



City of Stuart

AGENDA

REGULAR MEETING OF THE STUART CITY COMMISSION

MAY 12, 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 - SONG PERFORMANCE

PROCLAMATIONS

2. PUBLIC WORKS WEEK - MAY 18-24, 2025
3. SAFE BOATING WEEK - MAY 17–23, 2025
4. FAMILY ABDUCTION AWARENESS DAY - MAY 25, 2025
5. LUPUS AWARENESS MONTH - MAY 2025
6. FLORIDA EMANCIPATION DAY - MAY 20, 2025
7. HISTORIC PRESERVATION MONTH - MAY 2025
8. HONORING KENNETH MARKS WITH PRESIDENTS VOLUNTEER SERVICE
9. HONORING MORGAN MCKEEVER WITH PRESIDENTS VOLUNTEER SERVICE

PRESENTATIONS

10. SERVICE AWARDS - MAY 2025
11. FDOT DISTRICT 4 - US1 AND PALM CITY ROAD
12. 2025 FLORIDA LEGISLATIVE SESSION REVIEW

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

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

CONSENT CALENDAR

13. APPROVAL OF 04/16/2025 SCM EAST STUART ZONING MINUTES, 04/22/2025 SCM ENVIRONMENTAL ATTORNEY INTERVIEWS MINUTES, AND 04/28/2025 CCM MINUTES

END OF CONSENT CALENDAR

COMMISSION ACTION

14. MARTIN COUNTY PUD MINOR AMENDMENT (QUASI-JUDICIAL) (RC):

RESOLUTION No. 50-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA GRANTING APPROVAL OF A MINOR PUD AMENDMENT TO THE "MARTIN COUNTY HEALTH DEPARTMENT PUBLIC SERVICE PLANNED UNIT DEVELOPMENT" TO EXPAND THE MARTIN COUNTY BUILDING

DEPARTMENT ON PROPERTY LOCATED ON THE SOUTHEAST SIDE OF S.E. WILLOUGHBY BOULEVARD AND S.E. RUHNKE STREET, THEREBY PROVIDING FOR CONDITIONS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

15. SUPPORTING THE RESCUE THE RIVER OF GRASS PETITION BY THE FRIENDS OF THE EVERGLADES, INC. (RC):

RESOLUTION No. 51-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, IN SUPPORT OF THE RESCUE THE RIVER OF GRASS PETITION AS INITIATED BY THE FRIENDS OF THE EVERGLADES, INC.; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

16. SELECTION OF ENVIRONMENTAL ATTORNEY (RC):

RESOLUTION No. 52-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, SELECTING AN ENVIRONMENTAL ATTORNEY AND DIRECTING THE CITY STAFF TO NEGOTIATE A CONTRACT TO BE APPROVED BY THE CITY COMMISSION; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE SECOND READING

17. CODE AMENDMENT ADDING LANGUAGE RELATED TO TRESPASSING (RC):

ORDINANCE No. 2542-2025; AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING PART II, CHAPTER 30 (PARKS AND RECREATIONAL AREAS), SECTIONS 30-3 THROUGH 30-5, OF THE CITY OF STUART'S CODE OF ORDINANCES, BY ADDING CERTAIN PROVISIONS RELATED TO TRESPASS WARNINGS AND THE APPEAL PROCESS FOR TRESPASS WARNINGS UNDER CERTAIN CIRCUMSTANCES FOR PUBLIC PROPERTY AND OTHER PROPERTY GENERALLY OPEN TO THE PUBLIC; PROVIDING FOR THE REPEAL OF PRIOR ORDINANCES AND RESOLUTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

ORDINANCE FIRST READING

DISCUSSION AND DELIBERATION

ADJOURNMENT

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

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

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

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

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

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

Meeting Date: 5/12/2025

Prepared by:

Title of Item:

ARTS MOMENT - SONG PERFORMANCE

Summary Explanation/Background Information on Agenda Request:

Funding Source:

Recommended Action:

ATTACHMENTS:

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

Meeting Date: 5/12/2025

Prepared by: Susej Meleqi

Title of Item:

PUBLIC WORKS WEEK - MAY 18-24, 2025

Summary Explanation/Background Information on Agenda Request:

National Public Works Week 2025 will be observed from May 18 to May 24, 2025. Organized by the American Public Works Association, this annual event celebrates the essential contributions of public works professionals who maintain and enhance the infrastructure and services that support our daily lives. The theme for 2025 is “**People, Purpose, Presence**”, highlighting the dedication of public works professionals to serving their communities. Their work often goes unnoticed, yet it is vital in ensuring the safety, functionality, and quality of life in our neighborhoods.

Funding Source:

N/A

Recommended Action:

Issue Proclamation.

ATTACHMENTS:

1. Public Works Week - May

PROCLAMATION
PUBLIC WORKS WEEK
MAY 18-24, 2025

- WHEREAS,** public works services provided in our community are an integral part of our citizens' everyday lives; and
- WHEREAS,** the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as streets and highways, public buildings, parks and ballfields, micro transit systems, storm systems and flood control, and fleet maintenance; and
- WHEREAS,** the health, safety, and comfort of this community greatly depends on these facilities and services. The quality and effectiveness of these facilities, as well as their planning, design, and construction, is vitally dependent upon the efforts and skill of public works officials; and
- WHEREAS,** 2025 marks the 65th Annual National Public Works Week sponsored by the American Public Works Association.

NOW, THEREFORE, I, CAMPBELL RICH, Mayor of the City of Stuart, proclaim the week of May 18 through May 24, 2025, as

NATIONAL PUBLIC WORKS WEEK
“People, Purpose, Presence”

in the City of Stuart, and calls upon all citizens and civic organizations to acquaint themselves with the issues involved in providing our public works; and to recognize the contributions which public works officials make every day to our health, safety, comfort, and quality of life.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Stuart to be affixed this 12th day of May, 2025.

CAMPBELL RICH
MAYOR

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

Meeting Date: 5/12/2025

Prepared by: Susej Meleqi

Title of Item:

SAFE BOATING WEEK - MAY 17–23, 2025

Summary Explanation/Background Information on Agenda Request:

National Safe Boating Week 2025 is scheduled for May 17–23, serving as the official launch of the Safe Boating Campaign, a global initiative led by the National Safe Boating Council (NSBC) and supported by the U.S. Coast Guard. This annual observance aims to raise awareness about the importance of safe boating practices as summer begins.

Funding Source:

N/A

Recommended Action:

Issue Proclamation.

ATTACHMENTS:

1. Safe Boating Week - May

PROCLAMATION
SAFE BOATING WEEK
MAY 17 – 23, 2025

WHEREAS, for over 100 million Americans, boating continues to be a popular recreational activity. From coast to coast, and everywhere in between, people are taking to the water and enjoying time together boating, sailing, paddling, and fishing. During National Safe Boating Week, the U.S. Coast Guard and its federal, state, and local safe boating partners encourage all boaters to explore and enjoy America's beautiful waters responsibly; and

WHEREAS, safe boating begins with preparation. The Coast Guard estimates that human error accounts for most boating accidents and that life jackets could prevent nearly 83% of boating fatalities. Through basic boating safety procedures – carrying lifesaving emergency distress and communications equipment, wearing life jackets, attending safe boating courses, participating in free boat safety checks, and staying sober when navigating – we can help ensure boaters on America's coastal, inland, and offshore waters stay safe throughout the season; and

WHEREAS, on average, 550 people die each year in boating-related accidents in the U.S.; 80% of these are fatalities caused by drowning; and a significant number of boaters who lose their lives by drowning each year would be alive today had they worn their life jackets.

NOW, THEREFORE, I, CAMPBELL RICH, Mayor of the City of Stuart, Florida, do hereby commend the volunteer members of **U.S. Coast Guard Auxiliary Flotilla 59 Stuart** for their efforts in furthering the goals of the Safe Boating Campaign and proclaim May 17 – 23, 2025 in the City of Stuart, Florida as:

SAFE BOATING WEEK

IN WITNESS WHEREOF, I have hereto set my hand and caused the seal of the City of Stuart Florida to be affixed this 12th day of May, 2025.

CAMPBELL RICH
MAYOR

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

Meeting Date: 5/12/2025

Prepared by: Susej Meleqi

Title of Item:

FAMILY ABDUCTION AWARENESS DAY - MAY 25, 2025

Summary Explanation/Background Information on Agenda Request:

Family Abduction Awareness Day serves as a call to action for communities to recognize the risks and warning signs of family abduction, support affected families, and advocate for comprehensive plans and procedures to handle these cases effectively.

Funding Source:

N/A

Recommended Action:

Issue Proclamation

ATTACHMENTS:

1. Family Abduction Awareness Day - May

PROCLAMATION

FAMILY ABDUCTION AWARENESS DAY MAY 25, 2025

WHEREAS, this day is dedicated to raising awareness of those affected by family abduction. These abductions have a devastating impact, causing deep emotional and psychological trauma not only to the abducted child but also to the left-behind parent and extended family. Such events often disrupt family stability and trust, with far-reaching effects on the broader community.

WHEREAS, the month of May serves as a pivotal time to combat family abductions, reunite missing children with their families, and recognize those dedicated to protecting society's most vulnerable. This month offers an opportunity to raise awareness, support affected families, and strengthen community efforts to prevent future abductions; and

WHEREAS, a family abduction occurs when a child is taken, wrongfully retained, or concealed by a parent or other family member, denying another individual their right to custody or visitation, even in cases with unclear or absent court orders. Such abductions are often driven by the perpetrator's frustration with the left-behind parent, the legal system, or personal circumstances; and

WHEREAS, The City of Stuart remains dedicated to protecting children by recognizing family abduction as a serious crime and not just a civil issue. Law enforcement agencies must have clear procedures to respond promptly to such cases, ensuring children are with their lawful custodians and verifying court orders, as proper training and policies are essential to safeguarding public safety.

NOW, THEREFORE, I, CAMPBELL RICH, Mayor of the City of Stuart, Florida, do hereby proclaim the May 25, 2025 in the City of Stuart, Florida as:

FAMILY ABDUCTION AWARENESS DAY

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Stuart to be affixed this 12th day of May, 2025.

CAMPBELL RICH
MAYOR

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

Meeting Date: 5/12/2025

Prepared by: Susej Meleqi

Title of Item:

LUPUS AWARENESS MONTH - MAY 2025

Summary Explanation/Background Information on Agenda Request:

Lupus Awareness Month is observed annually in May to increase public understanding of lupus, a chronic autoimmune disease that affects millions worldwide. This month long campaign aims to educate communities, support those living with lupus, and promote research efforts to find better treatments and, ultimately, a cure.

Funding Source:

N/A

Recommended Action:

Issue Proclamation

ATTACHMENTS:

1. Lupus Awareness Month - May

PROCLAMATION
LUPUS AWARENESS MONTH
MAY 2025

WHEREAS, lupus is an unpredictable and misunderstood autoimmune disease that can cause severe damage to the tissue and organs in the body and, in some cases, death; and

WHEREAS, more than five million people worldwide suffer the devastating effects of this cruel and mysterious disease and each year over a hundred thousand young women, men and children around the world are newly diagnosed with lupus, the great majority of whom are woman between the ages of 15 - 44; and

WHEREAS, medical research efforts into lupus and the discovery of safer, more effective treatments for lupus patients are under-funded in comparison with diseases of comparable magnitude and severity. Many physicians worldwide are unaware of symptoms and health effects of lupus, causing people with lupus to suffer for many years before they obtain a correct diagnosis and medical treatment; and

WHEREAS, there is a deep, unmet need worldwide to educate and support individuals and families affected by lupus; and there is an urgent need to increase awareness in communities worldwide of the debilitating impact of lupus and to recognize lupus as a significant public health issue.

NOW, THEREFORE, I, CAMPBELL RICH, Mayor of the City of Stuart, Florida, do hereby proclaim the month of May 2025 as:

LUPUS AWARENESS MONTH

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Stuart to be affixed this 12th day of May, 2025.

CAMPBELL RICH
MAYOR

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

Meeting Date: 5/12/2025

Prepared by: Susej Meleqi

Title of Item:

FLORIDA EMANCIPATION DAY - MAY 20, 2025

Summary Explanation/Background Information on Agenda Request:

Florida Emancipation Day is observed annually on May 20, commemorating the day in 1865 when Union Brigadier General Edward M. McCook arrived in Tallahassee and formally announced the Emancipation Proclamation from the steps of the Knott House. This proclamation marked the official end of slavery in Florida, occurring over two years after President Abraham Lincoln's initial declaration on January 1, 1863.

Funding Source:

N/A

Recommended Action:

Issue Proclamation

ATTACHMENTS:

1. Florida Emancipation Day - May

PROCLAMATION

FLORIDA EMANCIPATION DAY MAY 20, 2025

WHEREAS, on January 1, 1863, President Abraham Lincoln issued the Emancipation Proclamation, freeing enslaved people in the rebelling Southern states, announcing “That on the first day of January, in the year of our Lord one thousand eight hundred and sixty-three, all persons held as slaves within any State or designated part of a State, the people whereof shall then be in rebellion against the United States, shall be then, thenceforward, and forever free....”; and

WHEREAS, it was more than two years later at the end of the Civil War, on May 20, 1865, that Union Brigadier General Edward M. McCook announced in Tallahassee, Florida the freeing of the state’s African slave population. On that same day, Special Order Number 63 arrived from Major General Quincy A. Gillmore, and stated that "the people of the black race are free citizens of the United States". Newly freed slaves celebrated this announcement with a picnic at Bull's Pond, which is located in Tallahassee and today called Lake Ella.

WHEREAS, For decades after the initial proclamation, African-American communities across the state carried out celebrations as a way of both honoring the past and celebrating the present. While the end of slavery in Texas is commonly observed as the end of slavery in the U.S. and celebrated as “Juneteenth.” Florida’s own day provides an opportunity to honor the history of, and continued fight for freedom for, historically marginalized communities; and

WHEREAS, Emancipation Day helps shed light on the continuing challenges our country faces in combatting racism, inequity, and inequality.

NOW, THEREFORE, I, CAMPBELL RICH, Mayor of the City of Stuart, Florida do hereby proclaim May 20, 2025, as:

FLORIDA EMANCIPATION DAY

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Stuart, Florida to be affixed this 12th day of May, 2025.

CAMPBELL RICH
MAYOR

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

Meeting Date: 5/12/2025

Prepared by: Susej Meleqi

Title of Item:

HISTORIC PRESERVATION MONTH - MAY 2025

Summary Explanation/Background Information on Agenda Request:

Historic Preservation Month is observed every May to celebrate the nation's heritage and promote the preservation of historic places. Established by the National Trust for Historic Preservation, this month-long observance encourages individuals and communities to recognize the importance of protecting and honoring the buildings, landscapes, and cultural sites that tell the story of our shared past.

Funding Source:

N/A

Recommended Action:

Issue Proclamation

ATTACHMENTS:

1. Historic Preservation Month - May

PROCLAMATION

DECLARING HISTORIC PRESERVATION MONTH MAY 2025

WHEREAS, historic preservation is an effective tool for revitalizing neighborhoods, fostering local pride and maintaining community character; and

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, 2025 marks the 100th anniversary of Martin County, a milestone that highlights the importance of preserving the county's rich history, cultural heritage, and architectural legacy for future generations; and

WHEREAS, historic preservation plays an important role in our lives, and we should celebrate the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, the Martin County Historic Preservation Board has planned events throughout Martin County during the month of May to increase awareness and the need for public participation in historic preservation to protect our local treasures.

NOW, THEREFORE, I, CAMPBELL RICH, Mayor of the City of Stuart, Florida do hereby proclaim May 2025, as:

DECLARING HISTORIC PRESERVATION MONTH

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Stuart, Florida to be affixed this 12th day of May, 2025.

CAMPBELL RICH
MAYOR

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

Meeting Date: 5/12/2025

Prepared by: Susej Meleqi

Title of Item:

HONORING KENNETH MARKS WITH PRESIDENTS VOLUNTEER SERVICE

Summary Explanation/Background Information on Agenda Request:

United Way recognizes Kenneth Marks with a Presidents Volunteer Service.

Funding Source:

N/A

Recommended Action:

Issue Proclamation.

ATTACHMENTS:

1. Kenneth Mark United Way - May

PROCLAMATION

HONORING A VOLUNTEER WITH PRESIDENT'S VOLUNTEER SERVICE MAY 2025

WHEREAS, the spirit of volunteerism is the cornerstone of a compassionate and thriving community. Individuals who actively engage in community service contribute immeasurably to the betterment of society. It is our profound pleasure to recognize and commend exceptional volunteerism, exemplified by a remarkable individual among us; and

WHEREAS, this Proclamation is to celebrate the outstanding achievement of a dedicated AmeriCorps Senior volunteer. We proudly acknowledge and honor Kenneth Michael Marks, a 13-year volunteer with *The President's Volunteer Service Award*. United Way of Martin County is pleased to present a Lifetime certificate of Gold Achievement for volunteering over 4,000 hours along with a congratulatory letter from the president of the United States, a Presidents Volunteers Service Gold Medallion, a lifetime coin and pin along our heartfelt thank you for his accomplishment.

WHEREAS, Kenneth Marks has demonstrated remarkable achievements, selflessness, and a profound impact on the lives of the residents of Martin County. His steadfast commitment to volunteerism serves as a shining example to all, inspiring a collective vision of a brighter and more compassionate world; and

WHEREAS, through his exceptional contributions and unwavering dedication to the values of community, compassion, and service, Kenneth Marks has uplifted and enriched the spirit of Martin County.

NOW, THEREFORE, I, CAMPBELL RICH, Mayor of the City of Stuart, do hereby congratulate and recognize:

KENNETH MARK WITH PRESIDENT'S VOLUNTEER SERVICE

IN WITNESS WHEREOF, I have hereto set my hand and caused the seal of the City of Stuart Florida to be affixed this 12th day of May, 2025.

CAMPBELL RICH
MAYOR

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

Meeting Date: 5/12/2025

Prepared by:

Title of Item:

HONORING MORGAN MCKEEVER WITH PRESIDENTS VOLUNTEER SERVICE

Summary Explanation/Background Information on Agenda Request:

United Way recognizes Morgan McKeever with a Presidents Volunteer Service.

Funding Source:

N/A

Recommended Action:

Issue Proclamation.

ATTACHMENTS:

1. Morgan McKeever United Way - May

PROCLAMATION

HONORING A STUDENT WITH THE PRESIDENT'S VOLUNTEER SERVICE MAY 2025

WHEREAS, the spirit of volunteerism is the cornerstone of a compassionate and thriving community. A young individual who actively engage in community service contribute immeasurably to the betterment of society. It is our profound pleasure to recognize and commend exceptional volunteerism, exemplified by a remarkable individual among us; and

WHEREAS, this Proclamation is to celebrate the outstanding achievement of a dedicated and altruistic young student. We proudly acknowledge and honor Morgan McKeever, a 14-year-old student of exceptional character and commitment, with *The President's Volunteer Service Award*. United Way of Martin County is pleased to present a certificate of Silver Achievement along with a congratulatory letter from the president of the United States, a Presidents Volunteers Service Medallion, silver coin, pin and our heartfelt thank you for her accomplishment.

WHEREAS, Morgan McKeever has demonstrated remarkable achievements, selflessness, and leadership, making a significant impact on the lives of the residents of Martin County; her steadfast commitment to volunteerism serves as a shining example to all, reminding us of the boundless potential within our youth to create a brighter and more compassionate world; and

WHEREAS, through her exceptional contributions and unwavering dedication to the values of community, compassion, and service, Morgan McKeever has enriched the spirit of Martin County and paved the way for a future of equal access and opportunity for all.

NOW, THEREFORE, I, CAMPBELL RICH, Mayor of the City of Stuart, do hereby congratulate and recognize:

MORGAN MCKEEVER WITH PRESIDENT'S VOLUNTEER SERVICE

IN WITNESS WHEREOF, I have hereto set my hand and caused the seal of the City of Stuart Florida to be affixed this 12th day of May, 2025.

CAMPBELL RICH
MAYOR

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

Meeting Date: 5/12/2025

Prepared by: Kathy Martin

Title of Item:

SERVICE AWARDS - MAY 2025

Summary Explanation/Background Information on Agenda Request:

Kathleen Lannon	Police Department	25 years
Robert Jackson	U & E	5 years

Funding Source:

GENERAL FUND

Recommended Action:

PRESENT AWARDS

ATTACHMENTS:

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

Meeting Date: 5/12/2025

Prepared by:

Title of Item:

FDOT DISTRICT 4 - US1 AND PALM CITY ROAD

Summary Explanation/Background Information on Agenda Request:

Funding Source:

Recommended Action:

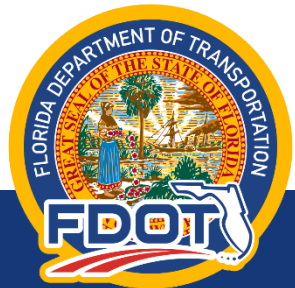
ATTACHMENTS:

1. US 1 at Palm City Road 5-12-2025

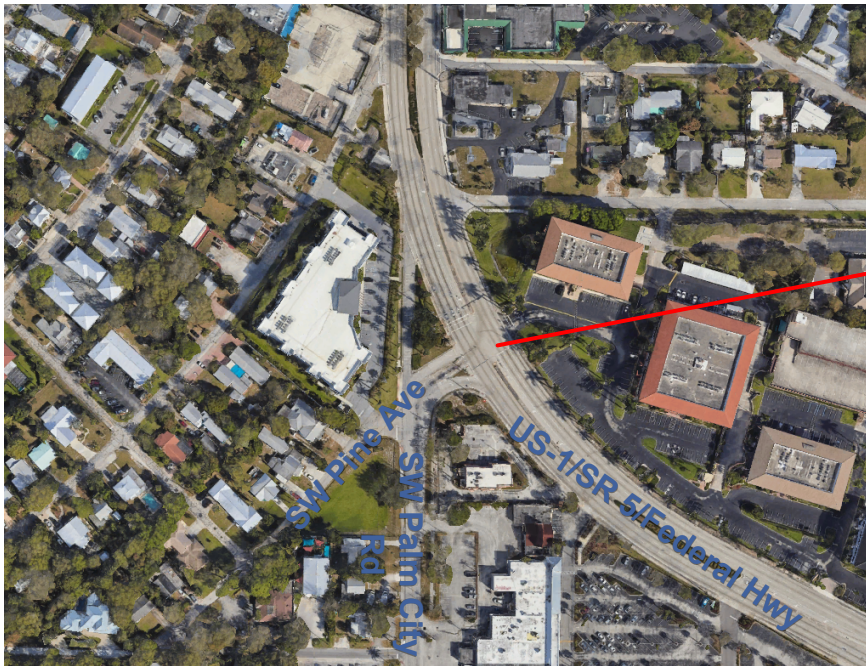


US 1 at Palm City Road, west of US 1 District Four

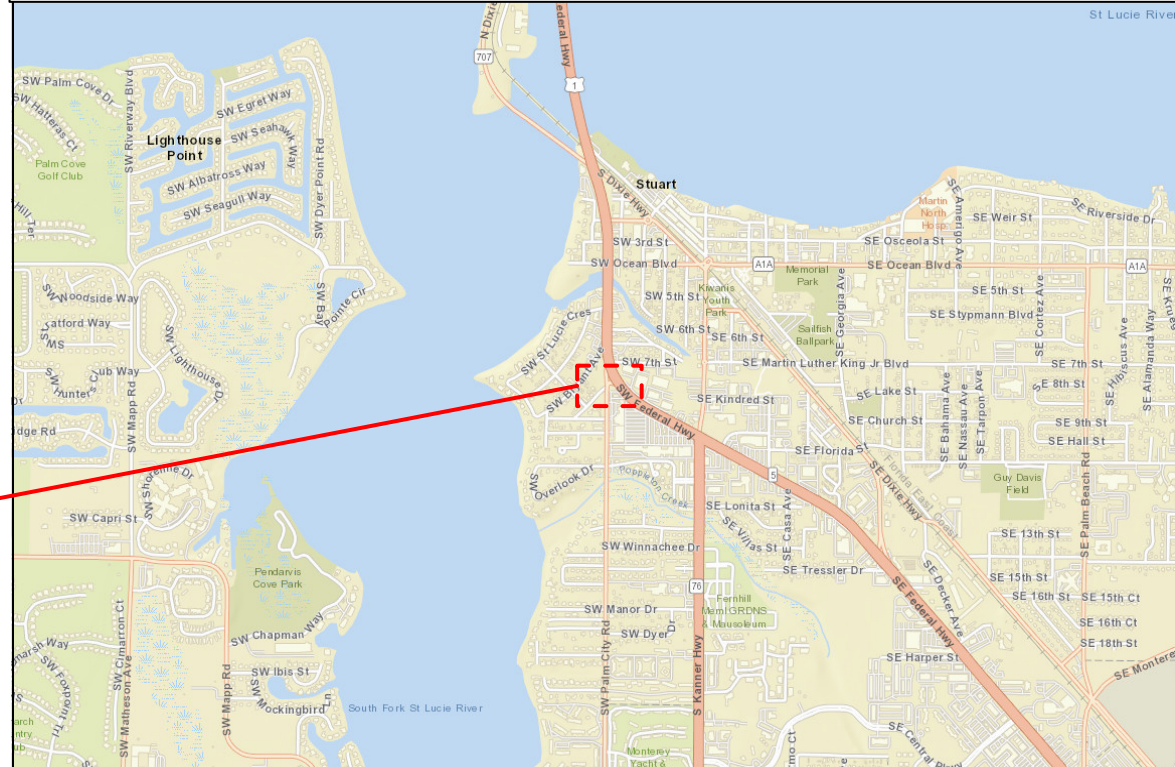
Geysa Y. Sosa
FDOT Project Development Manager



In the current conditions, the analyzed intersection situated along SW Palm City Road, west of US 1/SR 5/Federal Highway, presents free-flow along the southbound approach. Eastbound and westbound are stop-controlled approaches. The northbound is controlled by the traffic signal at the intersection of SW Palm City Road west of US 1/SR 5/Federal Highway.

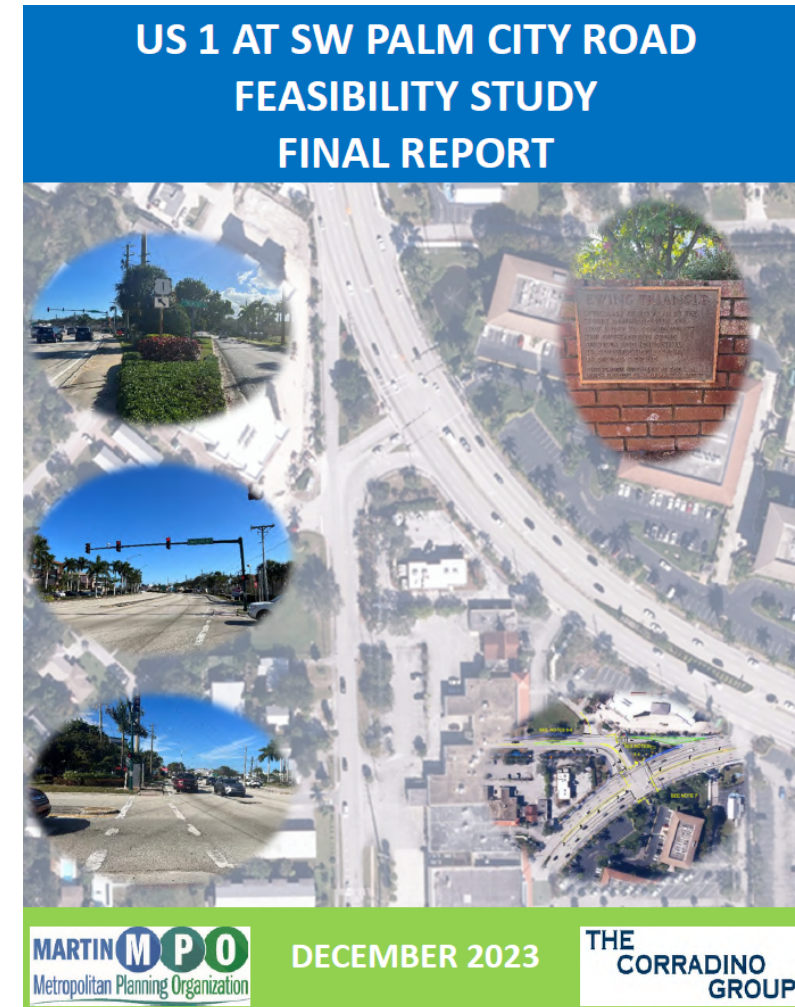


PROJECT LOCATION AND EXISTING CONDITIONS



MPO Priorities History

- In 2023, the Martin MPO Board conducted a Feasibility Study to:
 - Implement traffic calming features along SW Palm City Rd aim to reduce vehicular speeds.
 - Provide new alternatives aimed at enhancing the study intersection located along SW Palm City Road, west of US 1/SR 5/Federal Highway.
 - The preferred alternative chosen was Alternative #5.
- In 2024, FDOT received an application for US-1 at Palm City Road as part of the List of Priority Projects (LOPP). This was priority #9 and priority #7 for Intersection Reconstruction as per the preferred Alternative 5 from the Feasibility Study.



Concept Review Timeline

Recommendation of recommended alternative #5 was selected in 2023

Spring 2024 FDOT Received LOPP Application for Priority #9, and it was vetted.

FDOT Review

- Field Inspections
- Review Cost Estimate
- FDOT Meeting and Safety and Design Departments to discuss concerns
- Meeting with MPO Consultant to discuss prior recommended Alternative
- Consider other alternatives
- The Department did not support 2023 Recommendation

New Proposed Concept Presentation to the City Commission

Current Safety Issues and Traffic Calming Measures

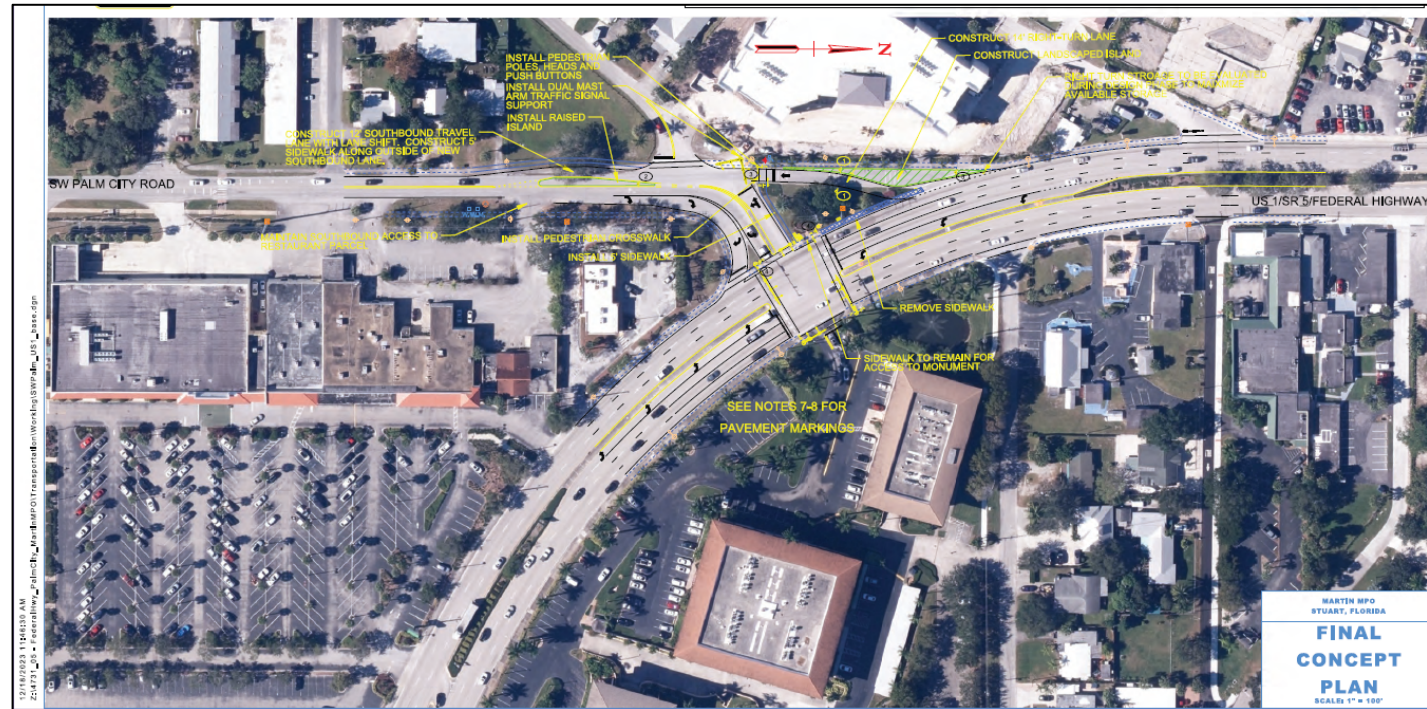
Traffic is existing from US 1 at a free-flow right turn entering Palm City Road at a higher speed.



Rumble strips were installed as a traffic calming measure. Speeding issues are still observed.



2023 Conceptual Alternative



The preferred alternative #5 include a lane shift near US-1 with a Traffic Signal Control to slow down traffic at the triangle intersection.

2023 Conceptual Alternative

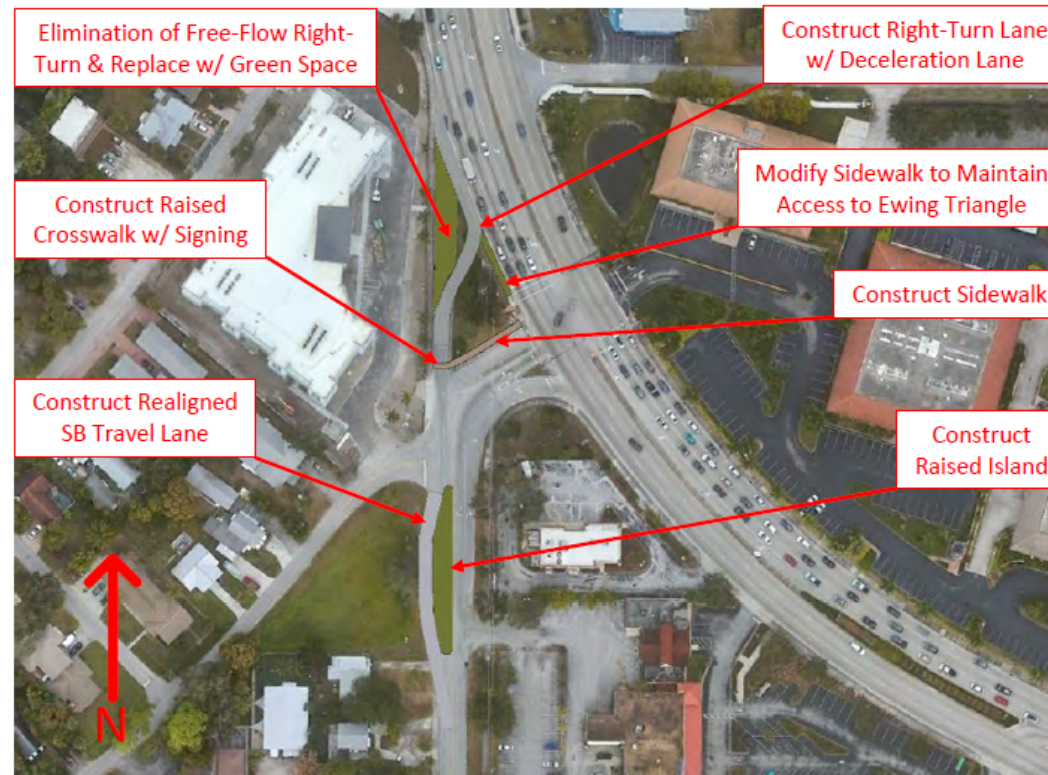
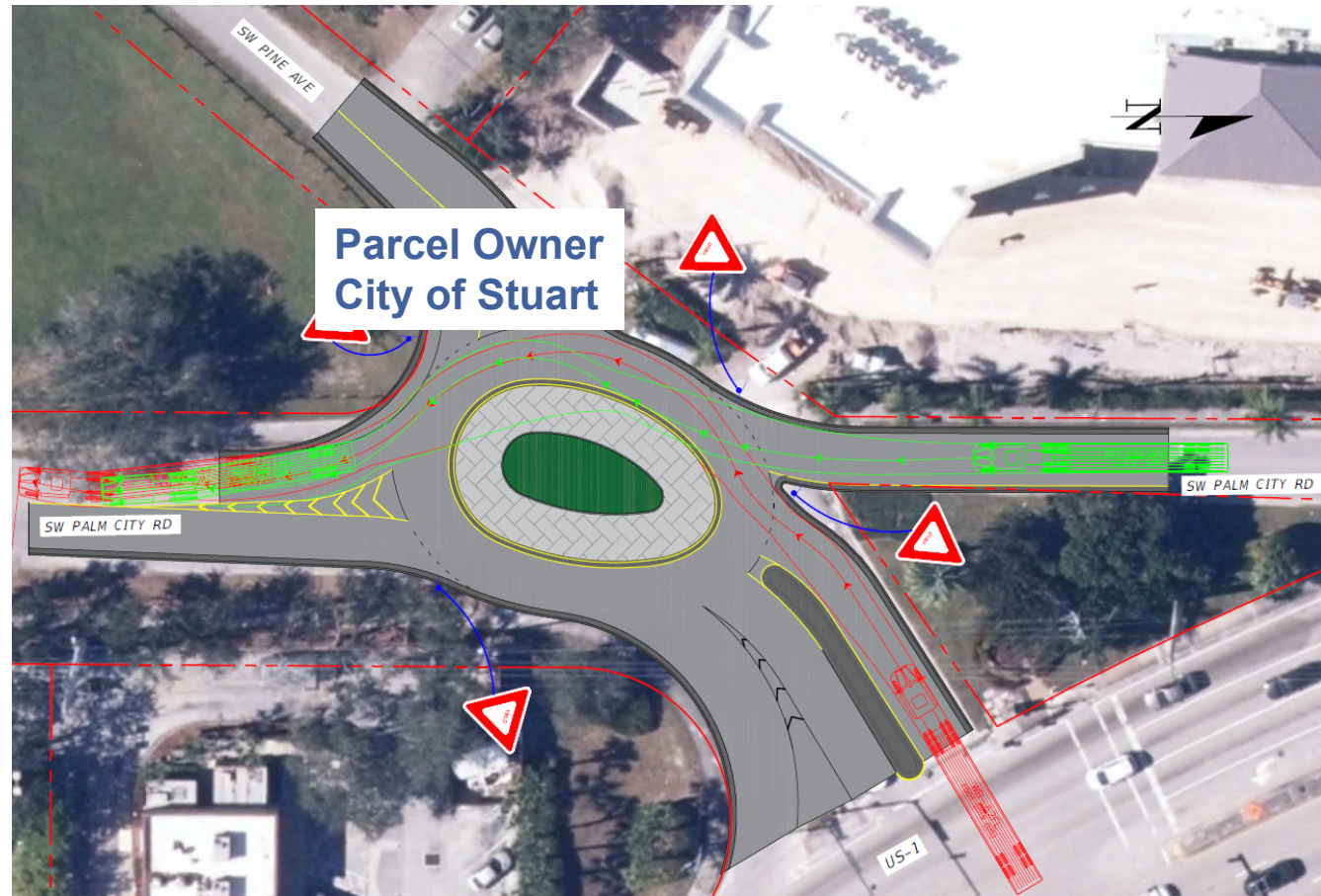


Figure 5:
Alternative 5

Proposed Alternative Modern Roundabout

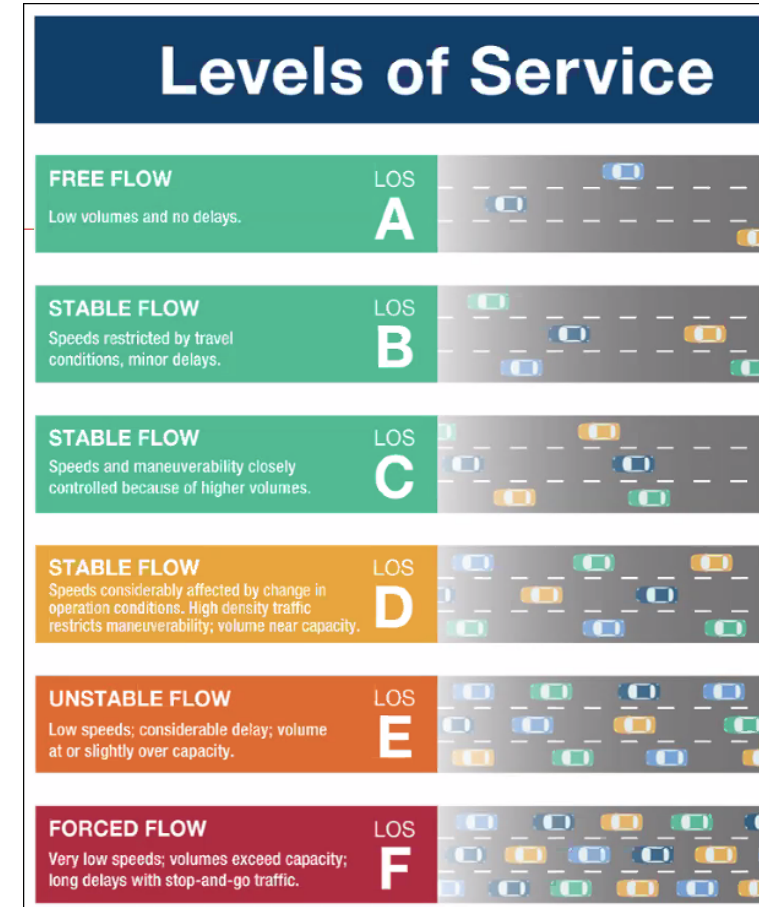
A modern roundabout at the designated intersection to enhance traffic flow and safety for all users.

- This roundabout concept is able to accommodate large trucks for Publix deliveries.
- There is a need of ROW at the SW corner with Pine Ave (which is owned by the City).



Alternatives Evaluation and Comparison

Intersection Operational Analysis and Level of Service (LOS)			
AM Peak Hour			
2024 Existing Conditions		2023 Recommended Alternative #5	Modern Roundabout Recommendation
Approach	LOS	LOS	LOS
EB	C	E	A
WB	B	B	A
NB	A	A	A
SB	A	A	A
Intersection Operational Analysis and Level of Service (LOS)			
PM Peak Hour			
2025 Existing Conditions		2024 Recommended Alternative #5	Modern Roundabout Recommendation
Approach	LOS	LOS	LOS
EB	C	E	A
WB	C	A	A
NB	A	A	A
SB	A	A	A







THANK YOU!

Geysa Y. Sosa, PE
FDOT D4 Project Development Manager
Geysa.sosa@dot.state.fl.us
Office: 954-777-4323

3400 W Commercial Blvd
Fort Lauderdale, FL 33309



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

Meeting Date: 5/12/2025

Prepared by: Ben Hogarth

Title of Item:

2025 FLORIDA LEGISLATIVE SESSION REVIEW

Summary Explanation/Background Information on Agenda Request:

Presentation and review of final bills that passed and failed during the 2025 Florida Legislative Session.

Funding Source:

N/A

Recommended Action:

N/A

ATTACHMENTS:

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

Meeting Date: 5/12/2025

Prepared by: Nina Mullin

Title of Item:

APPROVAL OF 04/16/2025 SCM EAST STUART ZONING MINUTES, 04/22/2025 SCM ENVIRONMENTAL ATTORNEY INTERVIEWS MINUTES, AND 04/28/2025 CCM MINUTES

Summary Explanation/Background Information on Agenda Request:

N/A

Funding Source:

N/A

Recommended Action:

Approve Items.

ATTACHMENTS:

1. 04/16/2025 SCM East Stuart Zoning Minutes
2. 04/22/2025 SCM - Environmental Attorney Interviews Minutes
3. 04/28/2025 CCM Minutes

**MINUTES
SPECIAL COMMISSION MEETING OF THE STUART CITY COMMISSION
EAST STUART ZONING
APRIL 16, 2025
AT 5:00 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

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

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

5:03 PM MOTION: Approve to allow public comments to 4 minutes and have questions and answers.

MOVED BY: Laura Giobbi

SECONDED BY: Eula Clarke

Motion approved unanimously.

Commissioner Clarke

- Commented that she is happy to see the participation of all the residents.

Vice Mayor Collins

- Commented that the City received a letter of objection from a legal firm representing Olden Development, LLC, McHardy Investments, LLC and Taylor Family Trust and found this interesting because in December there was another letter received from the same firm representing Marcela Camblor. He provided some history with a previous

charrette and the planner was Marcela. Reiterated what the Commission is trying to do.

Mayor Rich

- Commented he is happy to see everyone here this evening.
- Stated that he feels there is no need to make drastic changes to the code to make it harder for their own residents to build on their land.
- Commented on some rumors that were evolving on social media that included the Costco, City Hall site, and East Stuart.
- Explored the different options for affordable housing within East Stuart.

COMMENTS BY CITY MANAGER

- Commented on a letter from a legal firm representing Olden Development, LLC, McHardy Investments, LLC and Taylor Family Trust regarding East Stuart and the Zoning in Progress, stated City Attorney Lee Baggett and himself had a conference meeting with them this afternoon and expressed that the issue the commission has outstanding is the conditional usage in the community.
- Advised the Commission to state the scope of the meeting.
- Provided a conditional use chart and would like feedback from neighbors on Item 2, street by street.

APPROVAL OF AGENDA

5:25 PM MOTION: Approve.

MOVED BY: Eula Clark

SECONDED BY: Christopher Collins

Motion approved unanimously.

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

1. Jimmy Smith - Stuart: Commented on the Costco project and how great it has come together. Commended the Commission for working together and doing a great job.
2. Kimberly McHardy - Stuart; Addressed Vice Mayor Collins' comment suggesting that the law firm of the letter sent to the City had underlying motives.

ORDINANCE SECOND READING

1. 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.

Lee Baggett, City Attorney, addressed the Commissioners to clarify scrivener errors in permitted uses.

5:47 PM Motion made by Vice Mayor Collins and seconded by Commissioner Giobbi for discussion. Motion as stated: Within the ESN 08 Chart and mentioned scrivener errors on ESN 09. Table 5, be kept under the conditional use process, multi-family, mixed-use, hotels and motels, bed and breakfast inns, governmental buildings, assisted living facilities, banks, financial institutions, bars, office business professional, medical or veterinary office buildings, rooftop dining, theaters, public & utilities facilities, telecommunication towers, government private and public parking garages, those uses would be included in conditional use. Excluded and what can be sold by right is (not conditional use) single-family duplex, ADU's/accessory dwelling units, family daycare, home occupation, room and boarding houses, adult/child daycare centers, community centers, funeral homes, libraries, museums, religious institutions, art shops/galleries, barber shops, beauty salons, catering shops, massage therapy, restaurants, and convenient/general stores, public parks and community gardens.

PUBLIC COMMENT:

1. Kimberly McHardy - Stuart; Commented on the letter her attorney and other families submitted and how these changes would diminish their rights as property owners.
2. Paul Sayers - Stuart; Apologized for his behavior from the last meeting and asked if there are other three-story buildings in East Stuart, and why are we disparaging our neighboring city, Abacoa, when they have done nice things that this community can do as well.
3. Johnnie Bell - Stuart; Commented on East Stuart Form Based Code and stated he only went to two meetings and never received notification of any further meetings.
4. Roderick Peterson - Stuart; Thanked Commissioner Reed, Giobbi, and Collins for how they are handling the community. Asked why are they trying to change East Stuart.
5. Albert Brinkley - Stuart; Commented on the noise from the gutter company near his house early in the morning and stated there was a tractor trailer running through his yard; does not believe that a tractor trailer should be in a residential neighborhood. He also stated that it was mentioned in a previous meeting to combine the creek district and East Stuart.
6. Nathaniel Green - Fort Lauderdale; Agrees with Mr. Bell and Ms. McHardy and would like to pause this item; the community needs to understand the conditional use process.
7. Jimmy Smith - Stuart; Commented on East Stuart as a historic community.
8. Evelyn Harris - Stuart; Commented on density and daycare exceptions and wanted clarification on the chart being discussed among the Commissioners.

*****6:55 PM Recess*****

*****7:13 PM Reconvened*****

9. Kodey Johnson - Stuart; Commented on East Stuart and its historic designation. Commissioners discussed what happens to a community with the historic designation.
10. Joseph Cooper - Stuart; Began with scripture and stated not to revoke their rights;

the people are confused and divided.

Commissioner Clarke stated that a charrette needs to occur to ensure that what the community wants is actually done.

11. Selena Davis - Stuart; Named different streets and asked how they are going to fix the traffic coming on East Avenue.

12. Althea W. Stoudemire - Stuart; Stated how hard it was to work with the City and feels the Commissioners are feeding off the confusion, stated the businesses are needed in their community to be self-sufficient.

Commissioner Reed asked Jodi to present the ESN 08 table and map and pointed out where the conditional use would apply and Vice Mayor Collins explained the meaning behind the conditional use.

13. Bernice Simpson - Stuart; Asked the height restriction on these properties and explained why her family tore down their building.

Vice Mayor Collins responded that the height could be up to 35 feet.

14. Jimmy Wilson - Stuart; Commented that the City has disrespected the East Stuart Community.

15. Bonnie Moser - Stuart; Commented that the Commission has not given the community a fair shot to understand and provide feedback. Provided examples of how communities become gentrified and she does not feel ZIP is doing anything to help.

Commissioner Clarke stated she asked before to divorce the current Ordinance of the East Stuart urban code to give it the proper notice and work it needs.

16. Rosi Shepard - Stuart; Commented on the process of a client of hers and their project not being able to get a Certificate of Occupancy.

City Manager Mortell used Ms. Shepard's client as an example of a conditional use process and provided history. Mr. Leonard and Mr. Mortell went into a discussion about his specific project.

17. Claudis Taylor - Port St. Lucie; Provided history on his family's property.

City Manager Mortell provided the information on the Taylor property and the project they would like to put on the site.

18. Beverly Bellamy - Stuart; Stated East Stuart needs growth and housing and not in favor of putting asphalt down in Guy Davis on the ballfield?

City Manager Mortell went into detail on the plan for Guy Davis Park.

19. James Christie - Stuart; Commented on the Willie Gray property and asked why the Commission doesn't let East Stuart write their own code and make their own decisions on the sites in East Stuart.

20. Frederick James - Stuart; Commented that professionals should handle East Stuart.

21. Frank McChrystal - Stuart; Thanked staff for their hard work. Stated Ms. Moser triggers him every time she talks about her professional experience, because those professionals are the devil. The majority of the Commission is this neighborhood's friend.

22. Aaron Hawkins - Stuart; Asked if the City has talked about the special taxing district.

9:11 PM

Jodi Kugler, Development Director, presented the chart showing ESN08 and the zoning district in East Stuart.

9:25 PM Commissioner Collins clarified his thoughts on the motion. Beyond what is

already under conditional use, we would be adding,
multi-family dwelling units CU (BMU & GRO)
mixed use CU (BMU & GRO)
hotels/motels CU (BMU & GRO)
bed and breakfast CU (BMU & GRO)
governmental buildings CU (BMU & GRO)
assisted living facilities CU (BMU & GRO)
banks/financial institutions CU (BMU & GRO)
office business professional CU (BMU & GRO)
theater CU (BMU & GRO)
public facilities CU (BMU & GRO)
public utilities CU (BMU & GRO)
public communication towers CU (BMU & GRO)
public parking garages government/private CU (BMU & GRO)

The question of commercial vehicles in East Stuart was addressed. Commissioner Reed read the parking code on commercial vehicles.

9:49 MOTION: Approve to reopen public comment.

MOVED BY: Sean Reed

SECONDED BY: Laura Giobbi

Motion approved unanimously.

1. Joe Cooper - Stuart; Commented that we should not be restricting people's rights.
2. Kimberly McHardy - Stuart; Asked to table this item, stated she is drained of this process, and it needs to be tabled; we need to take our time.
3. Paul Sayers - Stuart; Commented on the density.
4. Frank McChrystal - Stuart; Stated the majority of the Commission has East Stuart's best interest in mind.

5:47 PM MOTION: Motion that within the ESN 08 Chart and mentioned scrivener errors on ESN 09. Table 5, be kept under the conditional use process, multi-family, mixed-use, hotels and motels, bed and breakfast inns, governmental buildings, assisted living facilities, banks, financial institutions, bars, office business professional, medical or veterinary office buildings, rooftop dining, theaters, public & utilities facilities, telecommunication towers, government private and public parking garages, those uses would be included in conditional use. Excluded and what can be sold by right is (not conditional use) single-family duplex, ADU's/accessory dwelling units, family daycare, home occupation, room and boarding houses, adult/child daycare centers, community centers, funeral homes, libraries, museums, religious institutions, art shops/galleries, barber shops, beauty salons, catering shops, massage therapy, restaurants, and convenient/general stores, public parks and community gardens.

MOVED BY: Christopher Collins

SECONDED BY: Laura Giobbi

Motion approved 3/2 at 10:19 PM

Yes: Christopher Collins, Laura Giobbi, Sean Reed

No: Eula Clarke, Campbell Rich

DISCUSSION AND DELIBERATION

2. DISCUSSION REGARDING PROPOSED ZONING MAP CHANGES FOR EAST STUART

10:22 PM MOTION: Approve to table the D&D on Proposed Zoning Changes for East Stuart to May 12, 2025 City Commission Meeting.

MOVED BY: Eula Clarke

SECONDED BY: Christopher Collins

Motion approved unanimously.

ADJOURNMENT

10:22 PM

Mary R. Kindel, City Clerk

Campbell Rich, Mayor

Minutes to be approved at the Regular Commission Meeting this 12th day of May, 2025.

**MINUTES
SPECIAL COMMISSION MEETING OF THE STUART CITY COMMISSION
ENVIRONMENTAL ATTORNEY INTERVIEWS**

APRIL 22, 2025

AT 2:00 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

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

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

Commissioner Reed

- Requested clarification regarding the Interview Rating Form.

Roz Johnson Strong, Human Resource Director, confirmed this was for their personal use and not required to be filled out. If used, it is to be submitted to the City Clerk as public record.

Commissioner Giobbi

- Thanked all the candidates for submitting their applicants and being here for the interview process..

Commissioner Clarke

- Stated she was pleased with the interview process today.

City Manager Mortell announced that on Thursday, May 1, 2025, at 9 a.m. there will be one more interview with Deanna Kalil, and the agenda item for the selection of the Environmental Attorney will be at the May 12, 2025, City Commission Meeting.

Vice Mayor Collins

- Stated he appreciated everyone taking the time to be here.

COMMENTS BY CITY MANAGER

None.

APPROVAL OF AGENDA

2:06 PM MOTION: Approve.

MOVED BY: Christopher Collins

SECONDED BY: Laura Giobbi

Motion approved unanimously.

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

None.

COMMISSION ACTION

DISCUSSION AND DELIBERATION

1. DISCUSSION AND DELIBERATION REGARDING ENVIRONMENTAL ATTORNEY CANDIDATES

Mayor Rich expressed that he was very impressed with all the candidates, and that there is one more to interview, Dianna Kalil, who was not present today and is a very qualified candidate, would like to wait make his decision.

Commissioner Clarke stated she did not feel it would be fair to discuss the candidates before interviewing Dianna Kalil.

Mayor Rich stated that he will be calling references on all considered and will not make a decision until he has spoken to the references.

Commissioner Giobbi stated it is in the best interest of the Commissioners to discuss the different qualifications of the candidates today in this meeting.

All Commissioners discussed the individuals and their qualifications.

City Manager Mortell reviewed the Resolution relating to the hiring of an Environmental Attorney.

PUBLIC COMMENT:

1. Mac Stuckey, Attorney at Law, commented that fresh water is killing our river. Stated we don't need as much data as the candidates alluded to in interviews.

ADJOURNMENT

2:55 PM

Mary R. Kindel, City Clerk

Campbell Rich, Mayor

**Minutes to be approved at the Regular Commission
Meeting this 12th day of May, 2025.**

MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
APRIL 28, 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

6:08 PM

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

INVOCATION

Pastor Darrell Orman of the First Baptist Church of Stuart gave the Invocation.

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

Commissioner Reed

- Commented on a Costco traffic light and easement, he reported that he conversed with the Florida Department of Transportation (FDOT) and discovered that Martin County controls the traffic signal. [City Manager Mortell responded that anyone can submit a complaint or take formal action, but noted that he has not investigated the situation and from the City's perspective, all is in compliance.]

Commissioner Clarke

- Commented on the opening of Costco.
- Reported that she participated in the Take Back Our Community Event on MLK Jr.

Blvd., an event coordinated by Althea Whiley, to bring the community together for a Sunday dinner to exchange ideas and encourage involvement.

- Announced that May is Historic Preservation Month, and on May 1st, the kick-off event will take place at 5 p.m. behind the Stuart Feed Store with many other events planned throughout the month.
- Announced upcoming Emancipation Day in the state of Florida and a celebration at St. Paul Ame Church on May 20th.
- Commented on letters received that pertained to the traffic on 10th Street and Palm Beach Rd. (near the schools), felt the Commission should discuss further and listen to the residents. It was noted that east of Palm Beach Road is not located within the CRA. Suggested the City look into an East Stuart Community Plan as expressed by citizens that they prefer more meetings. Announced the Heir's Program and would like to see residents take advantage of the program, and she may consider hosting a future Town Hall.

Vice Mayor Collins

- Further commented on the neighborhood in the area of 10th Street to Ocean and A1A to Monterey as being in the most need of calming traffic.
- Noted interest in a discussion to create a priority list of planned improvements for the use of the 1/2 cent sales tax, would like to see it used for improvements to parks and playgrounds, and the nature trails at Haney Creek.

Mayor Rich

- Additionally commented on the traffic safety of 10th Street and Palm Beach Road.
- Announced his attendance at a ribbon cutting ceremony for Cleveland Clinic and its celebration of three new primary care physicians, decreasing the new patient wait from 2 years to 22 days.
- Reported that Brightline is now running 6 passenger cars and increasing capacity by 20%. In this past weekend's New York Times, an article on Brightline was in favor of the company.

COMMENTS BY CITY MANAGER

City Manager Mortell

- Reviewed the Business Development Board (BDB) appointment and criteria and informed the Commissioners that BDB has changed its board policy and is having elected officials sit as non-voting liaisons, and the Commission is to appoint a resident of the City to serve on the board. Asked Commissioners to send him the names of potential representatives and will bring them back to the second meeting in May 2025, to appoint a representative from the City.
- Announced there are 2 vacancies on the Stuart Housing Authority (SHA) and asked the Commissioners to direct him to request the SHA to come and speak to the Commission.

Pearlie Clarke, (previous SHA Board Member), came before the Commissioners and explained that the Stuart Housing Authority is governed under St. Lucie County Housing Authority, and they were just audited, and offered a copy of the report.

City Manager Mortell continued:

- Reported that the City has put up some traffic calming signs in the 10th Street area that seem to be having an effect. The residents request a workshop within one or two weeks to offer their concerns. There are requests to lower the speed limit on 10th Street from 25 to 20 mph, and a suggestion to replace no-parking signs with trees. Commissioners agreed to move forward with the workshop.

APPROVAL OF AGENDA

6:58 PM MOTION: Approve

MOVED BY: Christopher Collins

SECONDED BY: Eula Clarke

Motion approved unanimously.

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

1. Kimberly McHardy - Stuart; Commented on the behavior of a Commissioner, read from the Code of Conduct, must have respect for the process and the community they serve, encourages the Commissioners to review the rules by which they are governed.
2. Robin Cartwright - Stuart; Commented on M&M and the FDOT light, past emails and questioned information and felt there is a lack of communication.
3. Ella Morey - Stuart; Commented on the Martin County 4H Program, its impact and commitment, and noted her award-winning public speaking accomplishments due to her involvement in 4H.
4. Robert Steinberg - Stuart; Commented on the Terra Fermata business and the zoning district uses, noticed that a concert venue is not mentioned; read from the Code of Ordinances.

CONSENT CALENDAR

1. APPROVAL OF 04/14/2025 CCM MINUTES (RC)
2. AUTHORIZATION TO APPLY FOR FDLE ONLINE STING OPERATIONS GRANT PROGRAM (RC):

RESOLUTION No. 22-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING A FLORIDA DEPARTMENT OF LAW ENFORCEMENT GRANT APPLICATION FOR THE ONLINE STING OPERATIONS GRANT PROGRAM; 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.

END OF CONSENT CALENDAR

Police Chief Tuminelli provided a brief explanation of the grant program in the Resolution, and thanked the City Manager and Commission for their support.

7:11 PM MOTION: Approve.

MOVED BY: Christopher Collins

SECONDED BY: Laura Giobbi

Motion approved unanimously.

COMMISSION ACTION

3. MID-YEAR BUDGET ADJUSTMENT (RC):

RESOLUTION No. 45-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT NO. 11 TO THE FISCAL YEAR 2025 BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS TO ACCOUNT FOR ADDITIONAL REVENUES AND APPROPRIATIONS IDENTIFIED AT THE MIDYEAR; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Joli Boglioli, Finance Director, presented the mid-year City's budget.

City Manager Mortell provided some statistics in comparison to other surrounding communities.

Vice Mayor Collins commented that with the new Environmental Attorney, he sees it as a re-prioritization of staff.

7:59 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Christopher Collins

Motion approved unanimously.

ORDINANCE SECOND READING

ORDINANCE FIRST READING

4. ** ITEM WITHDRAWN BY APPLICANT **

EDEN/MAR STUART SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT (LEGISLATIVE) (RC):

ORDINANCE No. 2535-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AS DEFINED IN FLORIDA STATUTES §163.3187; AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR AN APPROXIMATE 22.76-ACRE PARCEL FROM COMMERCIAL TO THE NEIGHBORHOOD SPECIAL DISTRICT FUTURE LAND

USE DESIGNATION; AMENDING THE FUTURE LAND USE MAP; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

5. ** ITEM WITHDRAWN BY APPLICANT **

EDEN/MAR STUART MAJOR AMENDMENT TO THE COMMERCIAL PLANNED UNIT DEVELOPMENT (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2536-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A MAJOR CPUD AMENDMENT TO THE 12.31-ACRE MAR-STUART COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) LOCATED ON THE WEST SIDE OF SE FEDERAL HIGHWAY, TO INCORPORATE A 22.76-ACRE PARCEL WITHIN THE OVERALL MAR-STUART CPUD FOR A TOTAL LAND AREA OF 35.07-ACRES; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

6. CODE AMENDMENT ADDING LANGUAGE RELATED TO TRESPASSING (RC):

ORDINANCE No. 2542-2025; AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING PART II, CHAPTER 30 (PARKS AND RECREATIONAL AREAS), SECTIONS 30-3 THROUGH 30-5, OF THE CITY OF STUART'S CODE OF ORDINANCES, BY ADDING CERTAIN PROVISIONS RELATED TO TRESPASS WARNINGS AND THE APPEAL PROCESS FOR TRESPASS WARNINGS UNDER CERTAIN CIRCUMSTANCES FOR PUBLIC PROPERTY AND OTHER PROPERTY GENERALLY OPEN TO THE PUBLIC; PROVIDING FOR THE REPEAL OF PRIOR ORDINANCES AND RESOLUTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Attorney, Lee Baggett, read the Ordinance title into the record and reported the requirements as well as the trespass warning and appeal process. The City is in compliance, but due to case law, additional information was added to the City's code.

8:06 PM MOTION: Approval to transmit to Second Reading.

MOVED BY: Eula Clarke

SECONDED BY: Laura Giobbi

Motion approved unanimously.

DISCUSSION AND DELIBERATION

ADJOURNMENT

8:06 PM

Mary R. Kindel, City Clerk

Campbell Rich, Mayor

**Minutes to be approved at the Regular Commission
Meeting this 12th day of May, 2025.**

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST City Commission

Meeting Date: 5/12/2025

Prepared by: Mechelle Arbuzow

Title of Item:

MARTIN COUNTY PUD MINOR AMENDMENT (QUASI-JUDICIAL) (RC):

RESOLUTION No. 50-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA GRANTING APPROVAL OF A MINOR PUD AMENDMENT TO THE "MARTIN COUNTY HEALTH DEPARTMENT PUBLIC SERVICE PLANNED UNIT DEVELOPMENT" TO EXPAND THE MARTIN COUNTY BUILDING DEPARTMENT ON PROPERTY LOCATED ON THE SOUTHEAST SIDE OF S.E. WILLOUGHBY BOULEVARD AND S.E. RUHNKE STREET, THEREBY PROVIDING FOR CONDITIONS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

On March 27, 2000, the City Commission approved Ordinance 1707-00, establishing the Public Service Planned Unit Development for the Martin County Health Department. On April 8, 2002, the City Commission adopted Ordinance 1844-02, amending Ordinance 1707-00 to approve development documents and conditions for development. On August 23, 2004, the City Commission adopted Ordinance 2002-04 to modify the Landscaping Plan timetable and refine the landscape implementation process.

The Martin County Health Department Public Service Planned Unit Development (PSPUD) comprises two parcels, designated with PSPUD zoning and a Public Future Land Use classification, totaling 15.19 acres. The specific site where the Martin County Building facility is located totals 10.11 acres.

The applicant is seeking approval from the City Commission to construct a 6,150-square-foot addition to the existing Building Department facility. The development will consist of constructing a small storage building, relocating the existing dumpster, constructing parking spaces, and upgrading the mechanical, electrical, and plumbing systems.

Funding Source:

N/A

Recommended Action:

Staff find the proposed development to be consistent with the City's Land Development Regulations and Comprehensive Plan.

ATTACHMENTS:

1. R50-2025 Minor Amendment to the PSPUD
2. Staff Report
3. PUD Amendment Application
4. Project Narrative
5. Site Plan & Auto Turn
6. Existing Master Site Plan (2005 Approval)
7. Topographic & Boundary Survey
8. Architectural Plan
9. Landscape Plan

10. Tree Location Map
11. Environmental Report
12. Sewer Capacity Letter



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

RESOLUTION NUMBER 50-2025

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING APPROVAL OF A MINOR PUD AMENDMENT TO THE “MARTIN COUNTY HEALTH DEPARTMENT PUBLIC SERVICE PLANNED UNIT DEVELOPMENT” TO EXPAND THE MARTIN COUNTY BUILDING DEPARTMENT ON PROPERTY LOCATED ON THE SOUTHEAST SIDE OF S.E. WILLOUGHBY BOULEVARD AND S.E. RUHNKE STREET, THEREBY PROVIDING FOR CONDITIONS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, on March 27, 2000, the City Commission adopted Ordinance No. 1707-00, providing a zoning classification of “PSPUD” Public Service Planned Unit Development on the City Zoning Map for a 15.20-acre parcel of land on S.E. Willoughby Boulevard, north of its intersection of S.E. Indian Street (Martin County Health Center); and

WHEREAS, on April 8, 2002, the City Commission adopted Ordinance No. 1844-02, to amend Ordinance 1707-00 relating to the 15.20-acre site for the Martin County Health Department on S.E. Willoughby Boulevard in the City; approving certain development documents and conditions of development; and

WHEREAS, on August 9, 2004, the City Commission adopted Ordinance No. 2002-04, a minor amendment to the “Martin County Health Department Public Service Planned Unit Development” to make certain changes to the landscaping plan and to set a timetable for “Phase 1A” landscaping implementation and to postpone landscaping connected with the “Community Building”, providing for development documents and development conditions; and

WHEREAS, on August 8, 2024, the City of Stuart Development received an application for a minor amendment to the “Martin County Health Department Public Service Planned Unit Development (PSPUD)” for the development of a building expansion at the Martin County Building Department located at 900 S.E. Ruhnke Street; and

WHEREAS, Section 11.01.10 of the City of Stuart Land Development Code states that a minor amendment to a PUD includes an increase in non-residential building square footage of less than ten percent; and

WHEREAS, on May 12, 2025, the City Commission held a properly noticed hearing to consider the Minor Amendment to the “Martin County Health Department Public Service Planned Unit Development (PSPUD)” for the 15.20-acre parcel of land; and

WHEREAS, the proposal to construct a new 6,150 square feet government office building at the existing facility will result in a less than ten percent of nonresidential square footage; and

WHEREAS, Martin County Board of County Commissioners 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 May 12, 2025, the Martin County Board of County Commissioners presented competent substantial evidence that the Minor Amendment to the Planned Unit Development application is consistent with the procedural requirements of law.

NOW THEREFORE, BE IT ORDAINED 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 legal description of the subject property, reflecting the 15.20-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 of 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 Minor Amendment to the "Martin County Health Department Public Services Planned Unit Development (PSPUD), subject to certain conditions. The Conditions of Approval for the subject development are attached hereto attached 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. Boundary Survey and Specific Topo Survey (Sheets 1-3), dated June 27, 2024, prepared and digitally signed by Michael T. Owen, P.S.M. of EDC, Inc.
2. Site Plan (Sheets SP.1 and SP. 2) dated November 13, 2024, (revised through December 31, 2024), and prepared and digitally signed by David Baggett, P.E., of EDC, Inc.
3. Architectural Plans (Sheets A.3-102, A.3-200, A.3-201, and A.3-900), dated November 11, 2024, prepared and digitally signed by Christopher P. Zimmerman, A.I.A., of CPZ Architects, Inc.
4. Landscape Plan (Sheet L-1 and L-2), dated July 3, 2024 (revised through January 23, 2025), and prepared and digitally signed by Jeffrey W. Smith, RLA., of CPZ Architects, Inc.
5. Drainage Calculations and Surface Water Management Report, dated August 6, 2024, prepared and signed by Mark Landsman, P.E. of EDC, Inc.

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: If any provision of this Resolution or the application thereof to any person or

circumstances 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 7: 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 the 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

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 continues from day to day, each day the violation is found to continue shall be deemed a separate violation.

SECTION 8: This Resolution shall be effective immediately upon adoption by the City Commission.

SECTION 9: The City Clerk is directed to record a copy of this Resolution in the Public Records of Martin County, Florida, within thirty (30) days of City Commission approval.

Resolution 50-2025 Martin County Health Department (PSPUD) - Minor Amendment

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

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ.
CITY ATTORNEY

EXHIBIT "A" Legal Description

A PARCEL OF LAND LYING WITHIN THE PLAT OF PORT SEWALL, PLAT BOOK 3, PAGE 7, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FARM TRACTS 39 AND 40, PORT SEWALL, PLAT BOOK 3, PAGE 7 (LESS AND EXCEPT THE WEST 35.00 FEET OF THE SOUTH 35.00 FEET OF TRACT 39, ALOS LESS AND EXCEPTING THE SOUTH 95 FEET OF TRACT 40)

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND LYING BEING ALL OF THE COMMON AREA, LYING NORTH OF LOT 1, AS SHOWN ON THE PLAT OF THE COMMONS AT INDIAN STREET, PLAT BOOK 17, PAGE 28, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

PARCEL I.D.: 38-38-41-002-039-00000-0

PARCEL ADDRESS: 900 SE Ruhnke Street, Stuart FL, 34994

EXHIBIT "B"

Map Exhibit

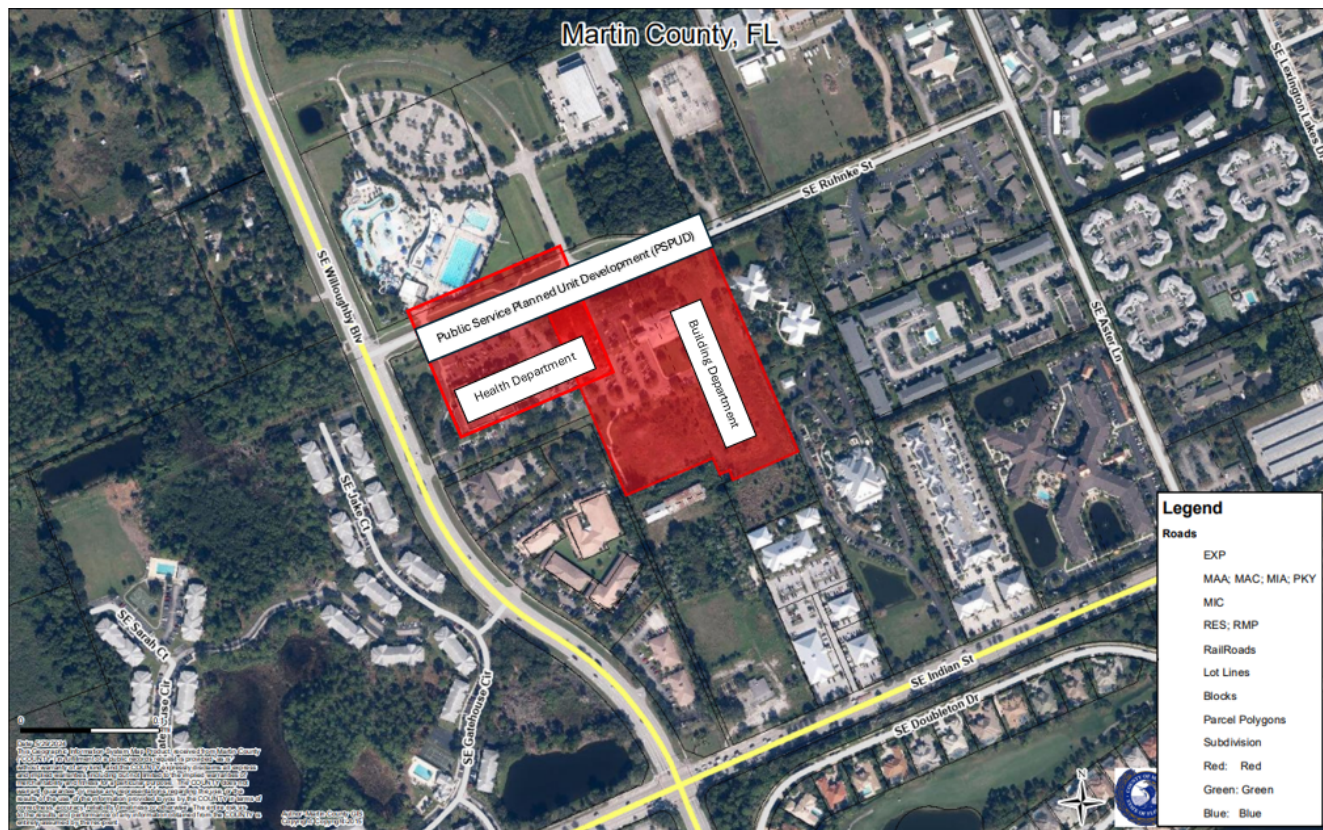


EXHIBIT “C” – DEVELOPMENT CONDITIONS

The PSPUD Amendment application for the Martin County Building Department facility is seeking approval from the City Commission to construct a 6,150-square-foot addition to the existing Building Department facility. The development will consist of constructing a small storage building, relocating the existing dumpster, constructing parking spaces, and upgrading the mechanical, electrical, and plumbing systems.

Proposed On-Site Parking Calculations:

Parking Table	
Existing	290 Spaces
Required Additional	21 Spaces
Impacted Due to Development	3 Spaces*
Proposed (New)	37 Spaces
Total Required:	311 Spaces
Total Provided (not including motorcycle)	327 Spaces

1. A landscape area not less than (5) feet wide shall be provided along the sides of the existing and proposed building abutting a parking area, which shall consist of shrubbery, groundcover, and (1) tree every 30 linear feet, per Section 6.04.07(C)(2) of the Land Development Code. All landscaping shrubs must be completed before the final CO. The applicant shall provide a revised landscape plan showing the required shrubs.
2. The proposed future extension beneath Ruhnke Street to the 4” CHWS&R lines will be reviewed and approved under a separate City of Stuart Utility permit for construction within the rights-of-way.
3. Signed and Sealed drawings are required for each type of Building permit.
4. All work shall comply with the 8th Edition of the Florida Fire Prevention Code. In accordance with NFPA 1, Section 1.14.4, review and approval by the Authority Having Jurisdiction (AHJ) does not exempt the applicant from ensuring full compliance with the Code. Additionally, separate permits are required for the fire sprinkler and fire alarm systems.
5. As part of this Minor Amendment to the PSPUD approval, the Applicant, Property Owner, developer, and/or successor in interest shall obtain all applicable development permits and construction authorizations from the appropriate State, Federal, and local regulatory agencies including, but not limited to, the United States Army Corps of Engineers, the Florida Department of Environmental Protection, South Florida Water Management District, or the City of Stuart Public Works, Utilities & Engineering, and Building Departments prior to the commencement of any development activities on the property described in Exhibit “A”. Approval by the City of Stuart does not in any way create any rights on the part of the Applicant, Property Owner, developer,

and/or successor in interest to obtain a permit from a State or Federal agency and does not create any liability on the part of the City for issuance of this approval if the Applicant, Property Owner, developer, and/or successor in interest fails to obtain requisite approvals or fulfill the obligations imposed by a State or Federal agency or undertake actions that may result in a violation of State or Federal law.

6. The conditions of approval are an integral non-severable part of the Minor Amendment to the PSPUD approval. If any condition(s) of approval outlined in Exhibit “C” are determined to be invalid or unenforceable for any reason and the developer declines to comply voluntarily with that condition(s), the site plan approval granted by the approval shall become null and void.
7. The approval granted shall become null and void unless a Building and/or Site Permit is obtained within five (5) years of the Minor Amendment to the PSPUD approval, or an extension is granted per Section 8.05.08 of the City of Stuart Land Development Code.
8. Any changes to this approved site plan will require an application for amendment, in accordance with Section 11.01.00 of the Land Development Code.
9. Prior to final zoning inspection for the required site permit, the applicant will be required to submit the following documentation to the City of Stuart Development Department:
 - a. As-built landscape plan to confirm the landscaping was installed per the approval plan
 - b. A signed and sealed letter from the landscape architect stating that all landscaping has been installed according to the approved plans.
 - c. A one-year warranty certificate from the plant nursery

Approved Plans and Documents

Resolution 50-2025 Martin County Health Department (PSPUD) - Minor Amendment

1. Boundary Survey and Specific Topo Survey (Sheets 1-3), dated June 27, 2024, prepared and digitally signed by Michael T. Owen, P.S.M. of EDC, Inc.
2. Site Plan (Sheets SP.1 and SP. 2) dated November 13, 2024, (revised through December 31, 2024), and prepared and digitally signed by David Baggett, P.E., of EDC, Inc.
3. Architectural Plans (Sheets A.3-102, A.3-200, A.3-201, and A.3-900), dated November 11, 2024, prepared and digitally signed by Christopher P. Zimmerman, A.I.A., of CPZ Architects, Inc.
4. Landscape Plan (Sheet L-1 and L-2), dated July 3, 2024 (revised through January 23, 2025), and prepared and digitally signed by Jeffrey W. Smith, RLA., of CPZ Architects, Inc.
5. Drainage Calculations and Surface Water Management Report, dated August 6, 2024, prepared and signed by Mark Landsman, P.E. of EDC, Inc.



TO: City Commissioners

THROUGH: Jodi Kugler, Development Director

FROM: Mechelle Arbuzow, Development Planner I

MEETING DATE: May 12, 2025

SUBJECT: Martin County Building Department Expansion – Minor PUD Amendment
Project No. Z24080001

The applicant, Martin County Board of County Commissioners, owns the property located at 900 SE Ruhnke Street and seeks to amend the Public Service Planned Unit Development (PSPUD) to facilitate the expansion of the Martin County Building Department facility.

GENERAL INFORMATION

Property Owner/Applicant: Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34994

Agent: David Baggett of Engineering Design and Construction, Inc., (EDC)
10250 SW Village Parkway, Suite 201
Port Saint Lucie, FL 34987

Location: 900 SE Ruhnke Street

Parcel ID#: 38-38-41-002-039-00000-0

BACKGROUND

The Martin County Health Department Public Service Planned Unit Development (PSPUD) comprises two parcels, designated with PSPUD zoning and a Public Future Land Use classification, totaling 15.19 acres. The specific site where the Martin County Building facility is located totals 10.11 acres.

The applicant is seeking approval from the City Commission to construct a 6,150-square-foot addition to the existing Building Department facility. The development will consist of constructing a small storage building, relocating the existing dumpster, constructing parking spaces, and upgrading the mechanical, electrical, and plumbing systems.

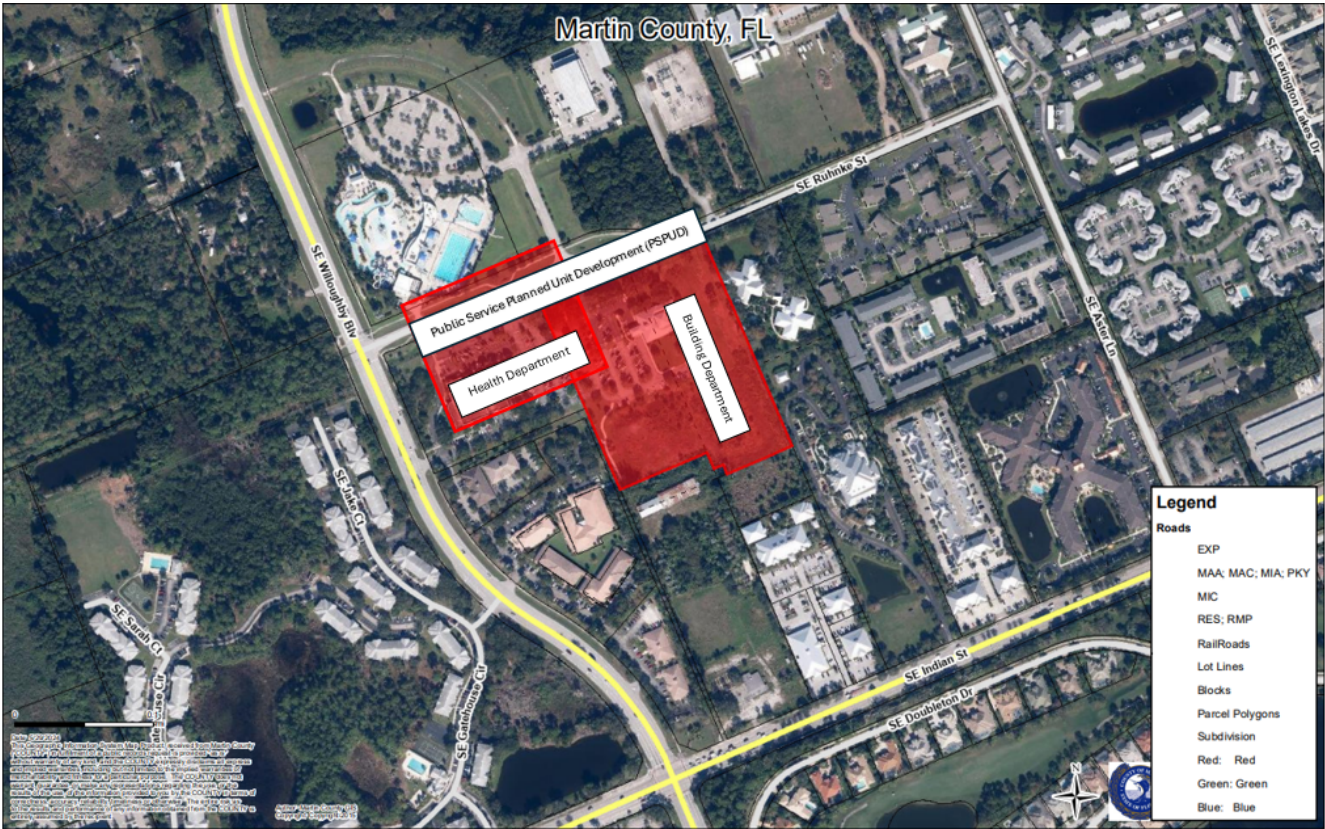
History

On March 27, 2000, the City Commission approved Ordinance 1707-00 establishing the Public Service Planned Unit Development for the Martin County Health Center.

On April 8, 2002, the City Commission adopted Ordinance 1844-02 amending Ordinance 1707-00 approving development documents and conditions for development.

On August 23, 2004, the City Commission adopted Ordinance Number 2002-04 to make certain changes to the Landscaping Plan timetable and landscape implementation.

Location Map



Land Use/Zoning neighboring proposed development:

Surrounding Property	Address	Zoned	Future Land Use
North	951 SE Ruhnke - County	Martin County Zoning: Public Service District	Martin County
West	-3441 SE Willoughby -Willoughby Commons Property Owners Association Inc	-Public Service PUD -Commercial PUD	-Public -Commercial
South	-1053 SE Indian Street -Commons at Indian Street Property Owners Association	-Commercial PUD -Mixed Use PUD	Commercial
East	11201 SE Indian Street	Business Limited (B-1)	Institution

PROJECT ANALYSIS

The proposed expansion of the existing building department facility will adhere to the architectural standards and regulations outlined in the Land Development Code. The design features an earth-tone color palette that complements the existing structure. According to the architectural plans and renderings, the addition will include a hipped metal roof, a prominent tower element, a columned portico, an arched entryway, and windows framed with a stucco exterior finish.

City Services

The City of Stuart will continue to provide water, sewer, and sanitation services to the site, ensuring consistent and reliable infrastructure support.

Parking

The existing parking lot for the PSPUD site contains 290 spaces. The proposed building expansion will require an additional 21 spaces, and the plan includes 37 new spaces to accommodate future needs.

Parking Table	
Existing	290 Spaces
Required Additional	21 Spaces
Impacted Due to Development	3 Spaces*
Proposed (New)	37 Spaces
Total Required:	311 Spaces
Total Provided (not including motorcycle)	327 Spaces

**1 Space lost due to dumpster enclosure and 2 spaces converted to motorcycle parking that do not count towards parking totals.*

Traffic Impacts

The proposed development will not create or excessively increase the traffic flow on the site.

The projected trip generation for the proposed addition includes 139 daily trips, with 20 trips occurring during the AM peak hour and 23 trips during the PM peak hour. A traffic analysis determined that the project will not result in any deficiencies. Furthermore, a review of ingress turn lanes at the project driveways concluded that they are not warranted based on the anticipated traffic volumes.

Stormwater Drainage

The site with the proposed development will have an impervious surface coverage of 39.33%, and pervious of 60.67%.

The project's surface water management system will capture site runoff through a series of inlets, which will then direct the runoff to the designated drainage area.

Tree Mitigation

The trees impacted will be mitigated on site and will comply with the Land Development Code and FPL guidelines.

Public Works/Utilities and Engineering

In reviewing the above reference project, this Department does conceptually approve the Minor PSPUD Amendment application. Please address the following comments.

- This review is not for construction. Further review is required.
- The proposed future extension beneath Ruhnke St. to the 4" CHWS&R lines will be reviewed/approved under a separate City of Stuart Utility permit for construction within the rights-of-way.

All construction pertinent to this Department 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 afore mentioned manuals, the most restrictive shall apply.

All plans to be reviewed by this Department shall be routed through the Permit Technician in the Development Department. Approval by this department 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 this department from thereafter requiring a correction of errors in plans, construction, or violation of City Code.

CODE COMPLIANCE RESTS WITH THE DESIGN ENGINEER.

Building Department

The Building Department has reviewed and conceptually approved the Minor Amendment of the PSPUD application. Signed and Sealed drawings are required for each type of permit.

Fire Department

The City of Stuart Fire Department has reviewed and conceptually approved the Minor Amendment of the PSPUD application. All work shall comply with the 8th Edition of the Florida Fire Prevention Code. In accordance with NFPA 1, Section 1.14.4, review and approval by the Authority Having Jurisdiction (AHJ) does not exempt the applicant from ensuring full compliance with the Code. Additionally, separate permits are required for the fire sprinkler and fire alarm systems.

Environmental Review

The South Florida Water Management District has reviewed and approved the application for an Individual Environmental Resource Permit. There are no wetlands or Other Surface Water (OSW) located within the project site or affected by the proposed project.

The project site does not contain significant habitat for wetland-dependent endangered or threatened wildlife species, or species of special concern. No wetland-dependent endangered or threatened species or species of special concern were observed onsite. Submitted information indicates that potential use of the site by such species is minimal.

PUBLIC NOTIFICATION

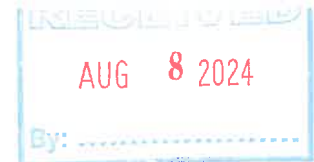
On April 23, 2025, the Applicant provided notification letters to one hundred fifty-six (156) property owners located within 300 feet of the proposed petitions. Two (2) public notification signs were installed to inform the public about the Commission’s Public Hearing.

STAFF RECOMMENDATION

Staff does find the proposed development to be consistent with the City’s Land Development Regulations and Comprehensive Plan.



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



Received by: MA
Reviewed by: MA

Planned Unit Development (PUD) Amendment Application

Project ID# Z24080001
(Staff Entry)

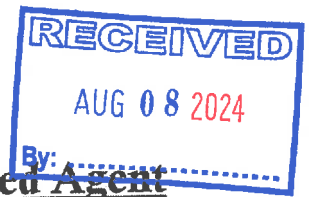
Pre-App Conference Date: 6 June 2024	Application Date: 22 July 2024
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SITE INFORMATION

Project Name: Martin County Building Department Addition (Larry Massing Building)	Parcel ID#: 38-38-41-002-039-00000-0
Site Address: 900 SE Ruhnke St Stuart Florida 34994	
Subdivision:	Lot(s):
Site Acreage: 15.19	Flood Zone/Base Flood Elevation: X
Existing Zoning District / CRA Subdistrict (if applicable): PSPUD	
Proposed Zoning District / CRA Subdistrict (if applicable): PSPUD	
Current Comprehensive Plan Future Land Use Designation:	
Proposed Comprehensive Plan Future Land Use Designation:	
Existing Land Use: Public	Proposed Land Use: Public
Proposed Square Footage (if applicable): 6,150	Proposed Density (if applicable):

PETITIONER INFORMATION

Property Owner: Martin County Board of County Commissioners	Phone Number / Email Address: 772-288-5690 / jdougherty@martin.fl.us
Property Owner's Mailing Address: 2401 SE Monterey Rd, Stuart Florida 34994	
Applicant (if not Owner):	Phone Number / Email Address:
Applicant's Mailing Address:	
Agent/Contact Person: David C. Baggett, P.E.	Phone Number / Email Address: 772-462-2455 ext 113 / davidbaggett@edc-inc.com
Agent's Mailing Address:	
Architect: CPZ / Chris Craddock Craddock@cpzarchitects.com	Engineer: David C. Baggett, P.E.
Planner: David C. Baggett, P.E.	Landscape Architect: Jeff Smith / jsodginc@bellsouth.net



Statement of Ownership and Designation of Authorized Agent
(Please Print or Type)

Before me, the undersigned authority, personally appeared _____

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

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

Name of Owner: Martin County BOCC

Signature of Owner: _____

2401 SE Monterey Rd.
Street Address

P.O. Box
772-320-3046

Telephone Number

klandry@martin.fl.us

Email Address:

Kevin Landry - GSD Deputy Director

By: Name/Title

Stuart, FL 34996

City, State, Zip Code

City, State, Zip Code

Fax Number

STATE OF FLORIDA, COUNTY OF Martin

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

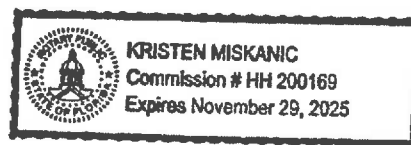
11 day of July, 2024 By Kristen Miskanic

Personally Known OR Produced Identification
Type of Identification Produced:

Notary Public

My Commission expires:

11-29-2025





Financial Responsibility Form
(Please Print or Type)

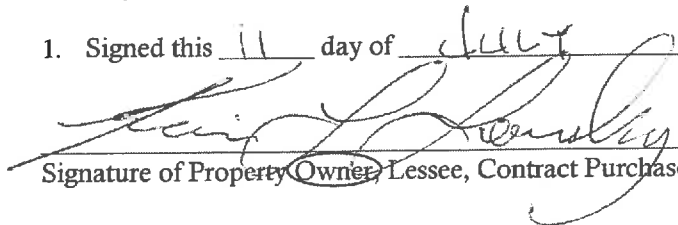
The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

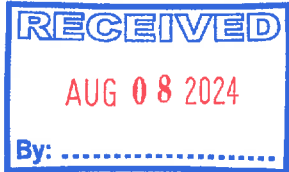
Name: Kevin Landry
Title: GSD Deputy Director
Company: Martin County BOCC
Company Address: 2401 SE Monterey Rd.

City/State/Zip Code: Stuart, FL 34996
Telephone Number: 772-320-3046
Facsimile Number:
Email Address (optional):

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

1. Signed this 11 day of July, 2024


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



Application Requirements

Fees:

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

(This does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees)

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

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

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

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

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

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

(over)

PROJECT NARRATIVE & COVER LETTER
Martin County Building Department Expansion
 Minor Development Plan Application
 July 11, 2024

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval of a Minor Development Plan Application for the development of a building expansion at the Martin County Building Department located at 900 SE Ruhnke St in Stuart Florida 34994.

Parcel ID	Address	Acreage	FLU	Zoning
38-38-41-002-039-00000-0	900 SE Ruhnke St	15.19	Public	PSPUD

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property has a Future Land Use Designation of Public and is located in Public Space Planned Unit Development zoning district. The site is currently developed with the existing Martin County Building Department with associated site improvements such as a parking lot and a stormwater management system.

PRE-APPLICATION MEETING

A pre-application meeting with the City of Stuart was held on June 6, 2024. The site plan approval process and submittal requirements were discussed at this meeting. City staff did not present any obstacles that would inhibit the proposed building expansion.

SITE DESIGN

The site has existing buildings totaling 50,796 square feet. The existing parking for the site is 290 spaces. The proposed building will be parked at a rate of 1 space per 300 square feet. As such, the building expansion will require an additional 21 spaces. The applicant proposes 37 new spaces. Please see the table below for parking calculation clarification.

Parking Table	
Existing	290 Spaces
Required Additional	21 Spaces
Impacted Due to Development	3 Spaces*
Proposed (New)	37 Spaces
Total Required:	311 Spaces
Total Provided (not including motorcycle)	327 Spaces

*1 Space lost due to dumpster enclosure and 2 spaces converted to motorcycle parking that does not count towards parking totals.

LAND USE AND ZONING

Since the existing land use and zoning are compatible with the proposed development, the applicant does not propose a land use amendment nor zoning change with this application.

The site to the north of the project has a land use of General Institutional (Martin County Zoning) and a zoning designation of PS-2 (Martin County Zoning).

The site to the south of the project has a land use of multi-family residential/commercial and a zoning designation of C-PUD.

The site to the east of the project has a land use of private institutional and a zoning designation of R-3 and B-1.

The site to the west of the project has a land use of multi-family residential and a zoning designation of R-PUD.

COMPREHENSIVE PLAN

Future Land Use Element:

The project does not propose an amendment to the future land use of the site. The existing land use is compatible for the proposed building department expansion.

Infrastructure Element:

The project proposes an additional building to expand the Martin County Building Department. This use complies with the infrastructure element of the comprehensive plan due to the expansion being a public facility.

Recreation and Open Space Element:

The existing open space provides stormwater treatment and attenuation for the site as well as offsite flows from an adjacent property. This preservation of open space provides a public service for the adjacent property by storing and treating stormwater runoff.

Intergovernmental Coordination Element:

Since the existing building and proposed building are for public use by providing building inspections and permitting, this element of the comprehensive plan is satisfied by the proposed development.

CITY OF STUART LAND DEVELOPMENT CODE

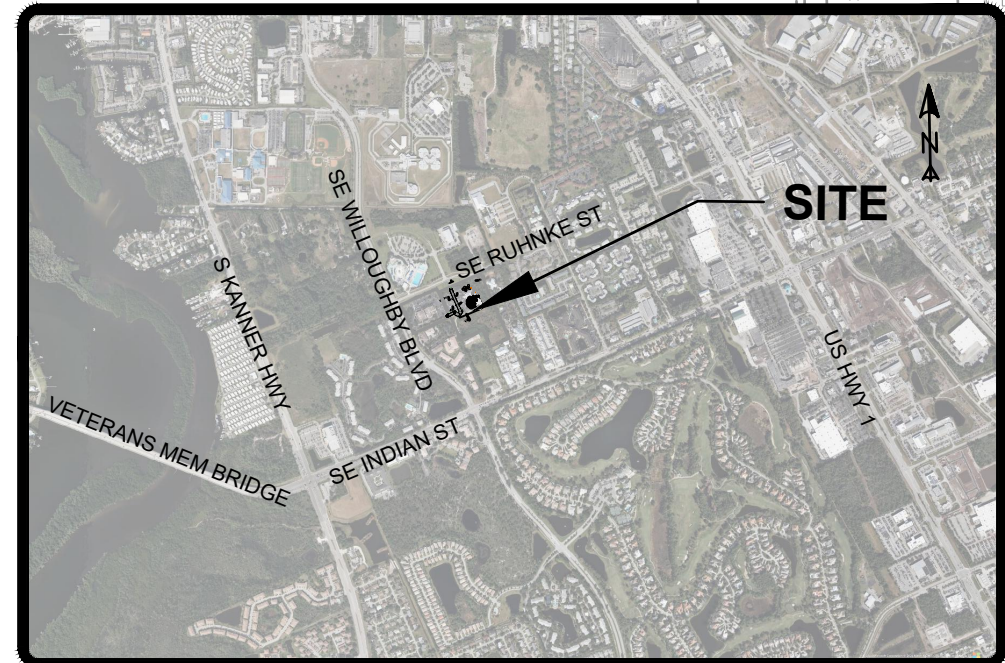
According to Sec. 2.02.02 – Table 2, the proposed use as a public facility complies with the existing zoning district.

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	MPUD	PSPUD	IPUD
Utility and Service Uses																
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

According to Sec. 2.04.01 – Table 7 the proposed impervious surface coverage, setbacks and height requirements are all in compliance with the proposed requirements as shown on the site plan.

Standard	Public Service	Industrial	Hospital
Minimum zoning lot size:			
Min. lot area (square feet)	None	15,000	None
Min. lot width		100'	
Maximum Impervious Surface Coverage	65%	65%	Not Provided
Building Setback (Minimum Yards):			
Min. front	25'	Not Provided	25'
Min. side	15'		15'
Min. rear	25'		25' ¹
Maximum Building Height	45'	45'	45' ¹
Maximum Number of Stories	4	4	4

Z:\EDC-2023\23-250 - CPZ Architects - Martin County Building Department\ENGINEERING\Documents\Submittal Documents\Justification Statement\2024-07-XX_MC_Bldg_Expansion_Narrative_23-250.docx



ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS

LEGEND			
	EXISTING METER		EXISTING UTILITY POLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING SITE ELEMENTS		PROPOSED LIGHT POLE (SINGLE)
	PROPOSED ASPHALT		DRAINAGE FLOW ARROW
	EXISTING CONCRETE TO BE REPLACED		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED CONCRETE		PARKING STALL COUNT
	PHASE 1		EXISTING DRAINAGE
	PHASE 2		PROPOSED DRAINAGE PIPE

ZONING CODE FOR: PUBLIC SERVICE (PS-PUD)					
	YARD SETBACKS			BUILDING COVERAGE	BUILDING HEIGHT
	FRONT	REAR	SIDE		
PER CODE	25'	25'	15'	50% MAX.	45' MAX.
PROPOSED	40'	25'	25'	8.6%	X'



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P.M. PEAK HOUR TRIPS (4p.m. - 6 p.m.):				
GENERAL OFFICE (730)	3.25/1,000 S.F.	6,150 S.F.	=	20

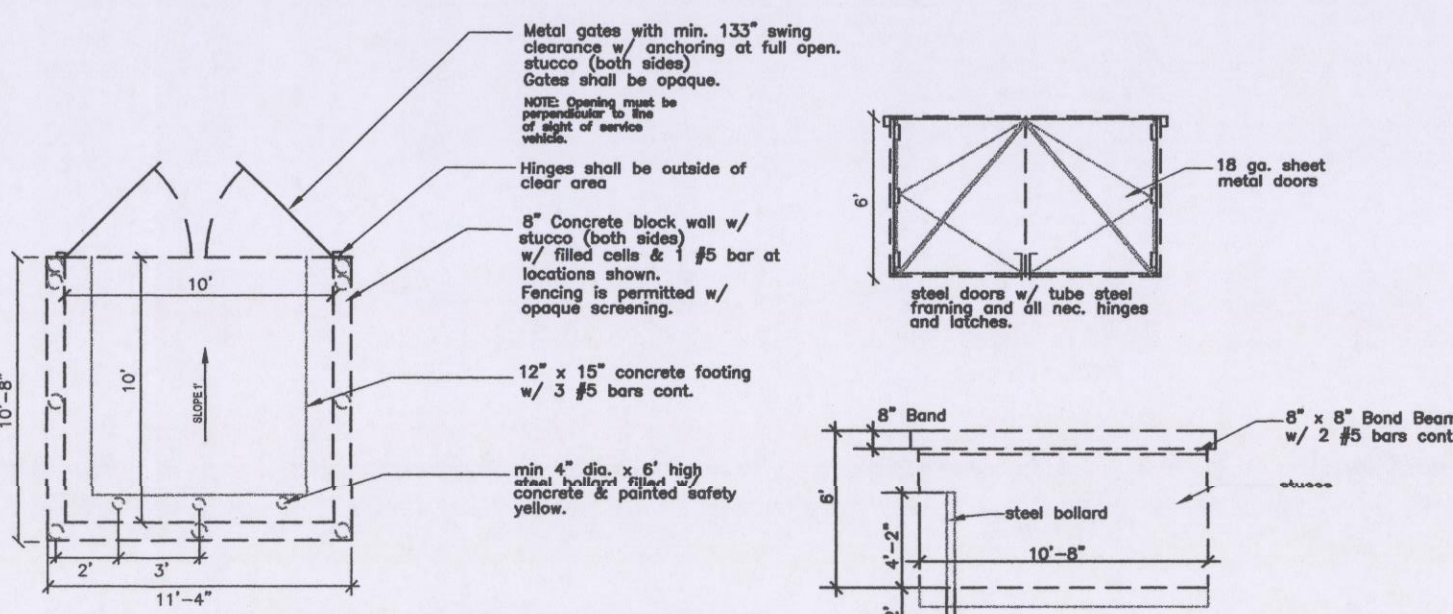
DATE _____

Legal Description:

A PARCEL OF LAND LYING WITHIN THE PLAT OF PORT SEAWALL, PLAT BOOK 3, PAGE 7, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, AND STUART FARMS, PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FARM TRACTS 39 AND 40, PORT SEAWALL, PLAT BOOK 3, PAGE 7 (LESS AND EXCEPT THE WEST 35.00 FEET OF THE SOUTH 35.00 FEET OF TRACT 39, ALSO LESS AND EXCEPTING THE SOUTH 95 FEET OF TRACT 40); TOGETHER WITH LOT 8, STUART FARMS, PLAT BOOK 1, PAGE 63 (LESS AND EXCEPTING THE NORTH 167.40 FEET OF LOT 8) TOGETHER WITH ALL IMPROVEMENTS ON ALL PARCELS. LESS AND EXCEPT THE FOLLOWING FOR RIGHT-OF-WAY OF WILLOUGHBY BOULEVARD:
BEING A PARCEL OF LAND LYING IN THE HANSON GRANT, MARTIN COUNTY, FLORIDA, SAID PARCEL ALSO BEING A PORTION OF LOT 8 OF THE PLAT OF STUART FARMS AS RECORDED IN PLAT BOOK 1, PAGE 63, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NW CORNER OF SECTION 18, T38S, R41E; THENCE S 89°57.84' E ALONG THE NORTH LINE OF SECTION 18 A DISTANCE OF 1980.83 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 18 AND THE EAST LINE OF THE WEST 1/4 OF THE NE 1/4 OF SAID SECTION 18 AND THE CENTERLINE OF SE WILLOUGHBY BOULEVARD; THENCE ALONG SAID CENTERLINE BY THE FOLLOWING COURSES AND DISTANCES: S 00°02'02" W A DISTANCE OF 844.44 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NEW HAVING A RADIUS OF 834.00 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE A DISTANCE OF 695.34 FEET THROUGH A CENTRAL ANGLE OF 47°46'11"; THENCE S 47°44'09" E A DISTANCE OF 232.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SW HAVING A RADIUS OF 834.00 FEET; THENCE SE ALONG THE ARC OF SAID CURVE A DISTANCE OF 697.92 FEET THROUGH A CENTRAL ANGLE OF 47°56'50"; THENCE S 00°12'41" W A DISTANCE OF 577.10 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1355.00 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE A DISTANCE OF 573.00 FEET THROUGH A CENTRAL ANGLE OF 24°13'45"; THENCE S 24°01'04" E A DISTANCE OF 975.46 FEET TO THE BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N 65°38'05" E A DISTANCE OF 65.00 FEET; THENCE S 23°59'04" E A DISTANCE OF 418.08 FEET; THENCE S 65°40'09" W A DISTANCE OF 130.00 FEET TO A POINT ON THE WEST LINE OF AFOREMENTIONED LOT 8; THENCE N 23°59'04" W ALONG THE WEST LINE OF SAID LOT 8 A DISTANCE OF 418.00 FEET; THENCE N 65°38'05" E A DISTANCE OF 65.00 FEET, TO THE POINT OF BEGINNING. TOTAL CONTAINS 661,856.64 SQ. FT. OR 15.194 ACRES.



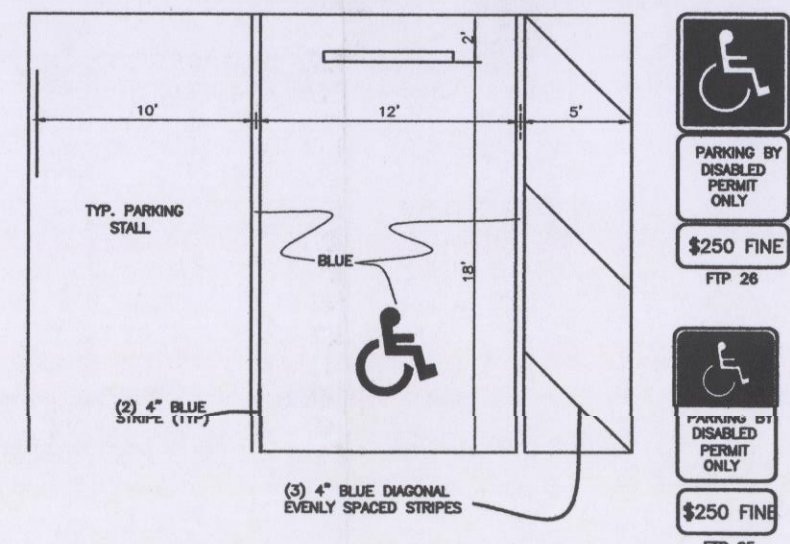
"No Trespassing" Sign per.
City of Stuart Police Dept. Standards



DUMPSTER DETAIL

NTS

HC PARKING DETAIL

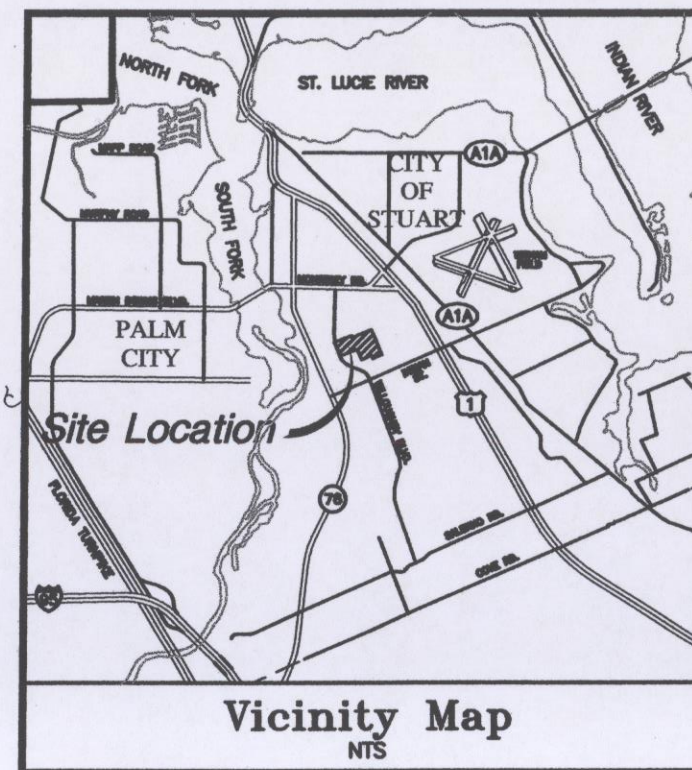


- NOTES
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
 2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
 4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
 5. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT. (7 FEET FROM PAVEMENT TO BOTTOM OF SIGN)

Project:

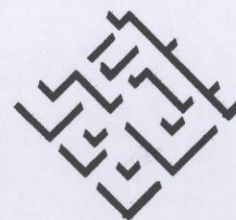
COMMUNITY SERVICES FACILITY

FOR MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS



Issues:

No.	Date:	Description:
1	9/29/04	100% Team Review
2	10/25/04	100% Review Set
3	12/09/04	Resubmittal for LPA
4	01/07/05	Client Review



Lucido & Associates

Land Planning / Landscape Architecture

701 E. Ocean Blvd., Stuart, Florida 34984 (772) 220-2100, Fax (772) 223-0220
100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (772) 467-1301, Fax (772) 467-1303
827 North Thornton Avenue, Orlando, Florida 32803 (407) 898-9521, Fax (407) 898-9768

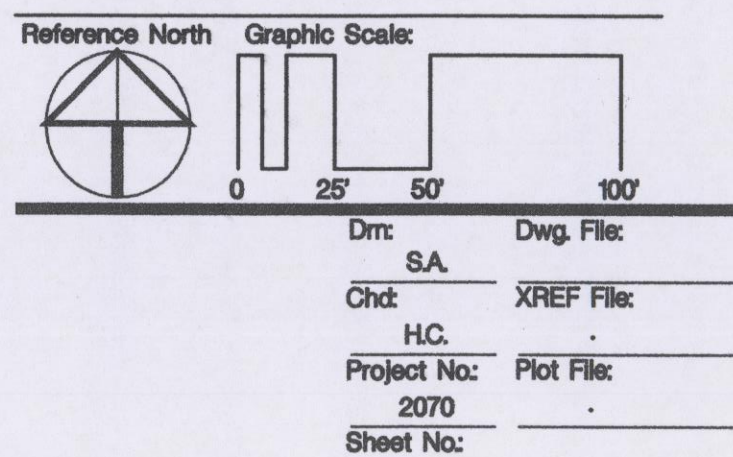


DONADIO & Associates, Architects P.A.

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Vero Beach, FL 32969-7072
Tel: 772.234.4066
Fax: 772.234.9967
License No. AH000009
Email: donadio@donadio.com

Drawing Title:

SITE PLAN



Cert. No.: 12456

Date Signed:

1 of 7

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THE CROSSINGS AT INDIAN RUN

WEST LINE OF LOT 8

418.00'

WILLOUGHBY BLVD.

130' WIDE RIGHT-OF-WAY

EXIST. CONC. SIDEWALK

Site Data:

Total Site Area:	(661,857 sf) 15.19 ac. (100%)
Total Impervious Area:	252,550 sf 5.79 ac. (38%)
- Building Envelope:	62,372 sf. 1.43 ac. 9%
- Concrete Walks/ Slabs:	13,536 sf. 0.31 ac. 2%
- Asphalt Pavement:	176,642 sf. 4.05 ac. 27%
Total Pervious Area:	409,307 sf 9.40 ac. (62%)
- Retention Area:	194,195 sf. 4.46 ac. 29%
- Landscape Area:	215,112 sf. 4.94 ac. 33%
Open Space Req (25%)	165,528 sf. 3.80 ac. 25%
Open Space Prov:	215,112 sf. 4.94 ac. 33%

Parking Required: 306 sp (8 ADA spaces)
(Refer to parking justification matrix provided below.)

Phase	Building	Use	Square-Footage	Parking Ratio Required	Required Spaces	Provided Spaces	Parking Ratio Provided
1 and 2	Health Department	Health Related	41,150	1/200	206		
	Sub-total:		41,150		206	207	1:199
4	Community Services	Veterans Services Health & Human Services	3,000	1/200	15		
		Co-operative Extension SNAP Program	5,936	1/300	20		
		Tourism Conference Room					
	Sub-total:		8,936		35	92	1:168
5	Community Services	Health Related (highest parking ratio)	710	1/200	4		
	Sub-total:		710		4	0	1:170
3	Health Department	Health Related	19,850	1/200	99		
	Sub-total:		19,850		99	7	1:231
	TOTALS:		70,646		344	306	
	Parking Difference:				-38		

* (Net gain of seven (7) spaces. 40 proposed spaces are added adjacent to the Community Serv. Bldg. to offset 33 spaces displaced with Phase 3 Health Department expansion)

LOT 45 (VACANT)
MULTI-FAMILY
RESIDENTIAL/COMMERCIAL

LOT 46 (VACANT)
MULTI-FAMILY
RESIDENTIAL/COMMERCIAL

Martin County Health Department Campus:							
Parking Justification Matrix							
Phase:	Building:	Use:	Square-footage:	Parking Ratio Required:	Required Spaces:	Provided Spaces:	Parking Ratio Provided:
1 and 2	Health Department	Health Related	41,150	1/200	206		
	Sub-total:		41,150		206	207	1:199
4	Community Services	Veterans Services	3,000	1/200	15		
		Health & Human Services					
		Co-operative Extension	5,936	1/300	20		
		SHIP Program					
		Tourism					
		Conference Room					
	Sub-total:		8,936		35	92	1:168
5	Community Services	Health Related	710	1/200	4		
		(highest parking ratio)					
	Sub-total:		710		4	0	1:170
3	Health Department	Health Related	19,850	1/200	99		
	Sub-total:		19,850		99	7	1:231
	TOTALS:		70,646		344	306	
		Parking Difference:			-38		

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: CPZ ARCHITECTS



MARTIN COUNTY, FLORIDA
VICINITY MAP
NO SCALE

LIDAR FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN DURING JULY 11, 2023 UTILIZING A DJI MATRICE 300 UAV.
2. FLIGHT PLANNING WAS PERFORMED WITH DJI PILOT FOR FLIGHT PLANNING AND POST-PROCESSED USING DJI TERRA AND TRIMBLE BUSINESS CENTER.
3. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NUMBER 4545445.
4. GROUND ELEVATIONS WERE SPOT CHECKED WITH GLOBAL POSITIONING SYSTEM (GPS) REAL TIME KINEMATIC (RTK) OBSERVATION.
5. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE FLIGHT AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
6. RELATIVE ACCURACY:
 - VERTICAL ACCURACY IS $\pm 0.25'$ FOR OPEN AREAS
 - VERTICAL ACCURACY IS $\pm 0.50'$ AREAS OF DENSE VEGETATION.

PHOTOGRAMMETRIC FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN ON JULY 11, 2023 UTILIZING A DJI MATRICE 300 UAV.
2. DATA POST PROCESSING WAS PERFORMED UTILIZING PIX4DMAPPER VERSION 4.7.5 ON JULY 13, 2022.
3. SENSOR(S) USED: ZENMUSE P1 45MP
4. THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NUMBER 4545445
5. HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FL83-EF UTILIZING EUROPEAN PETROLEUM SURVEY GROUP (EPSG) CODE 6438. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NATIONAL GEODETIC SURVEY (NGS) MONUMENTATION AND/OR SECTIONAL BREAKDOWN WERE USED AS PART OF THE MAPPING PROCESS. DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
6. MEASUREMENTS OF DISTANCE, AREA, AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 2% OF GROUND-BASED MEASUREMENTS.
7. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
8. RELATIVE ACCURACY:
 - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.22 IN/PIXEL
 - TOTAL ROOT MEAN SQUARE DEVIATION (RMSE): X:0.0087 FT - Y:0.0230 FT - Z:0.0164 FT
 - TOTAL GROUND CONTROL POINTS (GCP) UTILIZED: 6 WITH A MEAN ROOT MEAN SQUARE ERROR: 0.016 FT
 - CAMERA CALIBRATION/OPTIMIZATION:0.1% VARIATION FROM REFERENCE DATA.
9. DENSIFICATION:
 - TOTAL POINTS COLLECTED:377.8 MILLION
 - EXTRACTED TOPOGRAPHY SHOWN BASED ON A POINT CLOUD DENSITY OF:384.18 POINTS/FT²
10. THIS MAP MEETS OR EXCEEDS THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA.

SYMBOL & ABBREVIATION LEGEND:

(A) AIR RELEASE VALVE	(D) DIP	(DM) DRAINAGE MANHOLE	(HC) HANDICAP	PK/D PARKER-KALON NAIL & DISK	STA STATION
AL ARC LENGTH	DIP DUCTILE IRON PIPE	HDPE HIGH DENSITY POLYETHYLENE PIPE	HOPE HIGH DENSITY POLYETHYLENE PIPE	PCP PERMANENT CONTROL POINT	STREET SIGN
ASF BACK FLOW PREVENTER	EOP EDGE OF PAVEMENT	HWF HOD WIRE FENCE	HYDRANT	PRM PERMANENT REFERENCE MONUMENT	TELEPHONE RISER BOX
BPM BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)	EB ELECTRIC BOX	EH ELECTRIC HAND HOLE (EHH)	IN INCH	P.B. PLAT BOOK	TOE OF SLOPE
CATV CABLE RISER	EM ELECTRIC METER	INV INVERT	IP IRON PIPE	(P) PLAT DATA	TOE OF BANK/BERM
(C) CALCULATED	ELEC ELECTRICAL PANEL	IR IRON ROD	IR/C IRON ROD AND CAP	P.O.B. POINT OF BEGINNING	T.O.N. TOP OF NUT
CATCH BASIN	EL/ELEV. ELEVATION	IR/C IRON ROD AND CAP	IRRIGATION CONTROL VALVE	P.O.C. POINT OF COMMENCEMENT	X 0.0 TOPOGRAPHIC DATA (SOFT SURFACE)
CENTERLINE	FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY	L LIGHT POST	MAG NAIL MAG BRAND NAIL	P.O.T. POINT OF TANGENCY	X 0.00 TOPOGRAPHIC DATA (HARD SURFACE)
CERTIFIED CORNER RECORD	F.O. FIBER OPTIC	MAG/D MAG NAIL MAG BRAND NAIL	MAILBOX	P.V.C. POINT OF TERMINUS	TOWNSHIP
CHAIN LINK FENCE	FOH FIBER OPTIC HAND HOLE	MHWL MEAN HIGH WATER LINE	MEAN LOWER WATER LINE	P.V.C. POLYVINYL CHLORIDE	TRAFFIC SIGNAL CONTROL BOX
CHORD	FIBER OPTIC MARKER	MLWL MEAN LOWER WATER LINE	METAL LIGHT POST	PLS PROFESSIONAL LAND SURVEYOR	TYP TYPICAL
CLEAN OUT	FIBER OPTIC RISER	MON MONUMENT	N/D NON-DESCRIPT NAIL AND DISK	R RADIUS	U.E. UTILITY EASEMENT
COMMUNICATION RISER	F.F.E. FIELD MEASURED FINISHED FLOOR ELEVATION	N.R. NON-RADIAL	NORTH AMERICAN VERTICAL DATUM OF 1988	RGE RANGE	SS UNDERGROUND SANITARY
CONC CONCRETE	FDOT FLORIDA DEPARTMENT OF TRANSPORTATION	NAV88 NAVD88	NUMBER	RTK REAL TIME KINEMATIC	DRN UNDERGROUND STORM
CONCRETE LIGHT POST	FPL FLORIDA POWER AND LIGHT	Nb. NUMBER	OFFICIAL RECORDS BOOK	R/W RECLAIMED WATER VALVE	UNK UNKNOWN
CONCRETE MONUMENT	FT FOOT	ONH OVER HEAD WIRES	PAGE	RCP REGISTERED LAND SURVEYOR	UNKNOWN HANDHOLD
CONCRETE POWER POLE	FM FORCE MAIN	PG. PAGE	PARCEL CONTROL NUMBER	REINFORCED CONCRETE PIPE	RISER BOX UNKNOWN RISER BOX
CONCRETE SIGNAL LIGHT POLE	FND FOUND	PCN PARCEL CONTROL NUMBER	PARKER-KALON NAIL	RIGHT-OF-WAY	U UNKNOWN TYPE MANHOLE
CORRUGATED METAL PIPE	FPL MANHOLE	PCN PARCEL CONTROL NUMBER	PARKER-KALON NAIL	ROD AND CAP	VCP VITRIFIED CLAY PIPE
CURB INLET	GAS GAS VALVE	PCN PARCEL CONTROL NUMBER	PARKER-KALON NAIL	R/C ROD AND CAP	WM WATER SERVICE METER (WM)
DECORATIVE LIGHT POST	GAS GAS VALVE	PCN PARCEL CONTROL NUMBER	PARKER-KALON NAIL	SANITARY MANHOLE	WV WATER VALVE (WV)
DEED	GIS GEOGRAPHIC INFORMATION SYSTEMS	PCN PARCEL CONTROL NUMBER	PARKER-KALON NAIL	SV SANITARY VALVE	WELL
DEED BOOK	OND GUY WIRE ANCHOR	PCN PARCEL CONTROL NUMBER	PARKER-KALON NAIL	SEC SECTION	WF WOOD FENCE
DELTA/ANGULAR ANGLE	OND GUY WIRE ANCHOR	PCN PARCEL CONTROL NUMBER	PARKER-KALON NAIL	PROPERTY CORNER	WPP WOOD POLE STREET LIGHT
DIA. DIAMETER (DIA.)	OND GUY WIRE ANCHOR	PCN PARCEL CONTROL NUMBER	PARKER-KALON NAIL	RIGHT-OF-WAY CONTROL	WPP WOOD POLE STREET LIGHT
		PCN PARCEL CONTROL NUMBER	PARKER-KALON NAIL	SGN SPIGOT	WPP WOOD POWER POLE
		PCN PARCEL CONTROL NUMBER	PARKER-KALON NAIL	SPRINKLER VALVE	

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE PLAT OF PORT SEWALL, PLAT BOOK 3, PAGE 7, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FARM TRACTS 39 AND 40, PORT SEWALL, PLAT BOOK 3, PAGE 7 (LESS AND EXCEPT THE WEST 35.00 FEET OF THE SOUTH 35.00 FEET OF TRACT 39, ALLOS LESS AND EXCEPTING THE SOUTH 95 FEET OF TRACT 40)

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND LYING BEING ALL OF THE COMMON AREA, LYING NORTH OF LOT 1, AS SHOWN ON THE PLAT OF THE COMMONS AT INDIAN STREET, PLAT BOOK 17, PAGE 28, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

CONTAINING 11.065 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY & TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON AUGUST 2, 2023. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS JULY 20, 2023.
4. LEGAL DESCRIPTION(S) HEREON SHOWN HEREON WERE PREPARED BY THIS OFFICE AND ARE BASED ON THE LATEST INSTRUMENT OF RECORD AVAILABLE ON THE MUNICIPAL PROPERTY APPRAISER GEOGRAPHIC INFORMATION SYSTEM (GIS), SAID INSTRUMENT BEING OFFICIAL RECORDS BOOK 1408, PAGE 164, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
5. PARCEL(S) CONTAIN A TOTAL OF 11.065 ACRES, MORE OR LESS.
6. THIS BOUNDARY & TOPOGRAPHIC SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS, AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND ARE BASED ON THE MARTIN COUNTY VERTICAL BENCHMARK "WILL-1 DUPLICATE" (STAMPED "M.C. BENCHMARK WILL-1"), HAVING AN ELEVATION OF 11.61' (NAV88). SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES, AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 120850C0161H, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
16. EDC, INC. FOUND A DISCREPANCY IN THE RIGHT-OF-WAY FOR SE RUHNKE STREET BETWEEN SURVEYS PREPARED BY CREECH ENGINEERING (1999) AND BETSY LINDSAY, INC. (2019). THIS DISCREPANCY IS ALSO SHOWN ON THE SURVEY PREPARED BY BETSY LINDSAY, INC. UNDER PROJECT NUMBER 05-94 D, DATED 04/24/2019.

Michael T Owen

Digitally signed by Michael T Owen
Date: 2024.06.27 15:32:23 -04'00'

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE:

23-250

1 OF 3

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: CPZ ARCHITECTS

LAND LYING IN
HANSON GRANT
MARTIN COUNTY, FLORIDA

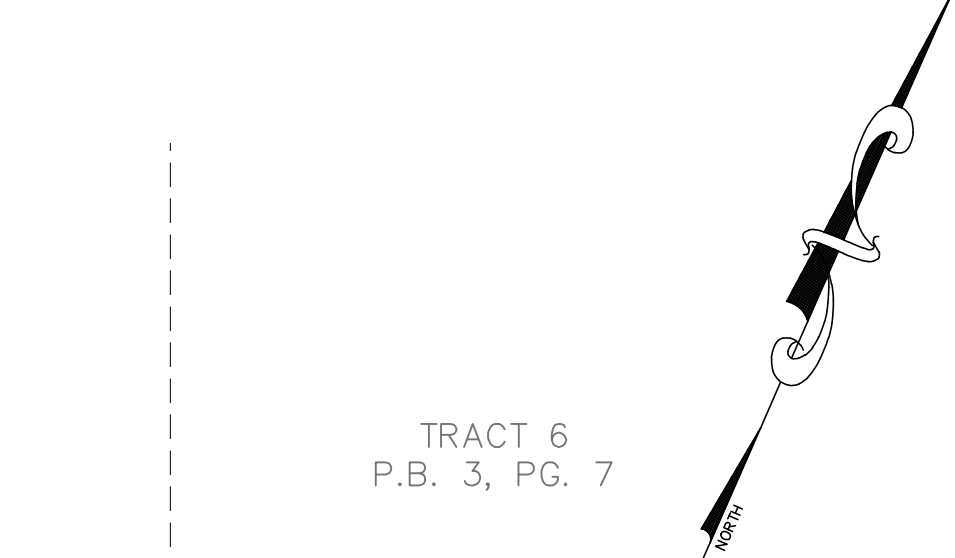
ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

23-250

1 OF 3

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



F.B.P.E. CERTIFICATE OF AUTHORIZATION 993
L.B. CERTIFICATE OF AUTHORIZATION 8098

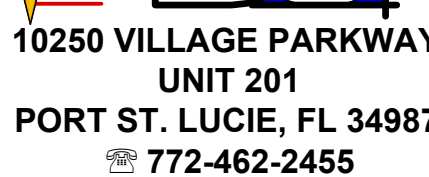
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BOUNDARY & TOPOGRAPHIC SURVEY

FOR: CPZ ARCHITECTS

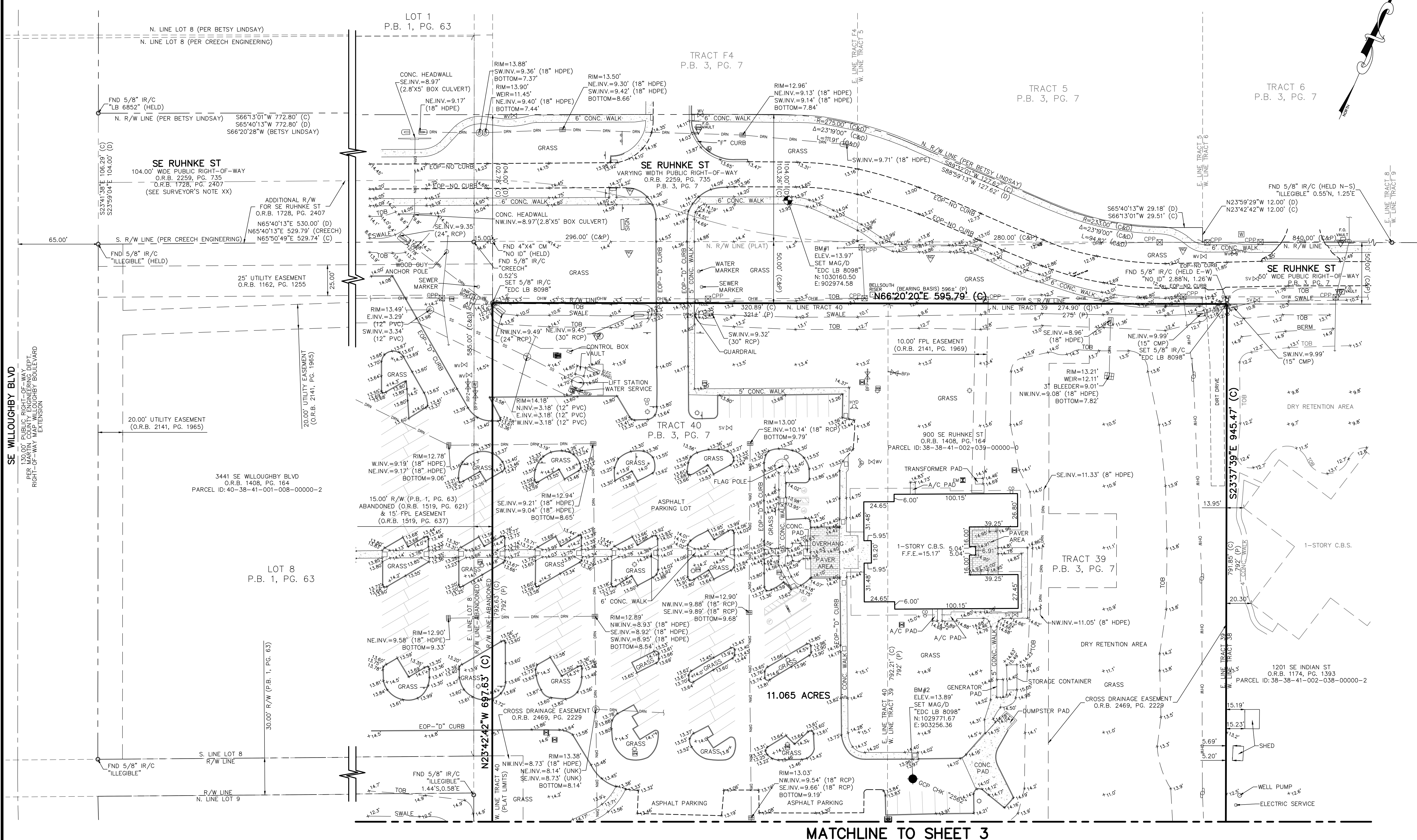
**LAND LYING IN
HANSON GRANT
MARTIN COUNTY, FLORIDA**



23-250

2 OF 3

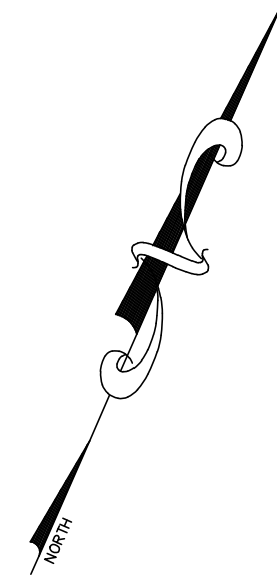
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 EDC-202323-250 - CPZ Architects - Martin County Building Department\SURVEY\Orig - PDF\DWG\23-250 BT.dwg, 5/27/2024 1:16 PM
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC. THIS FIRM EXPRESSLY RESERVES THEIR EXCLUSIVE COMMON LAW COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE DISPOSED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM.



MATCHLINE TO SHEET 3

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

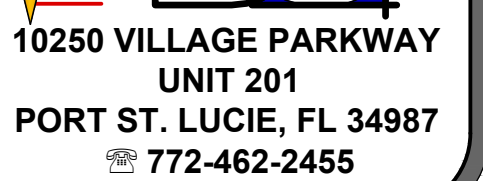


F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

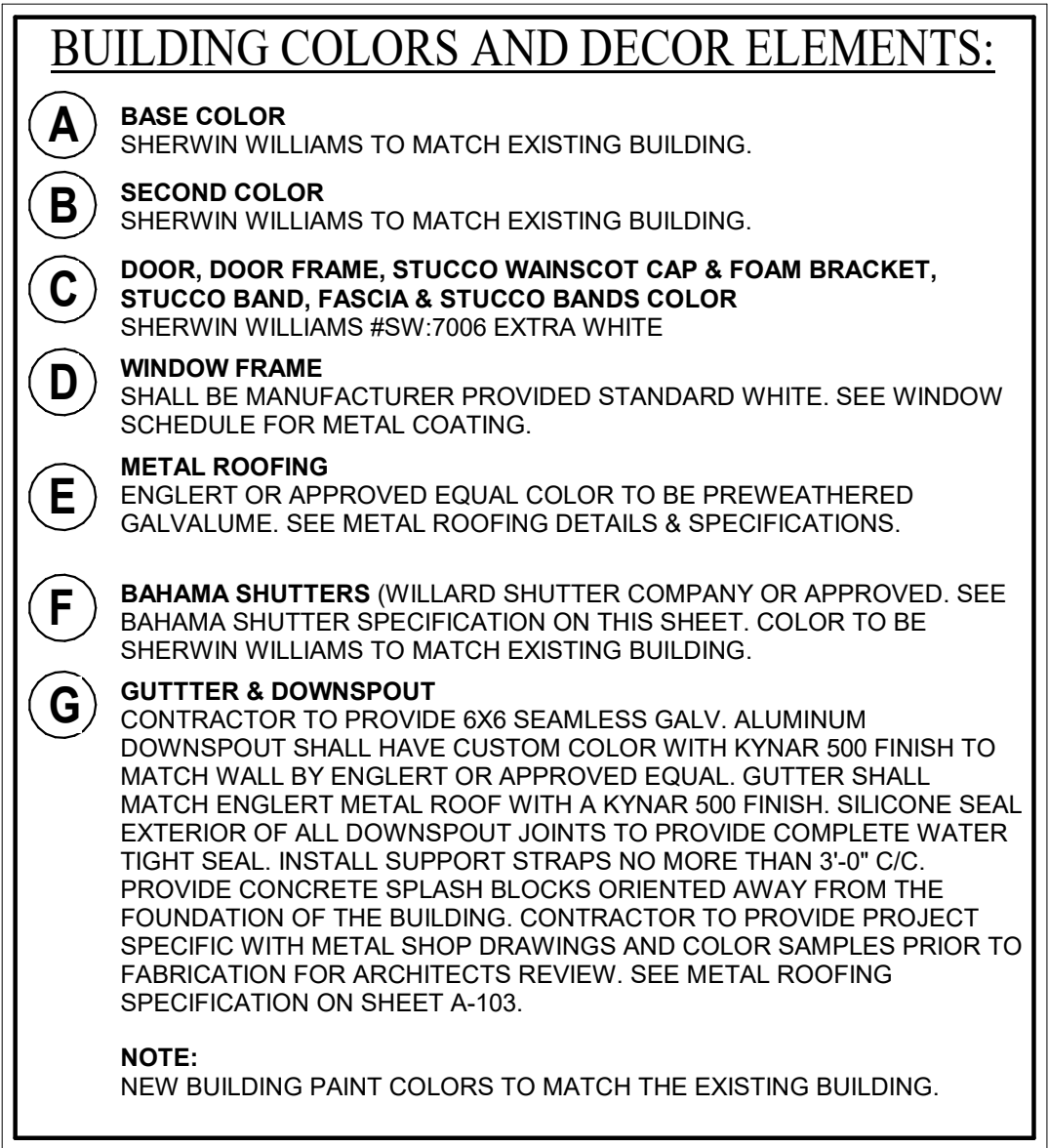
[illegible]

FOR: CPZ ARCHITECTS

**LAND LYING IN
HANSON GRANT
MARTIN COUNTY, FLORIDA**



3 OF 3

[illegible]

CONSULTANT:

**MARTIN COUNTY
BUILDING DEPARTMENT
ADDITION**

900 SE Ruhnke St, Stuart, FL 34994

CPZ ARCHITECTS, INC.

4316 WEST BROWARD BOULEVARD
PLANTATION, FLORIDA 33317
PHONE: (954) 792-8525 FAX: (954) 337-0359
AA #2600685 WWW.CPZARCHITECTS.COM



DRAWING TITLE:

ELEVATIONS

DRAWN: Author

CHECKED: Checker

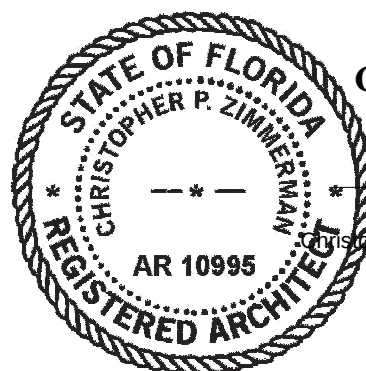
SCAI F: As indicated

PROJECT NO. 2373

SHEET:

A.3-200

NOT FOR CONSTRUCTION



CHRIS P. ZIMMERMAN, A.I.A.
REGISTERED ARCHITECT NO. [REDACTED]

STATE OF FLORIDA

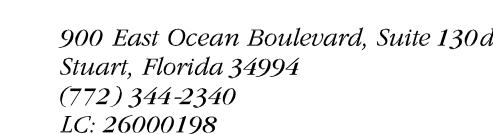
Digitally signed by

Christopher P Zimmerman
DN: CN=Christopher P Zimmerman,
OU=Qualifier=4031410C0000018CEB1830C57903
O=CPZ ARCHITECTS INC., C=US

Date: 2004.09.11

Autodesk Docs://2373 MC Building Department Reno/2373 MARTIN COUNTY BUILDING DEPARTMENT RENOVATION.vvt
7/11/2024 2:23:31 PM

Page 84 of 168

[illegible]

CONSULTANT:

MARTIN COUNTY
BUILDING DEPARTMENT
ADDITION

900 SE Ruhnke St, Stuart, FL 34994

CPZ ARCHITECTS, INC.

4316 WEST BROWARD BOULEVARD
PLANTATION, FLORIDA 33317
PHONE: (954) 792-8525 FAX: (954) 337-0359
AA #26000685 WWW.CIPZARCHITECTS.COM



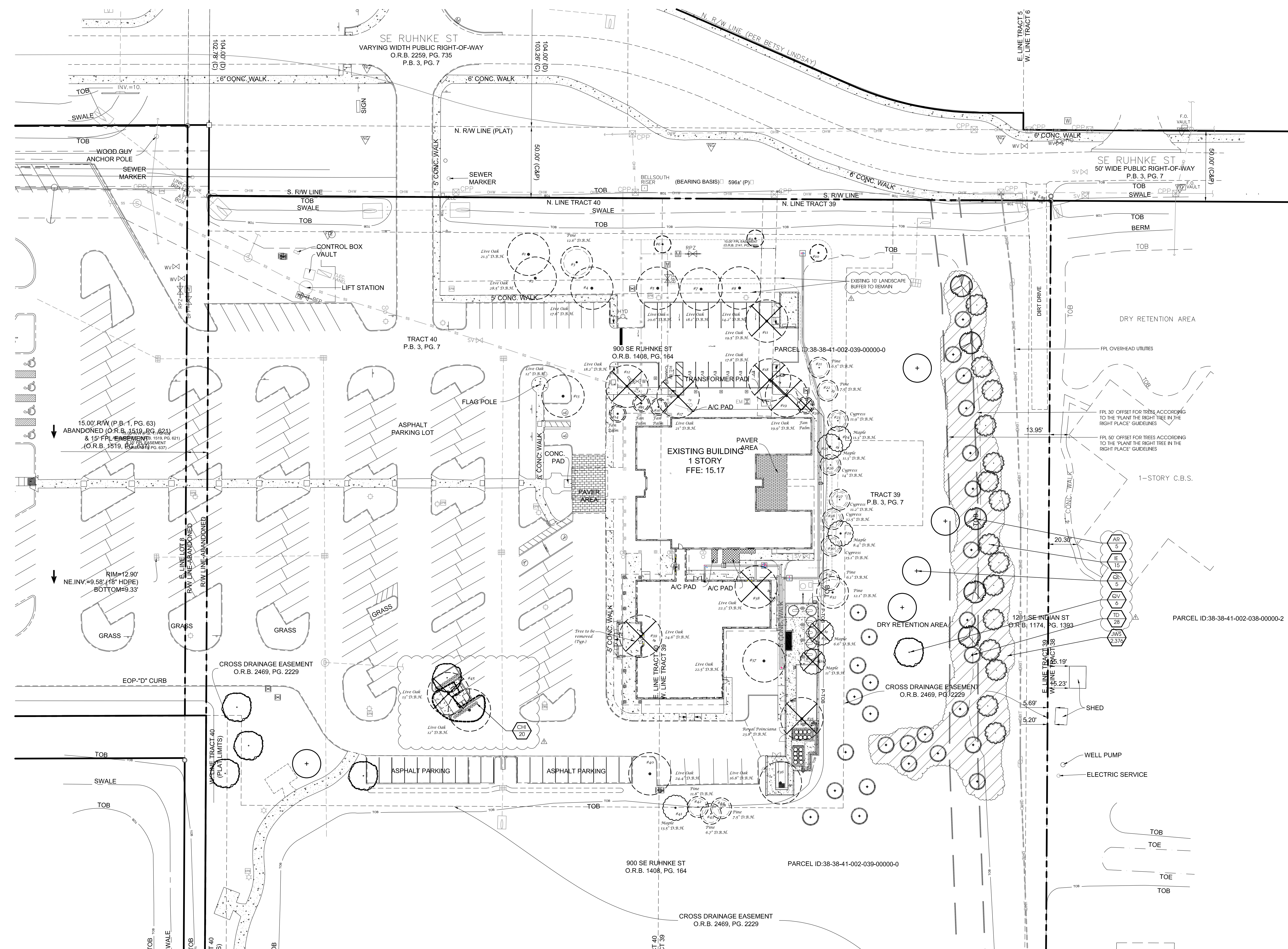
DRAWING TITLE:

LANDSCAPE PLANS

DRAWN: JWS
CHECKED: JS
DATE: 7/3/2024
SCALE: 1" = 30'
PROJECT NO. 2373
SHEET:

L-1 of 2

Page 87 of 16



ELECTRONIC SIGNATURE AND SEAL
Registered Landscape Architect
Jeffrey W. Smith, RLA
LA0001935
Prepared, Reviewed & Supervised By
Conceptual Design Group, Inc.
900 East Ocean Boulevard, Suite 130
Stuart, Florida 34994
(772) 344-2340

Jeffrey W. Smith, RLA
2025.01.23 18:41:13 -05'00'

Landscape Plan



North
Scale: 1" = 30'



Landscape Specifications

- All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
- Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
- Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
- Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
- The contractor shall verify the location of underground utilities prior to commencing work on any project area.
- Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviro mulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
- All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
- Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
- Guy and stake trees in 3 directions with galvanized wire, through flexible hose chaffing guards, with wooden stake anchors. Immediately after planting. (See Detail)
- Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g., one labeled 12-0-8). Similar analysis such as 16-0-8 (4-0-2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole, Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

- 1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

- All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
- Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
- Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
- Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrum secundatum Floritann (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
- Maintain positive drainage, no planting is to block drainage.
- Drainage Testing
Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
A) Dig each planting pit to the minimum specified size.
B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
D) Discard all material removed from the drainage channel.
E) When backfilling the planting pit, add coarse gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

- NOTES:
- Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #9 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
 - All fertilizers shall meet the City of Stuart & Martin County's fertilizer ordinance.

Xeriscape Points

Option	Points
Utilization of moisture sensing controller other than rain switch	5
Plan submitted with low, moderate and high water usage zones indicated on the Landscape Plan	5
51% or more of the grass areas are made up of drought tolerant grass species from the list	10
51% of the required shrubs are made up of drought tolerant species from the list	10
51% or more of the required trees are made up of drought tolerant species from the list	10
Utilization of mulch other than Cypress mulch and Utilization of compacted mulched planting beds at least three inches deep in all planted areas except Ground Cover	10
Points Required:	50
Points Provided:	50

Plant List

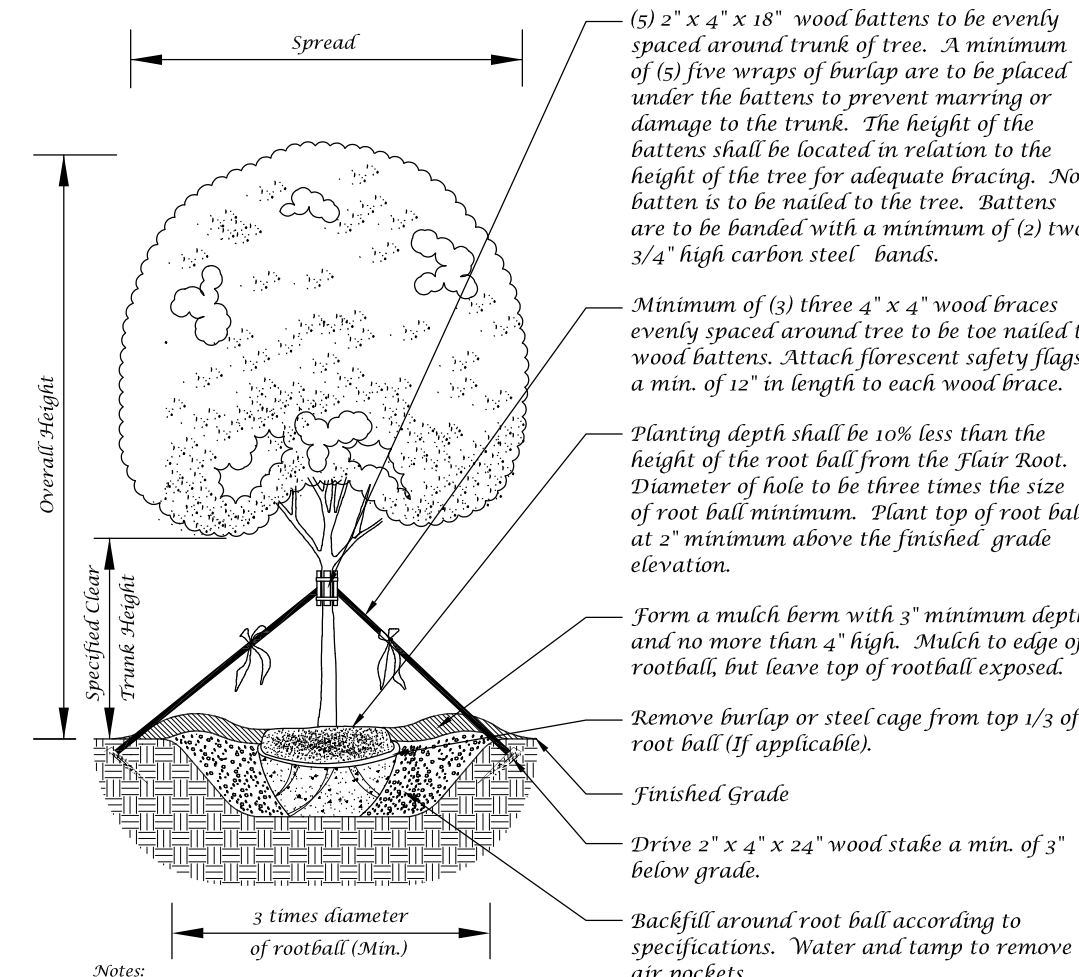
QTY TREES	SYM	SPECIES	COMMON NAME	DESCRIPTION	SIZE	SPACING	REMARKS	DROUGHT TOLERANCE
5	AR	ACER RUBRUM	RED MAPLE	20' x 6', 4.5" D.B.H., 6" CAL.	A.S.		FULL CANOPY, 4' C.T. MIN.	HIGH
15	IE	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	18' x 6', 4.5" D.B.H., 6" CAL.	A.S.		FULL CANOPY, 4' C.T. MIN.	HIGH
5	OL	QUERCUS LAURIFOLIA	LAUREL OAK	20' x 6', 4.5" D.B.H., 6" CAL.	A.S.		FULL CANOPY, 4' C.T. MIN.	HIGH
6	OV	QUERCUS VIRGINIANA	LIVE OAK	22' x 6', 4.5" D.B.H., 6" CAL.	A.S.		FULL CANOPY, 4' C.T. MIN.	HIGH
28	TD	TAXODIUM DISTICHUM	BALD CYPRESS	18' x 6', 4.5" D.B.H., 6" CAL.	A.S.		FULL CANOPY, 4' C.T. MIN.	HIGH
SHRUBS								
20	CH	CHRYSOBALANUS ICACO	COCOPLUM	48" x 24"		2' O.C.	FULL & THICK	HIGH
Note: All Native plant materials shall be planted and maintained in a natural arrangement.								
2,376	JWS							
100		CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTWOOD	24" x 18"		4' O.C.	FULL & THICK	HIGH
200		CONOCARPUS ERECTUS	GREEN BUTTWOOD	24" x 18"		4' O.C.	FULL & THICK	HIGH
50		CALLICARPA AMERICANA	BEAUTY BERRY	24" x 18"		4' O.C.	FULL & THICK	HIGH
200		CHRYSOBALANUS ICACO	COCOPLUM	24" x 18"		4' O.C.	FULL & THICK	HIGH
200		EUGENIA FOETIDA	SPANISH STOPPER	24" x 18"		4' O.C.	FULL & THICK	HIGH
200		HAMELIA PATENS	FIREBUSH	24" x 18"		4' O.C.	FULL & THICK - MUST BE NATIVE	HIGH
200		MIMULUS VERBENA CAPILLARIS	MILLY GRASS	24" x 18"		2' O.C.	FULL & THICK	HIGH
100		MYRTICA CERIFERA	WAX MYRTLE	24" x 18"		4' O.C.	FULL & THICK	HIGH
200		MYRSINE GUANENSIS	MYRSINE	24" x 18"		4' O.C.	FULL & THICK	HIGH
200		MYRSINANTHES FRAGRANS	SIMPSON STOPPER	24" x 18"		4' O.C.	FULL & THICK	HIGH
76		SERENOA REPENS	SAW PALMETTO	24" x 18"		4' O.C.	FULL & THICK	HIGH
200		SPARTINA BAKERI	SAND CORN GRASS	24" x 18"		2' O.C.	FULL & THICK	HIGH
200		TRIPSACUM DACTYLOIDES	FAKIHATCHEE GRASS	24" x 18"		4' O.C.	FULL & THICK	HIGH
200		VIBURNUM OBOVATUM	WALTER'S VIBURNUM	24" x 18"		4' O.C.	FULL & THICK	HIGH
50		ZAMIA FLORIDANA - COONTIE	FLORIDA ZAMIA	12" x 12"		2' O.C.	FULL & THICK	HIGH
SOD-1 PASPALUM NOTATUM = FLORIDA NATIVE								
BAHIA SOD SEE SPECS								

Tree Mitigation

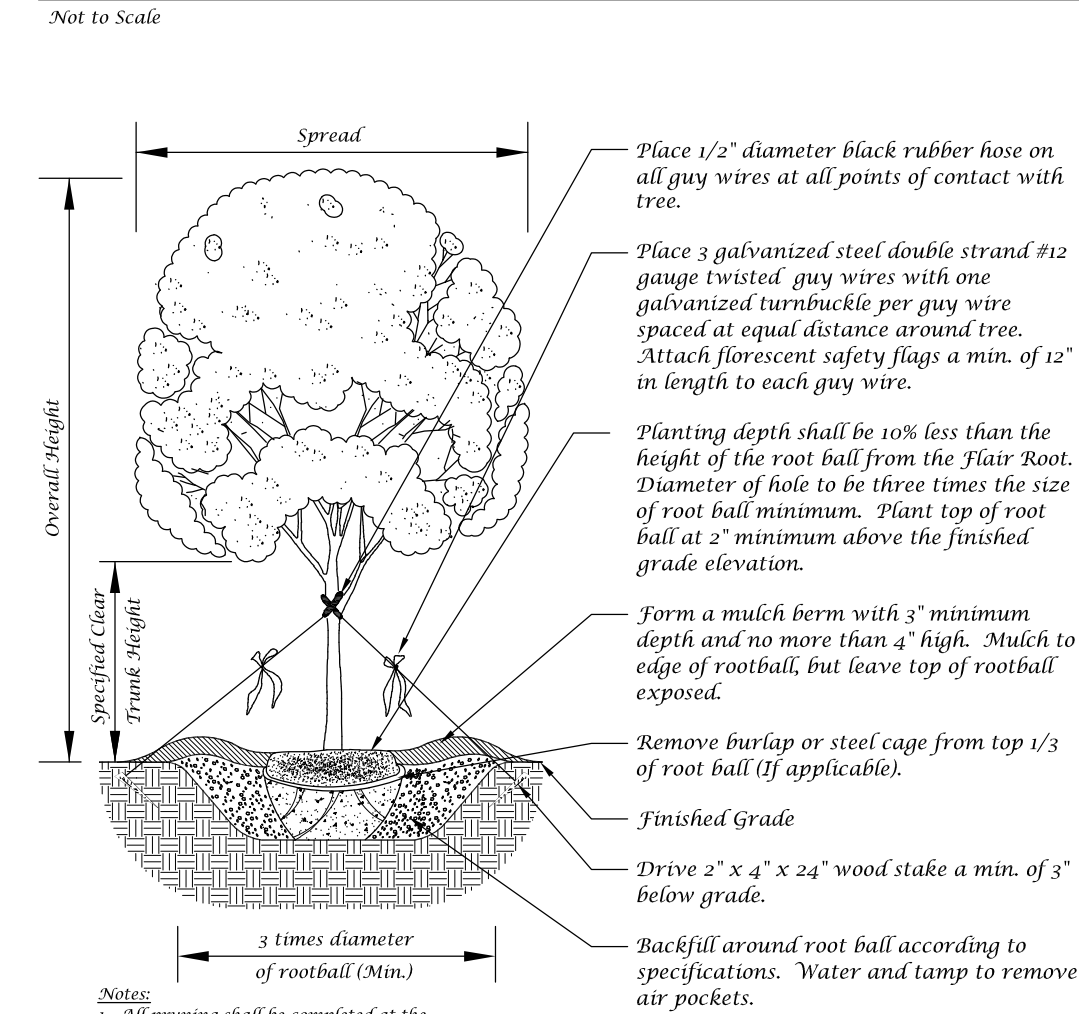
REQUIRED:	PROVIDED:
EXISTING TREE INCHES IMPACTED: 173.9 INCHES (LDC 5.05.01.B.3&4)	434.75 INCHES
173.9 X 2.5 = 434.75 INCHES TO BE REPLACED	TREES: 52 TREES X 4.5 = 234.5 INCHES (MINIMUM MITIGATION TREE SIZE PER LDC 5.05.01.A.2)
434.75 / 4.5 = 97 TREES (MINIMUM MITIGATION TREE SIZE PER LDC 5.05.01.A.2)	SHRUBS 4.5 X 12 (3 GALLON SHRUBS) = 54 X 44 = 2,376 (2,376 = 200.25 INCHES) (LDC 5.05.02.C.1 & TABLE 4)

REQUIRED:	PROVIDED:
MITIGATION TREES = 52	MITIGATION TREES = 52
BUILDING FOUNDATION TREES = 7	BUILDING FOUNDATION TREES = 7
1 TREE / 30' OF SIDES ABUTTING PARKING AREAS	1 TREE / 30' OF SIDES ABUTTING PARKING AREAS
200' / 30' = 7 TREES	200' / 30' = 7 TREES

Landscape Details

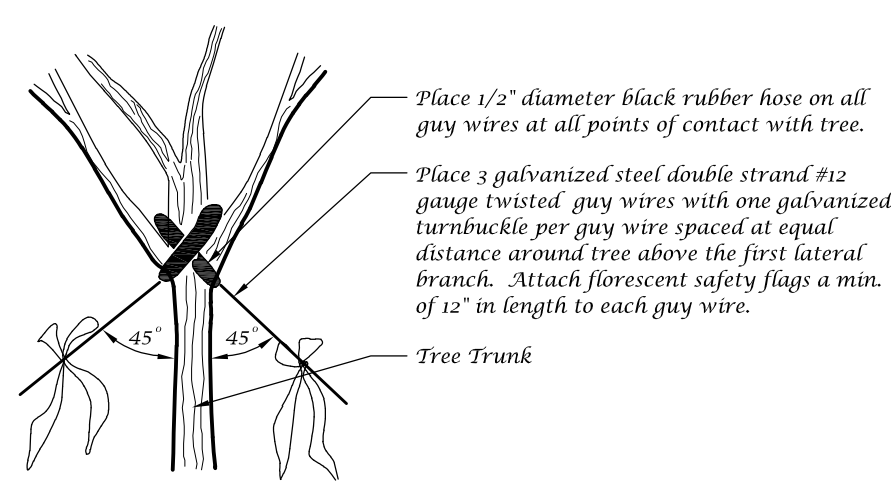


Large Tree Planting Detail (5" Caliper or Greater)



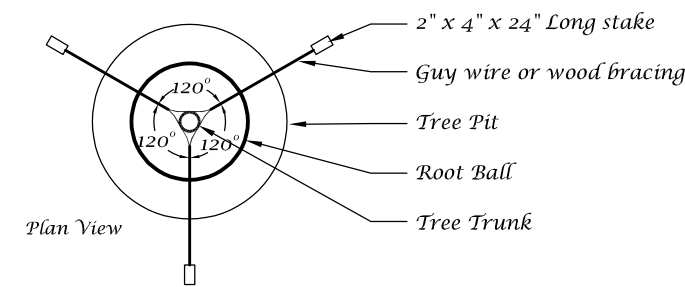
Tree Planting Detail

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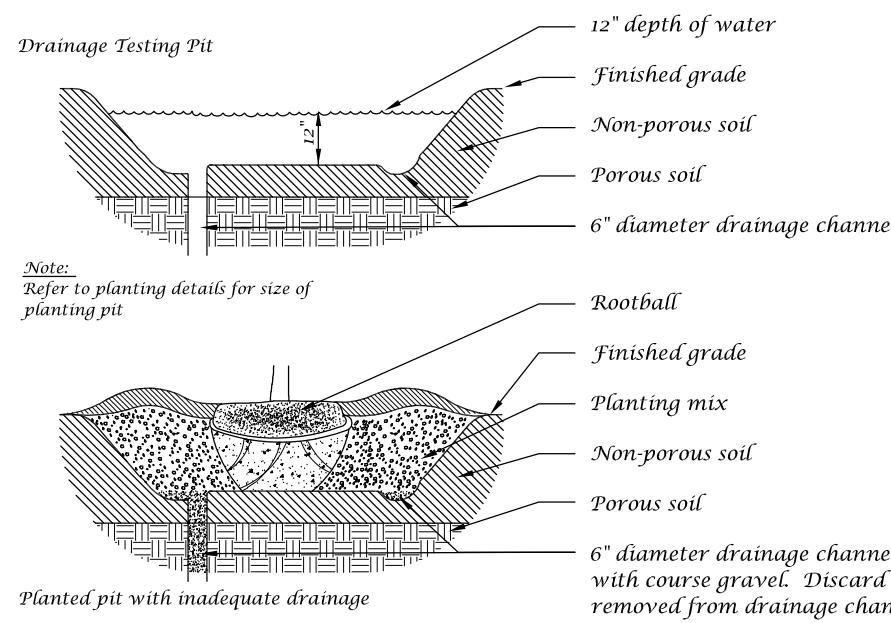
Guy Wire Attachment Detail

Not to Scale



Staking Detail

Not to Scale



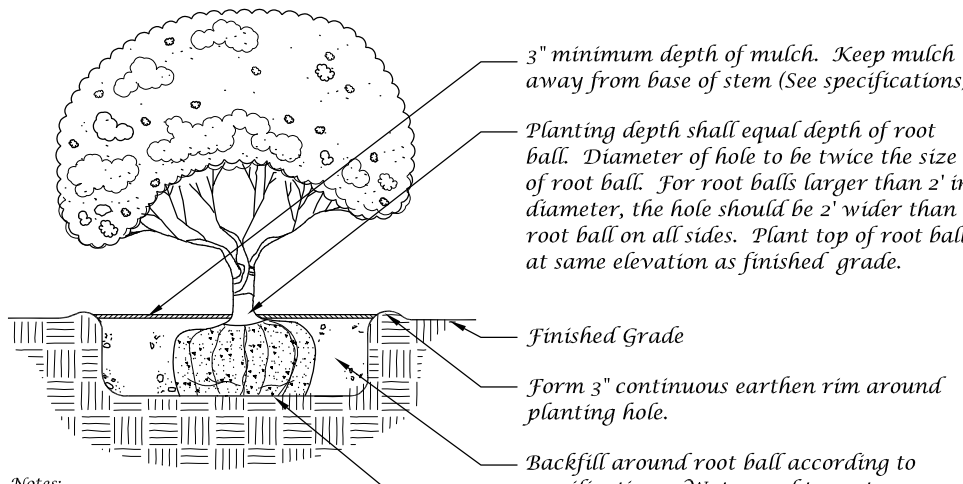
Drainage Testing Detail

Not to Scale

Conceptual Design Group, Inc.

Landscape Architecture - Site Planning

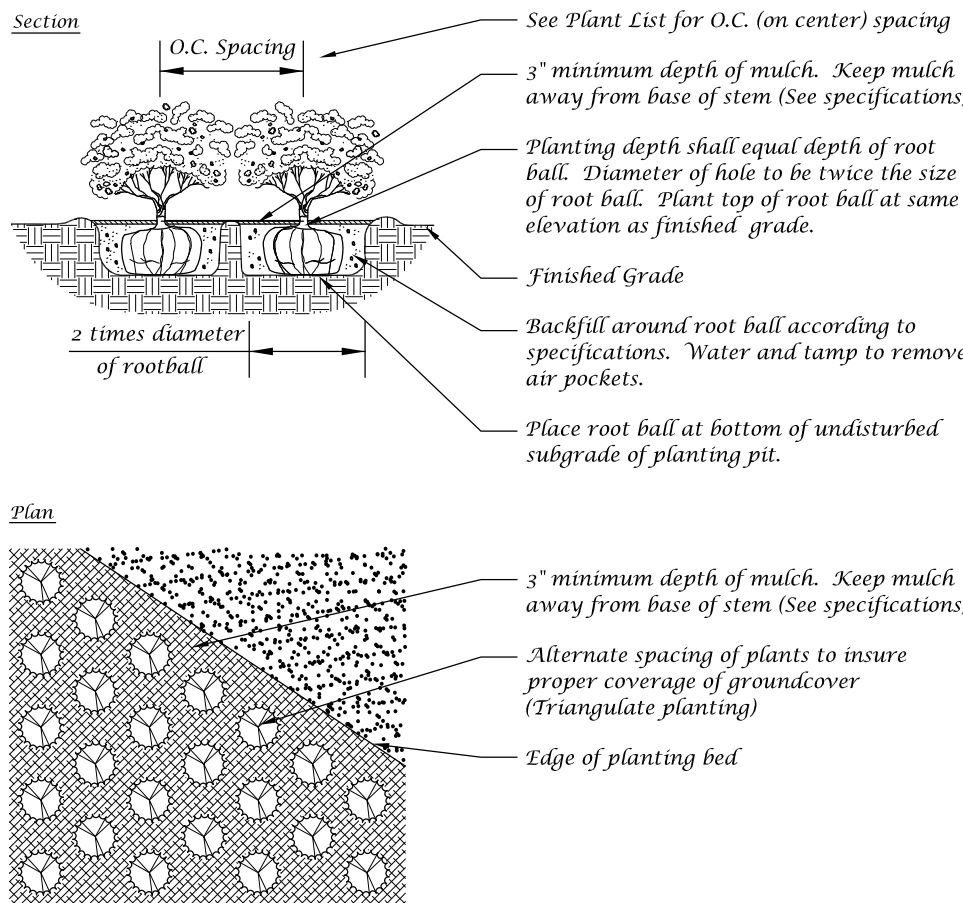
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2300
LC 26000198



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant at hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

Shrub Detail

Not to Scale

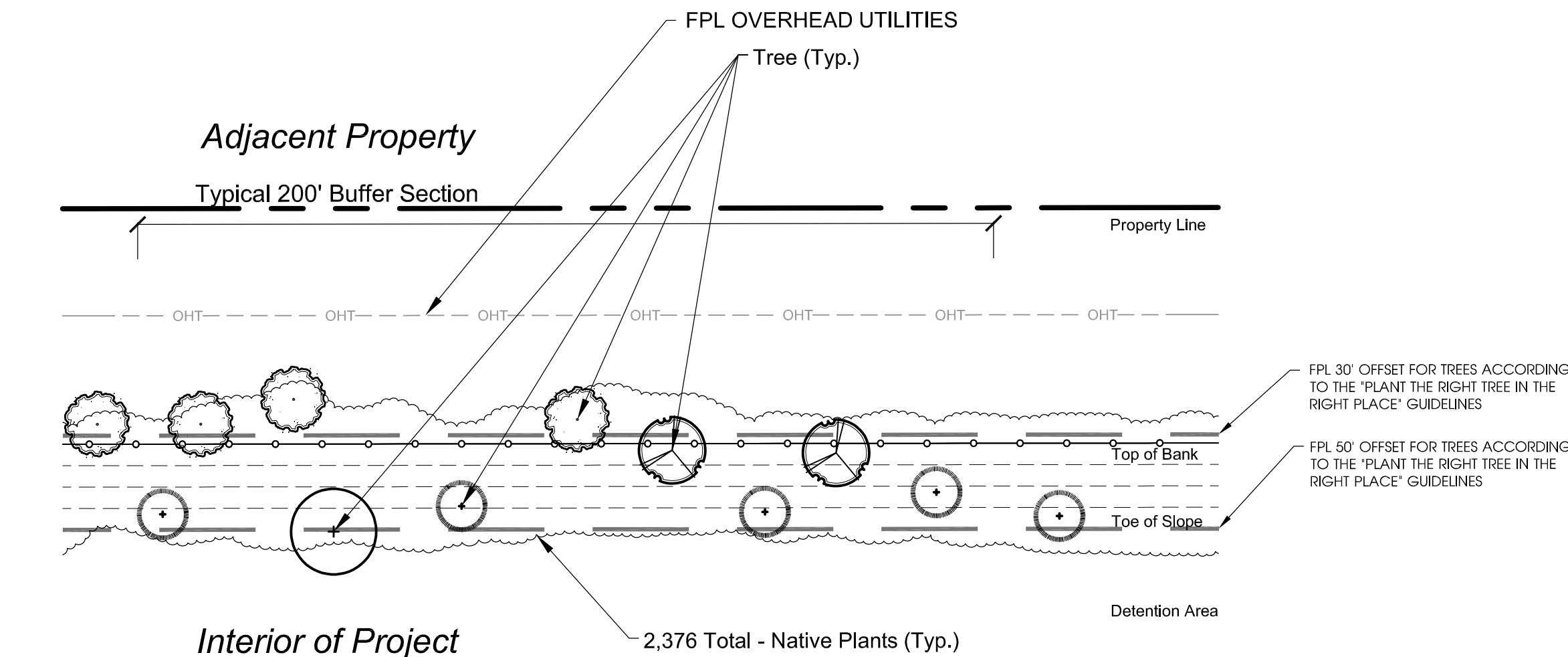


Ground Cover Detail

Not to Scale

Detention Shrub Planting Enlargement Detail

NOT TO SCALE



Interior of Project

Landscape Plan

MARTIN COUNTY
BUILDING DEPARTMENT
ADDITION

900 SE Rubenke St., Stuart, FL 34994

CPZ ARCHITECTS, INC.

4316 WEST BROWARD BOULEVARD
PLANTATION, FLORIDA 33317
PHONE: (954) 792-8525 FAX: (954) 337-0559
AA #2600685 WWW.CPZARCHITECTS.COM



DRAWING TITLE:

LANDSCAPE PLANS

DRAWN: JWS

CHECKED: JS

DATE: 7/3/2024

SCALE: 1" = 30'

PROJECT NO. 2373

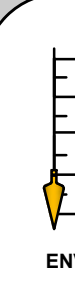
SHEET:

L-2 of 2

CDG PROJECT NO. 24-0605



#	TYPE	DBH
1	L. OAK	21.3
2	L. OAK	28.5
3	PINE	12.6
4	L. OAK	17.6
5	L. OAK	20.6
6	C PALM	
7	L. OAK	18.1
8	L. OAK	14.2
9	C PALM	
10	C PALM	
11	L. OAK	19.5
12	L. OAK	18.2
13	L. OAK	12
14	F PALM	
15	F PALM	
16	F PALM	
17	L. OAK	21
18	L. OAK	17.8
19	L. OAK	19.9
20	F PALM	
21	PINE	6.5
22	PINE	7.5
23	CYP	11.9
24	MAP	11.3
25	MAP	11.3
26	CYP	14
27	CYP	11.2
28	CYP	12.5
29	MAP	8.4
30	CYP	15.1
31	PINE	6.1
32	PINE	12.8
33	MAP	6.6
34	MAP	11
35	LEAD	23.8
36	L. OAK	16.8
37	L. OAK	22.5
38	L. OAK	22.3
39	L. OAK	24.6
40	L. OAK	24.4
41	MAP	13.5
42	PINE	11.8
43	PINE	6.7
44	PINE	7.5

 ENGINEERS & SURVEYORS ENVIRONMENTAL & LAND PLANNERS INTERIOR DESIGNERS	
10250 VILLAGE PARKWAY SUITE 201 PORT ST. LUCIE, FL 34987 772-462-2455 www.edc-inc.com	
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9835 L.B. CERTIFICATE OF AUTHORIZATION 8098	
AAA DESIGNED BY	AAA DRAWN BY
23-250 - TREES FILE NAME	TREES LAYOUT
	SCALE AS SHOWN
	6/12/2024 DATE
REVISION COMMENTS	
DATE	
CPZ ARCHITECTS MARTIN COUNTY BUILDING DEPT TREE LOCATION MAP MARTIN COUNTY FLORIDA	
 ENGINEERS & SURVEYORS ENVIRONMENTAL & LAND PLANNERS INTERIOR DESIGNERS	
10250 SW VILLAGE PARKWAY - SUITE 201 PORT SAINT LUCIE, FL 34987 772-462-2455	
23-250	
1 OF 1	



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Regulation Division

September 10, 2024

Martin County Board of County Commissioners
2555 SE Avenger Cir
Stuart, FL 34996

**Subject: Correction to Environmental Resource Permit (ERP)
 Permit No. 43-111409-P
 Project Name: Martin County Building Dept Expansion
 Martin County**

This is to notify you that our permit issued on September 5, 2024, was issued with incorrect exhibits. The exhibits have been corrected in the enclosed permit.

If you have any questions, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in blue ink that reads "Jesse Markle".

Jesse Markle, P.E.
Bureau Chief, Environmental Resource Bureau
South Florida Water Management District

JM/gjg

Enclosure

cc: Applicant/Owner



**South Florida Water Management District
Individual Environmental Resource Permit No. 43-111409-P
Date Issued: September 5, 2024**

Corrected Copy September 10, 2024

Permittee: Martin County Board of County Commissioners
2555 SE Avenger Cir
Stuart, FL 34996

Project: Martin County Building Dept Expansion

Application No. 240809-45127

Location: Martin County, See Exhibit 1

Your application for an Individual Environmental Resource Permit is approved. This action is taken based on Chapter 373, Part IV, of Florida Statutes (F.S.) and the rules in Chapter 62-330, Florida Administrative Code (F.A.C.). Unless otherwise stated, this permit constitutes certification of compliance with state water quality standards under section 401 of the Clean Water Act, 33 U.S.C. 1341, and a finding of consistency with the Florida Coastal Management Program. Please read this entire agency action thoroughly and understand its contents.

This permit is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- The attached General Conditions for Environmental Resource Permits.
- The attached Special Conditions.
- All referenced Exhibits.

All documents are available online through the District's ePermitting site at www.sfwmd.gov/ePermitting.

If you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

The District does not publish notices of action. If you wish to limit the time within which a person may request an administrative hearing regarding this action, you are encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Legal requirements and instructions for publishing a notice of agency action, as well as a noticing format that can be used, are available upon request. If you publish a notice of agency action, please send a copy of the affidavit of publication provided by the newspaper to the District's West Palm Beach office for retention in this file.

If you have any questions regarding your permit or need any other information, please call us at 1-800-432-2045 or email epermits@sfwmd.gov.

A handwritten signature in blue ink that reads "Jesse Markle".

Jesse Markle, P.E.
Chief, Environmental Resource Bureau

**South Florida Water Management District
Individual Environmental Resource Permit No. 43-111409-P**

Date Issued:	September 5, 2024	Expiration Date:	September 5, 2029
Project Name:	Martin County Building Dept Expansion		
Permittee:	Martin County Board of County Commissioners 2555 SE Avenger Cir Stuart, FL 34996		
Operating Entity:	Martin County Board of County Commissioners 2555 SE Avenger Cir Stuart, FL 34996		
Location:	Martin County		
Permit Acres:	0.43 acres		
Project Land Use:	Commercial		
Special Drainage District:	N/A		
Water Body Classification:	N/A		
FDEP Water Body ID:			
Conservation Easement to District:	No		
Sovereign Submerged Lands:	No		

Project Summary

District staff has reviewed the information submitted August 9, 2024 for the permitted development known as Martin County Building Department, construction for which was originally authorized under Environmental Resource Permit (ERP) No. 43-01347-P.

This permit authorizes minor modifications to the site plan to include a building expansion, equipment pad, and additional parking. The construction results in only minor changes to imperviousness. The existing stormwater management (SWM) system provides the required water quality volume and attenuation for the project area. Therefore, no modifications to the SWM system are proposed with this project. Please refer to the Engineering Evaluation and Exhibit Nos. 2.0 and 2.1 for additional details.

Issuance of this permit constitutes certification of compliance with state water quality standards in accordance with Rule 62-330.062, F.A.C.

Site Description

The site is located on SE Ruhnke Street, Stuart, Martin County. Please refer to Exhibit No. 1.0 for a location map.

For information on wetland and other surface water (OSW) impacts, please see the Wetlands and OSWs section of this permit.

Ownership and Operation & Maintenance (O&M)

Perpetual O&M of the SWM system will be the responsibility of the Martin County Board of County Commissioners (BOCC). Upon conveyance or division of ownership or control of the property or the system, the permittee must notify the Agency in writing within 30 days, and the new owner must request transfer of the permit.

Engineering Evaluation:

Land Use

The proposed project is consistent with the land use assumptions from the design of the SWM system. Please refer to the Engineering Evaluation Tables for land use details

Water Quality/Quantity

As authorized under ERPNo. 43-10347-P, the existing SWM system provides the required water quality treatment and pretreatment volumes and attenuation for the project area.

Construction Completion Certification (CCC) and O&M

This project does not require certification.

In accordance with Section 373.416(2), F.S., unless revoked or abandoned, all SWM systems and works permitted under Part IV of Chapter 373, F.S., must be operated and maintained in perpetuity.

The efficiency of SWM systems, dams, impoundments, and most other project components will decrease over time without periodic maintenance. The O&M entity must perform periodic inspections to identify if there are any deficiencies in structural integrity, degradation due to insufficient maintenance, or improper operation of projects that may endanger public health, safety, or welfare, or the water resources. If deficiencies are found, the O&M entity is responsible for correcting the deficiencies in a timely manner to prevent compromises to flood protection and water quality. See Section 12.4, ERP AH Vol. I for Minimum Operation and Maintenance Standards.

Notable project components requiring routine inspection and maintenance include but are not limited to:

- Side slopes for stormwater lakes and ponds – maintain side slopes no steeper than 4:1 (horizontal:vertical) to a depth of 2.0 feet below the control elevation and nurtured or planted from 2.0 feet below to 1.0 feet above the control elevation pursuant to Subsection 5.4.2, ERP AH Vol. II.
- Conveyance pipes, conveyance structures and discharge structures – all pipes and structures must be inspected for structural integrity and be maintained clear of trash, sediment and vegetative debris.
- Exfiltration trenches – all pipes and structures must be inspected for structural integrity and be maintained clear of trash, sediment and vegetative debris.
- Swales – maintain the permitted cross-section and vegetative cover.
- Underground storage facilities – all facilities must be inspected for structural integrity and be maintained clear of trash, sediment and vegetative debris.
- Pumps – float switches should be inspected and any obstructions removed to ensure proper operation; intake and discharge pipes should be maintained clear of trash, sediment and vegetative debris; motors should be maintained to ensure proper operation.

Engineering Evaluation Tables:

Land Use

Basin	Land Type	Area (ac)	% of Total Basin
Site	Building Cover New	0.14	32.56
	Pavement	0.29	67.44
	Total:	0.43	100%

Environmental Evaluation:

Wetland and OSW Description

There are no wetlands or OSWs located within the project site or affected by this project.

Fish, Wildlife, and Listed Species

The project site does not contain significant habitat for wetland-dependent endangered or threatened wildlife species, or species of special concern. No wetland-dependent endangered or threatened species or species of special concern were observed onsite. Submitted information indicates that potential use of the site by such species is minimal.

This permit does not relieve the permittee from complying with all applicable rules and any other agencies' requirements if, in the future, endangered or threatened species or species of special concern are discovered on the site.

Related Concerns:**Water Use Permit Status**

The permittee has indicated that public water supply will be used as a source for irrigation water for the project.

The permittee has demonstrated that proposed dewatering qualifies for the permit by rule under Rule 40E-2.061, F.A.C.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation.

Water and Wastewater Service

City of Stuart Utility

Historical/ Archaeological Resources

The District has received correspondence from the Florida Department of State, Division of Historical Resources indicating that no significant archaeological or historical resources are recorded on the project site; therefore, the project is unlikely to have an effect upon any such resources.

This permit does not release the permittee from complying with any other agencies requirements in the event that historical and/or archaeological resources are found on the site.

General Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.
5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms, and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex- "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit"[Form 62-330.310(3)]; or
 - b. For all other activities- "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
 - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
 - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations, and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the

County in which the activity is located.

- b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
 - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 - b. Convey to the permittee or create in the permittee any interest in real property;
 - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the Agency in writing:
 - a. Immediately if any previously submitted information is discovered to be inaccurate; and
 - b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

Special Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.

1. The construction authorization for this permit shall expire on the date shown on page 2.
2. Perpetual O&M of the SWM system shall be the responsibility of the Martin County Board of County Commissioners (BOCC). The permittee shall notify the Agency in writing within 30 days of any conveyance or division of ownership or control of the property of the system, and the new owner must request transfer of the permit in accordance with Rule 62-330.340, F.A.C.
3. Prior to initiating construction activities associated with this ERP, the permittee is required to hold a pre-construction meeting with field representatives, consultants, contractors, District Environmental Resource Bureau (ERB) staff, and any other local government entities as necessary. The purpose of the pre-construction meeting is to discuss construction methods, sequencing, best management practices, identify work areas, staking and roping of preserves where applicable, and to facilitate coordination and assistance amongst relevant parties. To schedule a pre-construction meeting, please contact ERB staff from the Okeechobee Service Center at (863) 462-5260 or via e-mail at: precon@sfwmd.gov. When sending a request for a pre-construction meeting, please include the application number, permit number, and contact name and phone number.
4. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or permittee associated with this project. Please refer to Chapter 68A-27, F.A.C. for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to: FWCConservationPlanningServices@MyFWC.com.

Project Work Schedule for Permit No. 43-111409-P

The following activities are requirements of this Permit and shall be completed in accordance with the Project Work Schedule below. Please refer to General Conditions, Special Conditions and/or Specific Conditions for more information. Any deviation from these time frames will require prior approval from the District's Environmental Resources Bureau and may require a modification to this permit. Such requests must be made in writing and shall include: (1) reason for the change, (2) proposed start/finish and/or completion dates, and (3) progress report on the status of the project.

Condition No.	Date Added	Description (Application Number)	Due Date	Date Satisfied
GC 4	09/10/2024	Construction Commencement Notice	Prior to Construction	
GC 7	09/10/2024	Submit Operation Transfer Request	Within 30 days of Certification	
SC 3	09/10/2024	Pre-Construction Meeting	Prior to Construction	

GC = General Condition

SC = Special Condition

Distribution List

Mark Landsman, Engineering Design and Construction

David Baggett, Engineering Design and Construction

US Army Corps of Engineers - Permit Section

Martin County Board of County Commissioners

Martin County Board of County Commissioners

Martin County Engineering Department

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website at <http://my.sfwmd.gov/ePermitting> and searching under this application number 240809-45127.

[Exhibit No. 1.0 Location Map](#)

[Exhibit No. 2.0 Construction Plans](#)

[Exhibit No. 2.1 SWM Calculations](#)

NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.

- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

INITIATION OF ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

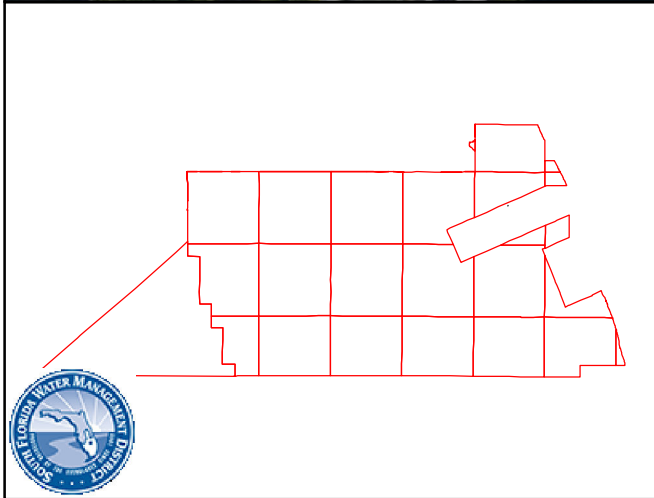
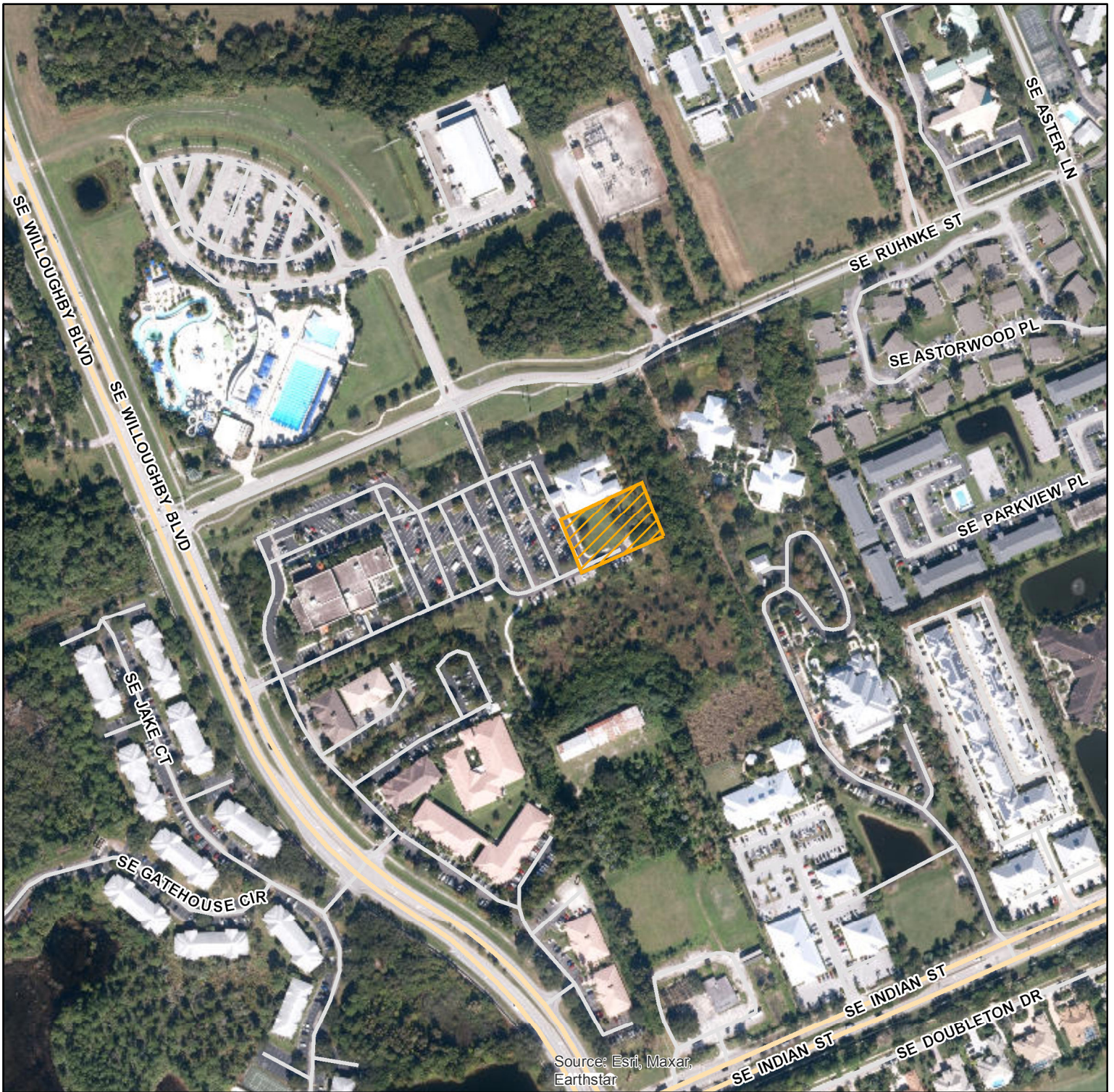
1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401–.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.



MARTIN COUNTY, FLORIDA

Application

Application No: 240809-45127

Permit No: 43-111409-P

Project Name: Martin County Building Dept Expansion

Map Date: 2024-08-21

0 0.075 0.15 Miles

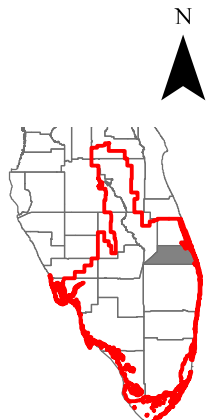


Exhibit No: 1.0

CONSULTANT:

**ENGINEERS & SURVEYORS
ENVIRONMENTAL & LAND PLANNERS
INTERIOR DESIGNERS**
1000 VILLAGE PARKWAY - SUITE 201
ST. LOUIS, MO 63117
314-241-2655

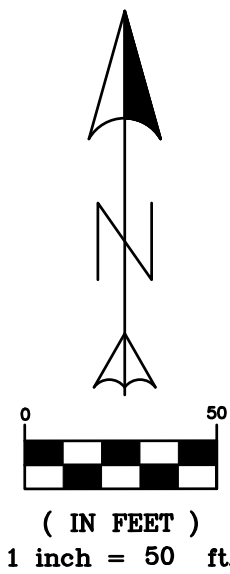
900 SE Ruhnke St, Stuart, FL 34994

4316 WEST BROWARD BOULEVARD
PLANTATION, FLORIDA 33317
PHONE: (954) 792-8525 FAX: (954) 337-0359
AA #2600685 WWW.CPZARCHITECTS.COM



DATE _____

1 of 4



A PARCEL OF LAND LYING BEING ALL OF THE COMMON AREA, LYING NORTH OF LOT 1, AS SHOWN ON THE PLAT OF THE COMMONS AT INDIAN STREET, PLAT BOOK 17, PAGE 28, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

<u>FUTURE LAND USE:</u>	PUBLIC SERVICE
<u>ZONING:</u>	PS-PUD
<u>LAND SIZE:</u>	661,857 S.F. (15.19 AC)



It's fast.
It's free.
It's the law.

**Know what's below.
Call before you dig.**
www.callsunshine.com

Exhibit 2.0

Permit No. 43-111409-P

CONSULTANT:

DC

**ENGINEERS & SURVEYORS
ENVIRONMENTAL & LAND PLANNERS
INTERIOR DESIGNERS**

**100 VILLAGE PARKWAY - SUITE 201
SAINT LUCIE, FL 34987
362-2455**

900 SE Rubnke St. Stuart, FL 34994

4316 WEST BROWARD BOULEVARD
PLANTATION, FLORIDA 33317
PHONE: (954) 792-8525 FAX: (954) 337-0359
AA #2600685 WWW.CPZARCHITECTS.COM

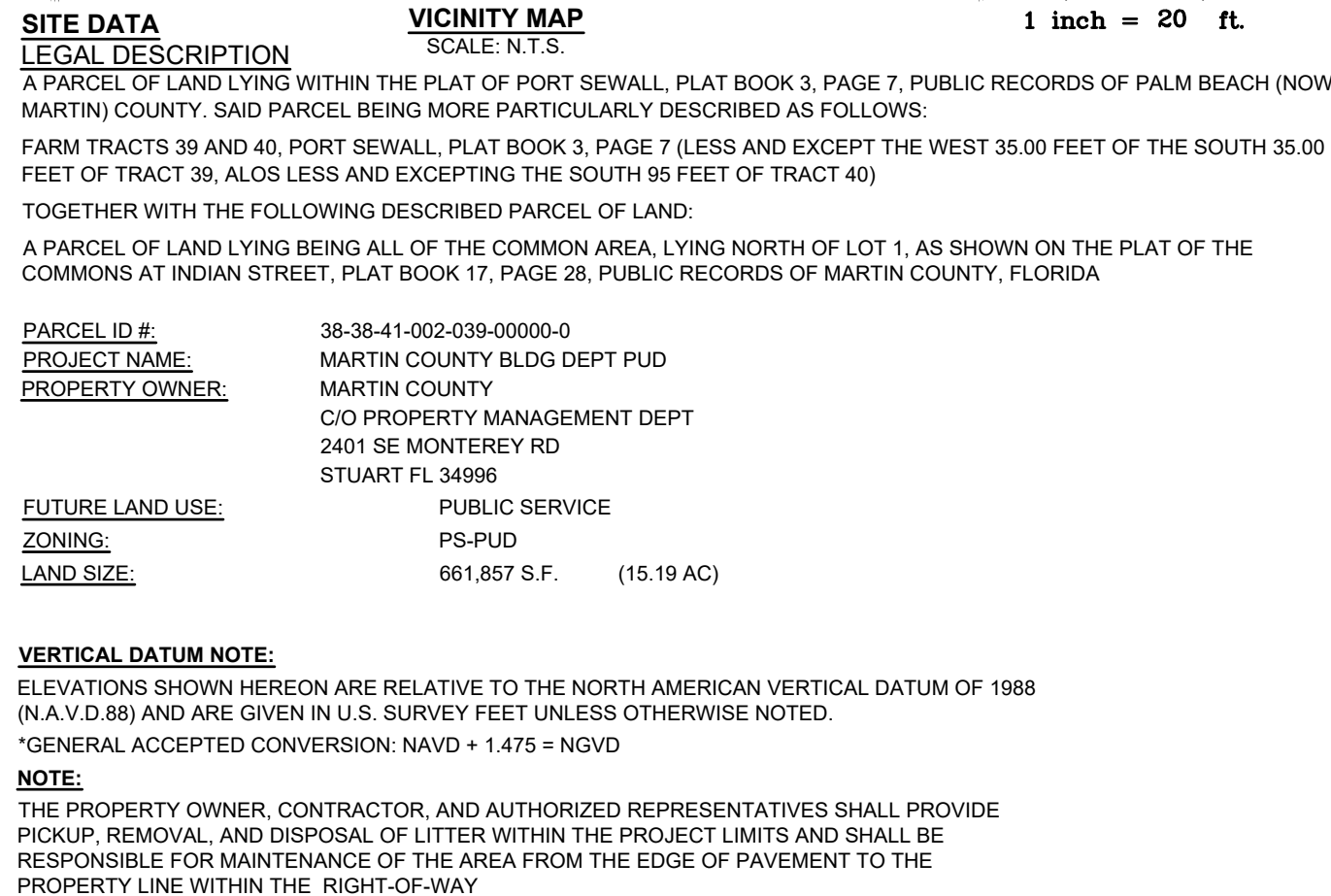


DRAWN: JJL
CHECKED: DCB
DATE: 08/07/2024
SCALE: AS SHOWN
PROJECT NO. 2373
SHEET:

DATE _____

2

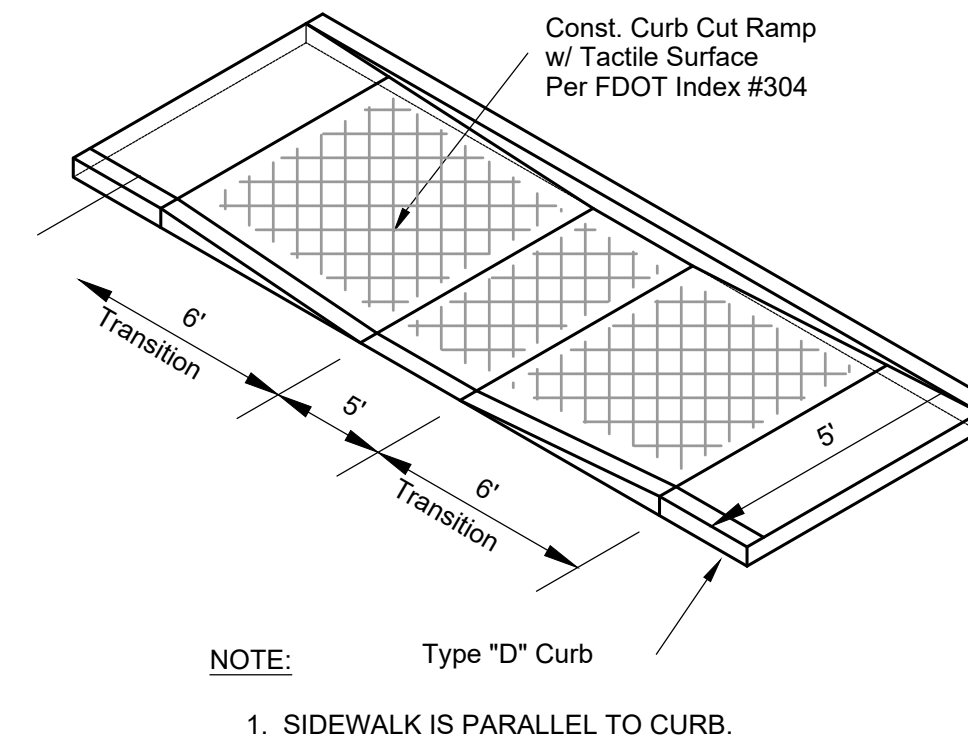
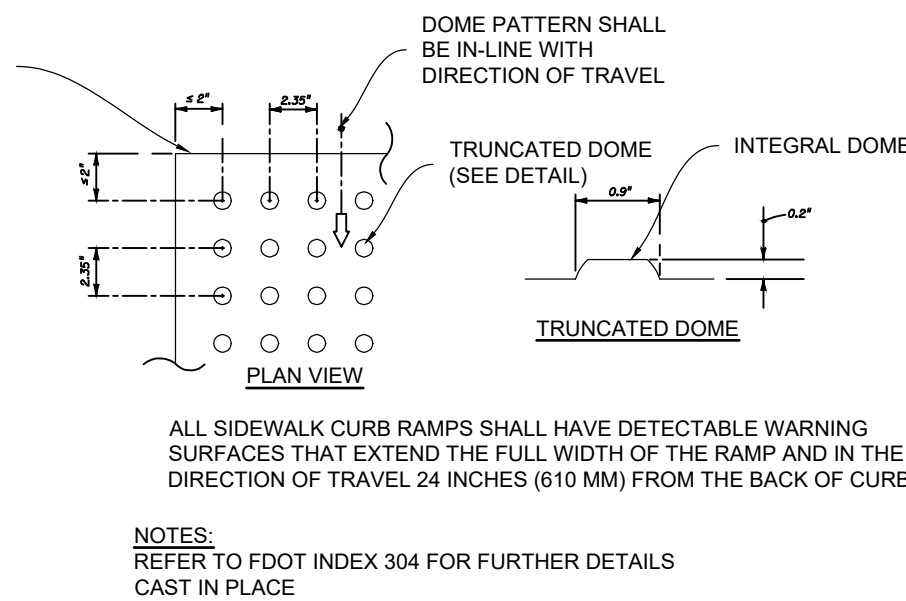
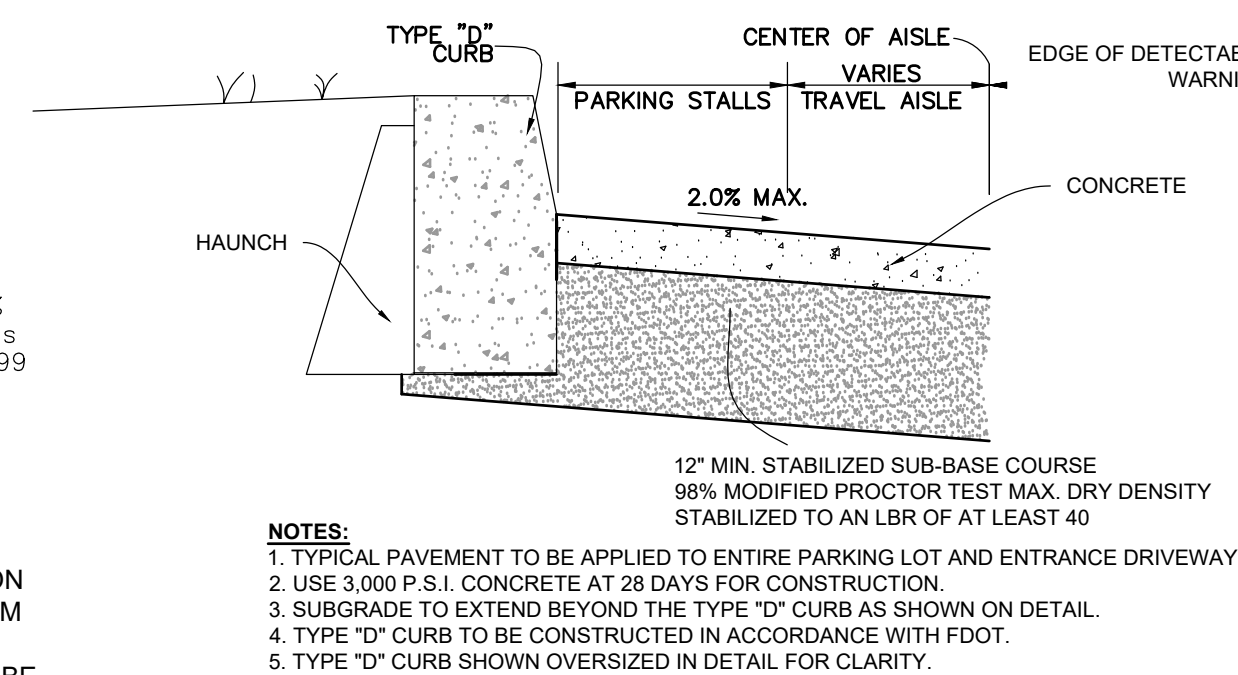
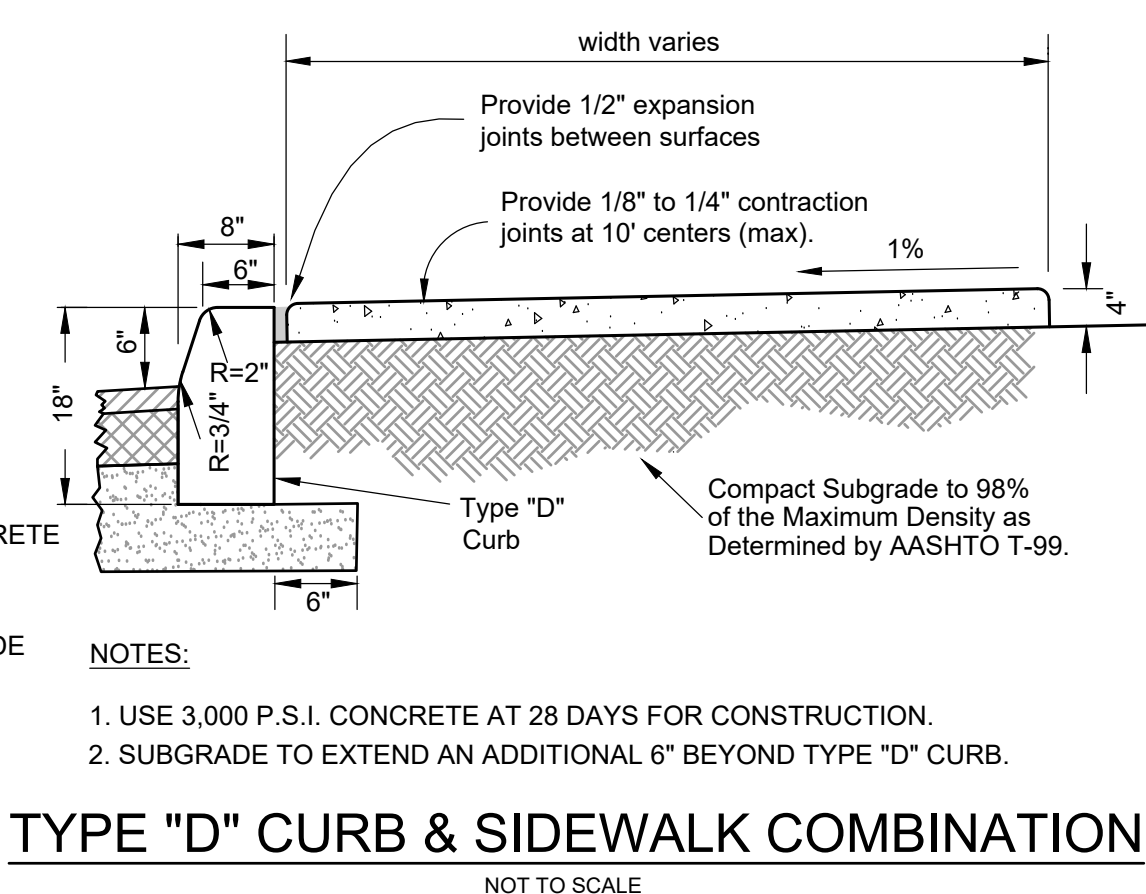
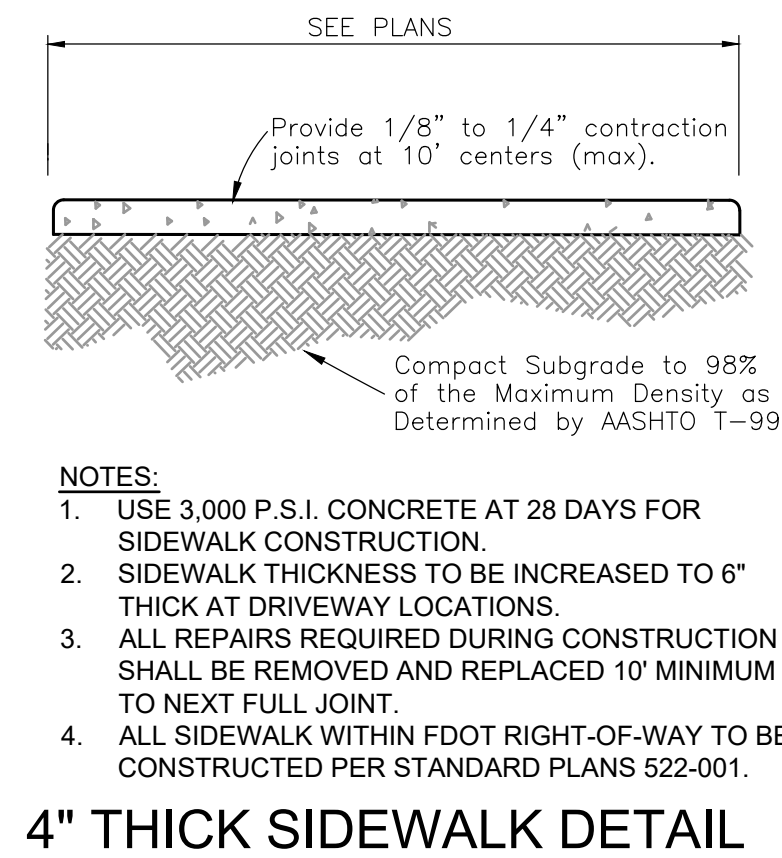
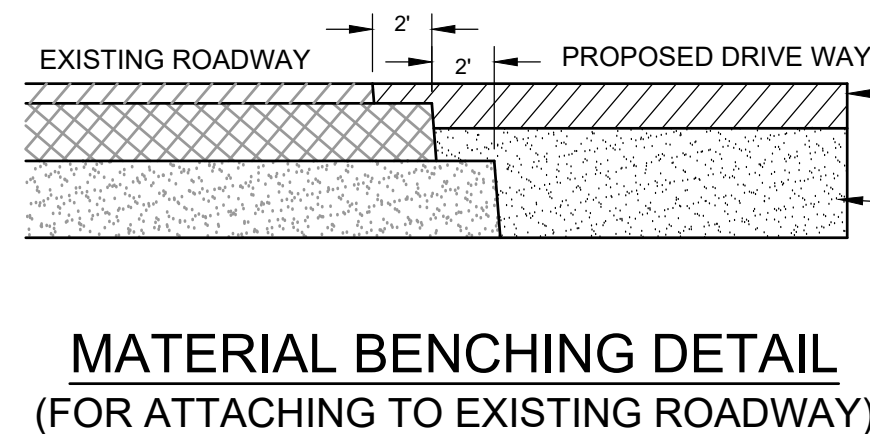
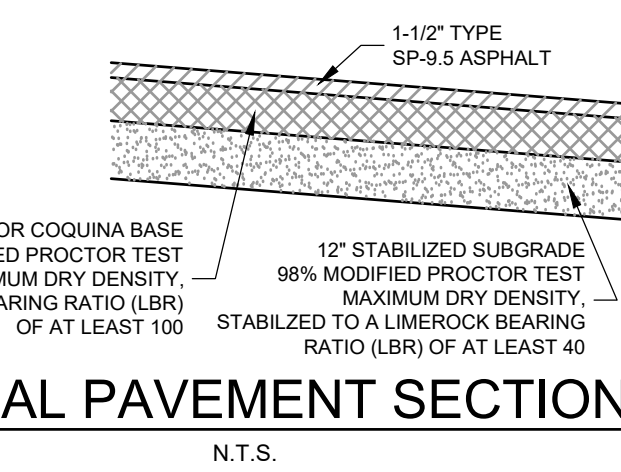
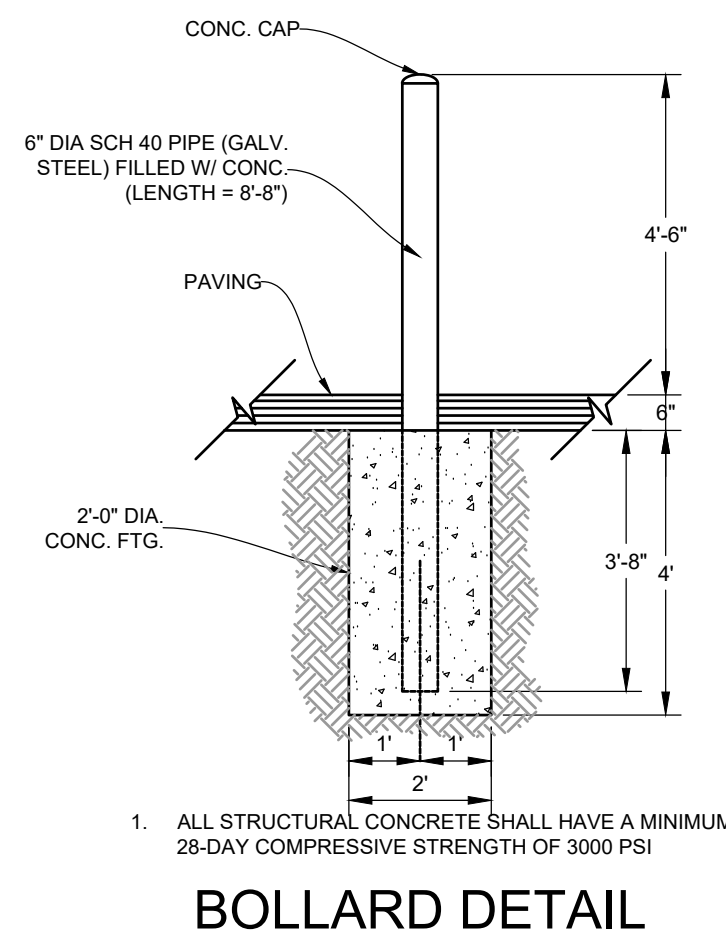
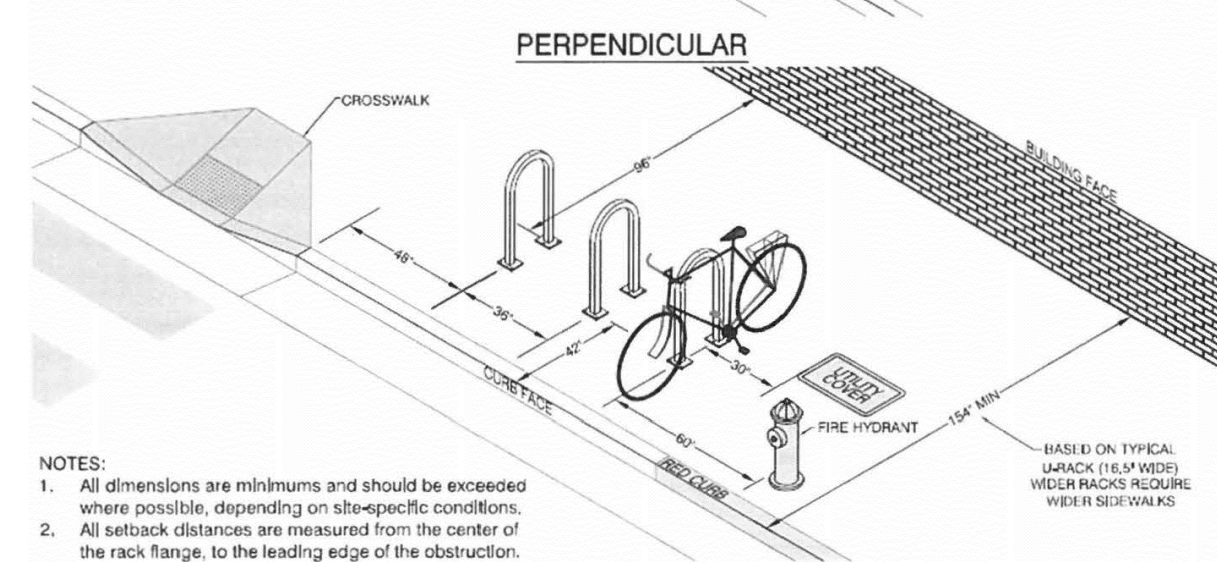
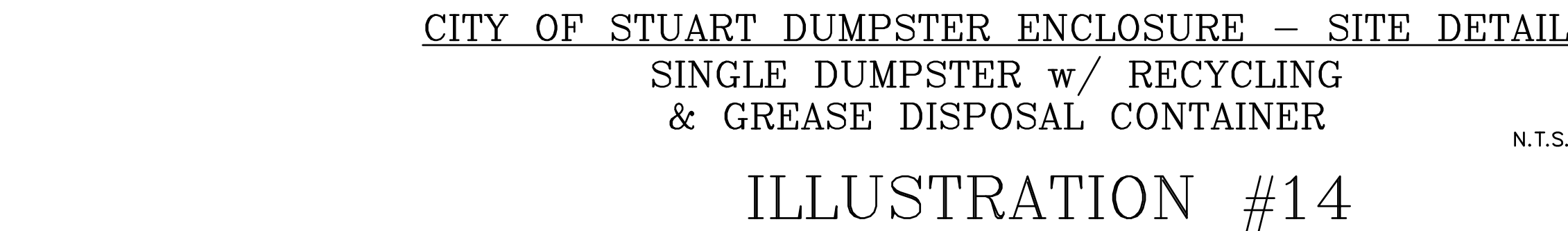
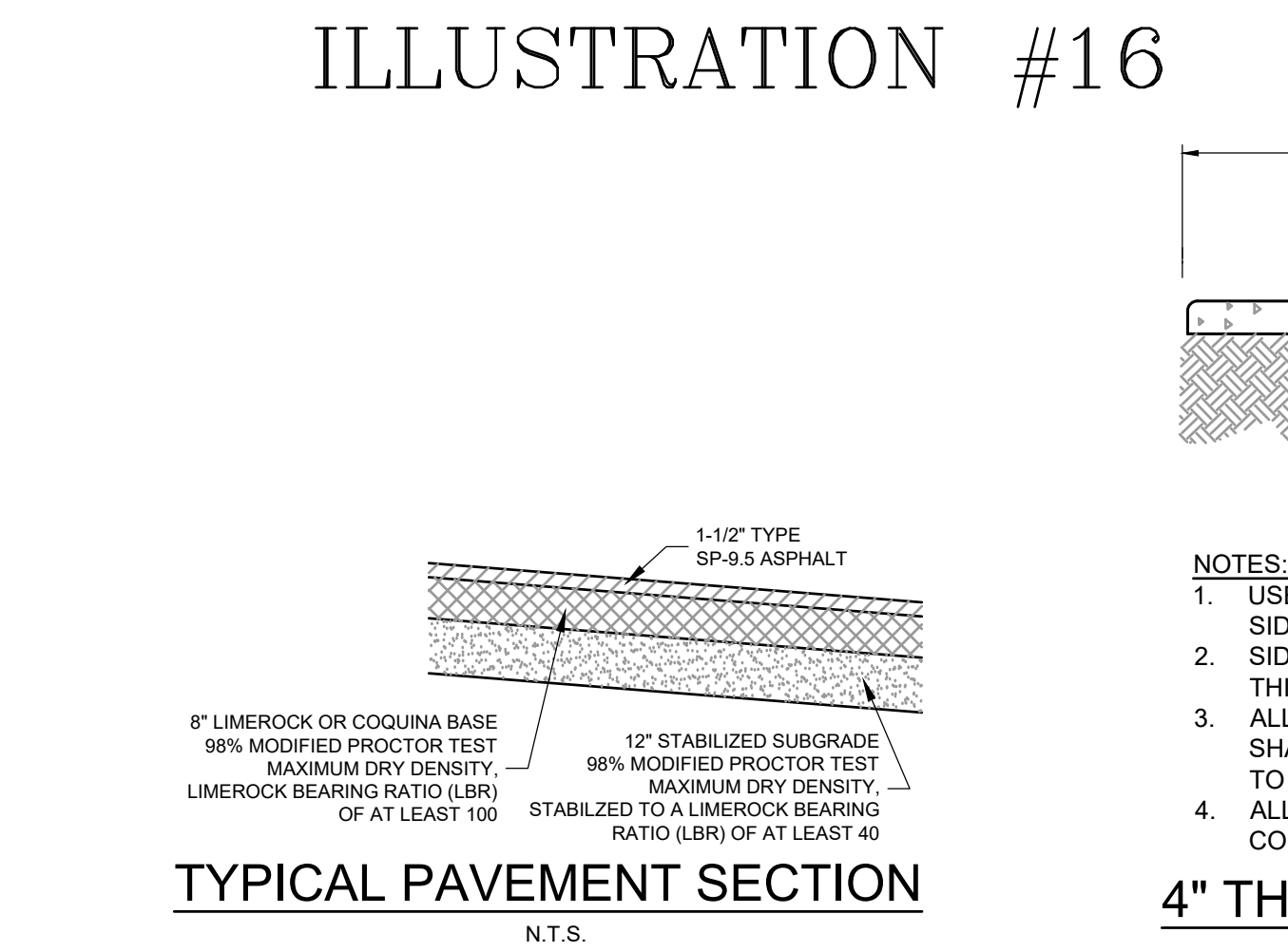
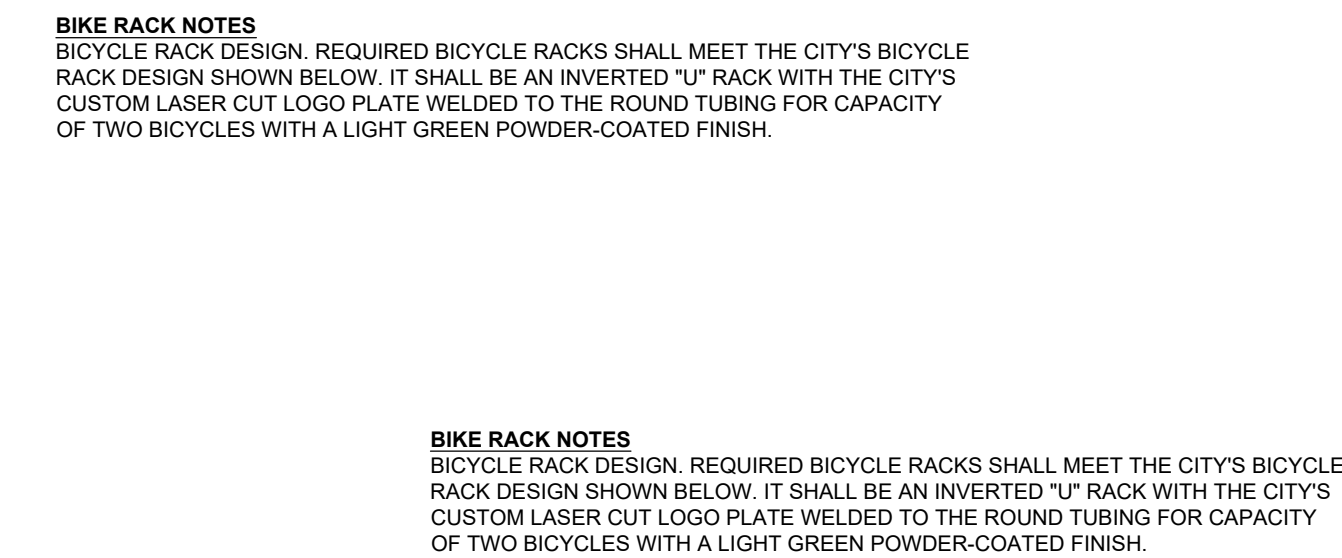
3 of 4



LEGEND			
	EXISTING METER		EXISTING UTILITY POLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING SITE ELEMENTS		PROPOSED LIGHT POLE (SINGLE)
	PROPOSED ASPHALT		DRAINAGE FLOW ARROW
	EXISTING CONCRETE TO BE REPLACED		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED CONCRETE		PARKING STALL COUNT
	PHASE 1		EXISTING DRAINAGE
	PHASE 2		PROPOSED DRAINAGE PIPE



Exhibit 2.0

[illegible]

**MARTIN COUNTY
BUILDING DEPARTMENT
ADDITION**

900 SE Rubenke St Stuart FL 34994

CPZ ARCHITECTS, INC.

4316 WEST BROWARD BOULEVARD
PLANTATION, FLORIDA 33317
PHONE: (954) 792-8525 FAX: (954) 337-0359
AA #26000685 WWW.CPZARCHITECTS.COM



DRAWING TITLE

PGD DETAILS

DRAWN: JJJ
CHECKED: DCB
DATE: 08/07/2024
SCALE: AS SHOWN
PROJECT NO. 2373
SHEET:

4

DATE _____

Drainage Calculations & Surface Water Management Report

For

Martin County Building Expansion



Prepared By: Mark Landsman, P.E.

Engineering Design & Construction, Inc.

10250 SW Village Parkway, Suite 201

Port St. Lucie, FL 34987

Board of Professional Engineers Certificate of Authorization Number 9935

July 2024

Mark Landsman, P.E. #96288 Date
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987 (772) 462-2455

Table of Contents

1.0	Executive Summary.....	3
2.0	History and Existing Storm Water Management System.....	3
3.0	Drainage Calculation Summary.....	5
3.1	Project Description.....	5
3.2	Datum.....	6
3.3	Land Use Tables	6
3.5	Water Quality	8
3.6	Conditions for Minor Works	9
3.7	Minimum Road and Parking	10
3.8	Minimum Finished Floor.....	10
3.9	Perimeter Berm.....	10
4.0	Conclusion.....	11
	Appendix A: Basin Map.....	12

List of Tables

Table 1-Site Details.....	6
Table 2-Permitted Land Use Breakdown.....	7
Table 3-Proposed Land Use	7
Table 4-Post Development Land Use Breakdown.....	8
Table 5-Min Road and Parking Elevation.....	10
Table 6-Minimum Finished Floor Elevation	10

1.0 Executive Summary

The project known as the Martin County Building Department expansion proposes to add additional parking for the existing site along with proposing an additional building that will serve Martin County. The site is located in a larger regional drainage basin that includes the surrounding roads: Ruhnke St and Willoughby Blvd. The drainage area has gone through various permitting updates with the District, with the latest modification occurring in 2016. The Health Dept drainage basin has an excess of approximately 0.16 ac of impervious area that was never constructed. As such, the improvements proposed under this application qualify for a modification (minor works) as stated in the Applicant's Handbook Volume 1 Section 6.2. The existing dry detention system has excess water quality treatment volume to serve the proposed construction under this application.

2.0 History and Existing Storm Water Management System

The site is located within a larger regional drainage basin for Ruhnke Street and Willoughby Blvd. Drainage from surrounding developments is collected in a series of swales along Ruhnke Street and conveyed west into piped cross-drains beneath Willoughby Blvd. Drainage then continues west where it flows through a ditch along the southern boundary of the Kanner CPUD development. The Kanner CPUD site is currently under construction and will be eliminating the existing conveyance ditch, replacing it with a bypass culvert sized for existing flows. Ultimately drainage from this basin continues west where it discharges to the St. Lucie River via dual culverts beneath Kanner Highway and a ditch.

Prior to development the subject site was utilized for various agricultural activities. The site contained no jurisdictional wetlands, however there were two jurisdictional "other surface waters" that were developed over entirely. One was a 0.43 ac shallow excavation in the northwest corner of the site and a 1.43 ac lake in the southeast corner of the site. Prior to development the site drained to a ditch along its eastern boundary discharged north to a series of ditches that existed prior to the construction of Ruhnke Street.

In 2002 the South Florida Water Management District (SFWMD) issued Environmental Resources Permit (ERP) Application No. 011219-13 / Permit No. 43-01347-P for phase I of the Martin County Health Department Complex project. This phase consisted of 15.35 acres of institutional development comprised of buildings, parking, access drive, and stormwater management facilities. The project was separated into two (2) phases of development. The first phase consisted of the existing Health Department facilities and Phase II consisted of what is now the Building Department Facilities. The design calculations submitted were for the total project at build-out. As stated in the permit the development of the Phase II area would require modification of the ERP permit to demonstrate consistency with land use and site stages assumed in the project design calculations. The Phase I stormwater management system consisted of a 0.71 ac dry detention system that provided treatment and attenuation in conjunction with the on-site ditch and lake that were to remain. Discharge was to the north based on existing drainage patterns.

On July 3, 2004, the permit was modified (Application No. 030505-3) to enlarge and reconfigure the 0.71-acre dry detention area to include 1.94 acres of other surface waters and some surrounding uplands into a 3.80-acre dry detention area. The site had been cleared and partially filled. The proposed development remained similar to the previously permitted development for Phases I and II.

On August 8, 2005, the permit was modified (Application No. 041227-22) for construction of Phase II of the project. The dry detention pond was reduced in size to 3.64 acres since Phase II had less impervious area than allowed for in the previous design and calculations.

On March 31, 2010, the permit was modified (Application No. 100204-6) to expand the stormwater pond on the site as a result of a settlement agreement between Martin County and a property owner to the south referred to as Parks-Indian, LLC. This brought the total contributing drainage area to 26.35 acres. The pond was sized to accommodate the future

development of the remaining Parks Indian site, which is the subject of this application. Removal of exotic vegetation, rough grading, and sod/hydroseeding were authorized on the Parks site under this permit. Drainage from a nursery located southwest of the Health Department facility was included as contributing drainage area also. See the enclosed basin map and environmental monitoring report in Appendix A.

On February 20, 2015 SFWMD ERP application 141222-16 was issued for a commercial subdivision on the Parks Indian site with an initial phase of construction that included an 80 bed rehabilitation facility consisting of three buildings. The remainder of the site was approved to be constructed at a later date when a final site plan had been developed. The Martin County Health and Building Department stormwater management system for the site was permitted to serve this development under the 2010 ERP discussed previously. The proposed construction included a modification to the existing systems control structure to increase the bleeder diameter, reduce the weir slot, and to raise the overflow elevation from 14.5 feet to 15.0 feet NGVD (13.50 NAVD).

On March 22, 2016 an ERP modification was issued for the construction of the remaining phase of the Parks Indian site as permitted under ERP 141222-16. The applicant demonstrated consistency with the originally permitted design assumptions of the previous permit. Thus, no modifications to the stormwater management system were required.

3.0 Drainage Calculation Summary

3.1 Project Description

The following Table 1 outlines the parcels that comprise of the Martin County Building Department and Health Department sites.

Table 1-Site Details

Parcel ID	Size (acres)	Sec/Town/Range	Jurisdiction
38-38-41-002-039-00000-0	10.11	38/38/41	Martin County
40-38-41-001-008-00000-2	5.22	40/38/41	Martin County
Total:	15.33		

3.2 Datum

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

3.3 Land Use Tables

The following Table 2 outlines the permitted land use coverages for the drainage basin. The proposed project is within the Health Dept basin in the drainage model. The Health Department site includes the Martin County Community Services building that was permitted and constructed in 2007. The Parks Indian site is directly connected to the Health Department pond, which brings the total area to 16.27 acres. When including the nursery site, the total drainage basin area comes to 26.35 acres. Table 3 provides the proposed land use with this phase of construction, which is all included within the Health Basin only. Table 4 provides the total post development land use breakdown for all 3 drainage sub-basins. Note that the data in Table 4 is the actual land use for the entire drainage basin. The permitted land use in Table 2 does not reflect actual land use conditions, only permitted land use conditions.

Table 2-Permitted Land Use Breakdown

	Parks Indian	Health Dept.	Nursery	Total
Buildings	0.97	0.80	0.20	1.97
Pavement	1.72	4.61	0.50	6.83
Impervious:	2.69	5.41	0.70	8.80
Dry Detention	0.74	3.87	0.00	4.61
Dry Detention Slopes	0.18	0.48	0.00	0.66
Open Space	1.39	5.59	5.30	12.28
Pervious:	2.31	9.94	5.30	17.55
Total Area:	5.00	15.35	6.00	26.35
Percent Impervious	54%	35%	12%	33%
Percent Pervious	46%	65%	88%	67%

Table 3-Proposed Land Use

Health Dept Basin	
Buildings	0.14
Pavement	0.29
Dry Detention	0.00
Pervious	0.00
Total Area:	0.43

Table 4-Post Development Land Use Breakdown

	Parks Indian	Health Dept.	Nursery	Total
Buildings	0.97	0.94	0.20	2.11
Pavement	1.72	4.81	0.50	7.03
Impervious:	2.69	5.75	0.70	9.14
Dry Detention	0.74	3.87	0.00	4.61
Dry Detention Slopes	0.18	0.48	0.00	0.66
Open Space	1.39	5.25	5.30	11.78
Pervious:	2.31	9.60	5.30	17.21
Total Area:	5.00	15.35	6.00	26.35
Percent Impervious	54%	39%	12%	35%
Percent Pervious	46%	61%	88%	65%

The project is proposing 0.50 acres of impervious area, which equates to a net impervious increase of only 2% from the previously approved land use. However, there is an excess of 6,968 square feet (0.16 ac) of impervious surface accounted in the original design that was never constructed and does not currently exist. This is due to an approved parking lot that was never constructed. Ultimately, the project is proposing a net increase of impervious surface from the previous permit by 0.34 acres.

3.5 Water Quality

Per the previous ERP (application 141222-16), the water quality volume is 3.64 ac-ft, however EDC has determined that the calculations did not take the 25% reduction for a dry detention system. The actual required water quality treatment volume (WQTV) for the existing site is 2.73 ac-ft.

Per the recent survey of the control structure, the water quality weir slot (6" x 5") is at an elevation of 12.11 NAVD, which provides substantially more WQTV than required (4.26 ac-ft). As such, there is an excess WQTV of 1.51 ac-ft.

The proposed increase in impervious area does not exceed the available treatment volume in the existing system. The following WQTV equation provides the required treatment volume for the 0.34 acre increase in impervious area.

$$\text{Required WQTV} = \frac{2.5}{12} ft \times 0.34 ac \times 1.5 (150\%) = 0.1063 ac - ft < 1.51 ac - ft$$

Since the required WQTV (0.1063 ac-ft) is less than the excess WQTV (1.51 ac-ft), the existing dry detention area does not need to be modified due to the proposed construction.

3.6 Conditions for Minor Works

The proposed additions to the site fall under the assumption of minor works according to Applicant's Handbook Volume I, Section 6.2.1(d). The following factors are used to consider a modification of the existing permit as a minor modification:

1. The project are has not increased in size
2. The impervious and semi-impervious area has only increased by 0.34 acres (1.30%).
3. No reduction in the stormwater system.
4. The site is not within a floodplain.
5. No wetlands on site.
6. No wetlands on site.
7. Not within a riparian zone.
8. Stormwater management system has excess water quality.

9. The owner will maintain the same level of financial responsibility of the existing stormwater management system.
10. No conservation areas on site.
11. A permit extension is not sought.
12. A new site inspection is not warranted.
13. The stormwater management system is oversized for the project. As such, no adverse water quality impacts are expected.
14. The project meets the intended design of the most recent permit modification.

3.7 Minimum Road and Parking

The following Table 5 outlines the previously permitted minimum road and parking elevation. The proposed construction will meet the minimum elevation.

Table 5-Min Road and Parking Elevation

Previously Permitted	Proposed Minimum Road
13.07 NAVD	13.07 NAVD

3.8 Minimum Finished Floor

The following Table 6 outlines the previously permitted FFE for the site. The proposed construction will exceed the minimum finished floor elevation.

Table 6-Minimum Finished Floor Elevation

Previously Permitted	Minimum FFE
13.91 NAVD	15.00 NAVD

3.9 Perimeter Berm

No changes to the existing perimeter berm are proposed with this application.

4.0 Conclusion

The Martin County Building Department expansion project proposes a new building along with additional parking, a majority of which was previously approved. The additional impervious area is under the threshold of requiring a new individual permit. Thus this application meets the conditions of minor works.

Appendix A: Basin Map

[illegible]

LIDAR FLIGHT NOTES & ACCURACY REPORT:

- ## PHOTOGRAMMETRIC FLIGHT NOTES & ACCURACY REPORT:

- SYMBOL & ABBREVIATION LEGEND:**

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE PLAT OF PORT SEWALL, PLAT BOOK 3, PAGE 7, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FARM TRACTS 39 AND 40, PORT SEWALL, PLAT BOOK 3, PAGE 7 (LESS AND EXCEPT THE WEST 35.00 FEET OF THE SOUTH 35.00 FEET OF TRACT 39, ALONG WITH LESS AND EXCEPTING THE SOUTH 95 FEET OF TRACT 40)

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND LYING BEING ALL OF THE COMMON AREA, LYING NORTH OF LOT 1, AS SHOWN ON THE PLAT OF THE COMMONS AT INDIAN STREET, PLAT BOOK 17, PAGE 28, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

CONTAINING 11.065 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

-

**ENGINEERS SURVEYORS
ENVIRONMENTAL**

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

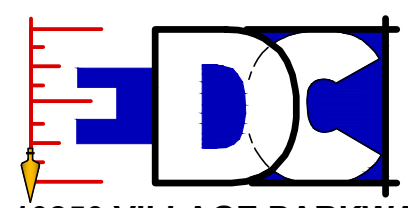
F.B.P.E. CERTIFICATE OF AUTHORIZATION 993
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	NTD
CHECKED BY	GH
FIELD CREW	23-250 BT.dwg
FILENAME	AS SHOWN
SCALE	August 2, 2023

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: CPZ ARCHITECTS

**LAND LYING IN
HANSON GRANT
MARTIN COUNTY, FLORIDA**



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

23-250

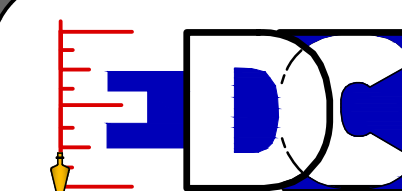
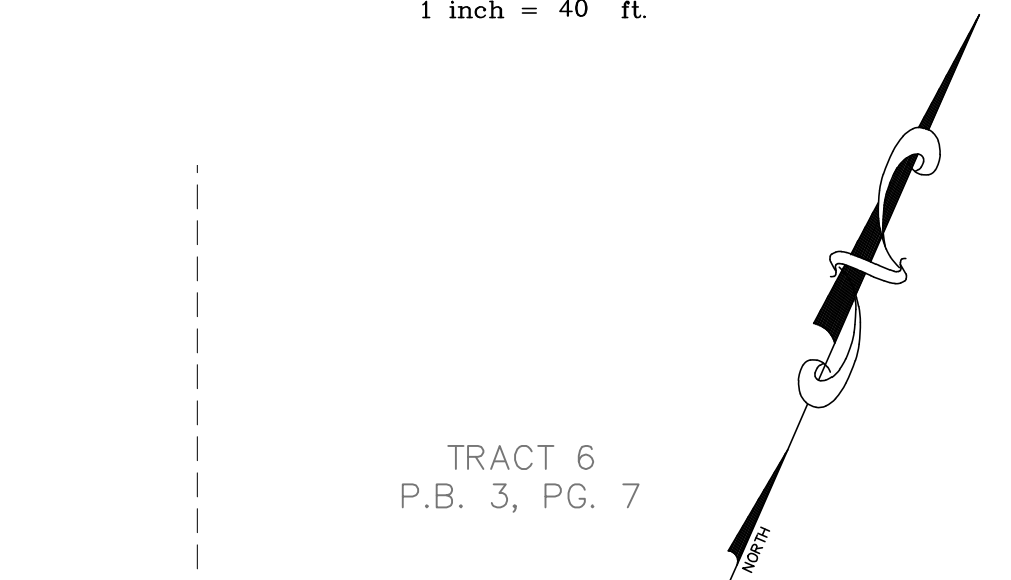
1 OF 3

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE:

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



**10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34953
772-462-2455
www.edc-inc.com**

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

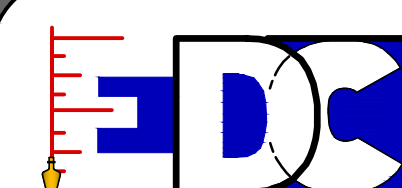
RJB	MTD	GH	FILENAME	AS SHOWN	SCALE
DRAWN BY	CHECKED BY	FIELD CREW	23-250 BT.dwg		

[illegible]

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: CPZ ARCHITECTS

**LAND LYING IN
HANSON GRANT
MARTIN COUNTY, FLORIDA**

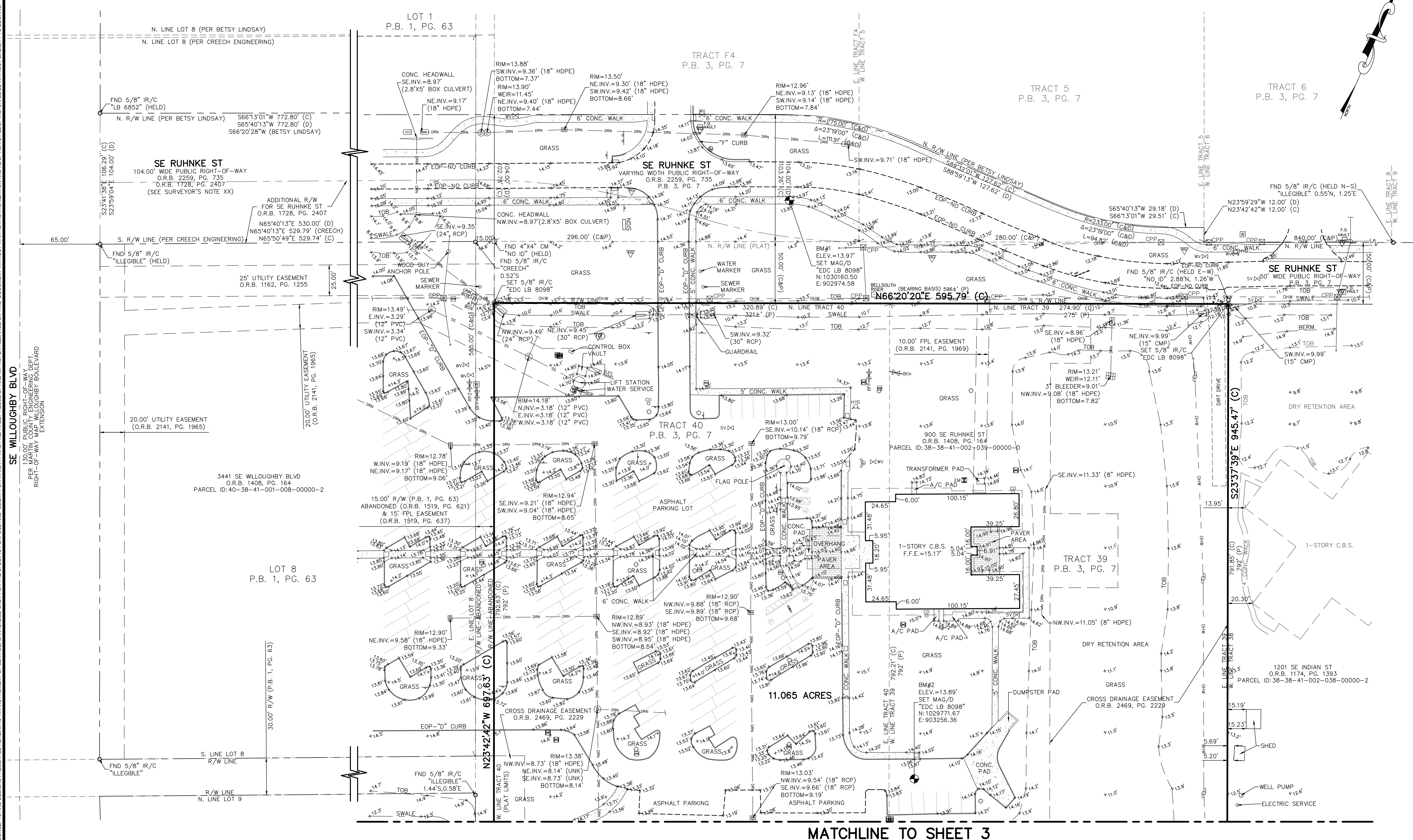


**10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34953
772-462-2455**

23-250

2 OF 3

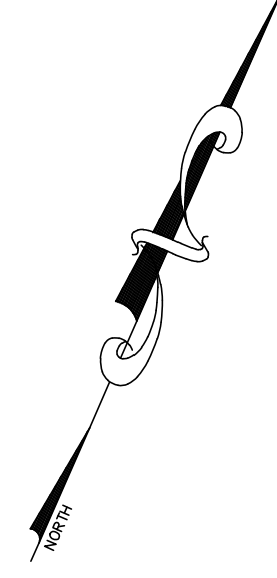
LEDC-2023-23-260 - CPZ Architects - Martin County Building Department/SURVEYDwg - PDF/DWG/23-250.BT.dwg, 8/22/2023 4:51 PM



MATCHLINE TO SHEET 3

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



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

A diagram of a bridge with a single arch and a single span. The arch is supported by two piers, and the span is a single continuous structure over the water.

FOR: CPZ ARCHITECTS

**LAND LYING IN
HANSON GRANT
MARTIN COUNTY, FLORIDA**



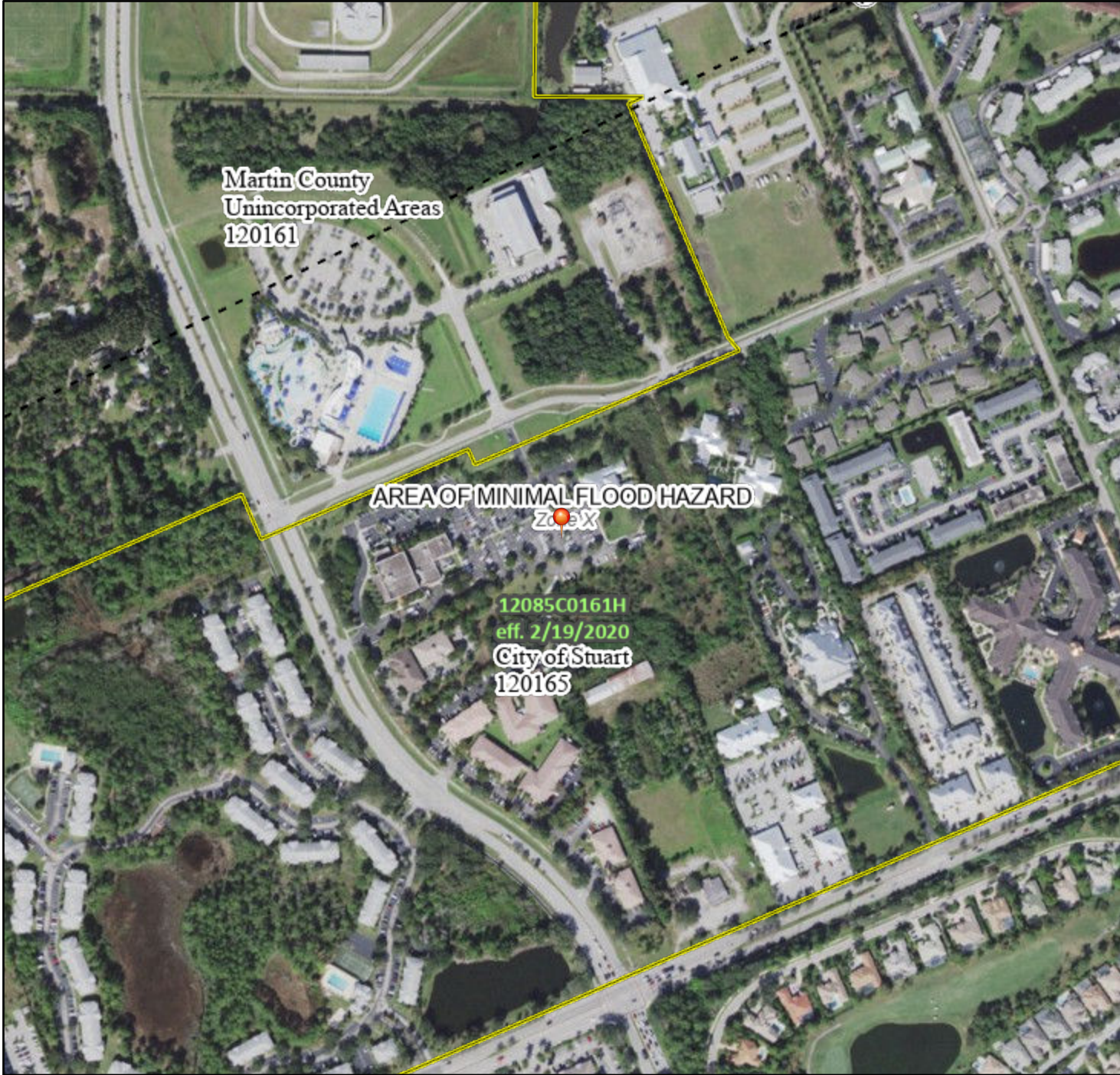
23-250

3 OF 3

National Flood Hazard Layer FIRMette



80°14'45"W 27°10'9"N



Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

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

OTHER AREAS OF FLOOD HAZARD		Area with Flood Risk due to Levee Zone D
		Area of Minimal Flood Hazard Zone X

OTHER AREAS		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/11/2023 at 4:12 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



	PRE-DEVELOPMENT LAND USE				POST DEVELOPMENT LAND USE		
	PARKS INDIAN	HEALTH DEPT.	NURSEY		PARKS INDIAN	HEALTH DEPT.	NURSERY
IMPERVIOUS				IMPERVIOUS			
BUILDINGS	0.00	0.80	0.20	BUILDINGS	0.97	0.80	0.20
PAVEMENT	0.00	4.61	0.50	PAVEMENT	1.72	4.61	0.50
PERVIOUS				PERVIOUS			
DRY DETENTION	0.74	3.87	0.00	DRY DETENTION	0.74	3.87	0.00
DRY DETENTION BANK	0.18	0.48	0.00	DRY DETENTION BANK	0.18	0.48	0.00
OPEN SPACE	4.08	5.59	5.30	OPEN SPACE	1.39	5.59	5.30
TOTAL	5.00	15.35	6.00	TOTAL	5.00	15.35	6.00
BASE TOTAL	4.08	16.27	6.00	BASE TOTAL	4.08	16.27	6.00

NOTE:
0.92 ACRES OF DRY DETENTION OF PARKS INDIAN PROPERTY IS INCLUDED IN THE MARTIN COUNTY HEALTH DEPARTMENT BASIN.

TECHNICAL MEMORANDUM

Martin County Building Department Addition – Lift Station

The Martin County Building Department proposes a building addition to a previously developed site at 900 SE Ruhnke St. The addition will serve the expansion of the Building Department, which is approximately 6,150 square feet. The site has existing buildings which total 50,796 square feet. Together with the building addition, the site will have approximately 56,946 square feet of building space.

The site has an existing lift station, that was designed in 2002 for a total building buildout of 75,000 square feet. The average daily flow according to the report is based on an office building, which generates 15 gallons per day per 100 square feet of floor area. The flows are based on a 12-hour work day. This equates to approximately 16 gallons per minute. According to Table 1 of F.A.C 62-6, the flows for an office are still based upon 15 GPD per 100 square feet of office space. Since the building use and the estimated sewage flows have not changed since the lift station was originally designed, the existing on-site lift station is capable of handling the additional flows from the proposed 6,150 square foot Building Department addition.

According to the lift station calculations, the cycle time for phase 1 is based upon a total square footage of 35,443 square feet, which is 27 min. The cycle time shall be less than 30 minutes. The following equation demonstrates that the additional flows will have a cycle time that meets the standards of the original lift station calculations.

$$\frac{56,946 \text{ ft}^2 (15 \text{ GPD})}{100 (12 \text{ hrs}) (60 \frac{\text{min}}{\text{hr}})} = 11.86 \frac{\text{gallons}}{\text{minute}}$$

$$\text{Cycle Time} = \frac{95 \text{ gallons}}{11.86} (2) = 16 \text{ min} < 30 \text{ min}$$

Since the cycle time for the buildout is under 30 min, no changes are proposed to the existing lift station.

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST City Commission

Meeting Date: 5/12/2025

Prepared by: Ben Hogarth

Title of Item:

SUPPORTING THE RESCUE THE RIVER OF GRASS PETITION BY THE FRIENDS OF THE EVERGLADES, INC. (RC):

RESOLUTION No. 51-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, IN SUPPORT OF THE RESCUE THE RIVER OF GRASS PETITION AS INITIATED BY THE FRIENDS OF THE EVERGLADES, INC.; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The Friends of the Everglades, Inc. has initiated a petition campaign in support of a minimum of 100,000 acres of land acquisition south of Lake Okeechobee for the purpose of water retention, treatment, and conveyance south to the Florida Everglades. The initiative is called "Rescue the River of Grass" and largely follows historic and scientifically supported positions that more than 1 million acre-feet of water storage is still required to end harmful discharges to the St. Lucie River and east coast communities around the lake. By acquiring more than 100,000 acres of land for these purposes, the state of Florida would make good on its commitment to restore natural, clean water flow south to the Everglades and Florida Bay.

The Resolution before the City Commission would affirm the city's support for the petition and recognition that the Comprehensive Everglades Restoration Plan includes the expansion of the Everglades Agricultural Area (EAA) for storage, treatment and conveyance of water to stop the harmful discharges into the northern estuaries. Page 19 of the attachment includes a link to the Friends of the Everglades petition. Sign the petition at Everglades.org/rescue.

Funding Source:

N/A

Recommended Action:

Motion approval of Resolution No. 51-2025

ATTACHMENTS:

1. R51-2025 Supporting the Rescue the River of Grass Petition
2. Rescue the River of Grass overview (1)



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 51-2025

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, IN SUPPORT OF THE RESCUE THE RIVER OF GRASS PETITION AS INITIATED BY THE FRIENDS OF THE EVERGLADES, INC.; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City of Stuart is a coastal community surrounded by the Saint Lucie River, which for decades, has served as a major outlet for disastrous freshwater discharge events from Lake Okeechobee, causing irreparable harm to people and ecosystems alike; and

WHEREAS, the proliferation of Harmful Algal Blooms (HAB), including red tide, is an emergent issue around the world that has incurred massive ecological die-off events in surface waters such as the Saint Lucie River and Caloosahatchee River, cost Florida communities and businesses billions of dollars in lost revenues and property values, reduced biodiversity, destroyed critical wildlife habitat, and placed human populations at risk; and

WHEREAS, the City has long maintained that zero discharges to the Saint Lucie River is its principal goal of environmental and water quality advocacy, and recognizes that the restoration of natural water flow south to the Everglades will ultimately facilitate that vision; and

WHEREAS, the United States Congress adopted the Comprehensive Everglades Restoration Plan (CERP) through the Water Resources Development Act (WRDA) of 2000 as a federal-state partnership to “restore, protect, and preserve the region’s water resources by addressing the quantity, quality, timing, and distribution of water;” and

WHEREAS, implementation of CERP remains far behind the envisioned schedule as state and federal resources addressing project funding and emergent engineering challenges continue to be outpaced by the growing project list and increased costs of the plan; and

WHEREAS, in November 2014, nearly 75 percent of Floridians voted in favor of Amendment 1 to “acquire, restore, improve, and manage conservation lands” by annually allocating one-third of documentary stamp revenue to the Land Acquisition Trust Fund over 20 years; and

WHEREAS, since the adoption of Amendment 1, the Florida legislature has consistently reallocated funds reserved for land acquisition to other land management projects and programs, severely undermining the integrity of the initiative; and

WHEREAS, the Friends of the Everglades organization has as its mission, “to preserve, protect, and restore the only Everglades in the world” and has initiated a statewide petition to urge policymakers to prioritize at a minimum, 100,000 acres of land acquisition in the Everglades Agricultural Area (EAA) for the purpose of water retention, treatment, and conveyance of clean water south to the Everglades; and

WHEREAS, in addition to the restoration of clean water flow south into the Everglades and Florida Bay, the “Rescue the River of Grass” petition seeks to prevent harmful discharges to the northern estuaries, deliver economic benefits that far exceed the cost of land purchases, and to protect critical habitats and ecosystems; and

WHEREAS, scientists and experts have evidenced that beyond the storage provided in the EAA Reservoir project, more than 1 million acre-feet of water storage is still needed to totally restore natural water flow south to the Everglades; and

WHEREAS, a minimum of 100,000 acres of land acquisition proposed by the petition would provide the necessary water storage and water-treatment capacity not currently reflected in CERP and other state land acquisition programs; and

WHEREAS, the City Commission of the City of Stuart hereby endorses the “Rescue the River of Grass” petition by the Friends of the Everglades, Inc. which envisions the state acquisition of more than 100,000 acres of land to be used for water storage, treatment, and conveyance south to the Florida Everglades, aligning with the decades-long community goal of eliminating all harmful freshwater discharges to the Saint Lucie River while restoring natural, clean water south to the Florida Everglades; a natural wonder and national treasure worth protecting.

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 City Commission of the City of Stuart, Florida hereby authorizes the Mayor to sign and City Clerk to execute and transmit a copy of the Resolution affirming the city’s position on the “Rescue the River of Grass” petition to the Friends of the Everglades, Inc. for its reference and use in the initiative.

SECTION 3: The intent and purpose of this Resolution is to affirm the position of the City Commission of the City of Stuart supporting the “Rescue the River of Grass” initiative and is not intended to advocate to voters of any initiative, present or future, for the passage or defeat of any issue subject to their support or opposition, pursuant to the prohibitions of Fla. Stat. 106.113.

SECTION 4: 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:

Resolution No. 51-2025

Supporting the “Rescue the River of Grass” Petition by the Friends of the Everglades

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

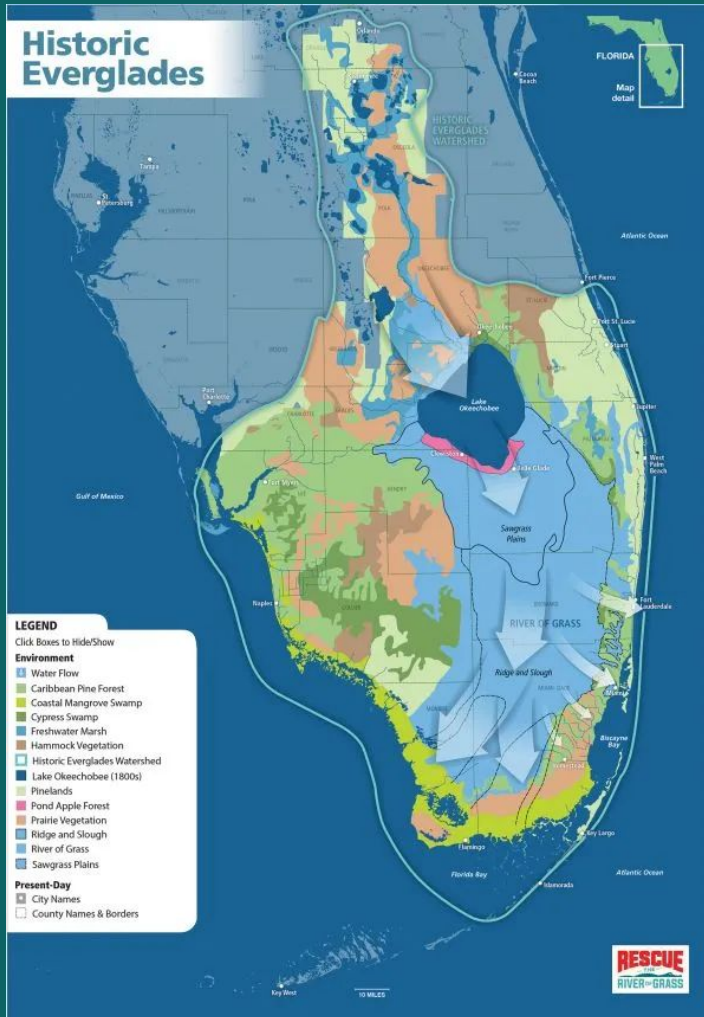
RESCUE — THE — RIVER OF GRASS

A HEALTHIER EVERGLADES, A STRONGER FLORIDA. SEIZE THIS MOMENT TO BUY THE LAND.

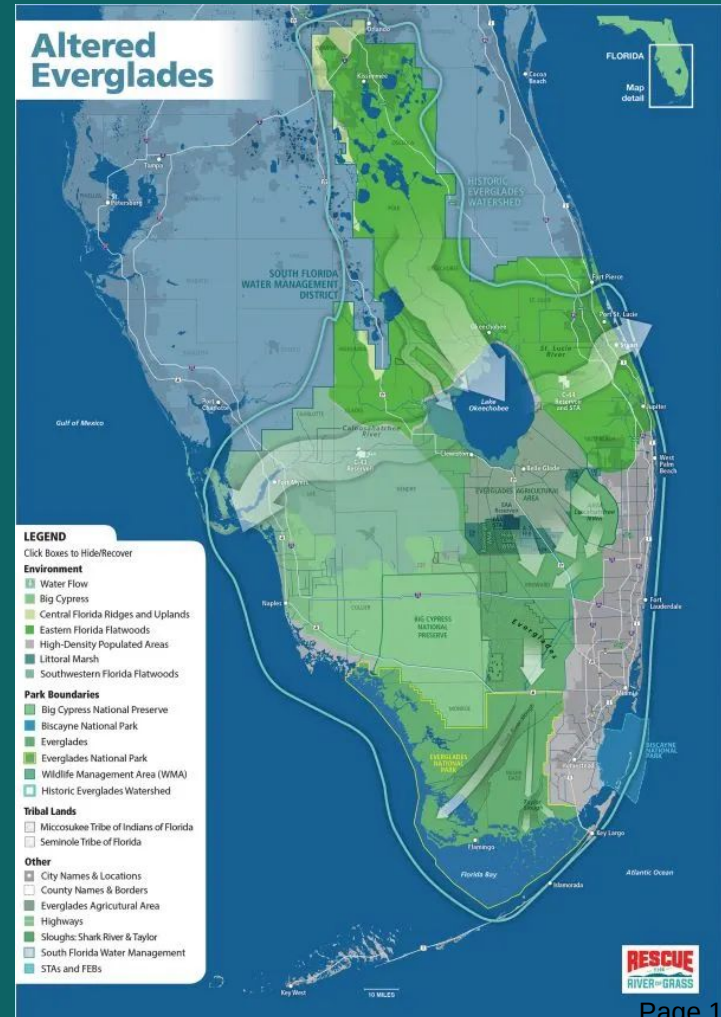


Friends *of the* Everglades

Historic Everglades



Altered Everglades



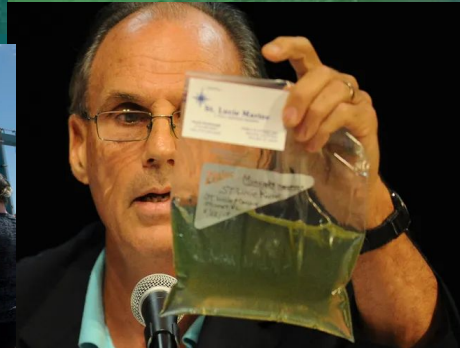
Sewall's Point

2005

Photo:

TCPalm/Jason Nuttle





ST. LUCIE INLET

2023



JANUARY 2025



25 YEARS INTO CERP ...

- **Lake Okeechobee discharges continue**, damaging the St. Lucie and Caloosahatchee estuaries and Lake Worth Lagoon, fueling harmful algal blooms
- **Southern Everglades and Florida Bay** still don't receive enough clean freshwater
- **Florida is falling short on water quality targets** for the Everglades
- **EAA Reservoir will not fully remedy these problems**, providing 240k acre feet of water and storage and treatment

EAA RESERVOIR WAS A START



Friends *of the* **Everglades**

Negron offers compromise on Everglades reservoir — state-owned and leased land

By Mary Ellen Klas

Herald/Times Tallahassee Bureau

Updated April 04, 2017 6:57 PM | 

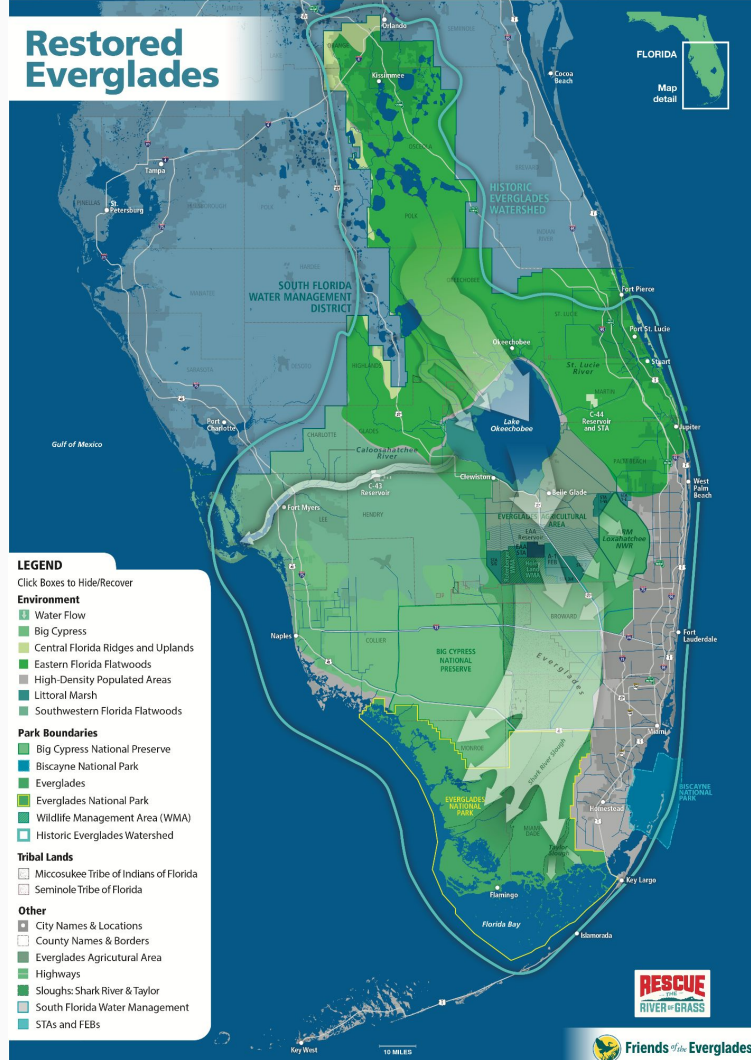


Water full of algae laps along the Sewell's Point shore on the St. Lucie River under an Ocean Boulevard bridge, Monday, June 27, 2016.

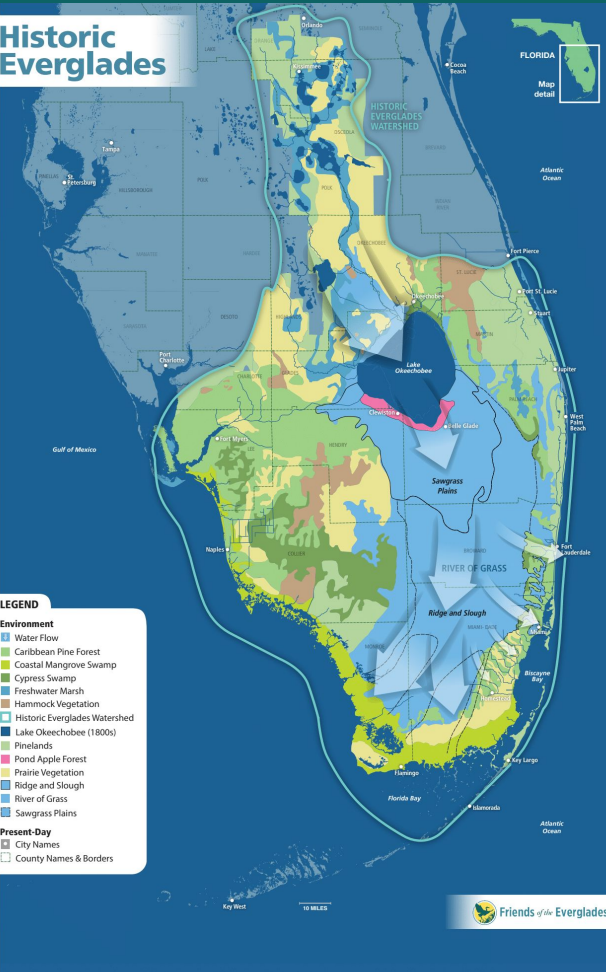
Water full of algae laps along the Sewell's Point shore on the St. Lucie River under an Ocean Boulevard bridge, Monday, June 27, 2016. Richard Graulich *Palm Beach Post/AP*

WHAT WOULD IT TAKE TO FINISH THE JOB?

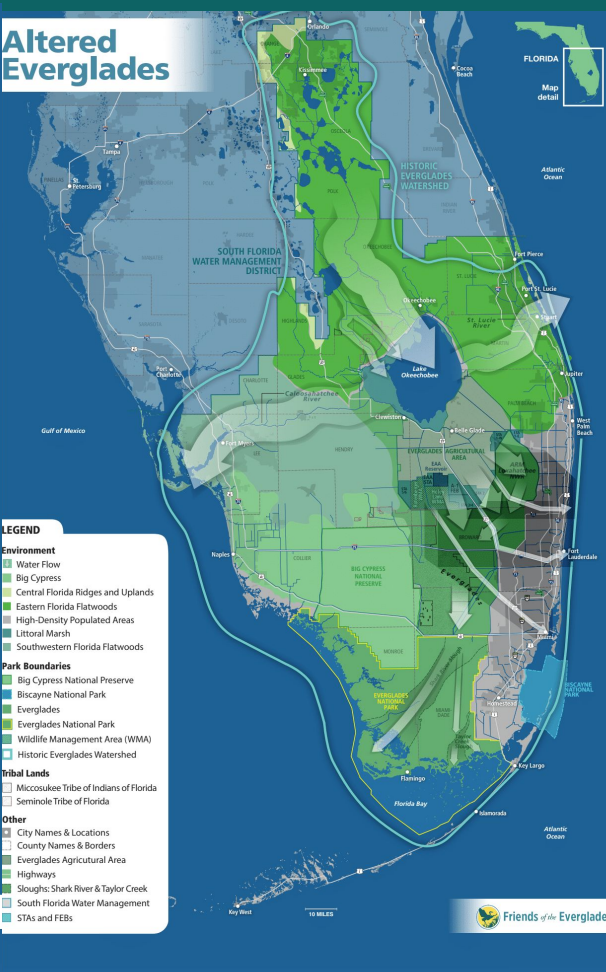
Restored Everglades



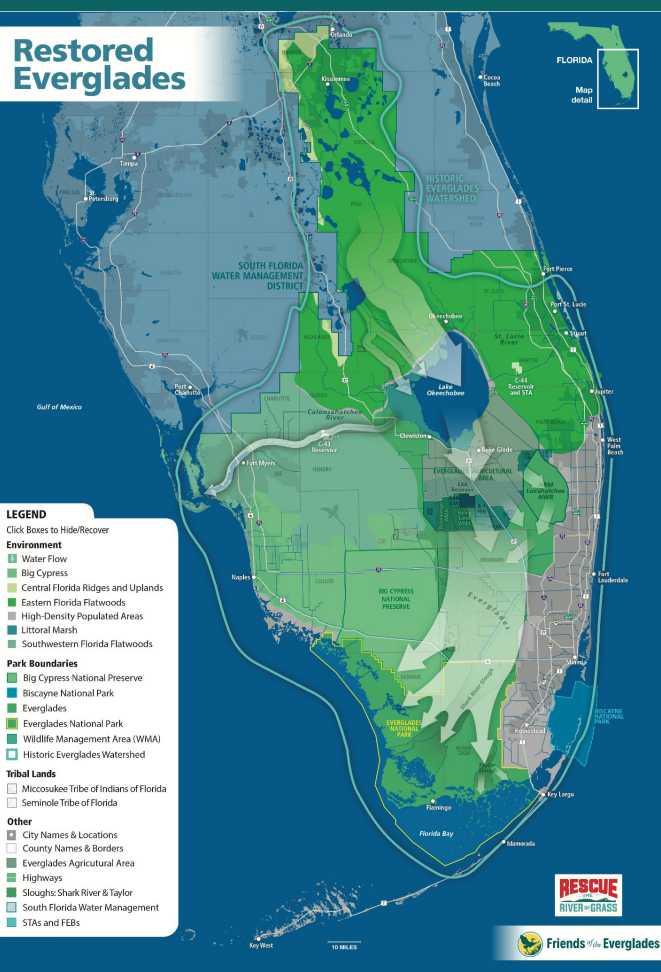
Historic Everglades



Altered Everglades



Restored Everglades



THE ANSWER

~102k acres south of
Lake Okeechobee

~ 75% shallow reservoir

~ 25% manmade marshes (STA)

~1 million more acre-feet of water storage

**This is in addition to EAA Reservoir in progress*



THE BENEFITS

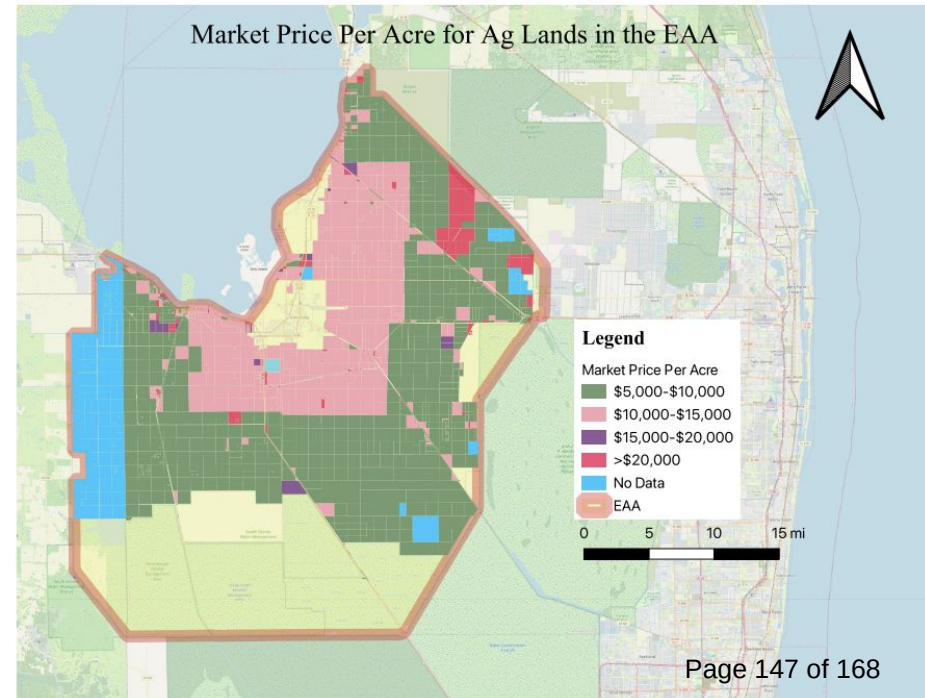
- Prevent Lake O discharges to northern estuaries
- Clean water to **Everglades National Park** and **Florida Bay**
- Achieve **water-quality** standards for Everglades
- Foundation for **climate resilience**
- Create a new **outdoor mecca**



HOW DO WE PAY FOR THIS?

Amendment 1 funds are available!

- **\$1.2B-1.6B annually** for Land Acquisition Trust Fund until 2034
- Approved by 75% of voters
- Biggest bang for Floridians' bucks is land in the EAA



THE HIGH COST OF INACTION

2018

- Emergency declarations in Martin, St. Lucie, Palm Beach, Lee Counties
- Tourism: \$2.62 billion lost from red tide
- Beach cleanup: \$7.4 million annually

2013

- Real estate value: \$1.95 billion in potential property value lost in Martin and Lee Counties in 2013 as a result of blue-green algae blooms



NOT A NEW IDEA ... AN OVERDUE IDEA

2005 - Everglades Coalition recommended Comprehensive Everglades Restoration Plan for EAA storage should be expanded to **at least 150K acres**.

2008 - Everglades Coalition recommended state of Florida “Guarantee a reliable water supply for the Everglades during drought and significantly reduce damaging releases through the estuaries by providing a **minimum of 1 million to 1.5 million acre feet of storage**” in the EAA.

2016 - Everglades Coalition resolution supported “immediate efforts by state and federal leaders to **acquire lands and develop projects in the EAA** necessary for providing the **storage, treatment, and conveyance of water to stop the harmful high discharges to the northern estuaries** from Lake Okeechobee and send clean water south to Everglades National Park and Florida Bay.”



THE CLOCK IS TICKING

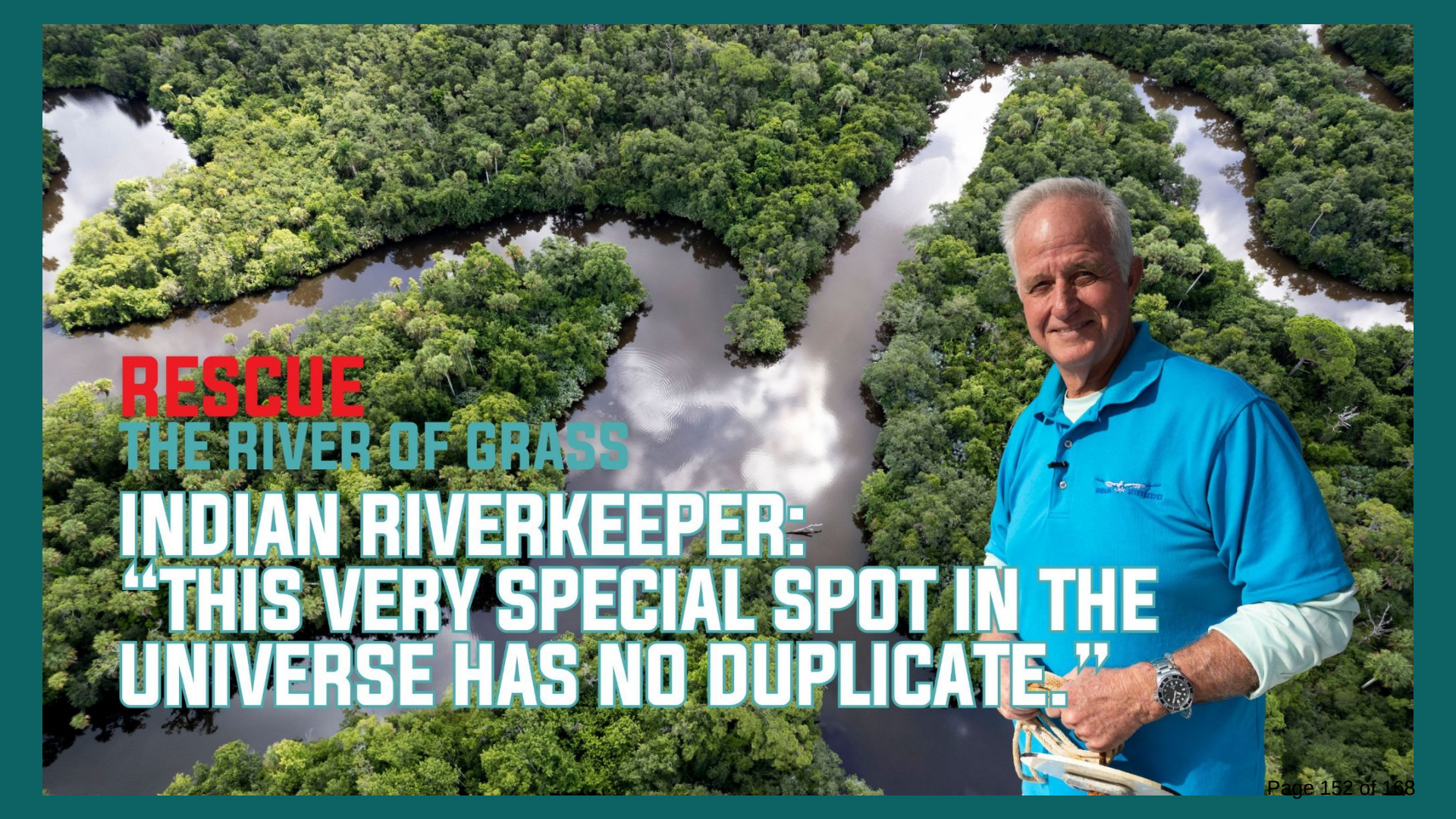


- Development proposed in EAA
- Amendment 1 funds continue for 9 more years
- After CERP, we must sustain momentum

GROWING SUPPORT ACROSS FLORIDA

- **>20k petition** signatures since Jan. 29
- **Dozens of orgs/businesses** have signed on, including:
 - Rivers Coalition
 - Indian Riverkeeper
 - Calusa Waterkeeper
 - Tropical Audubon Society





RESCUE

THE RIVER OF GRASS

INDIAN RIVERKEEPER:

**“THIS VERY SPECIAL SPOT IN THE
UNIVERSE HAS NO DUPLICATE.”**



THE TIME HAS COME. LET'S FINISH THE JOB!

Sign the petition at Everglades.org/rescue



Friends *of the* Everglades



CITY OF STUART, FLORIDA AGENDA ITEM REQUEST City Commission

Meeting Date: 5/12/2025

Prepared by: Lee Baggett, Michael Mortell

Title of Item:

SELECTION OF ENVIRONMENTAL ATTORNEY (RC):

RESOLUTION No. 52-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, SELECTING AN ENVIRONMENTAL ATTORNEY AND DIRECTING THE CITY STAFF TO NEGOTIATE A CONTRACT TO BE APPROVED BY THE CITY COMMISSION; AND PROVIDING FOR AN EFFECTIVE DATE.

Summary Explanation/Background Information on Agenda Request:

During the adoption of the 24/25 Budget, the City Commission directed staff to budget for an Environmental Attorney that would be hired by the City Commission and answer directly to the City Commission in accordance with the Charter that authorized a City Attorney to work directly for the City Commissioners. The City Commission has duly posted and advertised for the position of Environmental Attorney and received applications from several candidates. In addition, the City Commission appointed volunteers with environmental and legal backgrounds to the Environmental Attorney Screening Committee. The Committee was tasked with reviewing the applications with recommendations on candidates to be interviewed by the City Commission.

On March 13, 2025, the Environmental Attorney Screening Committee reviewed the applications and recommended a list of seven (7) candidates for the Commissioners to interview. Two (2) of the candidates recommended by the Committee rescinded their applications. The five (5) remaining candidates were scheduled for interviews on April 22, 2025, and May 1, 2025, respectively. Four candidates were interviewed on April 22, 2025, and the last was scheduled for individual interviews at the time this agenda was published. Following the interviews, on April 22, 2025, the City Commission held a special meeting to discuss the candidates. During the special meeting, the City Commission directed staff to schedule an agenda item for May 12, 2025, for the selection of an Environmental Attorney.

The City Commission shall deliberate and provide direction to the City Attorney to negotiate a contract with the candidate selected by the City Commission.

Funding Source:

An Environmental Attorney has been budgeted.

Recommended Action:

Move approval of Resolution No. 52-2025 by selecting the best candidate to serve as the City of Stuart Environmental Attorney.

ATTACHMENTS:

1. R52-2025 Selection of Environmental Attorney



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

RESOLUTION NUMBER 52-2025

**A RESOLUTION OF THE CITY COMMISSION OF
THE CITY OF STUART, FLORIDA, SELECTING
AN ENVIRONMENTAL ATTORNEY FOR THE
CITY AND DIRECTING THE CITY STAFF TO
NEGOTIATE A CONTRACT TO BE APPROVED
BY THE CITY COMMISSION; AND PROVIDING
FOR AN EFFECTIVE DATE.**

WHEREAS, the Environmental Attorney position was created by the City Commission to work directly for the City Commission; and

WHEREAS, the City Commission has duly posted and advertised for the position of Environmental Attorney for the City and received several complete applications; and

WHEREAS, on March 13, 2025, a committee consisting of Christopher Collins, Vice Mayor, Ryanne Cavo, City Paralegal, Rosamond Johnson Strong, Human Resource Director; Edward Killer, Managing Editor of Florida Sportsman, Mark Perry, Executive Director of Florida Oceanographic Society, and James “Mac” Stuckey, local attorney, reviewed all of the applications and recommended a list of seven (7) names for the Commissioners to schedule for interviews; and

WHEREAS, two (2) potential candidates recommended for the position rescinded their applications, so the five (5) remaining candidates were scheduled for interviews on April 22, 2025 and May 1, 2025; and

WHEREAS, on April 22, 2025, four (4) potential candidates were individually interviewed by the City Commissioners, and were accompanied by James “Mac” Stuckey, local attorney, Lee J. Baggett, City Attorney, Ryanne Cavo, City Paralegal, Rosamond Johnson Strong, Human Resource Director and a special meeting was called to order after the interviews to discuss the candidates; and

WHEREAS, on May 1, 2025, the remaining potential candidate was individually interviewed by the City Commissioners; and

WHEREAS, the City Commission has considered the experience and qualifications of the candidates interviewed.

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

SECTION 1: The City Commission directs the City Attorney to offer the position of Stuart Environmental Attorney to _____. The City Attorney is directed to negotiate agreed upon terms of a contract with the selected candidate and set the contract for approval at the next appropriate City Commission meeting.

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 12th day of May, 2025.

ATTEST:

Resolution No. 52-2025;
Selection of Environmental Attorney

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: 5/12/2025

Prepared by: Lee Baggett

Title of Item:

CODE AMENDMENT ADDING LANGUAGE RELATED TO TRESPASSING (RC):

ORDINANCE No. 2542-2025; AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING PART II, CHAPTER 30 (PARKS AND RECREATIONAL AREAS), SECTIONS 30-3 THROUGH 30-5, OF THE CITY OF STUART'S CODE OF ORDINANCES, BY ADDING CERTAIN PROVISIONS RELATED TO TRESPASS WARNINGS AND THE APPEAL PROCESS FOR TRESPASS WARNINGS UNDER CERTAIN CIRCUMSTANCES FOR PUBLIC PROPERTY AND OTHER PROPERTY GENERALLY OPEN TO THE PUBLIC; 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:

Section 125.0231, Florida Statutes, provides that Florida counties and municipalities may not authorize or otherwise allow any person to regularly engage in public camping or sleeping on any public property, including, but not limited to, any public building or its grounds and any public right-of-way under the jurisdiction of the county or municipality.

The City Commission has determined that, in consideration of Section 125.0231, Florida Statutes, the changes to the Code of Ordinances as provided in this ordinance serve a valid public purpose and are in the best interest of the public health, safety, and general welfare of the City; and

The City Commission from time to time updates the City's regulations to provide benefit 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 include certain provisions related to trespass warnings and the appeal process for trespass warnings under certain circumstances for public property and other property generally open to the public.

The Ordinance was passed unanimously during First Reading.

Funding Source:

N/A

Recommended Action:

Staff recommends that the City Commission approve Ordinance No. 2542-2025.

ATTACHMENTS:

1. 2542-2025 Amendments to Code of Ordinances - Trespass Warning
2. 2542-2025 Ex. A Chapter_30___PARKS_AND_RECREATIONAL_AREAS -proposed amendments



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

ORDINANCE NUMBER 2542-2025

AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING PART II, CHAPTER 30 (PARKS AND RECREATIONAL AREAS), SECTIONS 30-3 THROUGH 30-5, OF THE CITY OF STUART'S CODE OF ORDINANCES, BY ADDING CERTAIN PROVISIONS RELATED TO TRESPASS WARNINGS AND THE APPEAL PROCESS FOR TRESPASS WARNINGS UNDER CERTAIN CIRCUMSTANCES FOR PUBLIC PROPERTY AND OTHER PROPERTY GENERALLY OPEN TO THE PUBLIC; 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, Section 125.0231, Florida Statutes, provides that Florida counties and municipalities may not authorize or otherwise allow any person to regularly engage in public camping or sleeping on any public property, including, but not limited to, any public building or its grounds and any public right-of-way under the jurisdiction of the county or municipality; and

WHEREAS, the City Commission has determined that, in consideration of Section 125.0231, Florida Statutes, the changes to the Code of Ordinances as provided in this ordinance

serve a valid public purpose and are in the best interest of the public health, safety, and general welfare of the City; and

WHEREAS, the City Commission from time to time updates the City's 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 needs to be amended and updated to include certain provisions related to trespass warnings and the appeal process for trespass warnings under certain circumstances for public property and other property generally open to the public; and

WHEREAS, in Part II, Chapter 30 (Parks and Recreational Areas), Section 30-3 (Restrictions and regulations of parks and recreational areas), Subsection (d)(3) needs to be added to the City's Code of Ordinances; and

WHEREAS, in Part II, Chapter 30 (Parks and Recreational Areas), Section 30-4 (City piers and riverwalks), Subsection (c)(3) and (4) needs to be added to the City's Code of Ordinances; and

WHEREAS, in Part II, Chapter 30 (Parks and Recreational Areas), Section 30-5 (Certain conduct on public grounds), Subsection (c)(3) and (4) needs to be added to the City's Code of Ordinances.

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: Part II of the City of Stuart Code of Ordinances, Chapter 30 – Parks and Recreational Areas is hereby amended 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 this _____ day of April, 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 May, 2025.

ATTEST:

MARY R. KINDEL, MMC
CITY CLERK

CAMPBELL RICH
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ.
CITY ATTORNEY

Chapter 30 PARKS AND RECREATIONAL AREAS¹

Sec. 30-1. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Parks and recreational areas means any and all outdoor and covered grounds and facilities owned, operated or designed by the city for the purpose of recreational, sports or leisure activities.

Pier means any public dock or walkway constructed on or over the waterways of the city extending from a riverwalk generally toward the center or thread of the waterway.

Public grounds means any and all real property owned or maintained by the city except riverwalks, piers, and parks and recreational areas.

Riverwalks means any pedestrian walkway constructed or maintained by the city running over or along its waterways.

(Code 1981, § 11.5-2; Code 1995, § 58-2)

Sec. 30-2. Promulgation and enforcement of rules; approval by resolution.

(a) Upon approval by resolution of the city commission, the city manager is hereby empowered and authorized to adopt, promulgate and enforce reasonable rules and regulations which shall apply to city parks and recreational facilities regarding the following matters:

- (1) The designation of parking spots for city parks and recreational facilities;
- (2) Restrictions on parking at city parks and recreational facilities;
- (3) The designation of reasonable areas and hours for the temporary use of city parks and recreational facilities by specific, identifiable age groups;
- (4) The hours of operation of city parks and recreational facilities;
- (5) The granting of exceptions from such rules under appropriate circumstances.

(b) All rules and regulations promulgated and adopted pursuant to this article shall, in order to be effective, be posted in a conspicuous place in the area where they are intended to be effective.

(Code 1981, § 2-110; Code 1995, § 58-26)

Sec. 30-3. Restrictions and regulations of parks and recreational areas.

(a) *Prohibited conduct; unlawful acts.* No person shall:

- (1) Use profane, obscene or threatening language or conduct within the park or recreational area which unreasonably interferes with the use of the park or recreational area by others.
- (2) Smoke in buildings where prohibited by designated signs posted by the city manager or his designee.

¹State law reference(s)—Recreation, F.S. ch. 418.

-
- (3) Knowingly interfere with, encumber, obstruct or render dangerous any part of a park.
 - (4) Enter or leave any park facility by motor vehicle except at established entranceways or exits, or at established times except as provided in subsection (a)(18) of this section.
 - (5) Use an electronic public address system or other mechanical sound amplification devices, including radios and electronic sound reproduction equipment of any kind, at such a high volume level as to unreasonably interfere with the use and enjoyment by others of the park or recreational area.
 - (6) Set fire to any trees, shrubs, plants, flowers, grass, plant growth or living timber, or suffer any fire upon land to extend into park lands; or go upon any prohibited lawn, grass plot or planted area.
 - (7) Possess, consume or serve any alcoholic or intoxicating beverages in any park and recreational areas therein except for special events for which a city permit has been obtained pursuant to the application procedures set forth in section 30-6.
 - (8) Be permitted in park administrative offices unless authorized by the city employee in charge.
 - (9) Build fires except on cooking grills or self-contained cooking units in specified areas in any park.
 - (10) Fish from any shore area or riverbank within any park or recreational area wherein such fishing is prohibited by designated signs.
 - (11) Cause or permit a dog or other domestic animal to enter park areas unless such pet is maintained on a leash not to exceed six feet.
 - (12) Dump, deposit or leave any bottles, broken glass, ashes, paper, boxes, cans, dirt, rubbish, waste, garbage, refuse or other trash anywhere on park grounds other than in proper receptacles provided therefor, and no such refuse or trash shall be placed in any waters in, or contiguous to, any park or beach area. Where receptacles are not so provided, all such rubbish or waste shall be carried away from the park by the person responsible for its presence and properly disposed of elsewhere.
 - (13) Picnic in any area of any park or recreational area wherein such picnicking is prohibited by designated signs.
 - (14) Drive any unauthorized motor vehicle on any area within any park or recreational area except designated park roads or parking areas; park any motor vehicle that is not authorized by the city manager in any area other than an established or designated parking area; park any motor vehicle that is not authorized by the city manager in any park or park area from 12:00 midnight to 6:00 a.m., except as provided in subsection (a)(18) of this section.
 - (15) Ride a bicycle on other than a designated vehicular road or path designated for that purpose; leave a bicycle in any place other than a bicycle rack when such is provided, or leave a bicycle lying on the ground or paving or any place or position so as to present any obstruction to pedestrian or vehicular traffic.
 - (16) Operate a concession; sell, peddle, solicit, sell in any park without written prior approval of the city manager or his designee.
 - (17) Bed down or sleep in any park or recreational area including any parking area; nor shall camper trucks, buses or trailers be permitted to remain in such parking area between the hours of 12:00 midnight and 6:00 a.m. except as provided in subsection (a)(18) of this section.
 - (18) Post notices except in designated areas.
- (b) *Exceptions to subsection (a)(4) and (a)(14) of this section.* Prohibitions and regulations as to parking and driving vehicles within any park or recreational area as set forth in subsections (a)(4) and (a)(14) of this section shall not apply to the easternmost parking lot at Shepard Park adjacent to the city boat ramp except

motor vehicles, trailers or both parked in the easternmost lot shall not be continuously so parked for more than 48 hours for each succeeding five-day period.

- (c) *Signage.* The city manager is hereby empowered and authorized to regulate the use of parks and recreational areas within the context of this article by erecting or placing signs regulating such use and hours of use. The existence of such signs at any place within the city shall be prima facie evidence that such signs were erected or placed with the authority of the city manager.

- (d) *Violations.*

- (1) Violations of subsections (a)(1), (a)(6), (a)(7) and (a)(17) of this section are punishable as provided in subsection (e)(1) of this section.

- (2) Violations of subsections (a)(2) through (a)(5), (a)(8) through (a)(16), (a)(18) and (a)(19) of this section are punishable as provided in subsection (e)(2) of this section.

- (3) Violating this chapter may result in a trespass warning that prohibits individuals from returning to public parks and rights-of-way. Trespass warnings may be issued for actions such as sleeping in parks after hours or setting up bedding on piers or riverwalks within the City of Stuart. Once a person receives a trespass warning, they are not allowed to enter the specified public property without permission for a period of one year.

a. An individual who has been issued a trespass warning to leave City of Stuart's property has a right to appeal the warning.

b. The individual must submit a written appeal within fourteen (14) days of the warning's issuance, including weekends and holidays. In the event that the trespass warning was issued to a juvenile (persons under 18 years of age), a parent or legal guardian may submit an appeal on behalf of the juvenile. The appeal must contain their name, address, email address and telephone number, along with a copy of the warning and a statement explaining why they believe the city should revoke the trespass warning. The appeal must be sent to the attention of the City Attorney at City Hall of Stuart.

c. Upon receipt, the City Attorney will schedule the matter for a hearing before the City's Magistrate. The hearing shall be held at the next available hearing date and shall be consistent with the rules and procedures set out in Chapter 26 of the City's Code of Ordinances.

d. While a trespass warning is in effect, if the individual needs access to the specific property for official business, the individual must contact the Stuart Police Department at (772) 287-1122 prior to returning to the subject property. This contact will allow the Police Department to either provide temporary, limited access or arrange an alternative accommodation.

- (4) Any person found on or within any City property in violation of a previously issued trespass warning within the one year period of time is subject to arrest for trespassing in violation of Sections 810.08 or 810.09, Florida Statutes, as applicable.

- (e) *Penalties.*

- (1) Unless otherwise specifically stated in this section, violation of any of the regulations enumerated in subsection (d)(1) of this section shall be punishable by a fine not exceeding \$500.00 or imprisonment not exceeding 60 days, or both.

- (2) Unless otherwise specifically stated in this section, violation of any of the regulations enumerated in subsection (d)(2) of this section shall be punishable by a fine in the amount of \$25.00 if the same is paid to the city clerk within 15 calendar days of the issuance of a notice of violation, provided however that the violation causes no physical damage in excess of \$10.00 to city property, then it shall be

prosecuted in the same manner with the same penalties as one who ignores a notice and fails to pay as next set forth. Any person who ignores a notice of violation served hereunder, and fails to pay within the 15 calendar days, shall be subject to a fine of not less than \$50.00 and not to exceed \$300.00 including court costs as may be awarded, or imprisonment not to exceed five days or the accumulation of fine, costs and imprisonment.

(f) *Parental liability.* Parents shall be held liable for the conduct of their minor children.

(Code 1981, § 11.5-3; Code 1995, § 58-27)

Sec. 30-4. City piers and riverwalks.

(a) *Prohibited conduct; unlawful acts.* No person shall:

- (1) Dive or jump from piers or riverwalks.
- (2) Bring or allow pets of any kind on piers unless the pets are maintained on leashes not to exceed six feet.
- (3) Possess, consume or serve any alcoholic or intoxicating beverage on or under piers or riverwalks except for special events for which a city permit has been obtained pursuant to the application procedures set forth in section 30-6.
- (4) Use railings or benches on piers or riverwalks for cleaning or cutting bait or fish.
- (5) Fish with more than two lines or poles at one time on piers or riverwalks.
- (6) Bed down or sleep on or under the piers or riverwalks.
- (7) Use profane, obscene or threatening language or conduct on or beneath any pier or riverwalk area which unreasonably interferes with the use of the piers or riverwalks by others.
- (8) Litter the piers, riverwalks or surrounding areas.
- (9) Post notices except in designated areas.
- (10) Push, propel or ride bicycles, scooters, skates or skateboards on piers or riverwalks.
- (11) Use traps, nets, seines or other trapping or netting devices on the piers except where specifically designated by the city manager as allowable.
- (12) Operate a concession; peddle, solicit, sell any articles or merchandise in any park without the prior, written approval of the city manager or his designee.

(b) *Signage.* The city manager is empowered and authorized to regulate the safe use of piers and riverwalks within the context of this article by erecting or placing signs regulating such use and the hours of use. The existence of such signs at any place within the city shall be prima facie evidence that such signs were erected or placed with the authority of the city manager.

(c) *Violations and penalties.*

- (1) Violations of subsections (a)(3), (a)(6) and (a)(7) of this section are punishable as provided in section 30-3(e)(1).
- (2) Violations of subsections (a)(1), (a)(2), (a)(4), (a)(5) and (a)(8) through (a)(12) of this section are punishable as provided in section 30-3(e)(2).
- (3) Violating this chapter may result in a trespass warning that prohibits individuals from returning to city piers and riverwalks. Trespass warnings may be issued for actions such as sleeping after hours or setting up bedding on piers or riverwalks within the City of Stuart. Once a person receives a trespass

warning, they are not allowed to enter the specified public property without permission for a period of one year.

- a. An individual who has been issued a trespass warning to leave City of Stuart's property has a right to appeal the warning.
 - b. The individual must submit a written appeal within fourteen (14) days of the warning's issuance, including weekends and holidays. In the event that the trespass warning was issued to a juvenile (persons under 18 years of age), a parent or legal guardian may submit an appeal on behalf of the juvenile. The appeal must contain their name, address, email address and telephone number, along with a copy of the warning and a statement explaining why they believe the city should revoke the trespass warning. The appeal must be sent to the attention of the City Attorney at City Hall of Stuart.
 - c. Upon receipt, the City Attorney will schedule the matter for a hearing before the City's Magistrate. The hearing shall be held at the next available hearing date and shall be consistent with the rules and procedures set out in Chapter 26 of the City's Code of Ordinances.
 - d. While a trespass warning is in effect, if the individual needs access to the specific property for official business, the individual must contact the Stuart Police Department at (772) 287-1122 prior to returning to the subject property. This contact will allow the Police Department to either provide temporary, limited access or arrange an alternative accommodation.
- (4) Any person found on or within any City property in violation of a previously issued trespass warning within the one year period of time is subject to arrest for trespassing in violation of Sections 810.08 or 810.09, Florida Statutes, as applicable.

(d) *Parental liability.* Parents shall be held liable for the conduct of their minor children.

(Code 1981, § 11.5-4; Code 1995, § 58-28)

Sec. 30-5. Certain conduct on public grounds.

- (a) *Prohibited conduct; unlawful acts.* No person shall:
- (1) Use profane, obscene or threatening language or conduct on public grounds, which unreasonably interferes with the use of the public grounds by others.
 - (2) Use an electronic public address system or other mechanical sound amplification devices, including radios and electronic sound reproduction equipment of any kind, at such a high volume level as to unreasonably interfere with the use and enjoyment by others of the park or recreational area.
 - (3) Bed down or sleep on public grounds.
 - (4) Possess, consume or serve any alcoholic or intoxicating beverage on public grounds except for special events for which a city permit has been obtained pursuant to the application procedures set forth in section 30-6.
 - (5) Post notices except in designated areas.
- (b) *Signage.* The city manager is empowered and authorized to regulate the safe use of public grounds within the context of this article by erecting or placing signs regulating such use and the hours of use. The existence of such signs at any place within the city shall be prima facie evidence such signs were erected or placed with the authority of the city manager.
- (c) *Violations and penalties.*

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- (1) Violations of subsections (a)(1), (a)(3) and (a)(4) of this section are punishable as provided in section 30-3(e)(1).
 - (2) Violations of subsections (a)(2) and (a)(5) of this section are punishable as provided in section 30-3(e)(2).
 - (3) Violating this chapter may result in a trespass warning that prohibits individuals from returning to public grounds. Trespass warnings may be issued for actions such as sleeping after hours or setting up bedding on public grounds within the City of Stuart. Once a person receives a trespass warning, they are not allowed to enter the specified public property without permission.
 - a. An individual who has been issued a trespass warning to leave City of Stuart's property has a right to appeal the warning.
 - b. The individual must submit a written appeal within fourteen (14) days of the warning's issuance, including weekends and holidays. In the event that the trespass warning was issued to a juvenile (persons under 18 years of age), a parent or legal guardian may submit an appeal on behalf of the juvenile. The appeal must contain their name, address, email address and telephone number, along with a copy of the warning and a statement explaining why they believe the city should revoke the trespass warning. The appeal must be sent to the attention of the City Attorney at City Hall of Stuart.
 - c. Upon receipt, the City Attorney will schedule the matter for a hearing before the City's Magistrate. The hearing shall be held at the next available hearing date and shall be consistent with the rules and procedures set out in Chapter 26 of the City's Code of Ordinances.
 - d. While a trespass warning is in effect, if the individual needs access to the specific property for official business, the individual must contact the Stuart Police Department at (772) 287-1122 prior to returning to the subject property. This contact will allow the Police Department to either provide temporary, limited access or arrange an alternative accommodation.
 - (4) Any person found on or within any City property in violation of a previously issued trespass warning within the one year period of time is subject to arrest for trespassing in violation of Sections 810.08 or 810.09, Florida Statutes, as applicable.

(d) *Parental liability.* Parents shall be held liable for the conduct of their minor children.

(Code 1981, § 11.5-5; Code 1995, § 58-29)

Sec. 30-6. Park events; permit required.

- (a) No person shall sponsor or conduct a special event, as that term is used in section 36-61, in any public park or recreation facility, for any purpose whatsoever, without first applying for and receiving a written permit from the city manager, as provided in sections 36-62 and 36-63, code, except as provided in subsections (b) and (c) of this section.
- (b) The provisions of subsection (a) of this section shall not apply to the rental or use of park or recreation facilities for a special event that:
 - (1) Is wholly within a park or recreation facility;
 - (2) Will not occupy more than 50 percent of the area of the park or facility;
 - (3) Is scheduled for no more than six hours; and
 - (4) Is not repetitive or conducted as a series of events.

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- (c) The provisions of subsection (a) of this section shall not apply to organized sporting leagues, classes of instruction, or city events that are conducted wholly within a city park or recreation facility, and approved by the city parks and recreation director.
 - (d) Special events as described in subsection (b) of this section shall be subject to the reasonable rules, regulations, permits and fees established by the city manager for the rental and use of city parks and recreation facilities; and no person shall use a city park or recreation facility for such an event without obtaining a permit therefor from the city parks and recreation director.
 - (e) All applicants for special events occurring in the city's parks and recreation, including those in subsections (c) and (d) of this section, shall comply with the regulatory provisions of chapter 36, article II, pertaining to special events.

(Code 1981, § 11.5-6; Code 1995, § 58-30; Ord. No. 2180-09, § 1(58-30), 5-11-2009)