

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	12	1386	31	33	1567	6	11	0	43	3	0	7
Future Volume (vph)	12	1386	31	33	1567	6	11	0	43	3	0	7
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	0.95	0.95	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.995			0.999			0.894			0.914	
Flt Protected		0.999			0.998			0.989			0.982	
Satd. Flow (prot)	0	3518	0	0	3529	0	0	1647	0	0	1672	0
Flt Permitted		0.999			0.998			0.989			0.982	
Satd. Flow (perm)	0	3518	0	0	3529	0	0	1647	0	0	1672	0
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		337			276			364			121	
Travel Time (s)		5.7			4.7			8.3			2.8	
Peak Hour Factor	0.28	0.98	0.65	0.41	0.94	0.63	0.56	0.25	0.58	0.38	0.25	0.50
Adj. Flow (vph)	43	1414	48	80	1667	10	20	0	74	8	0	14
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	1505	0	0	1757	0	0	94	0	0	22	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		60	60		9	60		60	15		9
Sign Control		Free			Free			Stop			Stop	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											
Intersection Capacity Utilization	77.6%											
Analysis Period (min)	15											
ICU Level of Service D												

Intersection												
Int Delay, s/veh	37.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑			↑↑			↔			↔	
Traffic Vol, veh/h	12	1386	31	33	1567	6	11	0	43	3	0	7
Future Vol, veh/h	12	1386	31	33	1567	6	11	0	43	3	0	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	28	98	65	41	94	63	56	25	58	38	25	50
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	43	1414	48	80	1667	10	20	0	74	8	0	14
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1677	0	0	1462	0	0	2518	3361	731	2626	3380	838
Stage 1	-	-	-	-	-	-	1524	1524	-	1833	1833	-
Stage 2	-	-	-	-	-	-	994	1838	-	793	1548	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	378	-	-	458	-	-	~ 14	8	364	12	7	309
Stage 1	-	-	-	-	-	-	123	179	-	79	125	-
Stage 2	-	-	-	-	-	-	263	125	-	348	174	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	378	-	-	458	-	-	~ 7	4	364	~ 5	4	309
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 7	4	-	~ 5	4	-
Stage 1	-	-	-	-	-	-	100	144	-	53	84	-
Stage 2	-	-	-	-	-	-	168	84	-	224	141	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s/v	0.45			0.67			\$ 1113.87			\$ 870.71		
HCM LOS							F			F		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	32	378	-	-	458	-	-	14				
HCM Lane V/C Ratio	2.895	0.113	-	-	0.176	-	-	1.617				
HCM Control Delay (s/veh)	\$ 1113.9	15.7	-	-	14.5	-	-	\$ 870.7				
HCM Lane LOS	F	C	-	-	B	-	-	F				
HCM 95th %tile Q(veh)	10.9	0.4	-	-	0.6	-	-	3.4				
Notes												
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon												

Lanes, Volumes, Timings
3: Holt Rd & Monterey Rd

BARON INDUSTRIAL PARK
2028 PM With Project

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	12	1386	31	37	1567	6	11	0	55	3	0	7
Future Volume (vph)	12	1386	31	37	1567	6	11	0	55	3	0	7
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	0.95	0.95	0.95	0.95	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.995			0.999			0.888			0.914	
Flt Protected		0.999			0.997			0.991			0.982	
Satd. Flow (prot)	0	3518	0	0	3525	0	0	1639	0	0	1672	0
Flt Permitted		0.999			0.997			0.991			0.982	
Satd. Flow (perm)	0	3518	0	0	3525	0	0	1639	0	0	1672	0
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		337			276			364			121	
Travel Time (s)		5.7			4.7			8.3			2.8	
Peak Hour Factor	0.28	0.98	0.65	0.41	0.94	0.63	0.56	0.25	0.58	0.38	0.25	0.50
Adj. Flow (vph)	43	1414	48	90	1667	10	20	0	95	8	0	14
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	1505	0	0	1767	0	0	115	0	0	22	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		60	60		9	60		60	15		9
Sign Control		Free			Free			Stop			Stop	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											
Intersection Capacity Utilization	81.2%											
Analysis Period (min)	15											
ICU Level of Service D												

Intersection												
Int Delay, s/veh	49.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↑↑			↑↑			↕			↕		
Traffic Vol, veh/h	12	1386	31	37	1567	6	11	0	55	3	0	7
Future Vol, veh/h	12	1386	31	37	1567	6	11	0	55	3	0	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	28	98	65	41	94	63	56	25	58	38	25	50
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	43	1414	48	90	1667	10	20	0	95	8	0	14
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1677	0	0	1462	0	0	2538	3381	731	2645	3400	838
Stage 1	-	-	-	-	-	-	1524	1524	-	1852	1852	-
Stage 2	-	-	-	-	-	-	1014	1857	-	793	1548	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	378	-	-	458	-	-	~ 14	7	364	11	7	309
Stage 1	-	-	-	-	-	-	123	179	-	77	123	-
Stage 2	-	-	-	-	-	-	256	122	-	348	174	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	378	-	-	458	-	-	~ 7	4	364	~ 4	4	309
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 7	4	-	~ 4	4	-
Stage 1	-	-	-	-	-	-	100	144	-	48	77	-
Stage 2	-	-	-	-	-	-	154	77	-	208	141	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s/v	0.45			0.75			\$ 1237			\$ 1081.18		
HCM LOS							F			F		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	36	378	-	-	458	-	-	11				
HCM Lane V/C Ratio	3.223	0.113	-	-	0.197	-	-	1.909				
HCM Control Delay (s/veh)	\$ 1237	15.7	-	-	14.8	-	-	\$ 1081.2				
HCM Lane LOS	F	C	-	-	B	-	-	F				
HCM 95th %tile Q(veh)	13.1	0.4	-	-	0.7	-	-	3.6				
Notes												
~: Volume exceeds capacity		\$: Delay exceeds 300s		+: Computation Not Defined		*: All major volume in platoon						



EXHIBIT 10: MARTIN COUNTY IMPROVEMENTS

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MARTIN COUNTY, FLORIDA
PUBLIC WORKS DEPARTMENT
CONSTRUCTION PLANS

SE WILLOUGHBY BOULEVARD AND
BUSINESS PARK ENTRANCE /
MARTIN COUNTY HIGH SCHOOL

SIGNALIZATION PLANS

INDEX OF SIGNALIZATION PLANS:

SHEET NO.	SHEET DESCRIPTION
T-1	KEY SHEET
T-2	SIGNATURE SHEET
T-3	TABULATION OF QUANTITIES
T-4 THRU T-5	GENERAL NOTES
T-6	SIGNALIZATION PLAN
T-7	CORNER DETAILS
T-8	MAST ARM TABULATION
T-9	MAST ARM DATA TABLE
T-10	GUIDE SIGN DETAILS

MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS:

DISTRICT 1	EILEEN VARGAS
DISTRICT 2	STACEY HETHERINGTON
DISTRICT 3	J. BLAKE CAPPS
DISTRICT 4	SARAH HEARD
DISTRICT 5	EDWARD V. CIAMPI
COUNTY ADMINISTRATOR	DON DONALDSON

GOVERNING STANDARD PLANS:

Florida Department of Transportation, FY2024/25 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

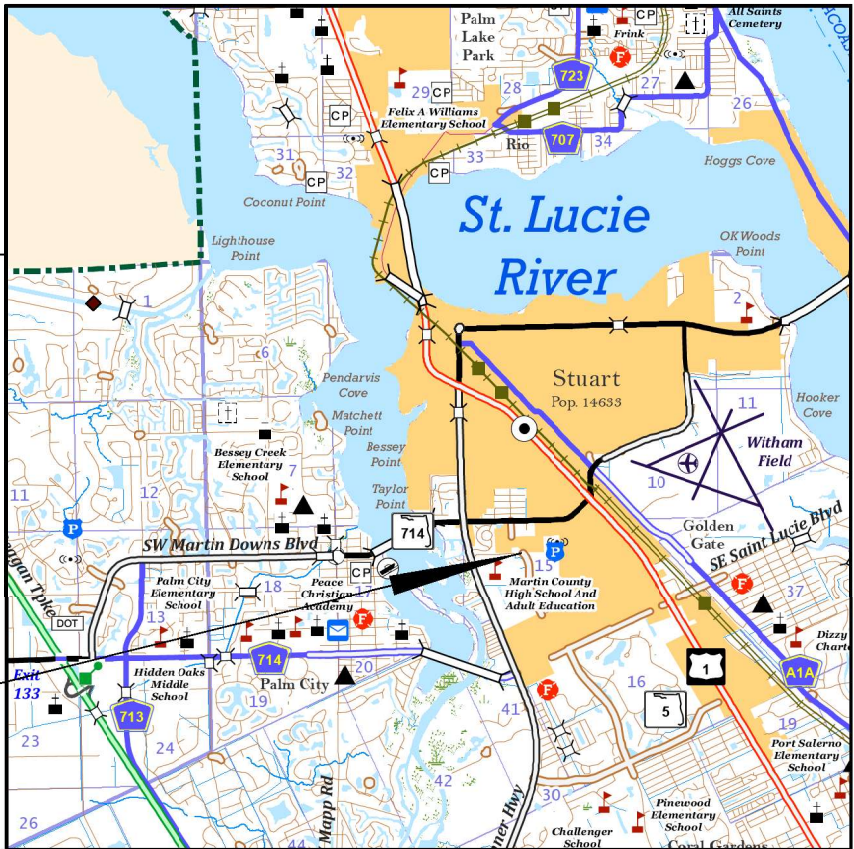
Standard Plans for Road Construction and associated IRs are available at the following website: <http://www.fdot.gov/design/standardplans>

APPLICABLE IRs: N/A

Standard Plans for Bridge Construction are included in the Structures Plans Component

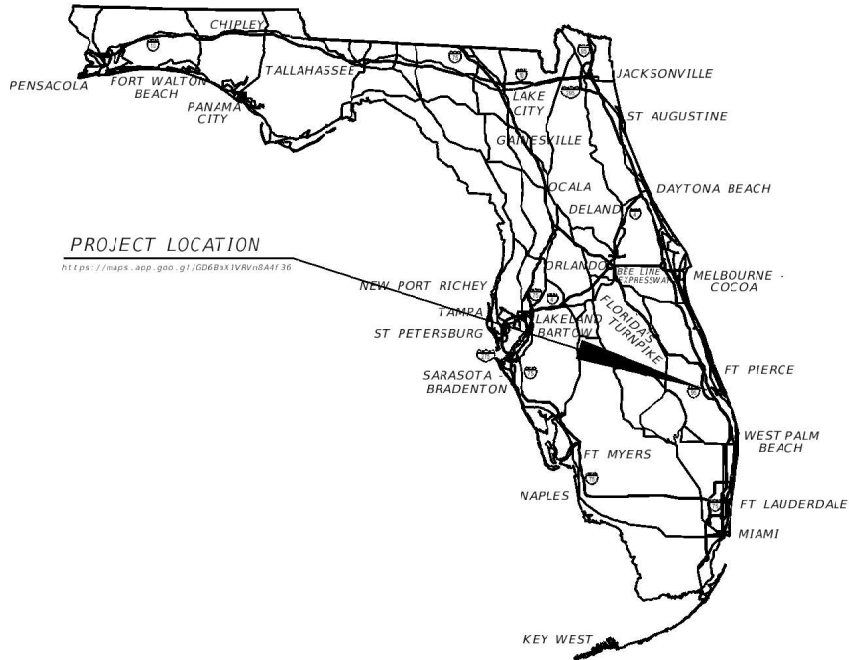
GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, FY2024/25 Standard Specifications for Road and Bridge Construction at the following website: <http://www.fdot.gov/programmanagement/Implemented/SpecBooks>



60% PLANS
11/26/2024

PRELIMINARY - NOT FOR CONSTRUCTION



SHOP DRAWINGS
TO BE SUBMITTED TO:
JEREMY M. CROWE, PE 77064
TRAFFIC & MOBILITY CONSULTANTS LLC
3101 MAGUIRE BLVD
SUITE 265
ORLANDO, FL 32803

PLANS PREPARED BY:



ATMC Company
O'ROURKE ENGINEERING & PLANNING
3725 SE OCEAN BLVD, SUITE 201
STUART, FL 34996
(772) 781-7918
CERTIFICATE OF AUTHORIZATION NO.: 26869

NOTE: THE SCALE OF THE THESE MAY
HAVE CHANGED DUE TO REPRODUCTION

ENGINEER OF RECORD: JEREMY M. CROWE, PE
PE NO.: 77064

TMC PROJECT NO.	FISCAL YEAR	SHEET NO.
24295.01.03	25	T-1

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TO BE INCLUDED AT
90% SUBMITTAL

REVISIONS				 O'ROURKE ENGINEERING & PLANNING 3725 SE OCEAN BLVD., SUITE 201 STUART, FL 34996 OFFICE: (772) 781-7918 JEREMY M. CROWE, P.E. 77064 CERTIFICATE OF AUTHORIZATION NO.:26869	 Martin County FLORIDA	SIGNATURE SHEET	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION				T-2

SIGNALIZATION TABULATION OF QUANTITIES

PAY ITEM NO.	DESCRIPTION	UNIT	SHEET NUMBERS												GRAND TOTAL	
			T - 6													
			PLAN	FINAL	PLAN	FINAL	PLAN	FINAL	PLAN	FINAL	PLAN	FINAL	PLAN	FINAL	PLAN	FINAL
630-2-11	CONDUIT, FURNISH & INSTALL, OPEN TRENCH	LF	268												268	
630-2-12	CONDUIT, FURNISH & INSTALL, DIRECTIONAL BORE	LF	345												345	
632-7-1	SIGNAL CABLE- NEW OR RECONSTRUCTED INTERSECTION, FURNISH & INSTALL	PI	1												1	
635-2-11	PULL & SPLICE BOX, F&I, 13" x 24" COVER SIZE	EA	15												15	
635-2-13	PULL & SPLICE BOX, F&I, 36" ROUND COVER SIZE	EA	1												1	
639-1-122	ELECTRICAL POWER SERVICE, F&I, UNDERGROUND, METER PURCHASED BY CONTRACTOR	AS	1												1	
639-2-1	ELECTRICAL SERVICE WIRE, FURNISH & INSTALL	LF	100												100	
639-3-11	ELECTRICAL SERVICE DISCONNECT, F&I, POLE MOUNT	EA	1												1	
641-2-12	PRESTRESSED CONCRETE POLE, F&I, TYPE P-11 SERVICE POLE	EA	2												2	
646-1-11	ALUMINUM SIGNALS POLE, PEDESTAL	EA	8												8	
649-21-19	STEEL MAST ARM ASSEMBLY, FURNISH AND INSTALL, DOUBLE ARM 70'-60'	EA	1												1	
649-21-20	STEEL MAST ARM ASSEMBLY, FURNISH AND INSTALL, DOUBLE ARM 70'-70'	EA	1												1	
650-1-34	VEHICULAR TRAFFIC SIGNAL, FURNISH & INSTALL POLYCARBONATE, 3 SECTION, 1 WAY	AS	8												8	
650-1-36	VEHICULAR TRAFFIC SIGNAL, FURNISH & INSTALL POLYCARBONATE, 4 SECTION, 1 WAY	AS	2												2	
653-1-11	PEDESTRIAN SIGNAL, FURNISH & INSTALL LED COUNTDOWN, 1 WAY	AS	8												8	
660-4-11	VEHICLE DETECTION SYSTEM-VIDEO, FURNISH & INSTALL CABINET EQUIPMENT	EA	1												1	
660-4-12	VEHICLE DETECTION SYSTEM-VIDEO, FURNISH & INSTALL ABOVE GROUND EQUIPMENT	EA	4												4	
663-1-122	SIGNAL PRIORITY AND PREEMPTION SYSTEM, F&I, GPS, DETECTOR	EA	1												1	
663-1-123	SIGNAL PRIORITY AND PREEMPTION SYSTEM, F&I, GPS, CABINET ELECTRONICS	EA	1												1	
665-1-11	PEDESTRIAN DETECTOR, FURNISH & INSTALL, STANDARD	EA	8												8	
670-5-112	TRAFFIC CONTROLLER ASSEMBLY, F&I, NEMA, 2 PREEMPTION PLAN	AS	1												1	
682-1-113	ITS CCTV CAMERA, F&I DOME, DOME PTZ ENCLOSURE- PRESSURIZED, IP, HIGH DEFINITION	EA	1												1	
684-1-1	MANAGED FIELD ETHERNET SWITCH, FURNISH & INSTALL	EA	1												1	
684-6-12	WIRELESS COMMUNICATION DEVICE, FURNISH & INSTALL, ETHERNET SUBSCRIBER UNIT	EA	1												1	
685-1-13	UNINTERRUPTIBLE POWER SUPPLY, FURNISH & INSTALL, LINE INTERACTIVE WITH CABINET	EA	1												1	
685-2-1	REMOTE POWER MANAGEMENT UNIT - RPMU, FURNISH AND INSTALL	EA	1												1	
700-5-22	INTERNALLY ILLUMINATED SIGN, FURNISH & INSTALL, OVERHEAD MOUNT, 12-18 SF	EA	6												6	
715-1-12	LIGHTING CONDUCTORS, F&I, INSULATED, NO. 8-6	LF	2526												2526	
715-5-31	LUMINAIRE & BRACKET ARM-ALUMINUM, FURNISH & INSTALL NEW LUMINAIRE & ARM ON NEW POLE	EA	2												2	
715-7-11	LOAD CENTER, F&I, SECONDARY VOLTAGE	EA	1												1	
715-500-1	POLE CABLE DISTRIBUTION SYSTEM, FURNISH & INSTALL, CONVENTIONAL	EA	2												2	

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REVISIONS				 O'ROURKE ENGINEERING & PLANNING 3725 SE OCEAN BLVD., SUITE 201 STUART, FL 34996 OFFICE: (772) 781-7918 JEREMY M. CROWE, P.E. 77064 CERTIFICATE OF AUTHORIZATION NO.:26869	 Martin County FLORIDA	TABULATION OF QUANTITIES	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION				
							T-3

11/26/2024 3:52:46 PM SM
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THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

11/26/2024 3:58:01 PM SM
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GENERAL NOTES:

1. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF: A) "FDOT STANDARD PLANS". B) "SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION". C) "THE NATIONAL ELECTRIC CODE". D) "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". E) MARTIN COUNTY "STANDARD DETAILS FOR ROAD AND SITE CONSTRUCTION". ALL TRAFFIC SIGNAL EQUIPMENT INSTALLED IS TO BE DONE BY A QUALIFIED SIGNAL CONTRACTOR WITH A MINIMUM LEVEL II IMSA TRAFFIC SIGNAL CERTIFICATION. LEVEL II CERTIFIED TECHNICIAN IS TO BE ON-SITE DURING ALL CABINET, TRAFFIC SIGNAL, VIDEO DETECTOR CAMERA WIRING FOR ANY PROJECT IN MARTIN COUNTY.
2. MARTIN COUNTY REQUIRES MAST ARM INSTALLATIONS FOR ALL TRAFFIC SIGNAL PROJECTS THAT ARE UNDER MARTIN COUNTY JURISDICTION. ALL MAST ARM INSTALLATIONS TO MEET FDOT SPECIFICATIONS AND HAVE THE COLOR OF "VERDE GREEN". THE PAINT APPLICATION SHALL BE WARRANTED FOR 5 YEARS AND BE IN ACCORDANCE WITH FDOT SPECIFICATIONS. THE DESIRED MAST ARM ATTACHMENT HEIGHT IS 20 FEET FOR PROPER MOUNTING OF SIGNALS, UNLESS THERE ARE SPECIFIC ELEVATION DISCREPANCIES REQUIRING A DIFFERENT ATTACHMENT HEIGHT.
3. ALL MAST ARM UPRIGHTS TO HAVE A 20-POSITION TERMINAL STRIP COMPARTMENT AT THE BASE. TERMINAL STRIPS/ SCREWS TO BE STAINLESS STEEL. STAINLESS STRAIN RELIEF DEVICES ARE TO ENCLOSE ALL SIGNAL CABLES WITHIN MAST ARM UPRIGHT TO BE ATTACHED TO THE J-HOOK.
4. ALL PEDESTRIAN SIGNALS SHALL BE LED COUNTDOWN WITH ONE SECTION, INTERNATIONAL SYMBOL WITH "HAND/MAN" SIDE BY SIDE. LED INDICATIONS ARE TO BE ON FDOT APL AND HAVE 5-YEAR WARRANTY. PEDESTRIAN POLES AND PEDESTRIAN DETECTOR POSTS ARE TO BE MOUNTED ON BREAKAWAY BASES.
5. ALL TRAFFIC SIGNALS TO BE MCCAIN BRAND (OR APPROVED EQUIVALENT) "LIGHTWEIGHT" TYPE WITH LED INDICATIONS IN ALL COLORS. LED INDICATIONS ARE TO BE ON FDOT APL AND HAVE 15-YEAR WARRANTY (OR APPROVED ALTERNATIVE WARRANTY PERIOD). MAST ARMS SHALL HAVE ALL SIGNAL BUCKETS AS POLYCARBONATE AND SPAN WIRE INSTALLATIONS SHALL HAVE A RED ALUMINUM SIGNAL BUCKET WITH POLYCARBONATE AMBER AND GREEN SIGNAL BUCKET. IF SPAN WIRES HAVE TWO-WAY BRACKETS ATTACHED TO DISCONNECT ALL SIGNAL BUCKETS ARE TO BE POLYCARBONATE.
6. ALL STREET NAME SIGNS TO MEET FDOT "ELDER ROADWAY USER PROGRAM" AND BE RIGIDLY MOUNTED TO MAST ARM, WHERE APPLICABLE. SIGNS SHALL BE LED AND ON FDOT APL.
7. MARTIN COUNTY REQUIRES ECONOLITE AUTOSCOPE VISION VIDEO DETECTION SYSTEM TO MEET SYSTEM COMPATIBILITY. ALL CAMERA INSTALLATION LOCATIONS SHALL BE APPROVED BY MARTIN COUNTY TRAFFIC DIVISION PRIOR TO INSTALLATION. AT MARTIN COUNTY'S DISCRETION, WE MAY REQUEST LOOPS IN PLACE OF THE VIDEO DETECTION EQUIPMENT. IF LOOPS ARE TO BE INSTALLED THEN WE REQUIRE ALL SIDE STREET AND LEFT-TURN LOOPS TO BE TYPE F, 6'X40'. MAIN STREET MAY INCLUDE TYPE F, 6'X20' AND/OR TYPE B, 6'X6' ADVANCE LOOPS.
8. ACCESSIBLE PEDESTRIAN SIGNALS (APS) SHALL BE INS 2-WIRE SYSTEM BY POLARA (2 WIRE CENTRAL CONTROL). INS 2 SDLC Y-CABLE TO BE INCLUDED WITH EACH SYSTEM.
9. NOT TO INCLUDE COST OF ANY TEMPORARY SIGNALIZATION WORK AND FOLLOW MUTCD GUIDLINES. ANY NEW SIGNAL INSTALLATION SHALL HAVE VMS MESSAGE BOARDS PLACED AT LEAST ONE WEEK IN ADVANCED TO ALERT MOTORISTS OF NEW SIGNAL ACTIVATION DATE. TURN-ON DATE TO BE APPROVED BY MARTIN COUNTY TRAFFIC ENGINEERING DEPARTMENT. ANY TRAFFIC SIGNAL "UTILITIES" THAT PRESENT CONSTRUCTION CONFLICTS ARE TO BE INCORPORATED AS PART OF THE PROJECT AND CORRECTED / RELOCATED BY THE CONTRACTOR. UTILITY LOCATES ARE CONSIDERED APPROXIMATE AND CONTRACTOR SHALL POT-HOLE FOR VERIFICATION PRIOR TO DRILL SHAFT, DIRECTIONAL BORE, OR TRENCHING OPERATIONS.
10. SIGNALS INTERCONNECT CABLE SHALL BE 144 COUNT, SIGNAL-MODE CABLE FIBER OPTIC CABLE. EACH CABINET LOCATION SHALL HAVE A 6 COUNT, SINGLE-MODE DROP CABLE FROM CABINET TO SPLICE ENCLOSURE. THE PATCH PANEL FOR USE INSIDE THE CABINET SHALL BE CORNING SPH-01P. FOR ADDITIONAL INFORMATION, SEE MARTIN COUNTY ATMS DESIGN / BUILD REQUIREMENTS.
11. SIEMENS / RUGGEDCOM BRAND FIBER OPTIC ETHERNET SWITCH, MODEL RS 9006-HI-D-2SEP SHALL BE INCLUDED WITH EACH TRAFFIC SIGNAL CABINET. SFP MODULE RUGGEDCOM SFP1132-1LX10 (QUANTITY 2) SHALL BE PROVIDED WITH EACH NETWORK SWITCH. UPS BATTERY BACK-UP DEVICE SHALL BE INCLUDED WITH EACH TRAFFIC SIGNAL CABINET AND BE TRIPP-LITE MODEL AVR750U.
12. APPLIED INFORMATION - GLANCE TIMM 500 PREEMPTION SYSTEM TO BE INCLUDED WITH EACH TRAFFIC SIGNAL CABINET. APL #663-001-011.
13. WHERE SPECIFIED, (WIRELESS COMMUNICATION DEVICE, INSTALL) SHALL BE ENCOM BRAND, OR APPROVED EQUIVALENT.
14. 5-SECTION, RIGHT TURN SIGNALS ARE NOT PERMITTED UNLESS APPROVED BY MARTIN COUNTY TRAFFIC ENGINEERING DEPARTMENT.
15. ALL PULL BOXES ARE TO BE FDOT APPROVED PRODUCTS. LOAD-BEARING, 20,000 LB, COMPOSITE LIDS (NO METAL LIDS). UNLESS OTHERWISE INDICATED ON THE PLANS, TRAFFIC SIGNAL AND ROADWAY LIGHTING PULL BOXES SHALL BE 13"X24" IN SIZE. FOR FIBER OPTIC PULL BOXES PLEASE REFERENCE ADDITIONAL PAGES.
16. ONE SET OF AS-BUILT PLANS IS TO BE PROVIDED AS A CADD FILE ON CD-ROM.
17. A PAY ITEM OF FURNISH AND INSTALL 14 FT ELECTRIC SERVICE POLE IS REQUIRED AT EACH SIGNAL INSTALLATION TO MOUNT THE ELECTRIC SERVICE DISCONNECT.
18. EXISTING SURVEY INFORMATION WAS PROVIDED BY CAPTEC ENGINEERING, INC. DATED 10/14/2024.
19. BASE FILE INFORMATION WAS PROVIDED BY CAPTEC ENGINEERING, INC. ON 10/15/2024.

UTILITIES:

BELOW IS A LIST OF THE UTILITY OWNERS NOTIFIED ON 11/25/2024:

COMPANY	CONTACT	TELEPHONE #
COMCAST-PBG	GERMAINE LEWIS	(561) 513-0810
CITY OF STUART	MARC ROGOLINO	(772) 221-4700 X5
FLORIDA POWER & LIGHT - MARTIN	JAMIE PURNELL	(386) 586-6403
HOTWIRE COMMUNICATIONS	WALTER DAVILIA	(954) 699-0900
MARTIN COUNTY PUBLIC SERVICES TRAFFIC DIVISION	DAMIAN BONO	(772) 288-5528
TECO PEOPLES GAS - PALM BEACH	CHEYENNE THOMPSON	(813) 743-7164
AT&T/DISTRIBUTION	DINO FARRUGGIO	627896@ATT.COM

GENERAL WORKMANSHIP FOR INSTALLATION AND MAINTENANCE REQUIREMENTS:

1. ALL WORK IS TO BE PERFORMED IN A WORKMANLIKE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE SKILLED LABOR, IN THE APPRECIATE AREAS NECESSARY, TO PROVIDE AN ACCEPTABLE AND PROFESSIONAL FINISHED PRODUCT. THE CONTRACTOR AND HIS PERSONNEL SHALL HAVE, AT ALL TIMES, ALL THE NECESSARY PAPERWORK, EQUIPMENT, AND TOOLS NEEDED TO COMPLETE THE JOB. IT IS EXPECTED THAT PLUMB SURFACES SHALL BE PLUMB. SPACING OF MULTIPLE COMPONENTS, SUCH AS CONDUIT STUBS, SHALL BE IN EQUAL INCREMENTS. ALL MATERIALS SHALL BE IN NEW CONDITION.
2. ALL MAST ARM POLE ASSEMBLIES, PEDESTRIAN POLES, AND SUPPLEMENTAL SIGNAL POLES SHALL BE LEVELED TO THE SATISFACTION OF THE MARTIN COUNTY SIGNAL INSPECTOR.
3. THE MARTIN COUNTY SIGNAL INSPECTOR ASSIGNED TO THE PROJECT SHALL HAVE THE AUTHORITY TO MAKE FINAL DETERMINATIONS ON WHETHER WORKMANSHIP, MATERIALS, AND/OR FINAL PRODUCT(S) MEET THE SPECIFICATIONS CONTAINED HEREIN.

SURFACE TREATMENTS:

THE APPLICATION OF THE FOLLOWING MATERIALS TO VARIOUS TRAFFIC SIGNAL COMPONENTS SHALL BE PERFORMED DURING ASSEMBLY:

1. THREADED HARDWARE:
ALL NON-ELECTRICAL THREADED HARDWARE (i.e., ALL ASTRO BRAC HARDWARE, POLE HARDWARE, OR ANY THREADED SURFACE) SHALL BE COATED WITH PERMATEX ANTI-SEIZE LUBRICANT, OR COUNTY-APPROVED EQUIVALENT. NO SPRAY ON ANTI-SEIZE COMPOUND WILL BE ACCEPTED. THE AMOUNT OF ANTI-SEIZE BEING APPLIED SHALL BE ENOUGH TO VISIBLY SEE.
2. WEATHERPROOFING:
IRREGULAR MATING SURFACES SHALL BE RENDERED WEATHERPROOF BY APPLYING AN APPROPRIATE BEAD OF CLEAR SILICONE CAULK, SUCH AS SILICONE II, OR COUNTY-APPROVED EQUIVALENT. THESE AREAS INCLUDE SERRATED SIGNAL COUPLINGS, CONTROLLER CABINET FOUNDATION, PEDESTRIAN PUSH BUTTONS, AND ANY OTHER AREAS TYPICALLY PRONE TO MOISTURE INFILTRATION.
3. CABLE ENTRY/EXIT:
WHEREVER A CABLE ENTERS OR EXITS A FIELD-DRILLED HOLE, THE HOLE SHALL BE PROTECTED BY A PERMANENTLY INSTALLED RUBBER GROMMET.

MAINTENANCE OF TRAFFIC LANE CLOSURES FOR ARTERIAL OR COLLECTOR ROADS:

WHEN EITHER AN ARTERIAL OR COLLECTOR ROAD IS TO HAVE A LANE CLOSURE AS A PART OF ITS MOT PLAN, THE FOLLOWING CONDITIONS SHALL APPLY IN ADDITION TO ALL OTHER MOT REQUIREMENTS:

1. LANE CLOSURES SHALL BE LIMITED TO BETWEEN THE HOURS OF 9:00AM TO 3:30PM, AND 7:00PM TO 6:00AM.
2. THE CONTRACTOR SHALL INCLUDE AS A PART OF THE MOT PLAN A TRAFFIC CONTROL OFFICER PROVIDED BY EITHER THE LOCAL POLICE DEPARTMENT OR THE MARTIN COUNTY SHERIFF'S OFFICE. THE TRAFFIC CONTROL OFFICER SHALL BE ON-SITE 100% OF THE TIME DURING ALL LANE CLOSURES.
3. IF THE CONTRACTOR BEGINS A LANE CLOSURE BEFORE THE APPROVED START TIME OR ENDS THE LANE CLOSURE AFTER THE APPROVED LANE CLOSURE TIME, THE CONTRACTOR SHALL BE ASSESSED BY THE COUNTY DAMAGES OF \$1,500.00 PER HOUR FOR EACH HOUR OF LANE CLOSURE OUTSIDE THE ABOVE STATED APPROVED TIME RANGE. DAMAGE FEES SHALL BE ASSESSED AND PRORATED TO THE NEXT QUARTER HOUR, i.e. A CONTRACTOR THAT ENDS AN APPROVED LANE CLOSURE AT 3:40 PM WOULD BE ASSESSED \$375.00 (\$1,500 X 0.25).
4. LANE CLOSURES THAT ARE IMPLEMENTED BY THE CONTRACTOR WITHOUT THE PRESENCE OF A TRAFFIC CONTROL OFFICER SHALL BE ASSESSED \$500.00 PER HOUR.
5. LANE CLOSURES THAT ARE IMPLEMENTED BY THE CONTRACTOR THAT ARE NOT PRE-AUTHORIZED IN WRITING BY THE COUNTY SHALL BE ASSESSED \$3,000.00 PER HOUR.
6. IF PRIOR WRITTEN AUTHORIZATION TO MODIFY THE ALLOWABLE WORK HOURS IS OBTAINED, THE ABOVE LISTED ASSESSMENT OF COST WILL BE ADJUSTED TO REFLECT THE AUTHORIZED WORK HOURS.

CONTROLLER ASSEMBLY:

1. ECONOLITE TS-2, TYPE 1 "PLUG-N-GO" TRAFFIC CABINET ASSEMBLY. SIZE 7 CABINET (72" H X 44" W X 24" D) WITH (3) SHELVES. ECONOLITE PART CAB18728.
2. INTEGRATED DRAWER/ COMPUTER SHELF.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION



O'ROURKE
ENGINEERING & PLANNING
ATMCompany

O'ROURKE ENGINEERING & PLANNING
3725 SE OCEAN BLVD., SUITE 201
STUART, FL 34996
OFFICE: (772) 781-7918
JEREMY M. CROWE, P.E. 77064
CERTIFICATE OF AUTHORIZATION NO.:26869



Martin County
FLORIDA

GENERAL NOTES

SHEET NO.

T-4

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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- 3. ECONOLITE EOS CONTROLLER TS-2, TYPE 2 (WITH ABC CONNECTORS) CONTROLLER.
- 4. SDLC COMMUNICATIONS PANEL.
- 5. MALFUNCTION MANAGEMENT UNIT - ECONOLITE (OR) EDI MMU2-16LEIP.
- 6. CONFIGURATION #4, 16 LOAD BAY MAIN PANEL (SOP10) (PHASES 1-8, OVERLAPS A, B, C, D AND PED 2,4,6 & 8).
- 7. CONFIGURATION #2, 16 DETECTOR RACK.
- 8. LED CABINET LIGHTING SYSTEM.
- 9. SIEMENS / RUGGEDCOM RS 900G-HI-D-2SFP SWITCH FOR COMMUNICATION.
- 10. PREEMPT PANEL / RELAY REQUIRED.
- 11. GENERATOR COMPARTMENT / TRANSFER SWITCH TO BE BUILT IN TO CABINET.

FIBER OPTIC TECHNICAL SPECIFICATIONS:

- 1. PATCH PANEL:
 - A) CORNING SPH-01P WITH 6-ST CONNECTORS AT DROP AND REPEAT LOCATIONS.
 - B) CORNING CCH-03U WITH 24 ST CONNECTORS AT HUB LOCATIONS.
- 2. DROP CABLE:
 - A) 6 COUNT SINGLE MODE FIBER TERMINATED WITH ST CONNECTORS AT DROP AND REPEAT LOCATIONS.
 - B) 24 COUNT SINGLE MODE FIBER TERMINATED WITH ST CONNECTORS AT HUB LOCATIONS.
- 3. SPLICE ENCLOSURE:
 - A) CORNING SCF-4C18-01 OR SCF-6C22-02. MODEL DEPENDS ON NUMBER OF SPLICES.
- 4. ANY FIBER OPTIC CABLE THAT IS FOUND TO BE DAMAGED SHALL BE REPLACED FROM SPLICE ENCLOSURE TO SPLICE ENCLOSURE LOCATED AT THE TRAFFIC SIGNAL OR IT VAULT LOCATIONS. NEW SPLICES SHALL NOT BE PERMITTED DUE TO THE ADDED LOSS AND DEGRADATION OF SIGNAL THAT IS INTRODUCED WITH EACH NEW SPLICE.
- 5. ALL FIBER OPTIC CABLE SHALL HAVE A 25-YEAR MANUFACTURE EXTENDED WARRANTY (UP TO 10 YEARS FOR ITS INSTALLATION). THE FIBER OPTIC WARRANTY SHALL BE PERFORMED BY A LANDSCAPE NETWORK OF PREFERRED INSTALLERS CONTRACTORS AS CERTIFIED THROUGH CORNING'S "STRINGENT REQUIREMENTS FOR TECHNICAL AND FINANCIAL STRENGTH AND HAVE PROVEN DEDICATION TO QUALITY INSTALLATIONS.
- 6. ALL FIBER SPLICING DIAGRAMS / SCHEMATICS AND FIBER NETWORK DESIGN FOR ANY PROJECT TO BE PROVIDED BY MARTIN COUNTY'S CONTINUING SERVICES FIBER CONTRACTOR. THE CONTINUING SERVICES FIBER CONTRACTOR IS A BUILDING INDUSTRY CONSULTING SERVICE INTERNATIONAL(BICSI) REGISTERED COMMUNICATIONS DISTRIBUTION DESIGNER (RCDD). THE COST FOR THE NETWORK DESIGN SCHEMATICS SHALL BE INCUMBENT UPON THE SUBCONTRACTOR MAKING THE REQUEST AND SHALL BE A REQUIREMENT FOR ANY PROJECT WHICH WILL IMPACT MARTIN COUNTY'S FIBER OPTIC NETWORK. MARTIN COUNTY'S CONTINUING SERVICES FIBER CONTRACTOR SHALL COORDINATE THE NETWORK DESIGN WITH MARTIN COUNTY ENGINEERING AND IT STAFF.
- 7. ALL FIBER OPTIC WORK TO BE PERFORMED BY BICSI, ITS INSTALLER 2 CERTIFIED TECHNICIANS.
- 8. PULL BOXES / VAULTS:
 - A) 24" X 36" X 24" OPEN-BOTTOM PRECAST POLYMER CONCRETE VAULTS WITH 20,000 LB CONCRETE, BOLT-DOWN COVER LABELED "FIBER OPTICS" FOR ALL SPLICE ENCLOSURE LOCATIONS.
 - B) 17" X 30" BOXES TO BE USED AT INTERMEDIATE LOCATIONS WHERE NO SPLICE ENCLOSURE IS LOCATED.

VIDEO SURVEILLANCE SPECIFICATIONS:

- 1. PAN, TILT, AND ZOOM CAMERA.
- 2. AXIS COMMUNICATIONS PTZ CAMERA MODEL Q6135-LE WITH CANDY CANE MOUNT USING AXIS T94A01D PENDANT KIT (FDOT APL NUMBER: 682-002-023). EACH CAMERA IS TO INCLUDE (1) CORE LICENSE.

PAY ITEM NOTES:

663-1-XX: CONTRACTOR TO FURNISH AND INSTALL GLANCE OR COUNTY APPROVED EQUIVALENT FDOT APPROVED PRODUCT FROM THE FDOT APL.

665-1-11: PEDESTRIAN DETECTOR SHALL BE STANDARD ONLY BUT SHALL BE LOCATED FOR FUTURE APS CONVERSION. ACCESSIBLE AUDIO DETECTORS SHALL NOT BE PERMITTED. CONTRACTOR TO ENSURE THAT PEDESTRIAN BUTTONS ARE LOCATED ADJACENT TO A 48"X48" FLAT LANDING. THE COST OF THE PEDESTRIAN SIGNS R10-3i SHALL BE INCIDENTAL TO THE PEDESTRIAN DETECTOR COST. FINAL PEDESTRIAN POLE LOCATIONS MAY REQUIRE FIELD ADJUSTING AS DIRECTED BY THE PROJECT ENGINEER. PEDESTRIAN POLE FOUNDATIONS MAY BE INSTALLED ON SIDEWALK CURB ACCORDING TO FDOT PLAN INDEX 646-001.

REVISIONS			
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CERTIFICATE OF AUTHORIZATION NO.:26869



Martin County
FLORIDA

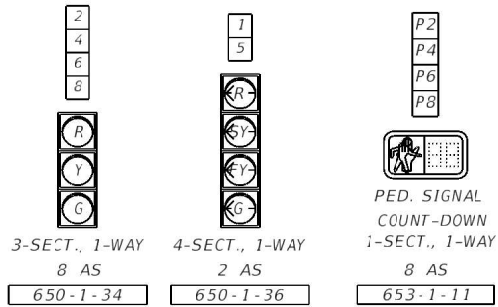
GENERAL NOTES

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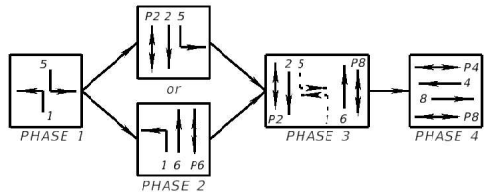
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TRAFFIC SIGNAL HEAD DETAILS



S.O.P. 9 (MOD)



VEHICLE DETECTION ASSIGNMENTS			
CAMERA DETECTION	DETECTION ZONE	DELAY TIME (SEC)	DETECTION ZONE DIMENSION
V1	DZ-5	-	6'X40'
	DZ-2A/2B	-	6'X250'
V2	DZ-4	-	6'X40'
	DZ-4R	10	6'X40'
V3	DZ-1	-	6'X40'
	DZ-6A/6B	-	6'X250'
	DZ-6R	10	6'X40'
V4	DZ-8	-	6'X40'

SIZE AND PLACEMENT OF VEHICLE DETECTION ZONES ARE INITIAL AND MAY REQUIRE FIELD ADJUSTING AS DIRECTED BY PROJECT ENGINEER.

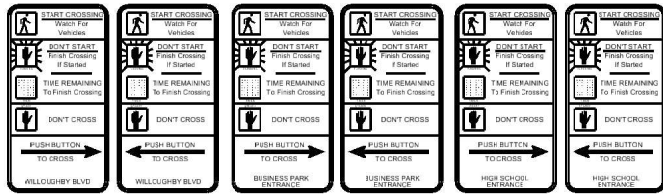
INITIAL CONTROLLER TIMINGS						
PHASE	NBL	SBT	WB	SBL	NBT	EB
TIMING FUNCTION						
MOVEMENT NUMBER	1	2	4	5	6	8
MINIMUM GREEN	5.0	15.0	10.0	5.0	15.0	10.0
EXTENSION	3.0	3.0	3.0	3.0	3.0	3.0
MAXIMUM GREEN 1	30.0	70.0	40.0	30.0	70.0	40.0
MAXIMUM GREEN 2	--	--	--	--	--	--
YELLOW CLEARANCE	4.8	4.8	3.4	4.8	4.8	3.4
ALL RED	2.0	2.0	3.7	2.0	2.0	3.7
PEDESTRIAN WALK	--	7	7	--	7	7
PED. CLEARANCE	--	14	29	--	19	27
RECALL	--	MIN	--	--	MIN	--
FLASH	R	Y	R	R	Y	R

SIGNAL TIMINGS TO BE ADJUSTED BY MARTIN COUNTY BASED ON OBSERVED TRAFFIC FLOW WITHIN TWO WEEKS AFTER INSTALLATION.

SIGNALIZATION NOTES:

- THE MAJOR STREET IS WILLOUGHBY BOULEVARD (SPEED LIMIT 45 MPH) AND THE MINOR STREETS ARE BUSINESS PARK AND SCHOOL ENTRANCE DRIVEWAY (SPEED LIMIT 25 MPH).
- THE MAJOR STREET MOVEMENTS ARE 1,2,5&6, AND THE MINOR STREET MOVEMENTS ARE 4&8.
- DURING FLASH OPERATION, MOVEMENTS 1,4,5&8 SHALL FLASH RED AND MOVEMENTS 2&6 SHALL FLASH YELLOW.
- CONTRACTOR SHALL COORDINATE WITH FLORIDA POWER & LIGHT FOR CONNECTION TO ELECTRIC SERVICE.
- CONTRACTOR SHALL ENSURE ALL PEDESTRIAN DETECTORS ARE IMMEDIATELY ADJACENT TO A MINIMUM 48"X48" FLAT LANDING.
- SIGNING AND PAVEMENT MARKING PLAN TO BE INCLUDED IN 90% SUBMITTAL.

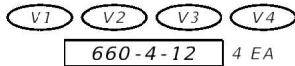
PEDESTRIAN SIGNAL HEAD DETAILS



LEGEND

- VEHICLE DETECTOR VIDEO
- CCTV CAMERA
- GPS PREEMPTION

HYBRID (VIDEO+RADAR) DETECTION PAY ITEMS



INTERNALLY ILLUMINATED SIGNS (SINGLE SIDED RIGID MOUNTED TO THE SIGNAL ARM) N.T.S.

- SE Willoughby Blvd**
700-5-22 2 EA
- Business Park**
700-5-22 2 EA
- Martin Co HS**
700-5-22 2 EA

CABINET PAY ITEMS

- 14 RUNS @ 25 LF
- 4-2" SIGNAL
- 1-2" VEHICLE DETECTION/CCTV
- 1-2" PEDESTRIAN SIGNAL
- 1-2" PED DETECTOR
- 1-2" ELECTRIC SERVICE
- 1-2" ITS COMMUNICATION (FUTURE)
- 1-2" LIGHTING
- 4-2" SPARE

- 630-2-11 25 LF
- 632-7-1 1 PI
- 635-2-11 4 EA
- 635-2-13 1 EA
- 660-4-11 1 EA
- 663-1-123 1 EA
- 670-5-112 1 AS
- 684-1-1 1 EA
- 684-6-12 1 EA
- 685-1-13 1 EA
- 685-2-1 1 EA

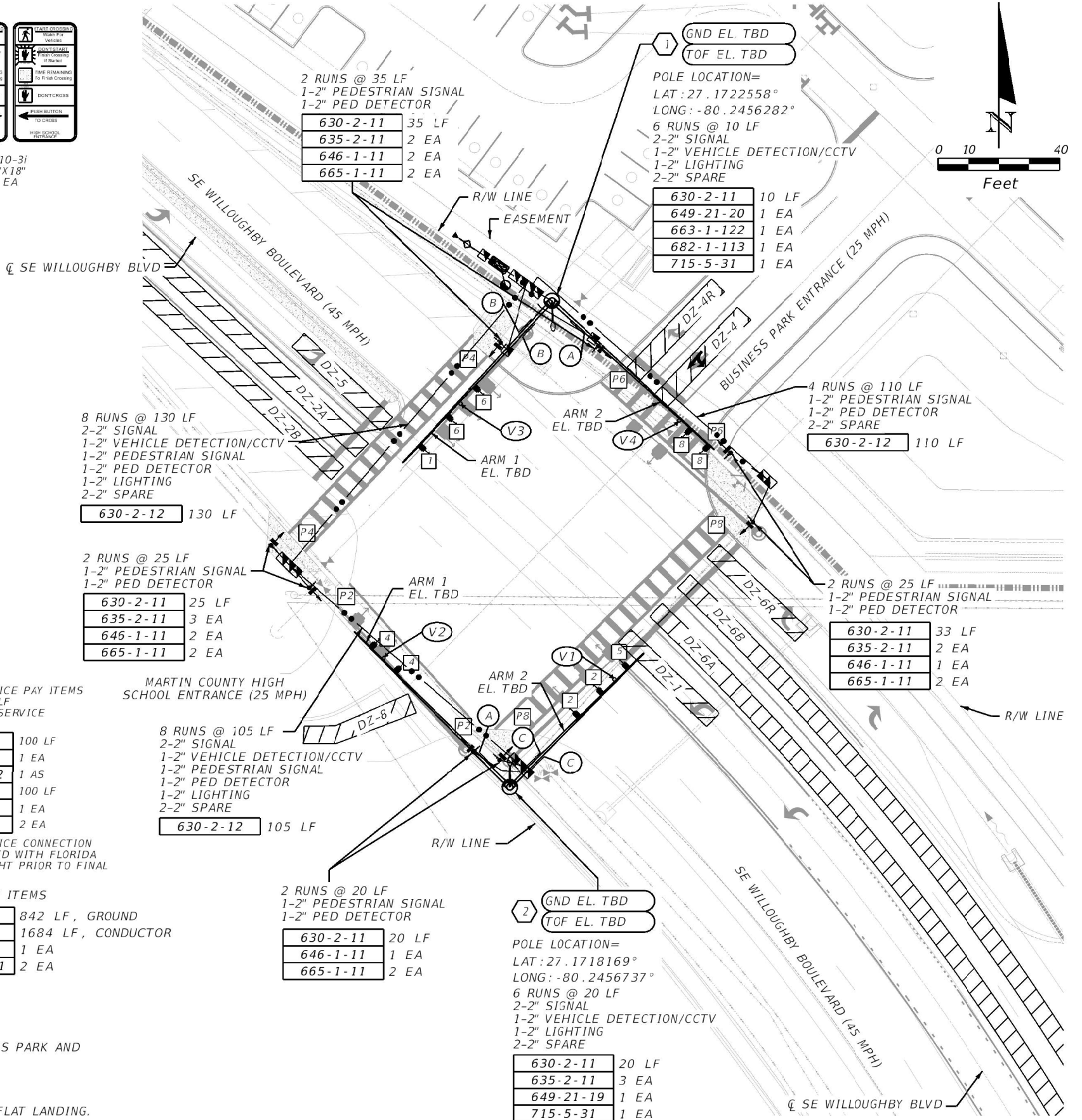
ELECTRIC SERVICE PAY ITEMS

- 2 RUNS @ 100 LF
- 1-2" ELECTRIC SERVICE
- 1-2" SPARE
- 630-2-11 100 LF
- 635-2-11 1 EA
- 639-1-122 1 AS
- 639-2-1 100 LF
- 639-3-11 1 EA
- 641-2-12 2 EA

ELECTRIC SERVICE CONNECTION TO BE FINALIZED WITH FLORIDA POWER AND LIGHT PRIOR TO FINAL SUBMITTAL

LIGHTING PAY ITEMS

- 715-1-12 842 LF, GROUND
- 715-1-12 1684 LF, CONDUCTOR
- 715-7-11 1 EA
- 715-500-1 2 EA



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION



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CERTIFICATE OF AUTHORIZATION NO.:26869

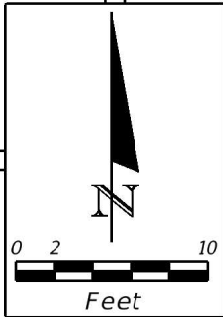
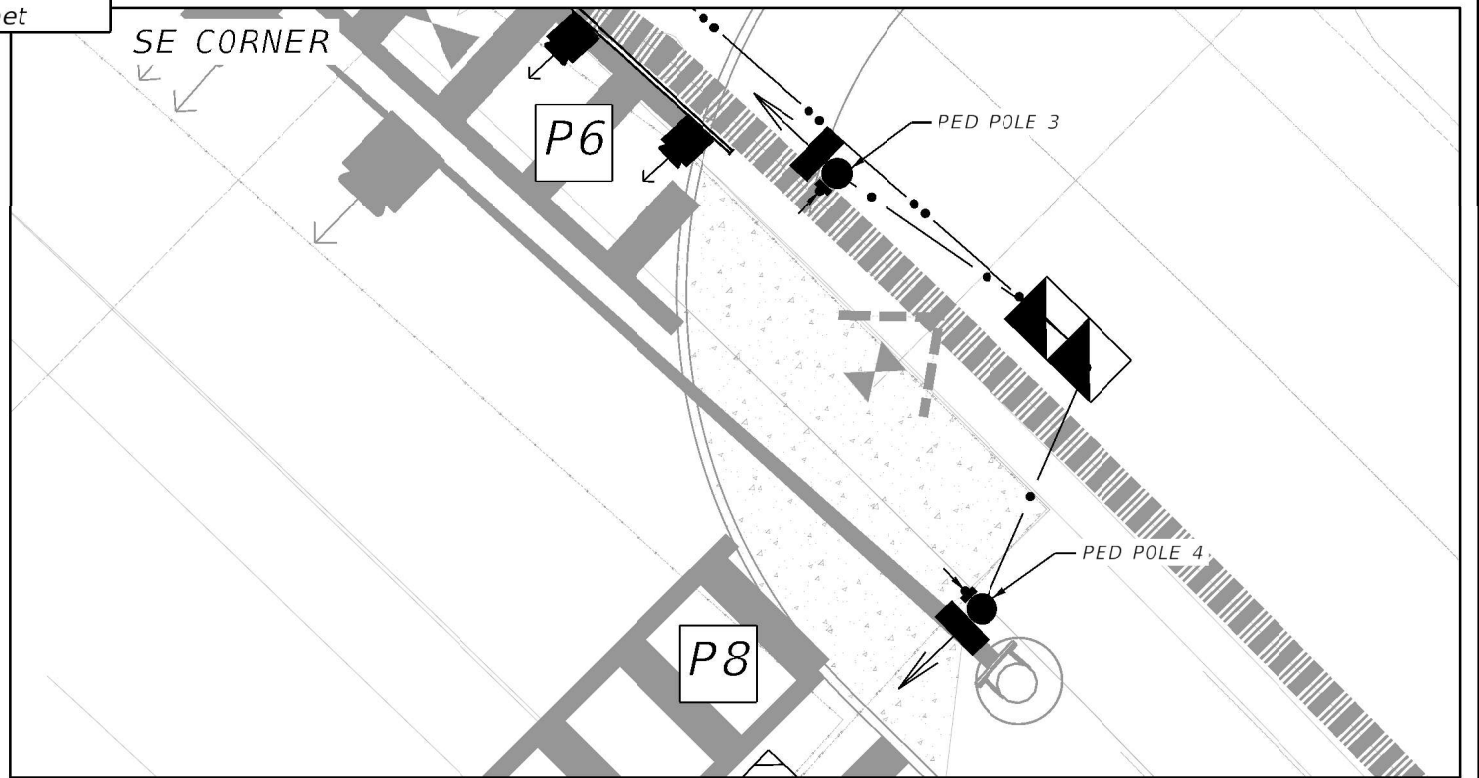
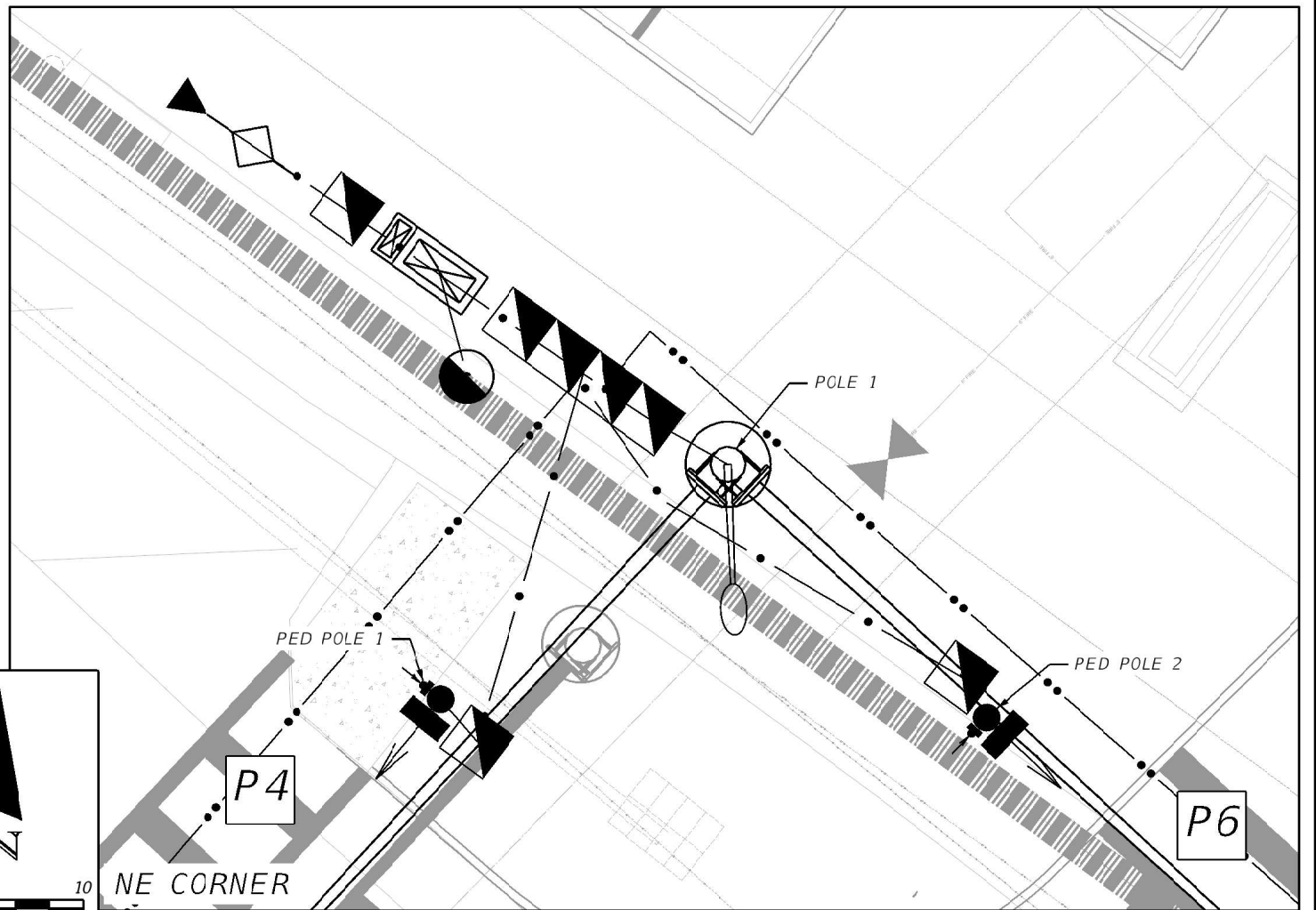
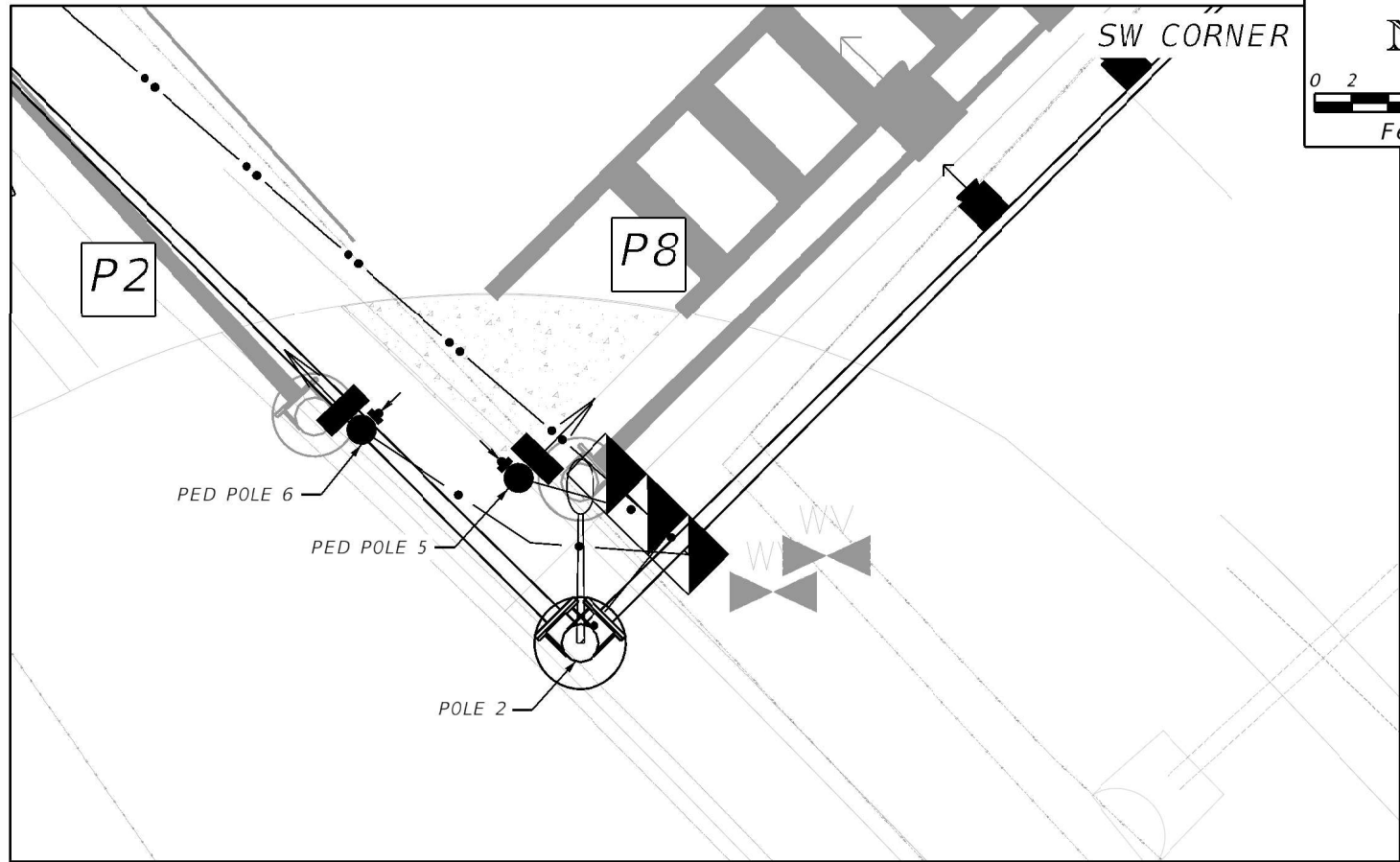
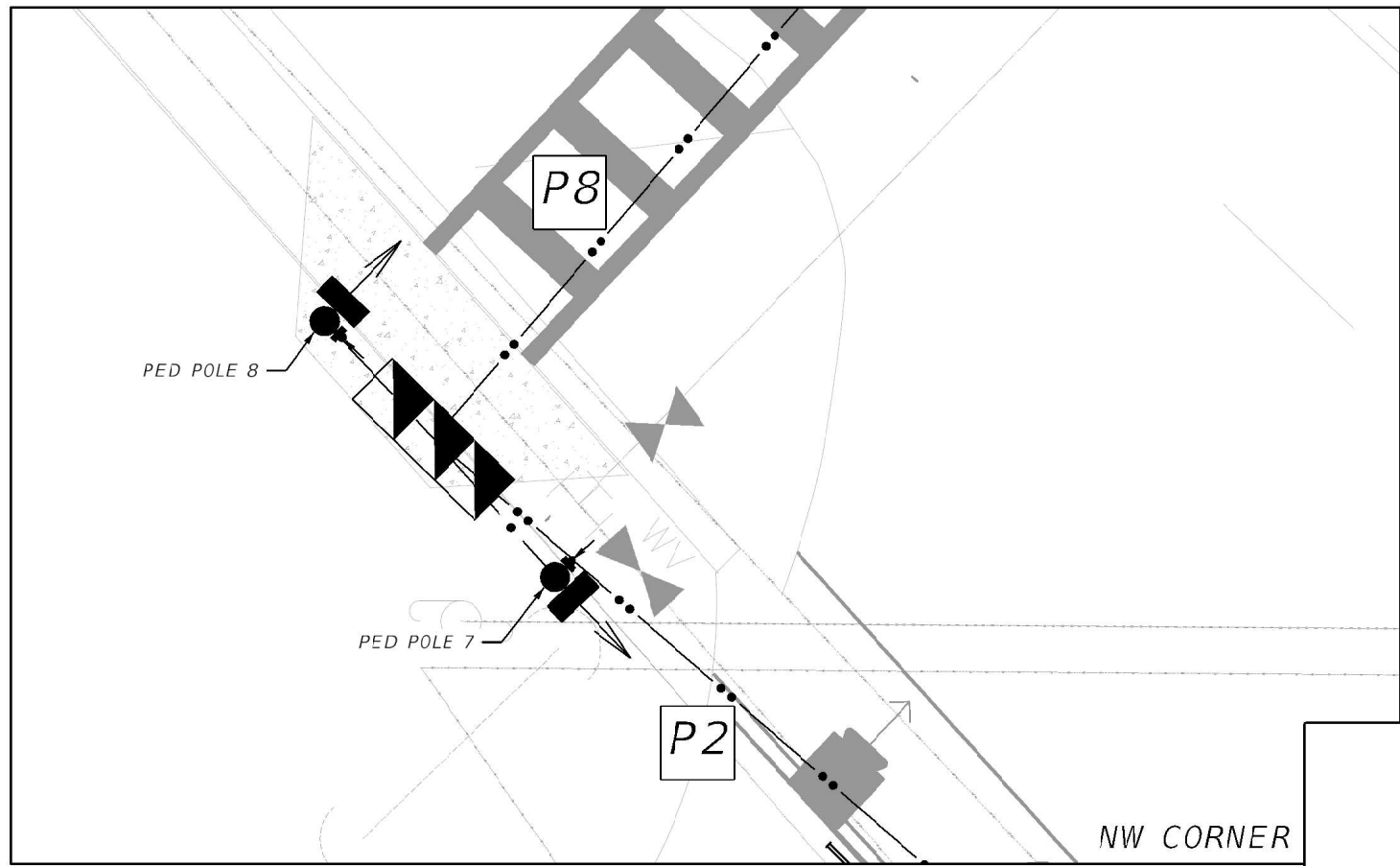


Martin County
FLORIDA

SIGNALIZATION PLANS

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NO.
T-6

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NW CORNER

SW CORNER

NE CORNER

SE CORNER

REVISIONS	
DESCRIPTION	DATE



O'ROURKE ENGINEERING & PLANNING
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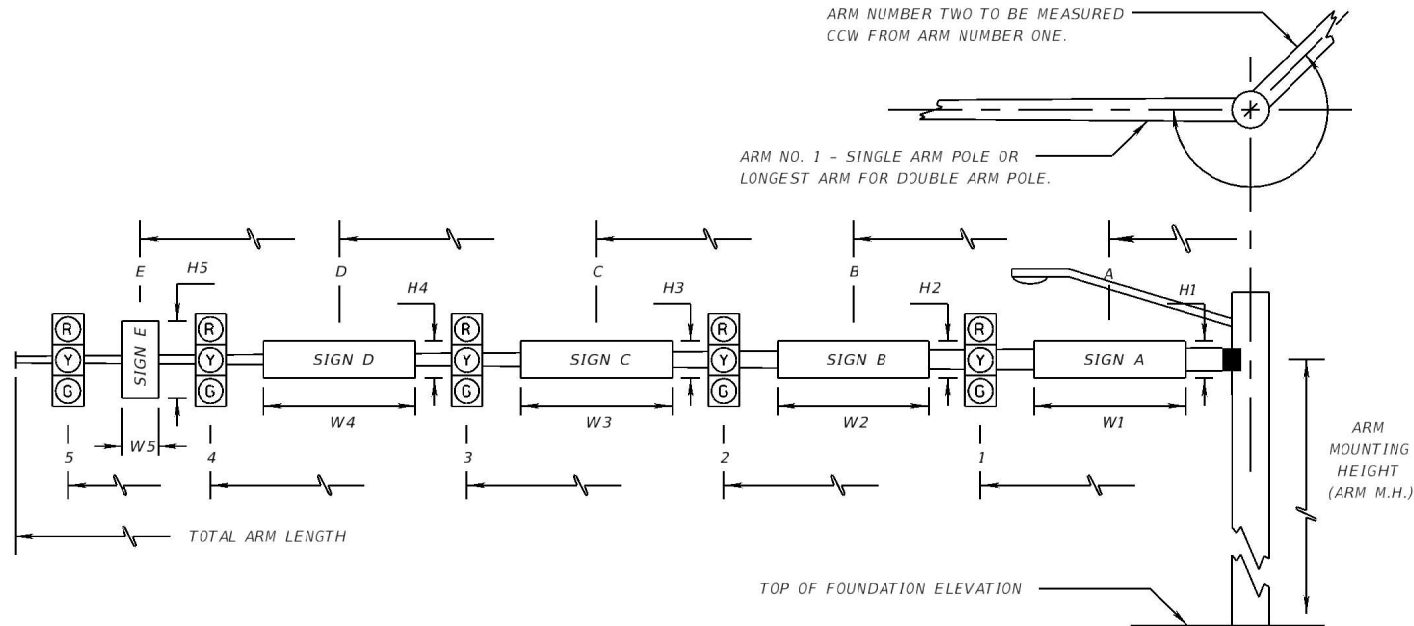
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FLORIDA

CORNER DETAILS	

SHEET NO.
T-7

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* DENOTES NUMBER OF SECTIONS IN SIGNAL HEAD ASSEMBLY

						SIGNAL DATA															VEHICLE DETECTION/CCTV AND SIGN DATA																PAINT COLOR	
ID NO.	SHEET NO.	LOCATION BY STA.	TOP OF FOUND. ELEVATION	RDWY ARM NO.	CROWN ELEV.	SIGNAL V/H	BACK PLATES Y/N	PED. SIGNAL Y/N	DISTANCE FROM POLE										TOTAL ARM LENGTH	ARM M.H.	ANGLE BETWEEN DUAL ARMS 90/270	DISTANCE FROM POLE / HEIGHT AND WIDTH OF SIGN																
									1	*	2	*	3	*	4	*	5	*				A	H1	W1	B	H2	W2	C	H3	W3	E	H5	W5	V				
1	T-6	LAT: 27.17225586 LONG: -80.2456282	TBD	1	TBD	V	Y	N	36.2	3	49.2	3	62.5	4					70	TBD	90	10.0	2.0	9.0											43.3	VERDE GREEN		
---	-----	-----	-----	2	TBD	V	Y	N	60.2	3	68.2	3							70	TBD	-----	10.0	2.0	9.0										55.5				
2	T-6	LAT: 27.1718169 LONG: -80.2456737	TBD	1	TBD	V	Y	N	51.5	3	62.8	3							70	TBD	270	10.0	2.0	9.0										57.5				
---	-----	-----	-----	2	TBD	V	Y	N	30.5	3	41.4	3	53.2	4					60	TBD	-----	10.0	2.0	9.0										47.5				

DENOTES EXISTING SIGNAL HEAD ASSEMBLY OR SIGN TO REMAIN

- NOTES:
- TOTAL ARM LENGTH IS MEASURED FROM BASEPLATE FLANGE TO TIP OF ARM.
 - SIGNAL HEAD AND SIGN PLACEMENT IS MEASURED FROM FACE OF THE ARM BASE PLATE ALONG THE CENTER LINE OF THE ARM PER FDOT INDEX 649.031.
 - TOP OF THE FOUNDATION AND CROWN ELEVATIONS TO BE PROVIDED AT 90% SUBMITTAL.
 - COLUMN A DENOTES STREET NAME SIGNS.
 - COLUMN V DENOTES VEHICLE DETECTOR LOCATION.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION



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Martin County
FLORIDA

MAST ARM TABULATION

SHEET NO.
T-8

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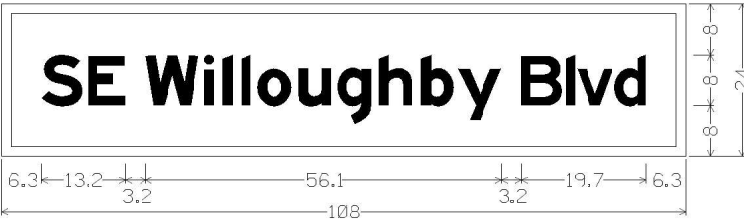
TO BE INCLUDED AT
90% SUBMITTAL

REVISIONS				 O'ROURKE ENGINEERING & PLANNING ATMCompany O'ROURKE ENGINEERING & PLANNING 3725 SE OCEAN BLVD., SUITE 201 STUART, FL 34996 OFFICE: (772) 781-7918 JEREMY M. CROWE, P.E. 77064 CERTIFICATE OF AUTHORIZATION NO.:26869	 Martin County FLORIDA	MAST ARM DATA TABLE	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION				T-9

11/26/2024 5:17:01 PM SM
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SIGN NUMBER	A
QUANTITY	2
WIDTH	9'-0"
HEIGHT	2'-0"
BORDER WIDTH	2"
BORDER RADII	2"
BACKGROUND COLOR	3M EC GREEN
LEGEND & BORDER COLOR	3M 490T WHITE
STATION(S)	N/A

NOTES:
1. SIGNS SHALL BE SINGLE SIDED AND RIGID MOUNTED TO THE SIGNAL ARM.

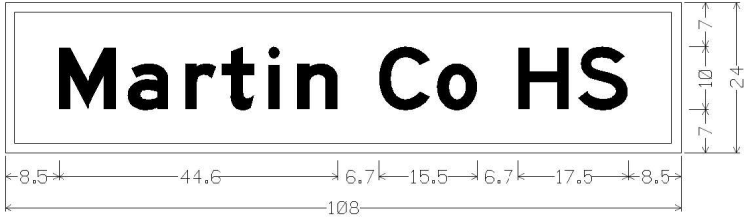


A;
Quantity : 2;
Drawn by : KV;
6.0" Radius, 1.5" Border, White on Green;
"SE Willoughby" E Mod 2K "Blvd", E 2K 40% spacing;
Table of widths and spaces

6.3	S	0.8	E	5.9																	
3.2	W	i	l	l	o	u	g	h	b	y	6.8										
3.2	B	l	v	d	4.9	6.3															

SIGN NUMBER	C
QUANTITY	2
WIDTH	9'-0"
HEIGHT	2'-0"
BORDER WIDTH	2"
BORDER RADII	2"
BACKGROUND COLOR	3M EC GREEN
LEGEND & BORDER COLOR	3M 490T WHITE
STATION(S)	N/A

NOTES:
1. SIGNS SHALL BE SINGLE SIDED AND RIGID MOUNTED TO THE SIGNAL ARM.



A;
Quantity : 2;
Drawn by : KV;
6.0" Radius, 1.5" Border, White on Green;
"Martin" E Mod 2K "Co HS", E 2K specified length;
Table of widths and spaces

8.5	M		a		r		t		i		n	C		o	
9.3		1.7	6.6	2.6	5.0	0.9	5.2	2.1	2.0	2.6	6.6	6.7	8.1	1.0	6.4
			H		S										
			6.7	8.1	1.3	8.1	8.5								

SIGN NUMBER	B
QUANTITY	2
WIDTH	9'-0"
HEIGHT	2'-0"
BORDER WIDTH	2"
BORDER RADII	2"
BACKGROUND COLOR	3M EC GREEN
LEGEND & BORDER COLOR	3M 490T WHITE
STATION(S)	N/A

NOTES:
1. SIGNS SHALL BE SINGLE SIDED AND RIGID MOUNTED TO THE SIGNAL ARM.



B;
Quantity : 1;
Drawn by : KV;
2.0" Radius, 2.0" Border, White on Green;
"Business Park", E Mod 2K 45% spacing;
Table of widths and spaces

4.7	B	8.1	1.3	u	6.6	1.3	s	6.6	1.4	i	2.0	1.8	n	6.6	1.4	e	6.6	0.9	s	6.6	0.9	s	6.6
10.0	P	8.1	0.7	a	6.6	1.8	r	5.0	1.1	k	6.6	4.7											

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION



O'ROURKE
ENGINEERING & PLANNING
ATMCompany

O'ROURKE ENGINEERING & PLANNING
3725 SE OCEAN BLVD., SUITE 201
STUART, FL 34996
OFFICE: (772) 781-7918
JEREMY M. CROWE, P.E. 77064
CERTIFICATE OF AUTHORIZATION NO.:26869



Martin County
FLORIDA

GUIDE SIGN DETAILS

SHEET NO.

T-10

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



EXHIBIT 11: TIS REVIEW

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To: Jodi Kugler
Director of Development
City of Stuart Development Department

From: Alex Memering, P.E.
Kimley-Horn and Associates, Inc.

ARM

Alex Campano, E.I.
Kimley-Horn and Associates, Inc.

ADC

Date: August 15, 2024

Re: Baron Business Park
Traffic Study Review

Kimley-Horn reviewed the Traffic Study (dated May 20, 2024) prepared by JFO GROUP INC. related to the above-mentioned project. Please find our review comments below pertaining to the development's impacts to adjacent transportation facilities:

1. Please verify the ITE LUCs utilized for the analysis. Often the industrial facility end user(s) is undetermined prior to construction completion, other ITE LUCs may be more appropriate, for example ITE LUC 130 (Industrial Park) provides rates that are representative of a variety of different uses.
2. Please verify with City of Stuart regarding vested developments.
3. Please verify the proposed geometry at the project driveway, the site plan shows ingress turn lanes (northbound right, southbound left) and two westbound approach lanes, however the report (Synchro analysis, narrative) shows one approach lane and no northbound right turn lane.
4. Please utilize the most recent FDOT Access Management Guidebook and/or NCHRP 457 guidance for determining the need for ingress turn lanes at the project driveways.
5. Please provide the recommended turn lane lengths for ingress turn lanes at the project driveways.
6. Please utilize two-stage crossing within the Synchro analysis for the High School / project driveway on Willoughby Boulevard.
7. Please utilize general transportation engineering guidance (ie Synchro output, FDOT) for turning movement peak hour factors used by project traffic on Willoughby Boulevard.
8. Please utilize turning movement counts collected within the previous 12 months while school is in session.
9. Please verify the total square footage within the trip generation table.
10. Please assign 5% of project traffic to/from the west to utilize the Holt Road driveway.
11. Please evaluate the roadway segments for both AM and PM peak hour operations.

12. Please add the north leg traffic volumes to the Holt Road driveway analysis.
13. Please verify the signal timings utilized for the analysis (i.e. control type, phasing, coordination settings, yellow and red time). Please verify the HCM 7th Edition output is provided within the Synchro outputs.
14. Please verify the peak season correction factors utilized for the analysis.
15. Please verify if a signal warrant analysis (SWA) is needed. Given the intersection operates acceptably ($v/c < 1$) and the delay (LOS F) is the result of minor street traffic during the major street peak hour signalization is likely not needed. However, if a SWA is provided please verify the following:
 - Please utilize a 1.0% growth rate for the High School / project driveway volume development
 - Please utilize Pagone's theorem to reduce the minor street right turn volumes
 - Please verify the school zone hours since the speed limit restrictions (< 20 MPH) make the 70% threshold (> 40 MPH) not applicable
 - Please note to meet the peak hour signal warrant all criteria must be met (MUTCD Section 4C.04 A) or the volumes must plot above the designated threshold (4C.04 B)
 - Please utilize two stage crossing for the delay calculation
 - Please do not apply a growth rate to the High School volumes since school traffic does not generally increase with background traffic growth
 - Please provide the SWA using the SWA sheets provided by FDOT

Thank you for the opportunity to assist the City of Stuart in reviewing this project. Please contact us if you have any questions or need additional information.



Application Name: Baron Business Park

Review Date: August 15, 2024

Responses below according to September 19, 2024 Revised Traffic Study

Kimley-Horn reviewed the Traffic Study (dated May 20, 2024) prepared by JFO GROUP INC. related to the above-mentioned project. Please find our review comments below pertaining to the development's impacts to adjacent transportation facilities:

1. Please verify the ITE LUCs utilized for the analysis. Often the industrial facility end user(s) is undetermined prior to construction completion, other ITE LUCs may be more appropriate, for example ITE LUC 130 (Industrial Park) provides rates that are representative of a variety of different uses.

[JFO->] Traffic analysis has been revised accordingly. ITE LUC 130 was used for trip generation purposes. According to ITE, ITE LUC 130 is defined as: An industrial park containing several individual industrial or related facilities. It is characterized by a mix of manufacturing, service, and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. The proposed project meets the description of ITE LUC 130 (Industrial Park).

2. Please verify with City of Stuart regarding vested developments.

[JFO->] Vested traffic studies were requested from the City on 8/21/2024. According to the Director of Development, the only additional traffic to consider should be Kanner CPUD (Costco). Exhibit 5 includes copies of the correspondence from/to the City as well as excerpts from the Kanner CPUD (Costco) Traffic Study applicable to the links and intersections being evaluated for the Baron Business Park project.

3. Please verify the proposed geometry at the project driveway, the site plan shows ingress turn lanes (northbound right, southbound left) and two westbound approach lanes, however the report (Synchro analysis, narrative) shows one approach lane and no northbound right turn lane.

[JFO->] Traffic analysis has been revised. A northbound right turn lane is not warranted; however Martin County is requiring one. A southbound left turn lane is recommended, and it should be 210 feet (160' Decel/Queue + 50' taper) or as approved by Martin County. Two (2) westbound lanes are being proposed. Since Martin County has not issued final permits for the proposed/required intersection geometry, the September 19, 2024 traffic analysis was carried out for the intersection geometry required based on existing roadway conditions and the improvements warranted by the proposed development.

4. Please utilize the most recent FDOT Access Management Guidebook and/or NCHRP 457 guidance for determining the need for ingress turn lanes at the project driveways.

[JFO->] Traffic analysis has been revised accordingly. Exhibit 8 includes excerpts from the 2024 FDOT Design Manual and the 2023 Multimodal Access Management Guidebook.

5. Please provide the recommended turn lane lengths for ingress turn lanes at the project driveways.

[JFO->] Traffic analysis has been revised accordingly. A northbound right turn lane is not warranted. A 210 feet (160' Decel/Queue + 50' taper) southbound left turn lane is recommended.

6. Please utilize two-stage crossing within the Synchro analysis for the High School / project driveway on Willoughby Boulevard.

[JFO->] Willoughby Boulevard in front of the subject site is a County Road. Any signalization requirements/analysis will be coordinated with Martin County at the time of applying for ROW permit(s).

7. Please utilize general transportation engineering guidance (ie Synchro output, FDOT) for turning movement peak hour factors used by project traffic on Willoughby Boulevard.

[JFO->] Traffic analysis has been revised accordingly. As recommended in the Synchro Studio 12 User Guide, for conditions with a total entering volume < 1,000 veh/h, 0.90 is a reasonable estimate for PHF. Therefore, a 0.90 PHF was used on Willoughby Boulevard for anticipated project traffic.

8. Please utilize turning movement counts collected within the previous 12 months while school is in session.

[JFO->] Traffic analysis has been revised accordingly. Turning movement counts were collected on September 5, 2024 and adjusted accordingly with the latest (2023) FDOT PSCF.

9. Please verify the total square footage within the trip generation table.

[JFO->] Traffic analysis has been revised. As recommended by the traffic reviewer, trip generation has been revised using ITE LUC 130 (Industrial Park) trip generation rates.

10. Please assign 5% of project traffic to/from the west to utilize the Holt Road driveway.

[JFO->] Traffic analysis has been revised accordingly.

11. Please evaluate the roadway segments for both AM and PM peak hour operations

[JFO->] Traffic analysis has been revised accordingly. See Table 4 (AM) and Table 5 (PM) of the revised traffic analysis dated September 19, 2024.

12. Please add the north leg traffic volumes to the Holt Road driveway analysis.

[JFO->] Traffic analysis has been revised accordingly.

13. Please verify the signal timings utilized for the analysis (i.e. control type, phasing, coordination settings, yellow and red time). Please verify the HCM 7th Edition output is provided within the Synchro outputs.

[JFO->] Traffic analysis has been revised accordingly.

14. Please verify the peak season correction factors utilized for the analysis.

[JFO->] Traffic analysis has been revised accordingly. A PSCF of 1.06 was applied to the Turning Movement Counts collected on September 5, 2024.

15. Please verify if a signal warrant analysis (SWA) is needed. Given the intersection operates acceptably ($v/c < 1$) and the delay (LOS F) is the result of minor street traffic during the major street peak hour signalization is likely not needed. However, if a SWA is provided please verify the following:

- Please utilize a 1.0% growth rate for the High School / project driveway volume development
- Please utilize Pagone's theorem to reduce the minor street right turn volumes
- Please verify the school zone hours since the speed limit restrictions (< 20 MPH) make the 70% threshold (> 40 MPH) not applicable
- Please note to meet the peak hour signal warrant all criteria must be met (MUTCD Section 4C.04 A) or the volumes must plot above the designated threshold (4C.04 B)
- Please utilize two stage crossing for the delay calculation
- Please do not apply a growth rate to the High School volumes since school traffic does not generally increase with background traffic growth
- Please provide the SWA using the SWA sheets provided by FOOT

[JFO->] Traffic analysis has been revised. Any signalization requirements/analysis will be coordinated with Martin County as Willoughby Blvd is a County road.

According to the September 19, 2024 traffic analysis, a 210 feet (160' Decel/Queue + 50' taper) southbound left turn lane at the project main driveway is recommended while a northbound right turn lane at the project driveway is not warranted. However, based on conversations with Martin County as part of the driveway and ROW permits, the County is requiring a 135 feet (85'+50') northbound right turn lane and a 265 feet (215' Decel/Queue + 50' taper) southbound left turn lane. Exhibit 10 of the September 19, 2024 traffic analysis includes a copy of the latest intersection geometry incorporating the latest design comments from Martin County.

Traffic

Kimley-Horn has reviewed the traffic impact analysis (revised October 17, 2024), prepared by JFO Group, Inc. related to the above-mentioned project. Please find our review comments below about the development impacts on adjacent transportation facilities:

- 1. Please evaluate the primary project access as a signalized intersection. The site plans indicate it is signalized, so it should be analyzed accordingly in the TIA.**

Project Number: Z24060002

Application: Major Site Plan

Address: 2601 SE Willoughby Boulevard

Review Date: December 12, 2024

Zoning District: B-4 Limited Business/Manufacturing

Future Land Use: Commercial

Responses below according to December 20, 2024 Revised Traffic Study

Kimley-Horn has reviewed the traffic impact analysis (revised October 17, 2024), prepared by JFO Group, Inc. related to the above-mentioned project. Please find our review comments below about the development impacts on adjacent transportation facilities:

1. Please evaluate the primary project access as a signalized intersection. The site plans indicate it is signalized, so it should be analyzed accordingly in the TIA.

[JFO->] TIA has been revised accordingly. Exhibit 9 of the revised TIA from December 20, 2024 includes AM & PM Peak Hour Operational analyses (Pages 111-115 and 120-124 of the PDF) based on the Signalization Plans currently under review by Martin County. Tables 6 and 7 (Pages 12-13 of the PDF) include a summary of the results. Exhibit 10 (Pages 143-152 of the PDF) includes a copy of the Signalization Plans currently under review by the County. Below are the initial controller timings included in the proposed signalization plans and the ones used in the HCM Operation Analyses included in Exhibit 9.

INITIAL CONTROLLER TIMINGS							
PHASE		NBL	SBT	WB	SBL	NBT	EB
TIMING FUNCTION							
MOVEMENT NUMBER		1	2	4	5	6	8
TIMING FUNCTION	MINIMUM GREEN	5.0	15.0	10.0	5.0	15.0	10.0
	EXTENSION	3.0	3.0	3.0	3.0	3.0	3.0
	MAXIMUM GREEN 1	30.0	70.0	40.0	30.0	70.0	40.0
	MAXIMUM GREEN 2	--	--	--	--	--	--
	YELLOW CLEARANCE	4.8	4.8	3.4	4.8	4.8	3.4
	ALL RED	2.0	2.0	3.7	2.0	2.0	3.7
	PEDESTRIAN WALK	--	7	7	--	7	7
	PED. CLEARANCE	--	14	29	--	19	27
	RECALL	--	MIN	--	--	MIN	--
	FLASH	R	Y	R	R	Y	R

SIGNAL TIMINGS TO BE ADJUSTED BY MARTIN COUNTY BASED ON OBSERVED TRAFFIC FLOW WITHIN TWO WEEKS AFTER INSTALLATION.

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JFO GROUP INC

Traffic Engineering & Transportation Planning

We specialize in **TRAFFIC ENGINEERING** and **TRANSPORTATION PLANNING** solutions in the context of **LAND DEVELOPMENT** for both public and private clients. In addition to representing our clients and projects in municipalities and counties where our expertise is required, and in front of any applicable agencies such as Departments of Transportation, we have also worked on behalf of several agencies and municipalities. **JFO GROUP INC** holds Certificates of Authorization (COA) to practice Professional Engineering in the States of **Florida, Georgia, South Carolina** and **Alabama**.



To: Jodi Kugler
Director of Development
City of Stuart Development Department

From: Alex Memering, P.E.
Kimley-Horn and Associates, Inc. ARM

Date: January 14, 2025

Re: **Baron Business Park**
Final Review of Traffic Impact Study

Kimley-Horn has reviewed the traffic impact study (dated December 20, 2024) prepared by JFO Group Inc. related to the above-mentioned project. The proposed project consists of a three 235,205 SF Industrial Park (ITE LUC 130). The site is located along east of Willoughby Boulevard, ¼ mile south of Monterey Road in the city of Stuart, Florida.

It is anticipated that the proposed trip generation potential for the site is as follows: 80 (65 entering / 15 exiting) AM peak hour trips, and 80 (18 entering / 62 exiting) PM peak hour trips.

The analysis included an assessment of roadway segments and intersections impacted by project traffic. Several intersection deficiencies were identified under background conditions. No additional deficiencies are anticipated as a result of project traffic. It should be noted that the intersection of SE Willoughby Blvd & Project Driveway will be signalized per Martin County plans. Access will be provided via one (1) full connection on SE Willoughby Blvd and one (1) full connection on Holt Road. At the main driveway, the TIA incorporated the following turn lanes:

- 135 feet (85'+50') northbound right turn lane
- 265 feet (215' Decel/Queue + 50' taper) southbound left turn lane.

Thank you for the opportunity to assist the City of Stuart in reviewing this project. Please contact us if you have any questions or need additional information.

CITY OF STUART, FLORIDA

AGENDA ITEM REQUEST

City Commission

Meeting Date: 3/10/2025

Prepared by: Lee Baggett

Title of Item:

CODE AMENDMENT TO MERGE BOARD OF ADJUSTMENT DUTIES TO THE LOCAL PLANNING AGENCY (RC):

ORDINANCE No. 2540-2025; AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING PART II, CHAPTER 2 (ADMINISTRATION), ARTICLE III (BOARDS, COMMITTEES, AND COMMISSIONS), DIVISION 1 AND DIVISION 3 OF THE CITY OF STUART'S CODE OF ORDINANCES; PROVIDING FOR THE REPEAL OF PRIOR ORDINANCES AND RESOLUTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The City Commission for the City of Stuart, Florida is authorized by provisions in Chapter 166, Florida Statutes, to establish and adopt ordinances which are intended to serve and provide public benefit to the residents and visitors of the City of Stuart. Part I, Article IV of the City's Charter permits the City Commission to create and establish boards and committees to serve at the pleasure of the City Commission. From time to time, the City Commission updates its regulations to provide benefits to the community, clarify any ambiguities, and be consistent with state and federal laws. The City Commission finds that the Code of Ordinances needs to be amended and updated to consolidate rules of administration and bylaws for City Advisory Boards.

In Part II, Chapter 2 (Administration), Article III (Boards, Committees, and Commissions) Division 1, Section 2-82 (a) of the City's Code of Ordinances, the Board of Adjustment reference needs to be deleted due to the Board's dissolution; Part II, Chapter 2 (Administration), Article III (Boards, Committees, and Commissions) Division 3 (Board of Adjustment), Sections 2-102 through 2-105 of the City's Code of Ordinances requires deletion in its entirety and is reserved for future use; and Part II, Chapter 2 (Administration), Article III (Boards, Committees, and Commissions) Division 6 (Local Planning Agency), Section 2-116 (a) of the City's Code of Ordinances requires the addition of three (3) additional duties and responsibilities as a result of the dissolution of the City's Board of Adjustment.

Funding Source:

N/A

Recommended Action:

Staff recommends that the City Commission approve Ordinance No. 2540-2025 on first reading and move it to the second reading/adoption on March 24, 2025.

ATTACHMENTS:

1. 2540-2025 Amendments to Code of Ordinances (BOA and LPA)
2. 2540-2025 EX. A ARTICLE III. BOARDS COMMITTEES AND COMMISSIONS



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

ORDINANCE NUMBER 2540-2025

**AN ORDINANCE OF THE CITY OF STUART, FLORIDA
AMENDING PART II, CHAPTER 2
(ADMINISTRATION), ARTICLE III (BOARDS,
COMMITTEES, AND COMMISSIONS), DIVISION 1
AND DIVISION 3 OF THE CITY OF STUART'S CODE
OF ORDINANCES; PROVIDING FOR THE REPEAL OF
PRIOR ORDINANCES AND RESOLUTIONS;
PROVIDING FOR CODIFICATION; PROVIDING FOR
SEVERABILITY; PROVIDING FOR AN EFFECTIVE
DATE; AND FOR OTHER PURPOSES.**

WHEREAS, the City Commission for the City of Stuart, Florida is authorized by provisions in Chapter 166, Florida Statutes, to establish and adopt ordinances which are intended to serve and provide public benefit to the residents and visitors of the City of Stuart; and

WHEREAS, Part I, Article IV of the City's Charter permits the City Commission to create and establish boards and committees to serve at the pleasure of the City Commission; and

WHEREAS, from time to time, the City Commission updates its regulations to provide benefit to the community, clarify any ambiguities, and be consistent with state and federal laws; and

WHEREAS, the City Commission finds that the Code of Ordinances need to be amended and updated to consolidate rules of administration and bylaws for City Advisory Boards; and

WHEREAS, in Part II, Chapter 2 (Administration), Article III (Boards, Committees, and Commissions) Division 1, Section 2-82 (a) of the City's Code of Ordinances the Board of Adjustment reference needs to be deleted due to the Board's dissolution; and

WHEREAS, in Part II, Chapter 2 (Administration), Article III (Boards, Committees, and Commissions) Division 3 (Board of Adjustment), Sections 2-102 through 2-105 of the City's Code of Ordinances requires deletion in its entirety and is reserved for future use; and

WHEREAS, in Part II, Chapter 2 (Administration), Article III (Boards, Committees, and Commissions) Division 6 (Local Planning Agency), Section 2-116 (a) of the City's Code of Ordinances requires the addition of three (3) additional duties and responsibilities as a result of the dissolution of the City's Board of Adjustment.

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

SECTION 1: Recitals. The foregoing recitals are hereby ratified and incorporated as the legislative intent of this Ordinance.

SECTION 2: The City of Stuart Code of Ordinances, Chapter 2 – Administration, Article III, Boards, Committees, and Commissions is hereby repealed and replaced with such language as set forth in **Exhibit "A"** attached hereto.

SECTION 3: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: If any word, clause, sentence, paragraph, section, or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void, or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

SECTION 5: The provisions of this Ordinance shall be codified.

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

Passed on first reading the _____ day of March, 2025.

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:

CAMPBELL RICH, MAYOR
CHRISTOPHER COLLINS, VICE MAYOR
EULA CLARKE, COMMISSIONER
LAURA GIOBBI, COMMISSIONER
SEAN REED, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this _____ day of March, 2025.

ATTEST:

MARY R. KINDEL, MMC
CITY CLERK

CAMPBELL RICH
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ.
CITY ATTORNEY

ARTICLE III. BOARDS, COMMITTEES AND COMMISSIONS

DIVISION 1. GENERALLY

Sec. 2-82. Standing boards; applicability of regulations.

- (a) The standing boards which are established by the city commission include the ~~board of adjustment (hereinafter "BOA")~~, local planning agency (hereinafter "LPA"), community redevelopment board (hereinafter "CRB"), and East Stuart Historical Advisory Committee (hereinafter "ESHAC"). The Stuart Community Redevelopment Agency (hereinafter "CRA") and the Stuart Housing Authority (hereinafter "SHA") are standing boards which have been created by the city commission and exist pursuant to Florida law.
- (b) The regulations set forth in this article shall apply to all standing boards unless superseded by applicable ordinance or statute. Additional regulations set forth herein may apply to a particular board.

(Ord. No. 2450-2020, § 1(Att. A), 9-28-2020; Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

Sec. 2-83. Location of board meetings; clerical and legal support; compensation of members.

- (a) Board meetings shall be held in the city commission's chambers at city hall, except for the SHA which should be set in accordance with Florida's Housing Authorities Law, F.S. § 421.01 et seq.
- (b) The city manager shall provide the clerical support necessary to enable each board to perform its duties and responsibilities. The secretary shall attend all board meetings, record the proceedings, and prepare minutes of meetings promptly thereafter. The secretary shall maintain all records of the board as public records of the city. This section does not apply to the SHA.
- (c) The legal advisor to the standing boards shall be the city attorney, or his/her designee. The city attorney shall attend board meetings when necessary or as requested by the board. Any designee of the city attorney shall also be an attorney licensed to practice law in the State of Florida.
- (d) Board members shall serve without compensation.
- (e) The city clerk or his/her designee shall provide proper notice of meetings to the public and to the board members in compliance with state law.

(Ord. No. 2450-2020, § 1(Att. A), 9-28-2020; Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

Editor's note(s)—Ord. No. 2525-2024, § 3(Exh. B), adopted March 25, 2024, amended the title of § 2-83 to read as herein set out. The former § 2-83 title pertained to location of board meetings; clerical and legal support; compensation of members; expenses.

Sec. 2-84. Minimum membership requirements.

- (a) *Qualifications; membership on more than one standing board prohibited.* To be qualified for appointment, a prospective appointee shall be over 18 years of age, have maintained permanent residency within the City of Stuart for at least 12 consecutive months immediately preceding the appointment, or be property owners of real estate within the geographic limits of the City of Stuart for at least 12 consecutive months immediately

preceding the appointment. No elected official, other than sitting city commissioners on the CRA, may serve on any of the standing boards.

- (b) *Members to maintain qualifications throughout terms.* A board member shall maintain all applicable appointment qualifications during the term of membership.

(Ord. No. 2450-2020, § 1(Att. A), 9-28-2020; Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

Editor's note(s)—Ord. No. 2525-2024, § 3(Exh. B), adopted March 25, 2024, amended the title of § 2-84 to read as herein set out. The former § 2-84 title pertained to members.

Sec. 2-85. Appointment; orientation.

- (a) With the exception of the city commissioners on the CRA, board members shall be appointed to fill specific one-year terms. The city commission shall ratify the members of each board during its annual reorganization meeting. The term shall begin at the first annual meeting of the board and shall expire at the end of December in the same year. Upon appointment by the city commission, the city clerk shall notify the appointee.
- (b) The city clerk shall also provide to the appointee information regarding the then current provisions of the Florida Government-in-the-Sunshine and the Code of Ethics for Public Officers and Employees statutory laws. The city attorney shall be available to appointees in order to explain and/or answer questions for such laws.
- (c) The secretary of the board to which an appointment has been made shall provide to an appointee such information as is appropriate to adequately advise the member of the duties and responsibilities of board membership.

(Ord. No. 2450-2020, § 1(Att. A), 9-28-2020; Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

Editor's note(s)—Ord. No. 2525-2024, § 3(Exh. B), adopted March 25, 2024, amended the title of § 2-85 to read as herein set out. The former § 2-85 title pertained to certificate of appointment; orientation.

Sec. 2-86. Rules of procedure; voting; attendance; decorum.

- (a) Board members shall faithfully attend and participate at meetings of the board. Any member who fails to attend three successive board meetings shall be deemed to have resigned from the board and a vacancy shall be deemed to exist.
- (b) All meetings shall be conducted informally. If a dispute arises regarding the proper procedure to be followed, Robert's Rules of Order shall take precedence. The chair of each respective board shall be the arbiter of the application of Robert's Rules of Order.
- (c) Voting shall be by voice and shall be recorded by individual "aye," "yes," "nay," or "no."
- (d) Board members shall conduct themselves in accordance with the provisions of F.S. ch. 112 regarding ethics for public officials. Board meetings shall be held in accordance with the requirements of F.S. § 286.011 (i.e., Government-in-the-Sunshine). All board records shall be maintained in accordance with F.S. ch. 119 (Public Records Law).
- (e) Each member present must cast a vote on each question before the board. Any member who has a personal interest in a matter should abstain from participating as a member of the board in that matter. A member who abstains in any matter in which the member has a personal interest must file a memorandum of voting conflict with the secretary of the board within 15 days after such vote.
- (f) Each board shall follow the order of business as set forth in the agenda prepared by the secretary for each meeting. The order of business may be suspended by a majority of members present.

-
- (g) No member of any board shall represent a client(s) before such board in any matter that will be considered by that board. This prohibition does not preclude board members from representing a client(s) before any other board in the City of Stuart.
 - (h) The chair or presiding officer shall be responsible for maintaining the order and decorum of meetings. It shall be the duty and responsibility of the chair or presiding officer to ensure that the rules of operation and decorum contained herein are observed. The chair or presiding officer shall maintain control of communication between the board members with each other, and with city staff and the public.
 - (i) All members of the boards shall accord the utmost courtesy to each other, to city employees, and to public members appearing before the board and shall refrain at all times from interruptions, rudeness, derogatory remarks, reflections as to integrity, and abusive comments. Board members shall confine their remarks to the issues before their respective board.
 - (j) All members of the boards should request the floor from the presiding officer before speaking. When one member of the board has the floor and is speaking, other board members shall not interrupt or otherwise disturb the speaker.
 - (k) In all quasi-judicial hearings, the rules set forth in chapter 11, City of Stuart Land Development Code shall apply.
- (Ord. No. 2450-2020, § 1(Att. A), 9-28-2020; Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

Editor's note(s)—Ord. No. 2525-2024, § 3(Exh. B), adopted March 25, 2024, amended the title of § 2-86 to read as herein set out. The former § 2-86 title pertained to rules of procedure; quorum; voting; attendance.

Sec. 2-87. Removal of board members without cause; vacancies.

- (a) Members on standing city boards shall serve at the pleasure of their respective appointing city commissioner. A board member may be removed from membership by the city commissioner without cause and without notice and hearing.
- (b) A vacancy shall be deemed to exist upon the resignation, death, or removal of a member. Vacancies, however created, shall be promptly reported to the city manager by the board secretary. Vacancies shall be filled by the city commission in the same manner as original appointments as soon as is practicable.

(Ord. No. 2450-2020, § 1(Att. A), 9-28-2020; Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

Editor's note(s)—Ord. No. 2525-2024, § 3(Exh. B), adopted March 25, 2024, amended the title of § 2-87 to read as herein set out. The former § 2-87 title pertained to removal of board members without cause; vacancies; holding over.

Secs. 2-88—2-95. Reserved.

DIVISION 2. RESERVED¹

Secs. 2-96—2-101. Reserved.

¹Editor's note(s)—Ord. No. 2525-2024, § 3(Exh. B), adopted March 25, 2024, repealed Div. 2, §§ 2-96—2-101, which pertained to Stuart Independent Review Board and derived from Ord. No. 2450-2020, § 1(Att. A), adopted September 28, 2020.

PART II - CODE OF ORDINANCES
Chapter 2 - ADMINISTRATION
ARTICLE III. - BOARDS, COMMITTEES AND COMMISSIONS
DIVISION 3. BOARD OF ADJUSTMENT

DIVISION 3. BOARD OF ADJUSTMENT RESERVED

~~Sec. 2-102. General. -2-105. Reserved.~~

- (a) ~~*Name, purpose, objectives and authority.*~~ The board of adjustment ("BOA") shall be a quasi-judicial board of the city and shall accordingly perform the duties and responsibilities described herein. The BOA has been granted the authority from the city commission to grant variances and lot splits in compliance with the city's Code of Ordinances and land development code.
- (b) ~~All sections of division 1, generally, hereinabove are hereby incorporated as if set forth here in this division.~~
- (Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

~~Sec. 2-103. Membership; officers and staff.~~

- (a) ~~*Number.*~~ The BOA shall consist of five members. Each city commissioner shall appoint a single member to the BOA.
- (b) ~~*Staff liaison.*~~ The city's development director, or his/her designee, shall serve as the staff person to the BOA.
- (c) ~~*Secretary.*~~ The city clerk, or his/her designee, shall be the secretary for the BOA, and as such, shall prepare BOA agendas, be the custodian of all books and records of the BOA, keep the minutes and a recording of all votes in all BOA meetings, and send out all notices of meetings and shall perform such other duties as may be requested by the BOA.
- (d) ~~*Officers.*~~ Regular officers of the BOA shall include a chair and a vice-chair who shall be appointed by the BOA at its annual reorganization meeting. The chair shall preside at all BOA meetings and shall execute instruments in the name of the BOA as may be required. The vice-chair, in the absence, disqualification, resignation or death or disability of the chair or at the chair's discretion, shall exercise the functions of the chair. Upon vacancy in the office of chair and/or vice-chair, the BOA members shall select one of them to fill the position at the next regular meeting following the creation of vacancy.
- (Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

~~Sec. 2-104. Meetings; conduct of business.~~

- (a) ~~*Regular meetings.*~~ Regular meetings shall be held on the fourth Thursday of each month. No meeting will be convened in the event there is no matter to be considered by the board.
- (b) ~~*Special meetings.*~~ Special meetings may be held at the discretion of the BOA as necessary. Special meetings may be held at the discretion of the board as necessary. Special meetings may be called by the chairperson, the request by any two members of the board to the city's development director, or by the city's development director.
- (c) ~~A quorum of the BOA shall be three members and an affirmative vote of a majority of those present shall be necessary to conduct business. If any meeting cannot be conducted because a quorum is not present, the members present may receive information only, and take no action other than to adjourn the meeting to a date/time certain and notice of such adjourned meeting shall be given to each member.~~

~~(d) The city's development director shall provide the personnel, equipment and materials necessary to enable the [BOA] to conduct its business.~~

~~(Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)~~

Sec. 2-105. Duties and responsibilities.

~~(a) The BOA shall have the following duties and responsibilities:~~

- ~~(1) Review, hold a hearing and consider applications for variances as provided in section 8.05.00 of the city land development code;~~
- ~~(2) Interpret the provisions of the city Code of Ordinances and land development code so as to accomplish the intent and purpose of the city comprehensive plan; and~~
- ~~(3) Conduct such hearings as may be necessary to perform the foregoing duties and responsibilities.~~

~~(Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)~~

DIVISION 4. COMMUNITY REDEVELOPMENT BOARD

Sec. 2-106. General.

- (a) *Name and purpose.* The community redevelopment board ("CRB") shall be an advisory board to the city commission and the city administration in performing the duties and responsibilities described herein. In addition, the CRB shall provide quasi-judicial proceedings as set forth in the City of Stuart Land Development Code.
- (b) All sections of division 1, generally, hereinabove are hereby incorporated as if set forth herein this division.

(Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

Sec. 2-107. Membership; officers and staff.

- (a) *Number.* The CRB shall consist of seven members. Each city commissioner shall appoint a single member to the CRB. The two remaining CRB members shall be selected by the majority vote of the city commission.
- (b) *Staff liaison.* The city's CRA director, or his/her designee, shall serve as the staff person to the CRB.
- (c) *Secretary.* The city clerk, or his/her designee, shall be the secretary for the CRB, and as such, shall prepare CRB agendas, be the custodian of all books and records of the CRB, keep the minutes and a recording of all votes in all CRB meetings, and send out all notices of meetings and shall perform such other duties as may be requested by the CRB.
- (d) *Officers.* Regular officers of the CRB shall include a chair and a vice-chair who shall be appointed by the CRB at its annual reorganization meeting. The chair shall preside at all CRB meetings and shall execute instruments in the name of the CRB as may be required. The vice-chair, in the absence, disqualification, resignation or death or disability of the chair or at the chair's discretion, shall exercise the functions of the chair. Upon vacancy in the office of chair and/or vice-chair, the CRB members shall select one of them to fill the position at the next regular meeting following the creation of vacancy.

(Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

Sec. 2-108. Duties and responsibilities.

(a) The CRB shall:

- (1) Review, hold a hearing, approve, approve with conditions or deny applications for minor urban code conditional use;
- (2) Review development applications which pertain to historic buildings and recommend approval, approval with conditions, or denial of an application for such development to the city commission;
- (3) Review all proposed amendments to the urban code, including proposed amendments on its own volition, and recommend approval, approval with conditions, or denial to the city commission;
- (4) Review all proposed amendments to the community redevelopment plan and recommend approval, approval with conditions, or denial to the city commission;
- (5) Review and recommend programs, projects, plans and grant applications to implement the community redevelopment plan to the city commission;
- (6) Review, hold a hearing and make recommendations to the city commission on applications for zoning changes for properties within the community redevelopment area as proscribed in section 3.00.00 of the city land development code;
- (7) Review, hold a hearing and make recommendations to the city commission on major amendment applications to previously adopted planned unit development ordinances for properties within the community redevelopment area as proscribed in section 3.00.00 of the city land development code;
- (8) Review, hold a hearing and approve, approve with conditions, or deny applications for public art, as provided in section 3.01.00 of the city land development code; and
- (9) Conduct such hearings and workshops as may be necessary to perform the foregoing duties and responsibilities.

(Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

Sec. 2-109. Meetings; conduct of business.

- (a) Regular meetings shall be held on the first Tuesday of each month. No meeting will be convened in the event there is no matter to be considered by the board. Special meetings may be held at the discretion of the board as necessary. Special meetings may be called by the chairperson, the request by any two members of the board to the city's CRA director, or by the city's CRA director.
- (b) A quorum of the CRB shall be four members and an affirmative vote of a majority of those present shall be necessary to conduct business. If any meeting cannot be conducted because a quorum is not present, the members present may receive information only, and take no action other than to adjourn the meeting to a date/time certain and notice of such adjourned meeting shall be given to each member.
- (c) The city's CRA director shall provide the personnel, equipment and materials necessary to enable the CRB to conduct its business.
- (d) Decisions of the CRB in matters that are quasi-judicial in nature shall be based upon the evidence presented to the board at a quasi-judicial hearing. The board shall make findings of fact and conclusions of law in making its advisory decision. The decisions or orders of the board shall be promptly reduced to writing and signed by the chairperson and secretary.

(Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

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(Supp. No. 43)

DIVISION 5. COMMUNITY REDEVELOPMENT AGENCY

Sec. 2-110. General.

- (a) The Stuart Community Redevelopment Agency ("CRA") is established as provided by part II, chapter 32, article VI, division 1 of the City of Stuart's Code of Ordinances, and the Florida Community Redevelopment Act of 1969, F.S. § 163.330 et seq. The CRA shall constitute a legal entity, separate, distinct, and independent from the city commission.
- (b) The purpose of the CRA is to formulate a workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of slum and blighted areas within designated areas of the city, as proscribed in section 3.00.00 Stuart Land Development Code, consistent with the City of Stuart Community Redevelopment Plan adopted by the city commission in Resolution No. 16-02, dated August 12, 2002, as such plan may from time to time be amended.
- (c) Unless otherwise noted in this section of Stuart Code of Ordinances, the terms used herein shall have the same meaning as defined in F.S. § 163.340, as may be amended from time to time.
- (d) All sections of division 1, generally, hereinabove are hereby incorporated as if set forth herein this division.

(Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

Sec. 2-111. Membership and officers.

- (a) The CRA shall be made up of the currently elected city commissioners and two current members of the city's community redevelopment board ("CRB"). On an annual basis, the CRB shall recommend two current CRB board members to serve on the CRA for the city commission's approval.
- (b) Members of the CRA shall serve annual terms. In no event shall any member serve beyond the length of their city commission term or CRB term.
- (c) Nomination and election of officers shall occur at the annual reorganization meeting of the CRA. The reorganizational meeting shall occur after the annual reorganization meeting of the city commission.
- (d) Regular officers of the CRA shall be a chair and a vice-chair who shall be appointed by the CRA at its annual reorganization meeting.
- (e) The chair shall preside at all meetings of the CRA and shall execute instruments in the name of the CRA as may be required. The vice-chair shall preside at any meeting wherein the absence, disqualification, resignation or death or disability of the chair or at the chair's direction.
- (f) Upon a vacancy in the office of chair and/or vice-chair, the CRA members shall select one of them to fill the position at the next scheduled meeting following the creation of the vacancy.
- (g) The City of Stuart's CRA director shall serve as the senior staff person and liaison to the CRA.
- (h) The city Clerk, or his/her designee, shall act as a secretary of the CRA and as such shall prepare CRA agendas, be the custodian of all books and records of the CRA, keep the minutes and a recording of all votes of the CRA's meetings, and send out all notices of meetings and shall perform such other duties as may be requested by the CRA.

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- (i) The City of Stuart's director of finance shall serve as the treasurer of the CRA to keep financial records of the CRA and administer the CRA's budget; shall keep full and accurate accounts and receipts and disbursements of the CRA; shall have custody of all funds of the CRA in the preparation of a proposed annual budget; and shall make and file all financial reports and statements necessary to be made and filed by the CRA.

(Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

Sec. 2-112. Duties and responsibilities.

(a) *Authorized actions.*

- (1) The CRA is authorized to carry out all community redevelopment and related activities specified in F.S. §§ 163.358 and 163.370; with the exception of:
 - a. The power to authorize the issuance of revenue bonds as set forth in F.S. § 163.385; and
 - b. The power to approve the acquisition, demolition, removal, or disposal of property as provided in F.S. § 163.370(4)(a) and the power to assume the responsibility to bear loss as provided in F.S. § 163.370(4)(b).
- (2) The foregoing specifically enumerated powers shall be retained by the city commission.
- (3) The CRA may recommend to the city commission amendments to this division.

(Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

Sec. 2-113. Meetings; conduct of business.

- (a) Regular meetings shall be held as necessary in the city commission chambers at the city hall of Stuart. No meeting will be convened in the event there is no matter to be considered by the CRA.
- (b) Special meetings may be held at the discretion of the CRA as necessary. Special meetings may be called by the CRA director, by any two members of the CRA, or by the chair by requesting the CRA director give notice of such special meetings in compliance with the City of Stuart's Code of Ordinances.
- (c) The CRA shall follow the order of business as set forth in the noticed agenda for the respective meeting. The order of business may be suspended by a majority vote of the present members.
- (d) A quorum of the CRA shall be four members. Four affirmative votes shall be necessary to conduct business. If any meeting cannot be conducted because a quorum is not present, the members who are present may receive information only, and take no action other than to adjourn the meeting to a time certain and notice of such adjourned meeting shall be given to each member.
- (e) No member of the CRA shall represent a client before the CRA in any matter that will be considered by the CRA.

(Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

DIVISION 6. LOCAL PLANNING AGENCY

Sec. 2-114. General.

- (a) The local planning agency ("LPA") is established as provided by the City of Stuart Code of Ordinances and F.S. § 163.3174. The LPA shall constitute the local planning agency as that term is defined and construed in F.S. § 163.3164;
- (b) The LPA shall be an advisory board to the city commission and to the city administration in performing the duties and responsibilities described herein. [The LPA has been granted the authority from the City Commission to grant variances and lot splits in compliance with the City's Code of Ordinances and Land Development Code.](#)
- (c) All sections of division 1, generally, hereinabove are hereby incorporated as if set forth herein this division.

(Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

Sec. 2-115. Membership; officers and staff.

- (a) The LPA shall consist of seven members. Each city commissioner shall appoint a single member to the LPA. The two remaining members shall be selected by majority vote of the entire city commission.
- (b) Nomination and election of officers shall occur at the annual organizations meeting of the LPA. The organizational meeting shall occur after the annual reorganization meeting of the city commission.
- (c) Regular officers of the LPA shall be a chair and a vice-chair who shall be appointed by the LPA at its annual reorganization meeting.
- (d) The Chair shall preside at all meetings of the LPA and shall execute instruments in the name of the LPA as may be required. The vice-chair shall preside at any meeting wherein the absence, disqualification, resignation or death or disability of the chair or at the chair's direction.
- (e) Upon a vacancy in the office of chair and/or vice-chair, the LPA members shall select one of them to fill the position at the next scheduled meeting following the creation of the vacancy.
- (f) The City of Stuart's development director shall serve as the senior staff person and liaison to the LPA.
- (g) The city clerk, or his/her designee, shall act as a secretary of the LPA and as such shall prepare LPA agendas, be the custodian of all books and records of the LPA, keep the minutes and a recording of all votes of the LPA's meetings, and publish all notices of meetings in the newspaper and shall perform such other duties as may be requested by the LPA.

(Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

Sec. 2-116. Duties and responsibilities.

- (a) The LPA shall:

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- (1) Review, hold a hearing and make recommendations to the city commission regarding proposed amendments to the text of the Stuart Comprehensive Plan;
 - (2) Review, hold a hearing and make recommendations to the city commission regarding proposed amendments to the text of the Stuart Land Development Code;
 - (3) Review, hold a hearing, and make recommendations to the city commission regarding proposed amendments to the future land use map component of the future land use element of the Stuart Comprehensive Plan;
 - (4) Review, hold a hearing and make recommendations to the city commission on applications for zoning changes for properties located outside of the community redevelopment area as proscribed in section 3.00.00;
 - (5) Review, hold a hearing and recommendations to the city commission on applications for a major amendment to a previously adopted planned unit development ordinance for properties located outside of the community redevelopment area as proscribed in section 3.00.00;
 - (6) Review, hold a hearing and make recommendations to the city commission regarding proposed annexations to the city;
 - (7) Consider and make recommendations regarding the consistency of proposed developments with the various elements of the Stuart Comprehensive Plan;
 - (8) Conduct such public hearings as may be required to gather information necessary for the preparation, establishment, and maintenance of the Stuart Comprehensive Plan, as well as all other public hearings required by these regulations or by the city commission; ~~and~~
 - (9) Make other recommendations to the city commission and the city administrative staff upon the request of either regarding land use in the City and the regulation thereof by the city;
 - (10) Review, hold a hearing and consider applications for variances as provided in section 8.05.00 of the Stuart Land Development Code; and
 - (11) Interpret the provisions of the City of Stuart Code of Ordinances and Stuart Land Development Code to accomplish the intent and purpose of the Stuart Comprehensive Plan.

(Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

Sec. 2-117. Meeting; conduct of business.

- (a) Regular meetings shall be held on the second Thursday of each month. No meeting will be convened in the event that there is no matter to be considered by the LPA.
- (b) Special meetings may be held at the discretion of the LPA as necessary. Special meetings may be called by the chairperson, the request by any two members of the board to the city's development director, or by the city's development director.
- (c) The LPA shall follow the order of business as set forth in the noticed agenda for the respective meeting. The order of business may be suspended by a majority vote of the present members.
- (d) A quorum of the LPA shall be four members and an affirmative vote of a majority of those present shall be necessary to conduct business. If any meeting cannot be conducted because a quorum is not present, the members who are present may receive information only, and take no action other than to adjourn the meeting to a time certain and notice of such adjourned meeting shall be given to each member.
- (e) Prior to any quasi-judicial hearing, each LPA member shall disclose any ex-parte communications with the applicant.

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(Supp. No. 43)

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- (f) In all quasi-judicial hearings, the rules set forth in section 11.03.00 of the City of Stuart's Land Development Code shall apply.
 - (g) No member of the LPA shall represent a client before the LPA in any matter that will be considered by the CRA.
- (Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

DIVISION 7. EAST STUART HISTORICAL ADVISORY COMMITTEE

Sec. 2-118. General.

- (a) The East Stuart Historical Advisory Committee ("ESHAC") shall be an advisory board to the city commission and to the city administration in performing the duties and responsibilities described herein.
 - (b) All sections of division 1, generally, hereinabove are hereby incorporated as if set forth herein this division.
- (Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

Sec. 2-119. Membership; officers and staff.

- (a) The ESHAC shall consist of seven members. Each city commissioner shall appoint a single member to the ESHAC. The two remaining members shall be selected by the majority of the city commission.
- (b) Nomination and election of officers shall occur at the annual organizations meeting of the ESHAC. The organizational meeting shall occur after the annual reorganization meeting of the city commission.
- (c) Regular officers of the ESHAC shall be a chair and a vice-chair who shall be appointed by the ESHAC at its annual reorganization meeting.
- (d) The chair shall preside at all meetings of the ESHAC and shall execute instruments in the name of the ESHAC as may be required. The vice-chair shall preside at any meeting wherein the absence, disqualification, resignation or death or disability of the chair or at the chair's direction.
- (e) Upon a vacancy in the office of chair and/or vice-chair, the ESHAC members shall select one of them to fill the position at the next scheduled meeting following the creation of the vacancy.
- (f) The city's CRA director shall serve as the senior staff person and liaison to the ESHAC.
- (g) The city clerk, or his/her designee, shall act as a secretary of the ESHAC and as such shall prepare ESHAC agendas, be the custodian of all books and records of the ESHAC, keep the minutes and a recording of all votes of the ESHAC's meetings, and send out all notices of meetings and shall perform such other duties as may be requested by the ESHAC.

(Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

Sec. 2-120. Duties and responsibilities.

The ESHAC shall provide recommendations to the CRA director which celebrate and commemorate the history of the East Stuart community.

(Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

Sec. 2-121. Meetings; conduct of business.

- (a) Regular meetings shall be held on a quarterly basis. No meeting will be convened in the event that there is no matter to be considered by the ESHAC.
- (b) Special meetings may be held at the discretion of the ESHAC as necessary.
- (c) A quorum of the ESHAC shall be three members and an affirmative vote of a majority of those present shall be necessary to pass any motion or adopt any order. Three members is only needed for a quorum and should not be interpreted to mean that only three votes are necessary to pass a matter if all seven members of the ESHAC are present. If any meeting cannot be conducted because a quorum is not present, the members who are present may receive information only, and take no action other than to adjourn the meeting to a time certain and notice of such adjourned meeting shall be given to each member.

(Ord. No. 2525-2024, § 3(Exh. B), 3-25-2024)

Secs. 2-122—2-138. Reserved.

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 3/10/2025

Prepared by: Lee Baggett

Title of Item:

ZONING MAP CHANGES IN THE CITY OF STUART

Summary Explanation/Background Information on Agenda Request:

Funding Source:

N/A

Recommended Action:

N/A

ATTACHMENTS:

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 3/10/2025

Prepared by: Mary Kindel

Title of Item:

DISCUSSION ON WHETHER TO ADD BARBERSHOPS, BEAUTY SALONS, AND SPECIALTY SALONS AS A PERMITTED USE IN THE R-3 ZONING DISTRICT, SECTION 2.02.00 OF THE STUART LAND DEVELOPMENT CODE

Summary Explanation/Background Information on Agenda Request:

Funding Source:

N/A

Recommended Action:

N/A

ATTACHMENTS:

1. 2.02.00.____USES_ALLOWED_IN_ZONING_DISTRICTS

2.02.00. USES ALLOWED IN ZONING DISTRICTS

Sec. 2.02.01. Generally.

It is the purpose of this section to identify the uses allowed in each zoning district (Table 2 - residential uses, business uses and public service, industrial, agriculture, hospital and PUD districts uses).

- A. Consideration of uses not specifically listed. If a use is not listed within a specific zoning district, then the use is not allowed. However, a proposed use that is not listed within a particular zoning district, but which is determined by the city development director to have a character, similar nature, and impact to a permitted use in that district, the city development director may make a determination of comparability to the applicant. Conditions may be placed on the decision. A determination by city development director that a proposed use is not similar to a permitted use may be appealed according to procedures in chapter VIII.

In making such finding, the city development director may assess all relevant characteristics of the proposed use, including but not limited to the following, as applicable:

- a. The typical volume and type of sales (retail or wholesale); size and type of items sold; and nature of inventory on the premises;
- b. Any processing done on the premises, including assembly, manufacturing, warehousing, shipping, distribution; and any dangerous, hazardous, toxic, or explosive materials used in the processing;
- c. The nature and location of storage and outdoor display of merchandise; whether storage is enclosed, open, inside, or outside the principal building; and predominant types of items stored (such as business vehicles, work-in-process, inventory, and merchandise, construction materials, scrap and junk, and raw materials including liquids and powders hazardous or not);
- d. The type, size, and typical massing of buildings and structures associated with the unlisted use;
- e. Transportation requirements, including the modal split for people and freight, by volume type and characteristics of traffic generation to and from the site; trip purposes and whether trip purposes can be shared by other uses on the site;
- f. Parking requirements, turnover and generation, ratio of the number of spaces required per unit area or activity, and the potential for shared parking with other uses;
- g. The amount and nature of any external effects generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, radiation and fumes;
- h. Any special public utility requirements for serving the proposed use, including but not limited to water supply, waste water, pre-treatment of wastes and emissions required or recommended, and any significant power structures and communications towers or facilities; and
- i. The type and extent of impacts on adjacent properties created by the proposed use in comparison to impacts from other uses allowed in the zoning district.

(Ord. No. 2401-2019, § 1, 4-8-19)

Sec. 2.02.02. Table 2: Land uses

Land Use	Zoning Districts															
	Residential				Nonresidential								PUD			
	R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	RPUD	CPUD	MXPUD	PSPUD	IPUD
<i>Residential Land Uses</i>																
Accessory dwelling units, detached (refer to section 6.09.02)	P	P	P	P	-	-	-	-	-	-	-	A	-	A	-	-
Assisted living facilities of four or fewer persons (refer to supplemental standards in section 2.06.03)	P	P	P	P	-	-	-	-	-	-	-	A	-	-	-	-
Assisted living facilities of five or more persons (refer to supplemental standards in section 2.06.03)	-	-	-	CU	-	-	-	-	-	-	-	A	-	-	-	-
Community residential home of seven—14 residents	-	-	-	CU	-	-	-	-	-	-	-	A	A	A	-	-
Duplex dwelling unit	-	-	P	P	-	-	-	-	-	-	-	A	-	A	-	-
Family day care home in a residence	P	P	P	P	P	P	-	-	-	-	-	A	A	A	-	-
Group home of six or fewer residents	P	P	P	P	-	-	-	-	-	-	-	A	A	A	-	-
Home occupations (refer to supplemental standards in section 2.06.09)	P	P	P	P	-	-	-	-	-	-	-	A	A	A	-	-
Multi-family dwelling units	-	-	-	P	P	-	-	-	-	-	-	A	-	A	-	-

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Residential units combined with non-residential uses	-	-	-	P	P	P	P	-	-	-	-	A	A	A	-	-
Single-family dwelling unit	P	P	P	P	-	-	-	-	S	-	-	A	-	A	A	-
<i>Transient Residential Land Uses and Overnight Accommodations</i>																
Bed and breakfast inns	-	-	-	P	-	-	-	-	-	-	-	A	A	A	-	-
Hotels/motels	-	-	-	-	P	P	-	-	-	-	-	-	A	A	-	-
Rooming and boardinghouses	-	-	-	P	-	-	-	-	-	-	-	A	A	A	-	-
<i>Institutional Uses</i>																
Adult day care centers (< five acres)	-	-	-	CU	P	P	P	CU	-	-	-	A	A	A	-	-
Adult day care centers (> five acres)	-	-	-	-	P	P	P	CU	-	-	-	-	A	A	-	-
Cemeteries	-	-	-	-	-	P	-	-	-	-	-	-	A	-	-	-
Child care center (< five acres)	-	-	-	CU	P	P	P	CU	-	-	-	A	A	A	-	-
Child care center (> five acres) (refer to supplemental standards in section 2.06.04)	-	-	-	-	P	P	P	CU	-	-	-	-	A	A	-	-
Community centers	-	-	P	P	-	-	-	-	P	-	-	A	A	A	A	-
Crematoriums	-	-	-	-	-	CU	-	-	-	-	-	-	A	A	-	-
Funeral homes	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Funeral homes with crematoriums	-	-	-	-	-	CU	-	-	-	-	-	-	A	A	-	-
Governmental buildings	-	-	P	P	-	-	-	-	-	-	-	A	A	A	-	-
Libraries	-	-	P	P	P	-	P	-	P	-	-	A	A	A	A	-
Museums	-	-	-	-	P	P	-	-	P	-	-	-	A	A	A	-
Religious institutions (< five acres)	-	-	CU	P	-	P	-	-	P	-	-	A	A	A	A	-

Religious institutions (> five acres)	-	-	-	CU	-	P	-	-	-	-	-	-	A	A	A	-
Schools—Private, parochial, or technical (< five acres)	CU	CU	CU	CU	P	P	-	-	P	-	-	A	A	A	A	-
Schools—Private, parochial, or technical (> five acres)	-	-	-	-	P	P	-	-	-	-	-	A	A	A	A	-
<i>Health Care Uses</i>																
Hospital (new hospital construction shall not exceed over 45 feet in height) ¹	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-
Hospital auxiliary uses (within main hospital or freestanding building) ²											P					
Massage therapy establishment	-	-	-	P	P	P	P	-	-	-	-	A	A	A	-	-
Nursing homes	-	-	-	P	-	-	-	-	-	-	-	A	A	A	-	-
Office, low intensity medical	-	-	-	P	P	P	P	P	-	-	-	A	A	A	-	-
Office, medical	-	-	-	P	P	P	P	P	-	-	-	A	A	A	-	-
Pain management clinics (refer to supplemental standards in Section 2.06.14)	-	-	-	CU	-	-	-	-	-	-	CU	-	CU	-	-	-
<i>Commercial Uses</i>																
Adult business (refer to supplemental standards in section 2.06.10)	-	-	-	-	-	CU	-	-	-	CU	-	-	-	-	-	A
Automatic amusement center and game room	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Automobile rental/leasing	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-

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Automobile repair services, major and minor (refer to supplemental standards in section 2.06.05)	-	-	-	-	-	P	-	-	-	P	-	-	A	-	-	A
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.05)	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Bakeries, retail and/or wholesale warehouses	-	-	-	-	-	P	-	P	-	-	-	-	A	A	-	-
Banks/financial institutions	-	-	-	-	P	P	-	P	-	-	-	-	A	A		
Barbershop, beauty salons, specialty salons	-	-	-	-	P	P	-	-	-	-	-	-	A	A	-	-
Bars	-	-	-	-	P	P	-	-	-	-	-	-	A	A	-	-
Boat building, indoors	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	-
Boat building, outdoors	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	A
Boat sales and service (refer to supplemental standards in Section 2.06.05)	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Boat storage, dry	-	-	-	-	-	P	-	P	-	P	-	-	A	A	-	A
Bowling alleys	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Car washes	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Catering shops	-	-	-	-	P	P	-	-	-	-	-	-	A	A	-	-
Clubs, lodges, fraternal organizations	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Craft distillery	-	-	-	-	P	P	-	P	-	-	-	-	A	A	-	-
Dry cleaning establishment	-	-	-	-	-	P	-	P	-	-	-	-	A	A	-	-
Dry cleaning plant	-	-	-	-	-	-	-	-	-	P	-	-	-	A	-	A

Farm equipment and supply sales establishments, including open storage	-	-	-	-	-	-	-	-	-	P	-	-	A	A	-	A
Flea markets	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	-
Gasoline or other motor fuel stations (refer to supplemental standards in sections 2.06.05 and 2.06.20)	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Gasoline or other motor fuel stations, including tank farms (refer to supplemental standards in sections 2.06.05 and 2.06.20)	-	-	-	-	-	-	-	-	-	P	-	-	-	A	-	A
Health clubs	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Health spas	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Kennels	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Laundry establishments (self-service)	-	-	-	-	-	P	-	P	-	-	-	-	A	A	-	-
Manufactured home, mobile home or RV parks	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	-
Marijuana Dispensary, non-medical (if 2,000 square feet or less)	-	-	-	-	P	P	P	P	-	P	-	-	A	-	-	A
Marijuana Dispensary, non-medical (if 2,001 square feet or more)	-	-	-	-	CU	CU	CU	CU	-	CU	-	-	A	-	-	A
Marinas including the sale, display, and storage of new and used boats for sale, and	-	-	-	-	P	P	-	-	-	-	-	-	A	A	-	-

the repair and maintenance of boats.																
Microbrewery	-	-	-	-	P	P	-	P	-	P	-	-	A	A	-	-
Newspaper or publishing plant	-	-	-	-	-	-	-	P	-	P	-	-	A	A	-	A
Office, business or professional	-	-	-	P	P	P	P	P	-	-	-	A	A	A	-	-
Office, low intensity medical	-	-	-	P	P	P	P	P	-	-	-	A	A	A	-	-
Office, veterinary	-	-	-	-	P	P	P	P	-	-	-	-	A	A	-	-
Outdoor storage (refer to standards in section 6.10.00)	-	-	-	-	P	P	-	P	-	-	-	-	A	A	-	-
Place of public assembly	-	-	-	-	-	P	-	-	P	-	-	-	A	A	A	-
Pool hall/billiard parlor	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Repair services	-	-	-	-	-	P	-	P	-	P	-	-	A	A	-	A
Restaurants, convenience and general	-	-	-	-	P	P	-	-	-	-	-	-	A	A	-	-
Restaurants, limited	-	-	-	-	-	-	-	P	-	-	-	-	-	A	-	-
Retail, bulk merchandise	-	-	-	-	-	P	-	P	-	-	-	-	A	A	-	-
Retail, department store	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Retail, furniture store	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Retail, intensive sales	-	-	-	-	P	P	-	P	-	CU	-	-	A	A	-	A
Retail, non-intensive sales and service	-	-	-	-	-	P	-	P	-	CU	-	-	A	A	-	A
Retail, regional mall	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Retail, strip shopping center	-	-	-	-	-	P	-	P	-	-	-	-	A	A	-	-
Rooftop dining areas (refer to supplemental standards in section 2.06.19)	-	-	-	-	CU	CU	-	-	-	-	-	-	CU	CU	-	-

Shooting range, indoor (refer to supplemental standards in section 2.06.16)	-	-	-	-	-	P	-	P	-	P	-	-	A	-	-	A
Skating rink, rolling or ice	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Studio (art, dance, music, exercise)	-	-	-	P	-	P	-	-	-	-	-	A	A	A	-	-
Theaters	-	-	-	-	P	P	-	-	-	-	-	-	A	A		
<i>Recreational Uses</i>																
Golf course	-	-	-	-	-	-	-	-	P	-	-	-	A	A	A	-
Golf driving range (not accessory to golf course)	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Golf course, miniature	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Public parks	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	A
Swimming pools	-	-	-	-	-	P	-	-	P	-	-	-	A	A	A	-
<i>Utility and Service Uses</i>																
Public facilities and services	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	A
Public utilities (refer to section 6.02.00)	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	A
<i>Industrial Uses</i>																
Cold storage	-	-	-	-	-	-	-	-	-	P	-	-	A	A	-	A
Fuel production facilities	-	-	-	-	-	-	-	-	-	CU	-	-	-	-	-	CU
Industrial, high-impact	-	-	-	-	-	-	-	-	-	P	-	-	-	CU	A	A
Industrial, low-impact *within enclosed facility	-	-	-	-	-	-	-	P*	-	P	-	-	-	A	-	A
Industrial parks, planned (refer to supplemental standards in section 2.06.07)	-	-	-	-	-	-	-	-	-	P	-	-	-	A	-	A
Newspaper or publishing plant	-	-	-	-	-	-	-	P	-	P	-	-	A	A	-	A

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Sign painting and/or sign manufacturing shops providing all storage and work is conducted in enclosed facility	-	-	-	-	-	P	-	P	-	P	-	-	A	A	-	A
<i>Telecommunications Uses</i>																
Radio and/or television broadcast stations	-	-	-	-	-	P	-	P	P	-	-	-	A	A	A	-
Stealth communication facilities - In conjunction with uses other than single family or two-family residences, stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure (refer to supplemental standards in section 2.06.11)	-	-	-	P	P	P	-	P	P	P	-	A	A	A	A	A
Stealth communication facilities - In conjunction with uses other than single family or two-family residences, stealth telecommunications	-	-	-	CU	CU	CU	-	CU	CU	CU	-	A	A	A	A	A

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facilities which exceed 45 feet in height (refer to supplemental standards in section 2.06.11).																	
Telecommunications towers (refer to supplemental standards in section 2.06.11)	-	-	-	-	-	CU	-	CU	-	CU	-	-	-	A	A	-	A
Telecommunications towers to be located on real property not owned by the City of Stuart (refer to supplemental standards in section 2.06.11)	-	-	-	-	-	-	-	-	-	CU	-	-	-	-	A	-	A
Telecommunications towers to be located on real property owned by the City of Stuart by resolution of the city commission (refer to supplemental standards in section 2.06.12)	-	-	-	-	-	-	-	-	CU	-	-	-	-	-	A	A	-
<i>Storage, Transportation and Logistics Uses</i>																	
Accessory structures (refer to section 6.09.00)	P	P	P	P									A		A		
Bus and train (passenger) station/terminals	-	-	-	-	-	P	-	-	-	-	-	-	-	A	A	-	-
Parking garages (private or government provided public)	-	-	-	-	P	P	-	-	-	-	-	-	-	A	A	-	-
Parking lots (private or government provided public)	-	-	-	-	P	P	-	-	-	-	-	-	-	A	A	-	-

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Railroad freight stations and terminals	-	-	-	-	-	-	-	-	-	P	-	-	-	A	-	A
Truck terminals	-	-	-	-	-	-	-	-	-	P	-	-	-	A	-	A
Storage yards	-	-	-	-	-	-	-	-	-	P	-	-	-	-	A	A
Warehouse, general storage	-	-	-	-	-	-	-	P	-	P	-	-	A	A	-	A
Warehouse, mini-storage	-	-	-	-	-	-	-	P	-	P	-	-	A	A	-	A
Warehouse, wholesale and distribution	-	-	-	-	-	-	-	P	-	P	-	-	A	A	-	A
<i>Agricultural Uses</i>																
Commercial nursery/tree farm	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	A
Community gardens (refer to supplemental standards in section 2.06.08)	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	A
Urban farms (refer to supplemental standards in section 2.06.08)	-	-	-	-	P	P	P	P	-	P	-	A	A	A	-	A

Footnotes:

¹ Contingent repeal and substitution authorized. At such time as a master facilities plan is adopted for the hospital district for hospital use and development, thereupon all portions of the land development regulations in conflict therewith shall be repealed and superseded by the said master facilities plan.

² E.g. radiology, anesthesiology, pathology and related uses and services, provided that such uses and services are offered by the hospital to the general public in the same manner as other hospital uses and services.

Note: Uses permitted in an urban planned unit development will be restricted to those listed as being permitted in section 3.01.00 urban code.

Key:

P - Use permitted by right; subject to all other applicable requirements of the Code.

CU - Use permitted as a conditional use by approval of a major conditional use approval through public hearing process.

A - Allowed through city commission public hearing process.

□ - Prohibited

(Ord. No. 2401-2019, § 1, 4-8-19; Ord. No. 2531-2024, § 2, 10-14-24)

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 3/10/2025

Prepared by: Peter Kunen

Title of Item:

WATER SUPPLY DISCUSSION

Summary Explanation/Background Information on Agenda Request:

A discussion of the City's water supply, SFWMD Consumptive Use Permit (CUP) raw water allocation, current monthly water demands, and current reserves.

Funding Source:

Recommended Action:

ATTACHMENTS:

1. SFWMD Consumptive Use Permit Allocations
2. 2024 Water Demands and Aquifer Utilization_02-21-25



**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
WATER USE INDIVIDUAL PERMIT**

APPLICATION NO: 200612-14

PERMIT NUMBER: 43-00053-W

DATE ISSUED: October 19, 2023

EXPIRATION DATE: October 19, 2043

PERMITTEE: CITY OF STUART
121 S W FLAGLER AVENUE
STUART, FL 34994

PROJECT NAME: CITY OF STUART PUBLIC WATER SUPPLY

PROJECT LOCATION: Martin County, S32,33,34,35/T37S/R41E
Hanson/TS/RE

PROJECT DESCRIPTION/AUTHORIZING:

The use of groundwater from the surficial aquifer system and the Floridan aquifer system for public water supply for the City of Stuart Water Service Area serving 22,888 persons in the year 2043 with an average per capita use rate of 153 gallons per day and an annual allocation of 1,323 million gallons.

This is to notify you of South Florida Water Management District's (District) agency action concerning Permit Application Number 200612-14, received June 12, 2020. This action is taken pursuant to Chapter 373, Part II, Florida Statutes (F.S.), Rule 40E-1.603 and Chapter 40E-2, Florida Administrative Code (F.A.C.). Based on the information provided, District rules have been adhered to and a Water Use Individual Permit is in effect for this project subject to:

1. Not receiving a filed request for an administrative hearing pursuant to Section 120.57, F.S. and Section 120.569, F.S., or a request for a judicial review pursuant to Section 120.68, F.S.
2. The attached 39 permit conditions.
3. The attached 20 exhibits.

By acceptance and utilization of the water authorized under this permit, the Permittee agrees to hold and save the District and its successors harmless from any and all damages, claims or liabilities that may arise by reason of the construction, maintenance or use of activities authorized by this permit. Should you object to the permit, please refer to the attached "Notice of Rights" that addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Should you wish to object to the proposed agency action or file a petition or request, please provide written objections, petitions, requests and/or waivers to: Office of the District Clerk, South Florida Water Management District, 3301 Gun Club Road, West Palm Beach, FL 33406, or by email to clerk@sfwmd.gov.

CERTIFICATION OF SERVICE

I HEREBY CERTIFY THAT this written notice has been mailed or electronically transmitted to the Permittee (and the persons listed in the attached distribution list) this 20th day of October, 2023, in accordance with Section 120.60(3), F.S. Notice was also electronically posted on this date through a link on the home page of the District's website (my.sfwmd.gov/ePermitting).

BY: 
LISANDRA JONES
DEPUTY CLERK, SOUTH FLORIDA WATER MANAGEMENT DISTRICT

SPECIAL PERMIT CONDITIONS

1. This permit is issued to:

City of Stuart
121 S W Flagler Avenue
Stuart, FL 34994

2. This permit shall expire on October 19, 2043.

3. Use classification is:

Public Water Supply

4. Source classification is:

Groundwater from:
Floridan Aquifer System
Surficial Aquifer System

5. Allocation:

Total annual allocation is 1,323.00 million gallons (MG). (3.62 MGD)

Total maximum monthly allocation is 123.50 million gallons (MG).

Allocation from a specific source (aquifer, waterbody, facility, or facility group):

Maximum annual allocation from Floridan Aquifer System shall not exceed 321.20 million gallons (MG). (880,000 GPD).

Maximum annual allocation from Surficial Aquifer System shall not exceed 1,253.00 million gallons (MG). (3.40 MGD).

Maximum monthly allocation from Floridan Aquifer System shall not exceed 30.38 million gallons (MG).

Maximum monthly allocation from Surficial Aquifer System shall not exceed 117.00 million gallons (MG).

These allocations represent the amount of water required to meet the water demands as a result of a rainfall deficit during a drought with the probability of recurring one year in ten. The Permittee shall not exceed these allocations in hydrologic conditions less than a 1-in-10 year drought event. Compliance with the annual allocation is based on the quantity withdrawn over a 12-month time period. Compliance with the maximum monthly allocation is based on the greatest quantity withdrawn in any single month. The annual allocation expressed in GPD or MGD is for

**WATER TREATMENT PLANT
DAILY SUMMARY
FOR DECEMBER 2024**

		PLANT DATA								
	POE color	Prod.well	FA-1	Total Raw Flow	Finished	Rainfall	Free NH3	Fluoride	GST 12am Yesterday	GST 12am Today
1	9	2.084	0.971	3.055	2.405	0	0	0	22.0	22.0
2	5	2.396	0.980	3.376	2.696	0	0	0	22.0	22.6
3	6	2.062	0.975	3.037	2.509	0	0	0	22.6	22.0
4	6	2.437	0.976	3.413	2.818	0	0.04	0	22.0	22.8
5	6	2.614	0.605	3.219	2.641	0	0.02	0	22.8	23.0
6	11	2.159	0.888	3.047	2.625	0	0	0	23.0	21.3
7	3	2.514	0.870	3.384	2.497	0	0.00	0	21.3	23.3
8	10	2.481	0.609	3.090	2.479	0	0.05	0	23.3	23.1
9	7	2.312	1.036	3.348	2.782	0	0.07	0	23.1	21.8
10	8	2.386	0.871	3.257	2.482	0	0.03	0	21.8	22.5
11	8	1.904	0.986	2.890	2.777	0	0.01	0	22.5	21.2
12	6	2.480	0.954	3.434	2.541	0	0	0	21.2	23.2
13	9	2.497	0.710	3.207	2.623	0	0.01	0	23.2	23.3
14	9	2.190	0.726	2.916	2.402	0.95	0.01	0	23.3	22.9
15	8	2.126	0.817	2.943	2.265	0.84	0.01	0	22.9	23.2
16	6	2.244	0.825	3.069	2.584	0.10	0	0	23.2	22.0
17	3	2.081	0.851	2.932	2.378	0.88	0.04	0	22.0	21.9
18	7	1.979	0.830	2.809	2.756	1.47	0.08	0	21.9	18.7
19	3	2.584	0.940	3.524	0.864	0.01	0.06	0	18.7	23.3
20	1	2.258	0.887	3.145	2.487	0	0.02	0	23.3	22.7
21	1	2.284	0.745	3.029	2.332	0	0	0	22.7	22.4
22	4	2.288	0.834	3.122	2.323	0	0	0	22.4	23.3
23	4	2.376	0.902	3.278	2.669	0	0.01	0	23.3	23.1
24	4	2.124	0.757	2.881	2.304	0	0.02	0	23.1	23.1
25	5	2.366	0.478	2.844	2.306	0	0	0	23.1	22.6
26	6	2.111	0.902	3.013	2.432	0.01	0.03	0	22.6	22.3
27	4	2.178	0.972	3.15	2.277	1.81	0	0	22.3	22.8
28	5	2.097	0.721	2.818	2.814	0.22	0	0	22.8	22.9
29	0	2.101	0.691	2.792	2.783	0.07	0.02	0	22.9	22.9
30	1	2.102	0.977	3.079	3.183	0.08	0.01	0	22.9	22.3
31	4	2.103	0.730	2.833	2.923	0	0.02	0	22.3	21.8
Total Flows		69.918	26.016	95.934	77.957	6.440				
Average	5	2.255	0.839	3.095	2.515	0.208				
Min	0	1.904	0.478	2.792	0.864	0				
Max	11	2.614	1.036	3.524	3.183	1.81				

WATER TREATMENT PLANT				
ANNUAL SUMMARY				
2024				
	SAS Wells	FA-1	Total Raw Water Withdrawn (MG)	Finished Water Produced (MG)
Total Annual Allocation (MGY)			1,323.000	
Total Annual Demand (MGY)	987.493	126.345	1,113.838	1,096.924
Percentage	89%	11%	84%	
12-Month Average (MGD)	2.698	0.837	3.535	2.997
Total Reserve Allocation (MGY)			209.162	
Total Reserve Allocation (MGD)			0.571	
Outstanding Flow Commitments (MGD)			0.078	
Net Reserve Allocation (MGD)			0.493	

2024 WATER DEMANDS AND AQUIFER UTILIZATION

2024	Surficial Aquifer			Floridan Aquifer			Surficial and Floridan Aquifer		
Month	Surficial Aquifer Monthly Demand	Surficial Aquifer Maximum Monthly Allocation	Surficial Aquifer Maximum Monthly Allocation Utilized	Floridan Aquifer Monthly Demand	Floridan Aquifer Maximum Monthly Allocation	Floridan Aquifer Maximum Monthly Allocation Utilized	Surficial and Floridan Aquifer Total Monthly Demand	Surficial and Floridan Aquifer Total Maximum Monthly Allocation	Total Monthly Groundwater Allocation Utilized
	(MG)	(MG)		(MG)	(MG)		(MG)	(MG)	
January	90.17	117.00	77%	0.00	30.38	0%	90.17	123.50	73%
February	86.53	117.00	74%	0.00	30.38	0%	86.53	123.50	70%
March	95.59	117.00	82%	0.00	30.38	0%	95.59	123.50	77%
April	98.38	117.00	84%	0.00	30.38	0%	98.38	123.50	80%
May	99.59	117.00	85%	0.00	30.38	0%	99.59	123.50	81%
June	91.19	117.00	78%	0.00	30.38	0%	91.19	123.50	74%
July	85.67	117.00	73%	0.00	30.38	0%	85.67	123.50	69%
August	68.18	117.00	58%	24.83	30.38	82%	93.01	123.50	75%
September	68.63	117.00	59%	23.38	30.38	77%	92.02	123.50	75%
October	66.94	117.00	57%	24.58	30.38	81%	91.53	123.50	74%
November	66.70	117.00	57%	27.53	30.38	91%	94.23	123.50	76%
December	69.92	117.00	60%	26.02	30.38	86%	95.93	123.50	78%
	Surficial Aquifer Annual Demand	Surficial Aquifer Maximum Annual Allocation	Surficial Aquifer Maximum Annual Allocation Utilized	Floridan Aquifer Annual Demand	Floridan Aquifer Maximum Annual Allocation	Floridan Aquifer Maximum Annual Allocation Utilized	Surficial and Floridan Aquifer Total Annual Demand	Surficial and Floridan Aquifer Total Annual Allocation	Total Annual Groundwater Allocation Utilized
	(MG)	(MG)		(MG)	(MG)		(MG)	(MG)	
	987.49	1,253.00	79%	126.35	321.20	39%	1,113.84	1,323.00	84%

2024 Reserve Allocation	
Total Annual Allocation (MG)	1,323.00
Total Annual Demand (MG)	1,113.84
Net Annual Reserve (MG)	209.16
Daily Reserve (MGD)	0.57
Outstanding Water Commitments	
Project Name	Estimated Water Demand (GPD)
Marina Cove	6,750.0
Fairfield Inn & Suites	8,250.0
Baron Business Park	17,000.0
Avonlea Lot #13	13,000.0
Bee Safe Storage	250.0
Starbucks	4,000.0
Kanner CPUD - Costco	7,531.0
Atlantic Point	2,800.0
Sailfish Cay	15,250.0
Freedom RV Storage	1,668.0
HCA Florida - S. Kanner Hwy	1,100.0
MC Airport Hangar #10	400.0
Total	77,999.0
Net Reserve (MGD)	
Daily Reserve (MGD)	0.571
Water Commitments (MGD)	0.078
Net Reserve (MGD)	0.493