



City of Stuart

A G E N D A
LOCAL PLANNING AGENCY / PLANNING ADVISORY BOARD
TO BE HELD APRIL 29, 2021
AT 5:30 PM
121 SW FLAGLER AVENUE, STUART FL 34994
121 S.W. FLAGLER AVE. STUART, FLORIDA 34994

LOCAL PLANNING AGENCY

Chair - Kelly Laurine
Vice Chair - Christina de la Vega
Board Member - Margaret Bromfield
Board Member - Larry Massing
Board Member - Bill Mathers
Board Member - Ryan Strom
Board Member - Jackie Vitale
Ex Officio Board Member - Garret Grabowski

ADMINISTRATIVE

Development Director, Kev Freeman
Board Secretary, Jordan Pinkston

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 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.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS (3 Minutes Max.)

COMMENTS FROM THE BOARD MEMBERS

ACTION ITEMS

1. ORDINANCE NO: 2466-2020 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN, THEREBY ASSIGNING A FUTURE LAND USE DESIGNATION OF "NEIGHBORHOOD SPECIAL DISTRICT" TO THE 49+/- ACRE PROPERTY, OWNED BY NEHME HOLDINGS, LLC AND WILLOUGHBY GROUP, LLC LOCATED ALONG SR-76 KANNER HIGHWAY, SOUTH OF MARTIN COUNTY HIGH SCHOOL AND ABUTTING LYCHEE TREE NURSERY; SAID LAND, ANNEXED BY ORDINANCE No. 2327-2016 AND ORDINANCE No. 2337-2017, BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND CONCURRENTLY ASSIGNING "CPUD" ZONING TO SAID LAND ON THE CITY'S OFFICIAL ZONING MAP; ESTABLISHING THE KANNER CPUD COMMERCIAL PLANNED UNIT DEVELOPMENT, CONSISTING OF 162,020 SQUARE FEET OF RETAIL, BULK MERCHANDISE, AND AUTOMOBILE REPAIR SERVICES BUILDING FOOTPRINT WITH A STAND ALONE KIOSK AND FUEL FACILITY, 398 RESIDENTIAL APARTMENT UNITS AND RETAIL AND RESTAURANT PADS PROVIDING FOR APPROVAL OF A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS, INCLUDING A TIMETABLE OF DEVELOPMENT; DECLARING THE PROJECT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE, PROVIDING FOR ACCEPTANCE BY THE APPLICANT AND FOR OTHER PURPOSES.

STAFF UPDATE

ADJOURNMENT

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Local Planning Agency

Meeting Date: 4/29/2021

Prepared by: Tom Reetz

Title of Item:

ORDINANCE NO: 2466-2020 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN, THEREBY ASSIGNING A FUTURE LAND USE DESIGNATION OF "NEIGHBORHOOD SPECIAL DISTRICT" TO THE 49+/- ACRE PROPERTY, OWNED BY NEHME HOLDINGS, LLC AND WILLOUGHBY GROUP, LLC LOCATED ALONG SR-76 KANNER HIGHWAY, SOUTH OF MARTIN COUNTY HIGH SCHOOL AND ABUTTING LYCHEE TREE NURSERY; SAID LAND, ANNEXED BY ORDINANCE No. 2327-2016 AND ORDINANCE No. 2337-2017, BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND CONCURRENTLY ASSIGNING "CPUD" ZONING TO SAID LAND ON THE CITY'S OFFICIAL ZONING MAP; ESTABLISHING THE KANNER CPUD COMMERCIAL PLANNED UNIT DEVELOPMENT, CONSISTING OF 162,020 SQUARE FEET OF RETAIL, BULK MERCHANDISE, AND AUTOMOBILE REPAIR SERVICES BUILDING FOOTPRINT WITH A STAND ALONE KIOSK AND FUEL FACILITY, 398 RESIDENTIAL APARTMENT UNITS AND RETAIL AND RESTAURANT PADS PROVIDING FOR APPROVAL OF A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS, INCLUDING A TIMETABLE OF DEVELOPMENT; DECLARING THE PROJECT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE, PROVIDING FOR ACCEPTANCE BY THE APPLICANT AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The intent of this application is to assign CPUD zoning and a Neighborhood Special District land use designations to property recently annexed in order to construct a 162,020 S.F. Costco Wholesale building with standalone kiosk and fuel facility, 398 residential apartment units, retail and restaurant buildings and approve a Master Site Plan including a connector road between S. Kanner Hwy. and SE Willoughby Blvd.

The applicant is proposing 193,146 sq. ft. of commercial building area and 398 apartment units within 4 (four) 4-storey buildings with a density of 8.1 dwelling units per acre for the 48.99 acre site. The City's Comprehensive Plan, Policy A7.2 Table of Land Use Densities and Intensities allows up to 15 dwelling units per acre for the Neighborhood/Special District Land Use category. The applicant is proposing only 13.1 DU/acre.

Traffic improvements to S. Kanner Highway include the addition of a signalized entry with full turning movement, a left-turn lane for southbound traffic and a right-turn lane for northbound traffic. A controlled directional access median break (left-turn in, right-turn in, and right-turn out only) will be provided at the northern portion of the site. A right-turn in and right-turn out with no median break is proposed for the southern portion of the site. An eight (8) foot wide sidewalk will be constructed within the S. Kanner Highway right-of-way along the western property boundary to connect the existing adjacent sidewalks to the north and south of the property entrance. Pedestrian routes will connect to the sidewalk within the right-of-way to provide access to the buildings. Sidewalks internal to the development shall have a minimum width of 6 feet.

A total of 1,725 parking spaces are provided for the development with the parking for the Costco Wholesale building being sufficiently parked at 1 parking space for every 250 square feet of building with additional parking

available for customers that is being offset with additional landscaping at the projects entrance.

The proposed project's master storm water management system consist of a series of interconnected wet detention lakes and dry retention ponds. The system satisfies criteria of the South Florida Water Management District (SFWMD), City of Stuart, Florida Department of Transportation (FDOT) and Martin County. The proposed system will expand the existing FDOT lake on-site that currently serves Kanner Hwy. The design also includes littoral plantings at the project's proposed lakes and expanded D.O.T. pond that will reduce the storm water system of excess nitrogen and phosphorus and count towards offsetting a portion of the project's tree mitigation requirement. **See Attachment B.1 Staff Review**

The applicant is asking to depart from the to the City's Land Development Code which may be offset by providing other aspects of the project which exceed code requirements and or are amenities of value to the community. The departure is as follows:

1. Parking Code Section 6.01.13: Multi-family dwelling units (studios or 1 bedroom) require 1.5 spaces per unit; Multi-family dwelling units (2 or more bedrooms) require 2 space per unit. Required parking for the project is 722 spaces and the applicant is providing for 700 residential spaces.
2. Parking Code Section 6.01.14.C Within an large commercial development which provide shopping carts for use by patrons, one parking space per 25 spaces shall be dedicated for the storage of shopping carts. This storage area shall include fence materials to keep the shopping carts in the space. Required spaces to be dedicated for storage of shopping carts is 24 and the applicant is providing 14 spaces for storage.
3. Landscaping Code Section 6.04.07C.5 Interior landscaped islands shall be provided between every ten (10) parking spaces. Each interior island shall be not less than six feet in width. Each interior island shall contain not less than one shade tree and a combination of shrubs, ground cover, grass and mulch. The commercial parking areas for Costco building's parking lot contains 14 rows with more than 10 spaces without a landscaped island. **See Attachment B.2 Staff Code Review.**

Funding Source:

N/A

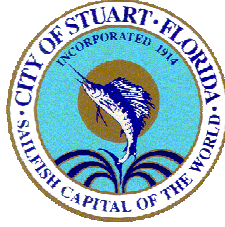
Recommended Action:

Motion to recommend approval to be heard by the City Commission at its regularly scheduled meeting on May 24, 2021.

ATTACHMENTS:

Description	Upload Date	Type
❑ A.1 Ordinance No. 2466-2021	4/23/2021	Ordinance add to Y drive
❑ A.2 Ordinance No. 2466-2021 Exhibit D1	4/23/2021	Ordinance add to Y drive
❑ A.3 Ordinance No. 2466-2021 Exhibit D2	4/22/2021	Ordinance add to Y drive
❑ A.4 Ordinance No. 2466-2021 Exhibit D3	4/23/2021	Ordinance add to Y drive
❑ A.5 Ordinance No. 2466-2021 Exhibit D4	4/22/2021	Ordinance add to Y drive
❑ B.1 Staff Review	4/22/2021	Staff Report
❑ B.2 Staff Code Review	4/22/2021	Staff Report

▢	C.1 Comprehensive Plan Amendment/Rezoning Applications	4/23/2021	Backup Material
▢	D.1 Public Works Conditional Approval	4/23/2021	Backup Material
▢	D.2 Applicant's Response to Review Comments	4/23/2021	Backup Material
▢	D.3 Applicant's response to Traffic Comments	4/23/2021	Backup Material
▢	D.4 Tree Mitigation Stormwater Justification Letter	4/23/2021	Backup Material
▢	D.5 Email	4/23/2021	Ordinance add to Y drive
▢	E.1 Public Notice/Affidavit	4/23/2021	Backup Material



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA
ORDINANCE NUMBER 2466-2021**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN, THEREBY ASSIGNING A FUTURE LAND USE DESIGNATION OF "NEIGHBORHOOD SPECIAL DISTRICT" TO THE 49+/- ACRE PROPERTY, OWNED BY NEHME HOLDINGS, LLC AND WILLOUGHBY GROUP, LLC LOCATED ALONG SR-76 KANNER HIGHWAY, SOUTH OF MARTIN COUNTY HIGH SCHOOL AND ABUTTING LYCHEE TREE NURSERY; SAID LAND, ANNEXED BY ORDINANCE No. 2327-2016 AND ORDINANCE No. 2337-2017, BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND CONCURRENTLY ASSIGNING "CPUD" ZONING TO SAID LAND ON THE CITY'S OFFICIAL ZONING MAP; ESTABLISHING THE KANNER CPUD COMMERCIAL PLANNED UNIT DEVELOPMENT, CONSISTING OF 162,020 SQUARE FEET OF RETAIL, BULK MERCHANDISE, AND AUTOMOBILE REPAIR SERVICES BUILDING FOOTPRINT WITH A STAND ALONE KIOSK AND FUEL FACILITY, 398 RESIDENTIAL APARTMENT UNITS AND RETAIL AND RESTAURANT PADS PROVIDING FOR APPROVAL OF A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS, INCLUDING A TIMETABLE OF DEVELOPMENT; DECLARING THE PROJECT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE, PROVIDING FOR ACCEPTANCE BY THE APPLICANT AND FOR OTHER PURPOSES.

*** * * * ***

WHEREAS, on August 22, 2016 and January 9th, 2017, the City Commission adopted Ordinance No. 2327-2016 and 2337-2017 respectively, annexing a total of 5 parcels fronting S. Kanner Highway south of Martin County High School and abutting the Lychee Tree Nursery.

WHEREAS, the City of Stuart has determined the need to apply the Future Land Use and Land Development Zoning district for said lands; and

WHEREAS, On May 24, 2021, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by M&M Realty Partners, amending the Future Land Use Map of the City's Comprehensive Plan, amending the city's official zoning map and approving a master site plan for a retail, bulk merchandise and automobile repair services with a standalone kiosk and fueling facility, and 398 residential apartment units and retail and restaurant pads; and

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

WHEREAS, the City Commission considered and determined that the wetland habitat existing on the Property has been highly disturbed and that exotic vegetation and nuisance vegetation has reduced the quality of the wetlands and that the wetlands and water surfaces for the most part are scattered throughout the Property thereby limiting avoidance and minimization of impacts to wetlands to the extent that such impacts must be addressed by offsite mitigation pursuant to Section 5.03.03 of the City of Stuart Land Development Code; and

WHEREAS, the City Commission recognizes and acknowledges that there are no state or federal mitigation banks within the boundaries of the City of Stuart, the City Commission therefore accepts offsite mitigation for this Project at the Bluefield Ranch Mitigation Bank pursuant to Section 5.03.03. of the City of Stuart Land Development Code; and

WHEREAS, the City Commission considered and determined that the native upland habitat existing on the Property is scattered and has been previously disturbed, and that exotic and nuisance vegetation has reduced the quality of the habitat on site, and that the disturbed native habitat does not provide sufficient wildlife habitat necessary for the long term survival of listed species as determined by the Florida Fish and Wildlife Conversation Commission (FFWCC) and because the Property is not identified as a strategic habitat conservation area and the scattered and disturbed native habitat on the Property limits avoidance and minimization impacts to native upland habitat the native upland habitat has been recreated on site; and

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

WHEREAS, this CPUD development will be in harmony with surrounding properties; and

WHEREAS, the foregoing recitals are true and adopted as findings of fact and conclusions of law; and

WHEREAS, the Property is legally described in **Exhibit “A”** of this ordinance, a map depicting the Property is attached hereto as **Exhibit “B”** and made a part hereof by reference; and

Development conditions including a timetable for construction of development are attached hereto as **Exhibit “C”**;

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

SECTION 1: The following documents are on file as public records of the City, at the office of the City Clerk in City Hall and are attached hereto as **Exhibit “D”**, hereinafter the “Development Documents”, shall be deemed a part of this ordinance:

- 1. Drainage and Utility Statement, by Engineering Design and Construction Engineers Dated March 10, 2021**
- 2. Traffic Analysis for Kanner CPUD, by O’Rourke Engineering and Planning, Pages 1-52, dated December 16, 2020 and last revised on April 21, 2021**
- 3. Land Use Plan Amendment Traffic Analysis, by O’Rourke Engineering and Planning, Pages 1-36, dated December 18, 2020 and last revised on April 21, 2021**
- 4. Signal Warrant Analysis for Kanner CPUD, Pages 1-23, by O’Rourke Engineering and Planning, Dated February 18, 2020 and last revised on April 22, 2021**
- 5. Environmental Assessment Report, by EW Consultants, Inc. Pages 1-41, dated March 2021**
- 6. Proposed Retail Buildings and Proposed Restaurant Buildings: Stuart Retail Center, by EP Design Services, Sheets A-001 thru A-004, dated March 3, 2021**

- 7. Residential Multifamily Plans and Elevations, by Forum Architecture & Interior Design, Inc. Pages A5.11, A5.21, A5.31, A5.41, A5.51, A5.61, and A6.11. all dated December 16, 2020**
- 8. Costco Building Elevations, by MG2, Pages 1-9, dated December 16, 2020**
- 9. Master Site Plan, Sheet 1 of 1, By Lucido and Associates Dated March 16, 2021**
- 10. Phasing Plan, by Engineering Design and Construction Engineers Sheet 1 of 1, dated March 10, 2021**
- 11. Boundary, Topographic & Tree Survey, by Engineering Design and Construction Engineers, Sheets 1-9. dated February 26, 2021**
- 12. Landscape plan, By Lucido and Associates, Sheets CV-1 & LA1-LA6, dated December 17, 2020, and 03.19.2021**
- 13. Preliminary Engineering Plans and Specifications, by Engineering Design and Construction Engineers, Pages 1-9, dated March 04, 2021**
- 14. Lake Excavation vs Retention Exhibit, by Engineering Design and Construction Engineers Sheet 1 of 1, dated March 10, 2021**
- 15. Kanner CPUD Garbage Truck Turning Exhibit, by Engineering Design and Construction Engineers, Sheet 1 of 1, dated March 19, 2021**
- 16. Kanner CPUD Fire Truck Turning Exhibit, by Engineering design and Construction Engineers Sheet 1 of 1; dated March 19, 2021**

17. Photometric plans, sheets E0.1, E1.1, E1.10, E1.11, E1.2 E1.9, By Lucido and Associates, dated 8.21.2020 and 12.18.2020.

SECTION 2: The Future Land Use designation in the City's Comprehensive Land Use Plan shall be established as "Neighborhood Special District". If challenged within 30 days after adoption, this ordinance may not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a final order determining that the adopted large scale development amendment is in compliance as defined in F.S. 163.3184(1)(b).

SECTION 3: The Land Development (Zoning) District designation on the City of Stuart Official Zoning Map shall be established as "CPUD" Commercial Planned Unit Development.

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

SECTION 5: All ordinances or parts of ordinances in conflict with this ordinance or any part thereof is hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the Developer of the site, this ordinance shall prevail.

SECTION 6: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

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

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

Any breach of any provision or condition of this CPUD ordinance by the Developer shall be considered a zoning violation subject to any remedies provided herein, or as otherwise provided by law. In the event a violation found continues from day to day, each day the violation is found to continue shall be deemed a separate violation.

SECTION 8: This ordinance and agreement shall be effective upon the last of the following to occur: adoption by the City Commission, and proper execution and acceptance by the Owner. However, the Future Land Use and Zoning Designations granted herein shall not be effective until thirty-one (31) days after adoption, or as otherwise provided by law.

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

SECTION 10: Upon complete execution of this Ordinance, including the Acceptance and Agreement by the Owner, the City Clerk is directed to record a Certified Copy of the same in the Public Records of Martin County, Florida.

PASSED on First Reading this ____ day of _____, 2021.

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:

EULA R. CLARKE, MAYOR
MERRITT MATHESON, VICE MAYOR
REBECCA S. BRUNER, COMMISSIONER
TROY MCDONALD, COMMISSIONER
MIKE MEIER, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this ____ day _____ of, 2021.

ATTEST:

MARY R. KINDEL
CITY CLERK

EULA R CLARKE
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL MORTELL
CITY ATTORNEY

ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN A COMMERCIAL PLANNED UNIT DEVELOPMENT AND IN ALL EXHIBITS, ATTACHMENTS AND DEVELOPMENT DOCUMENTS, INTENDING TO BE BOUND THEREBY, AND THAT SUCH ACCEPTANCE AND AGREEMENT IS DONE FREELY, KNOWINGLY, AND WITHOUT ANY RESERVATION, AND FOR THE PURPOSES EXPRESSED WITHIN THE ABOVE ORDINANCE. IF IT IS LATER DISCOVERED THAT THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS HAVE FAILED IN ANY MATERIAL WAY TO DEVELOP THIS COMMERCIAL PLANNED UNIT DEVELOPMENT ACCORDING TO THIS ORDINANCE, ITS CONDITIONS, AND THE DEVELOPMENT PLANS AND DOCUMENTS, THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THIS ORDINANCE MAY BE AMENDED OR REPEALED BY THE CITY COMMISSION, AND THAT OTHER ACTIONS MAY BE TAKEN AGAINST THE UNDERSIGNED BY THE CITY, INCLUDING BUT NOT LIMITED TO CODE ENFORCEMENT ACTIONS, PERMIT AND LICENSING REVOCATIONS, AND ALL APPLICABLE CIVIL AND CRIMINAL ACTIONS.

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

WITNESSES:

Nehme Holdings, LLC
Ms. Eileen Nehme, Owner

Print Name: _____

By: _____

Print Name: _____

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me by means of ☒ physical presence or ☐ online notarization this _____ day of _____, 2021, by _____, who ☐ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)

Signature of Notary Public

Printed Name: _____

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

WITNESSES:

Willoughby Group, LLC
Mahmoud Hadid, Managing Director

By: _____

Print Name: _____

Print Name: _____

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me by means of ☒ physical presence or ☐ online notarization this _____ day of _____, 2021, by _____, who ☐ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)

Signature of Notary Public

Printed Name: _____

CITY'S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before The above Ordinance, Acceptance and Agreement was acknowledged before me by means of ☒ physical presence or ☐ online notarization this _____ day of _____, 2021, Eula R. Clarke, Mayor, and Mary Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation, who ☐ are personally known to me or ☐ have produced _____ as identification.

(Notary Seal)

Signature of Notary Public

Printed Name: _____

‘EXHIBIT A’ – LEGAL DESCRIPTION**PARCEL 1**

THE REAL PROPERTY LYING AND BEING IN GOVERNMENT LOT 5 AND 6, SECTION 16, TOWNSHIP 38 SOUTH , RANGE 41 EAST, MARTIN COUNTY, FLORIDA, DESCRIBED AS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE HANSON GRANT AND THE CENTERLINE OF STATE ROAD 76, THENCE PROCEED NORTH 66°18'30" EAST ALONG THE NORTH LINE OF THE HANSON GRANT FOR A DISTANCE OF 50.08 FEET TO A CONCRETE MONUMENT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 76. THENCE PROCEED NORTH 20°23'20" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76 FOR A DISTANCE OF 330 FEET AND THE POINT OR PLACE OF BEGINNING. THENCE PROCEED NORTH 66°18'30" EAST FOR A DISTANCE OF 984.42 FEET TO A POINT, THENCE PROCEED NORTH 20°23'20" WEST FOR A DISTANCE OF 350 FEET TO A POINT, THENCE PROCEED SOUTH 66°18'30" WEST FOR A DISTANCE OF 984.42 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76; THENCE PROCEED SOUTH 20°23'20" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76 FOR A DISTANCE OF 350 FEET TO THE POINT OR PLACE OF BEGINNING.

LESS AND EXCEPT PARCEL NO. 145 CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED IN O.R. BOOK 951, PAGE 284, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF GOVERNMENT LOT 5, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 5; THENCE SOUTH 66°02'08" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 127.80 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 76 (KANNER HIGHWAY); THENCE NORTH 20°39'37" WEST ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 20°39'37" WEST ALONG SAID EXISTING RIGHT OF WAY LINE, A DISTANCE OF 350.00 FEET; THENCE NORTH 66°02'08" EAST, A DISTANCE OF 20.03 FEET; THENCE SOUTH 20°39'37" EAST, A DISTANCE OF 350.00 FEET; THENCE SOUTH 66°02'08" WEST, A DISTANCE OF 20.03 FEET.

PARCEL 2:

A PARCEL OF LAND LYING IN GOVERNMENT LOTS 6 AND 7, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 2, STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD; THENCE NORTH 23°40'21" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 208.04 FEET TO A POINT OF CURVATURE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE HAVING A RADIUS OF 1420.00 FEET, A CENTRAL ANGLE OF 14°55'37", AND AN ARC LENGTH OF 369.95 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 66°43'59" WEST, FOR A DISTANCE OF 791.02 FEET TO A POINT; THENCE NORTH 20°39'22" WEST FOR A DISTANCE OF 395.23 FEET TO A POINT ON THE SOUTH LINE OF A MARTIN COUNTY ACCESS STRIP RECORDED IN OFFICIAL RECORDS BOOK 882, PAGES 783 AND 785, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°28'43" EAST ALONG SAID MARTIN COUNTY ACCESS STRIP, FOR A DISTANCE OF 859.34 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD, POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE TO THE EAST, RADIAL LINE BEARS NORTH 82°49'31" EAST; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1420.00 FEET, A CENTRAL ANGLE OF 02°01'03", AND AN ARC LENGTH OF 50 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION:

TITLE COMMITMENT # 807690

A PARCEL OF LAND LYING IN GOVERNMENT LOTS 5, 6, AND 7, SECTION 16, TOWNSHIP 38 SOUTH RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

BEGINNING AT THE NORTHEAST CORNER OF TRACT 2, STUART FARMS, AS RECORDED IN PLAT BOOK I, PAGE 63, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E.

WILLOUGHBY BOULEVARD AND ALSO BEING A POINT ON THE NORTH LINE OF THE HANSON GRANT; THENCE SOUTH 65°51'31" WEST ALONG THE NORTH LINE OF SAID HANSON GRANT, FOR A DISTANCE OF 1738.28 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH KANNER HIGHWAY (S.R. 76); THENCE NORTH 20°39'22" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 330.00 FEET TO A POINT; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 65°51'31" EAST, FOR A DISTANCE OF 964.39 FEET TO A POINT; THENCE NORTH 20°39'22" WEST, FOR A DISTANCE OF 256.55 FEET TO A POINT; THENCE NORTH 66°43'59" EAST, FOR A DISTANCE OF 791.02 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1420.00 FEET, A CENTRAL ANGLE OF 14°55'37", A CHORD BEARING OF SOUTH 16°11'46" EAST AND A CHORD LENGTH OF 368.90 FEET; THENCE TRAVEL COUNTER-CLOCKWISE ALONG THE ARC OF SAID NON-TANGENT CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD, FOR A DISTANCE OF 369.95 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23°40'21" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 208.04 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION:

TITLE COMMITMENT # 807694

A PARCEL OF LAND LYING WITHIN THE HANSON GRANT, MARTIN COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

THE WESTERLY 330.00 FEET OF LOT 2, AND ALL OF LOTS 3 AND 4 OF STUART FARMS, AS RECORDED IN PLAT BOOK I, PAGE 63, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW SITUATED, LYING AND BEING IN MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT

THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS RECORDED IN OFFICIAL RECORDS BOOK 951, PAGE 282, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT WIDE PARCEL OF LAND OVER THE WESTERLY PORTION OF LOT 4, ACCORDING TO THE PLAT OF STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING EASTERLY OF STATE ROAD 76, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE RUN SOUTH 66°02'08" WEST, ALONG THE NORTH LINE OF SAID LOT 4 AND ALONG THE NORTH LINE OF HANSON GRANT, A DISTANCE OF 376.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 66°02'08" WEST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 10.01 FEET; THENCE SOUTH 20°39'37" EAST, ALONG A LINE THAT IS 10 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF THE 100 FOOT WIDE STATE ROAD 76, A DISTANCE OF 600.55 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 66°06'12" EAST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 10.01 FEET; THENCE NORTH 20°39'37" WEST, ALONG A LINE 20 FEET EASTERLY OF AS MEASURED AT

RIGHT ANGLES TO AND PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF THE SAID 100 FOOT WIDE STATE ROAD 76,
A DISTANCE OF 600.56 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN ABANDONED 40 FOOT DEDICATED RIGHT OF WAY LYING BETWEEN SAID LOTS 2 AND 3.

‘EXHIBIT B’ – LOCATION MAP

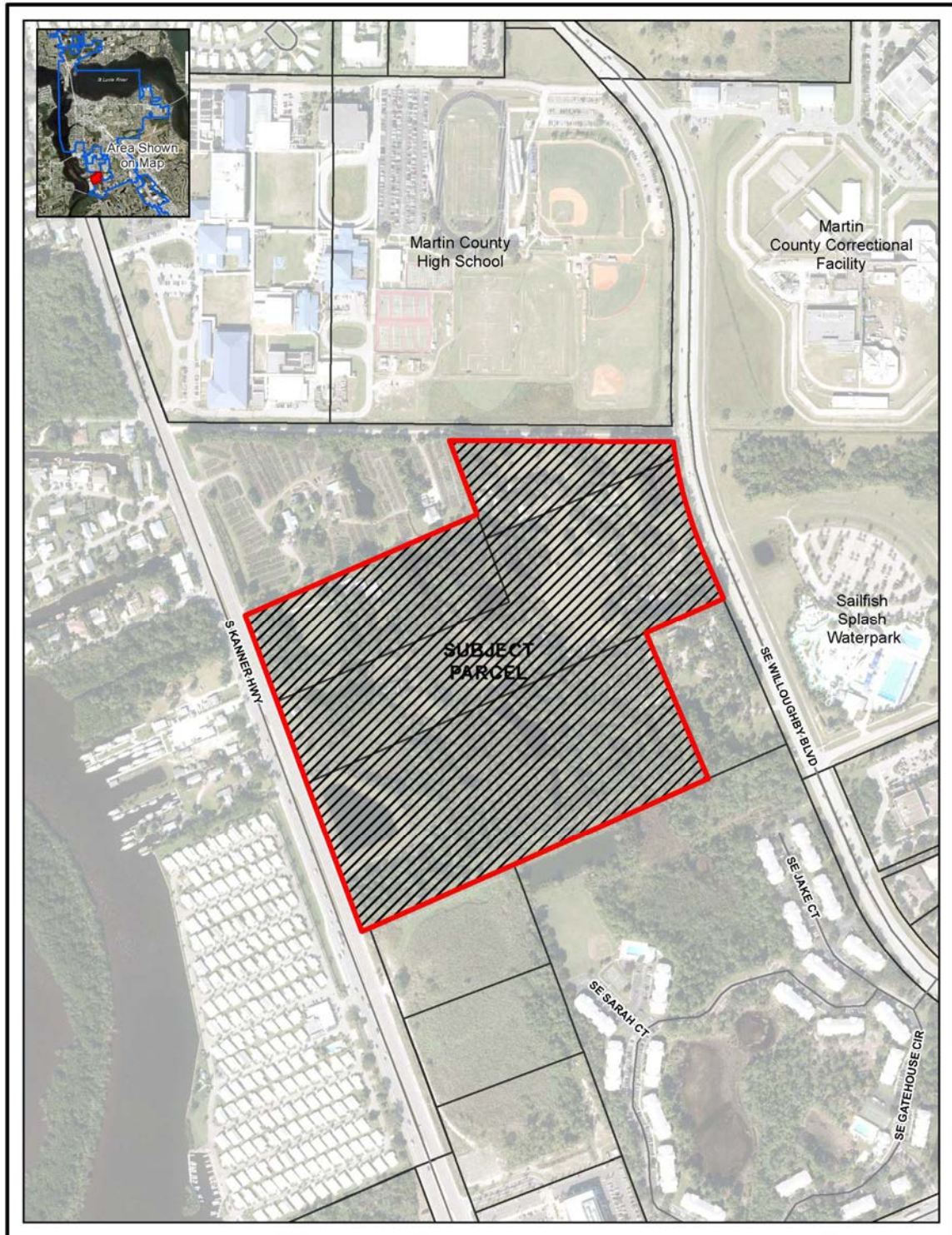


EXHIBIT C – DEVELOPMENT CONDITIONS

1. All development approved hereby, and the use thereof, shall comply with the following drawings:

Approved Plans and Documents (Exhibit D)

- A. Drainage and Utility Statement, by Engineering Design and Construction Engineers Dated March 10, 2021**
- B. Traffic Analysis for Kanner CPUD, by O’Rourke Engineering and Planning, Pages 1-52, dated December 16, 2020 and last revised on April 21, 2021**
- C. Land Use Plan Amendment Traffic Analysis, by O’Rourke Engineering and Planning, Pages 1-36, dated December 18, 2020 and last revised on April 21, 2021**
- D. Signal Warrant Analysis for Kanner CPUD, Pages 1-23, by O’Rourke Engineering and Planning, Dated February 18, 2020 and last revised on April 22, 2021**
- E. Environmental Assessment Report, by EW Consultants, Inc. Pages 1-41, dated March 2021**
- F. Proposed Retail Buildings and Proposed Restaurant Buildings: Stuart Retail Center, by EP Design Services, Sheets A-001 thru A-004, dated March 3, 2021**
- G. Residential Multifamily Plans and Elevations, by Forum Architecture & Interior Design, Inc. Pages A5.11, A5.21, A5.31, A5.41, A5.51, A5.61, and A6.11. all dated December 16, 2020**

- H. Costco Building Elevations, by MG2, Pages 1-9, dated December 16, 2020**
- I. Master Site Plan, Sheet 1 of 1, By Lucido and Associates Dated March 16, 2021**
- J. Phasing Plan, by Engineering Design and Construction Engineers Sheet 1 of 1, dated March 10, 2021**
- K. Boundary, Topographic & Tree Survey, by Engineering Design and Construction Engineers, Sheets 1-9. dated February 26, 2021**
- L. Landscape plan, By Lucido and Associates, Sheets CV-1 & LA1-LA6, dated December 17, 2020, and 03.19.2021**
- M. Preliminary Engineering Plans and Specifications, by Engineering Design and Construction Engineers, Pages 1-9, dated March 04, 2021**
- N. Lake Excavation vs Retention Exhibit, by Engineering Design and Construction Engineers Sheet 1 of 1, dated March 10, 2021**
- O. Kanner CPUD Garbage Truck Turning Exhibit, by Engineering Design and Construction Engineers, Sheet 1 of 1, dated March 19, 2021**
- P. Kanner CPUD Fire Truck Turning Exhibit, by Engineering design and Construction Engineers Sheet 1 of 1; dated March 19, 2021**
- Q. Photometric plans, sheets E0.1, E1.1, E1.10, E1.11, E1.2 E1.9, By Lucido and Associates, dated 8.21.2020 and 12.18.2020.**

Prior to Issuance of Site Permits

2. Applicant shall provide a digital boundary survey and civil plan prior to the issuance of any final site permits.
3. Final Development plans and/or Construction Drawings and Building Plans shall be submitted, reviewed, and approved by the City prior to the issuance of any Development Permits.
4. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a final site permit.
5. All required regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the commencement of any phase of development activities.
6. All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.
7. The applicant shall provide a photometric plan prior to building permit approval (Final Site Plan approval). Lighting shall comply with Section 6.07.00 of the Land Development Code and reviewed by police for CEPTED/Crime Prevention recommendations. Lighting shall include shields to direct the light away from the Lychee Tree Nursery.

Development and Construction

8. Except as otherwise set forth in the Kanner CPUD, development shall comply with the City Land Development Code. Any modifications to the Master Site Plan that is 10%, or less, of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, and location of landscaping, may be approved by the City's Development Director, provided however,

the Development Director may refer the matter to the City Commission for approval via public hearing.

9. All applicable state or federal permits must be obtained before the commencement of any development activities. Issuance of this development order/permit/approval by the City of Stuart does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Stuart for the issuance of this order/permit/approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
10. Development of the Property as a CPUD shall include a net impervious area of not more than seventy-five (75%) for the combination of parcels within the CPUD.
11. The maximum building height within the CPUD shall be 4 stories or forty-five (45) feet. Height shall be measured from the lowest permissible finished first floor elevation to the surface of a flat roof and to the eave of a pitched roof. The peak of a pitched roof may not exceed 15 feet above the maximum building height.
12. Water and Sewer Services shall be provided by City of Stuart Utilities.
13. In the event of any conflict in the provisions of Exhibit ‘C’ Development Conditions and attached exhibits, Exhibit ‘C’ shall prevail.
14. Prior to certificate of occupancy of the retail, bulk merchandise and automobile repair services building and fueling facility, the applicant shall provide an engineer’s written confirmation attesting that the necessary components of the CPUD’s stormwater and utility systems are in place and functioning in compliance with all approved plans and specifications.

15. Construction activity shall be limited from 6.00 am to 6:00 pm. Monday – Saturday. However, the City’s Development Director shall have the discretion to authorize construction to take place outside the standard construction hours set forth in the City’s Land Development Code and Code of Ordinances.
16. Notwithstanding anything to the contrary in the City of Stuart Land Development Code of City of Stuart Code of Ordinances, there shall be no restrictions on delivery hours for the retail, bulk merchandise and automobile repair services building and fueling facility.
17. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks and/or temporary construction water service shall be utilized by the Developer in order to reduce dust generated onsite during construction.
18. Any existing infrastructure, sidewalk or private property including adjacent property boundaries that are damaged during construction shall be repaired or replaced prior to the issuance of a Certificate of Occupancy.
19. All on-site utilities shall be buried unless overhead lines are otherwise required by local utility authorities.
20. Prior to Final Plan approval the Developer shall obtain the necessary water use permits from the South Florida Water Management District for irrigation and temporary construction dewatering. As part of these approvals the Developer shall demonstrate the project will not adversely impact adjacent properties, wetlands, surface waters or cause adverse migration of saline water and regulated contaminants.
21. All utility and driveway connection improvements constructed by the Developer within Florida’s Department of Transportation’s right-of-way shall be constructed in a manner and form acceptable to the FDOT. The developer shall grant any such utility easements necessary for this site as may be required by the FDOT and or Martin County.

22. a. Sidewalk shall be constructed as needed within the S. Kanner Highway right-of-way to connect with the existing sidewalk. The proposed sidewalk adjacent to the internal connector road shall be eight (8) feet in width; all other sidewalks internal to the development shall have a minimum width of six (6) feet.
- b. Traffic improvements to S.E. Willoughby Boulevard will include a northbound left turn lane into the project and a southbound right turn lane into the project.
- c. The Developer shall construct a two-lane local privately maintained roadway to connect S. Kanner Highway to S.E. Willoughby Boulevard. Notwithstanding anything to the contrary herein, including the Development Timetable, the completion of the connection road from S. Kanner Highway to S.E. Willoughby Boulevard shall constitute vesting of the Kanner CPUD project for development purposes.
- d. All improvements identified in paragraphs 22a, 22b, and 22c which meet the ‘rational nexus’ criteria as outlined in Florida State Statute, that requires an impact fee to have a reasonable connection (or rational nexus) between the proposed new development and the need and the impact of additional capital facilities, and the expenditure of funds and the benefits accruing to the proposed new development, shall be eligible for impact fee credits from the City of Stuart and from Martin County, subject to agreement..
23. a. A detailed stormwater analysis for the existing conditions and proposed developed conditions will be generated for comparison. Runoff will be collected by a series of inlets and pipes and directed to the master stormwater management system for treatment and attenuation. The existing FDOT stormwater detention lake will be redesigned and expanded so that the system can handle the FDOT improvements as well as runoff from the proposed development. The proposed system will discharge via existing connections to the S. Kanner Highway storm system. Conveyances shall be installed to ensure off-site flows that currently drain through the property will be maintained in the post-development condition. The Developer shall take precautions necessary to ensure that

groundwater elevations at the Lychee Tree Nursery irrigation ponds are not adversely affected at any time during or after construction of the stormwater management system.

b. Any existing or offsite lakes, ponds or ditches that will be impacted by the construction of the S. Kanner CPUD will be analyzed. The necessary improvements shall be implemented to maintain existing drainage patterns and levels of flood protection. The Developer shall provide drainage bypass of sufficient capacity to ensure existing drainage patterns and conveyance of off-site flows onto the Property are maintained. Final design of the bypass system shall be provided and reviewed prior to Construction Site Plan approval.

24. The project's storm water facilities, specifically the Native Planting schemes at the detention/retention areas/wetlands, will be designed using Low Impact Development "(LID) Techniques as described in the University of Florida IFSA Extension publication LID Practices: Integration Wetlands and Enhancing Storm water Basins". Littoral planting shall be provided at the perimeter of all lakes including the expanded D.O.T. pond.
25. One or more sanitary pump stations shall be provided by the developer to service the Kanner CPUD and subject to review and approval by the City's Public Works Department.
26. In the event it is determined that any representative of a plant or animal species that is Federally or State designated as Endangered, Threatened, or Species of a Special Concern is resident on or otherwise is significantly dependent upon the property, the Developer shall cease all activities which might negatively affect that individual or population and immediately notify the City of Stuart, the Florida Fish and Wildlife Commission and the U.S. Fish and Wildlife Service. Proper protection to the satisfaction of all agencies shall be provided by the Developer. Construction shall cease until all agencies are satisfied as

to the protection of protected species. The developer's Environmental Professional shall conduct a survey for existing Gopher Tortoise burrows and relocate as necessary.

27. Temporary or freestanding storage units are prohibited on the Property once construction is complete.

Landscaping

28. The common areas including the project's entry and driveway connection shall be provided with landscaping with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition as depicted on landscape plans and prior to Certificate of Occupancy.
29. A landscape strip 25' wide (minimum) shall be maintained along all north, south and east CPUD parcel boundaries as depicted on Site and Landscape Plans.
30. Landscaping of the project shall include low volume drip irrigation, drought tolerant vegetation and fifty percent (50%) or more of native plant materials.
31. "Hat racking" of trees is prohibited on the Property.
32. The Landscape Architect and the Environmental Professional shall attest in writing at the time of installation and prior to certificate of occupancy that the landscape and native landscape area plantings have been installed in compliance with the approved plans, specifications and reports. At one (1) year after certificate of occupancy both professionals will provide a written confirmation that all installed trees, palms and other plants are in good condition and require no replacement. If any material has not survived it will be noted and replaced and a new letter provided.

Required Open Space and Native Vegetation Area

33. Open Space. Not less than 25% of the Kanner CPUD shall be open space as defined in the City Land Development Regulations. Required open space may include native vegetation areas and landscape buffers between the CPUD and adjacent property; however, parking area interior landscaping shall not count towards the open space requirement.
34. Excluding wetlands defined by the South Florida Water Management District, not less than 25% of the total development site shall be native vegetation area. The required native vegetation area may include open space areas and the landscape buffer between the site and adjacent property. The location of the native vegetation shall comply with the project's landscape plans by Lucido and Associate described in **Exhibit "C"**, attached hereto.

Tree Mitigation & Wetland Mitigation

35. The developer proposes to meet the tree mitigation by planting on-site, providing innovative stormwater treatment design, and incorporating low impact development (LID) practices and otherwise comply with Section 5.05.02 of the "Tree replacement and protection requirements" of the City's Land Development Code.
36. The CPUD property contains low quality wetlands that may be mitigated as permitted within the City of Stuart Land Development Regulations specifically in Sec. 5.03.03 of the City's land development code.

Signage

37. All signs throughout the CPUD must have a consistent treatment, as to number, location, size, height, lighting, and materials with a unified theme throughout the Planned Unit Development. The development's monument signs shall adhere to the design standards in

the City's land development code, with exception to signage associated with the retail, bulk merchandise and automobile repair services building and fueling facility.

38. Timetable for development shall be as follows:

Development Timetable - See Phasing Plan Exhibit by EDC above (cont. below)

Phase 1A – 29.73 Acres:

Retail Bulk Merchandise (Site & Building), Fueling Facility (Site & Building)

Site Lighting

Interior Landscaping

Connector Road

Land Clearing

Master Drainage

Master Utilities

Mass Grading for entire CPUD

Install of Perimeter Buffer Landscape

Site and building permit application deemed sufficient for permit review of Phase 1A under city codes and standards.	December 31, 2022
Final Certificate of Occupancy for Phase 1A site and building improvements.	December 31, 2024
Permit Approval of Phase 1A Connector Road	December 31, 2022
Final Inspection of Phase 1A Connector Road	December 31, 2024

Phase 1B – 14.51 Acres:

Multi-Family (Site & Building)

Site Lighting

Interior Landscaping

Site and building permit application for Phase 1B deemed sufficient for permit review under city codes and standards.	December 31, 2023
Final Certificate of Occupancy for Phase 1B site and building improvements.	December 31, 2026

Phase 1C – 4.74 Acres:

Retail / Restaurant Outparcel (Site & Building)

Site Lighting

Interior Landscaping

Site and building permit application for Phase 1C deemed sufficient for permit review under city codes and standards.	December 31, 2025
Final Certificate of Occupancy for Phase 1C site and building improvements.	December 31, 2028

Notes:

1. The dates set forth above may be extended administratively by the Development Director, in incremental periods not to exceed six (6) months, for any delays caused by outside governmental agencies in issuing permits which have been applied for by the Developer.
2. The dates set forth above may be extended pursuant to Section 252.363, Florida Statutes for any declaration of a state of emergency issued by the Governor of the State of Florida.

Allowable Uses

39. The following uses shall be permitted:

- a. Retail, bulk merchandise, and automotive repair services with fueling facility
- b. Retail, intensive sales and Restaurant
- c. Restaurant with drive-thru (Requires Minor Amendment to CPUD)
- d. Multi-Family Residential
- e. Office, medical (Requires Minor Amendment to CPUD)
- f. Office, business or professional (Requires Minor Amendment to CPUD)
- g. Childcare center (Requires Minor Amendment to CPUD)
- h. Banks/financial institution (Requires Minor Amendment to CPUD)
- i. Warehouse, wholesale and retail distribution, including last mile delivery
(Requires Minor Amendment to CPUD)



SIGNAL WARRANT ANALYSIS

FOR

KANNER CPUD

Kanner Highway and Proposed Signalized Driveway

Prepared for:

Mr. Joe Marino
M & M Retail Partners, LLC.
Lodi, NJ 07644
973-779-7466

Prepared by:

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
(772) 781-7918

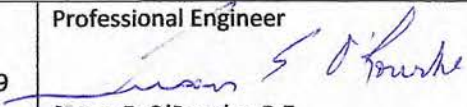
June 26, 2029

Revised February 18, 2021

Revised March 16, 2021

Revised April 22, 2021

MR18031.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 4/22/2021 License #: 42684
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Introduction

O'Rourke Engineering & Planning prepared the signal warrant analysis of the proposed full access driveway (Driveway 1) to be referred to as Costco Boulevard, located approximately 2,400 feet north of Indian Street on Kanner Highway. **Figure 1** shows the general project location and the relative location of the proposed full access driveway which is the subject of this analysis.

Attachment A includes the project site plan.

This signal warrant analysis uses existing hourly count data on Kanner Highway and estimated hourly volumes on the minor approach, Costco Boulevard. Each component of the analysis is discussed below.

Trip Generation

Three major developments will have access to Costco Boulevard; the subject property, M&M Retail, Certus ALF and out parcel, and Cleveland Clinic Medical Office. M&M Retail will consist of 157,531 square feet of Discount Warehouse, 16,750 square feet of Shopping Center, 2,500 square feet of fast-food w/ drive-thru, 16,240 square feet of restaurant and 398 apartment units.

The minor street traffic was estimated from the future developments: M&M Retail and Cleveland Clinic Medical Office. The traffic from the Certus ALF and outparcel were not included in the analysis, as the construction of this development could occur after the development of M&M Retail. The volumes were then used to evaluate the signal warrants. Each step is discussed below.

Table 1 includes the daily trip generation for each development referenced above.

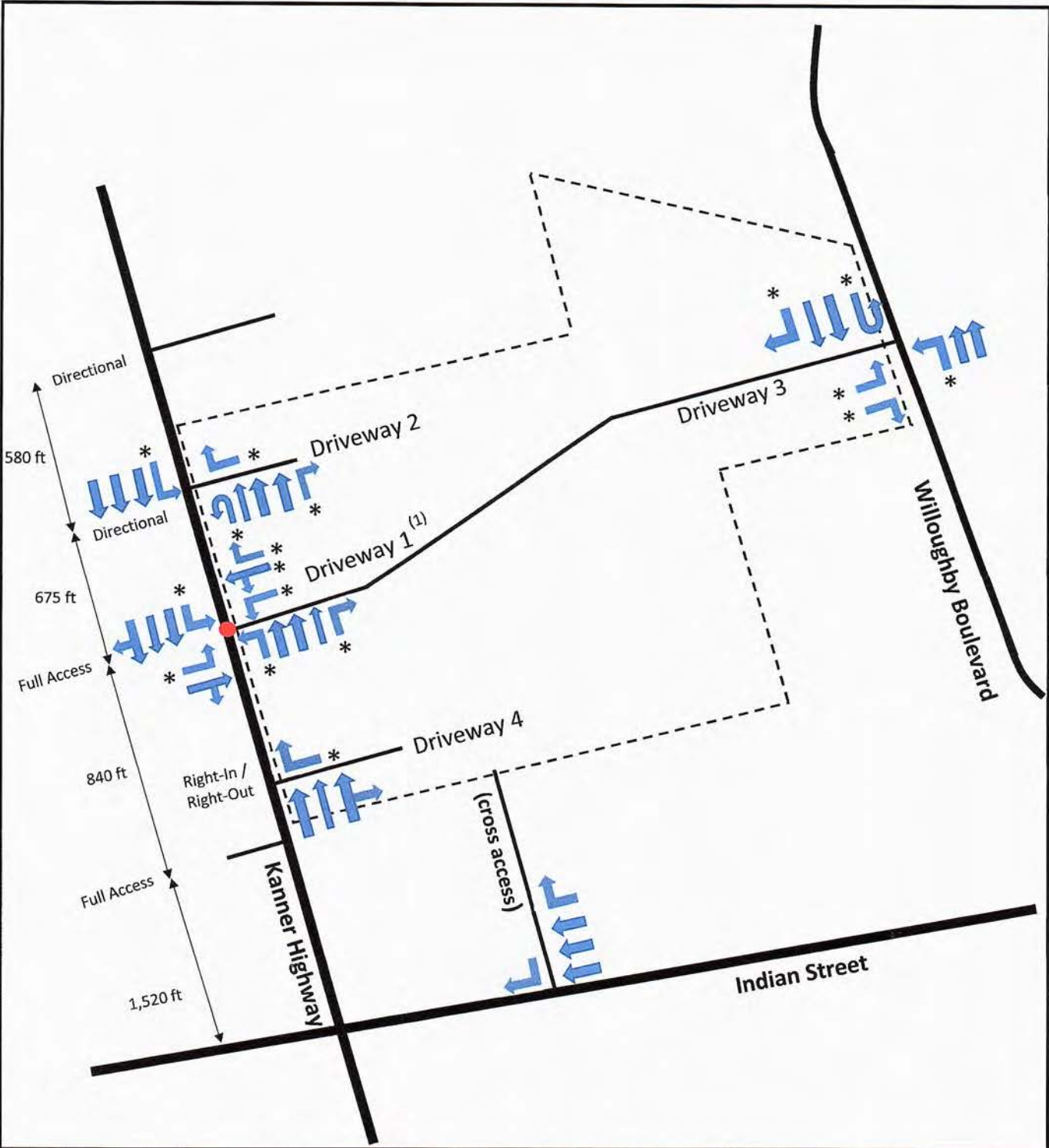
Major Street Traffic

Hourly directional traffic volumes were obtained from the FDOT website for the "Major Street": SR-76 (Kanner Highway). **Table 2** summarizes the existing hourly traffic volumes (2019) on Kanner Highway directly from the FDOT Peak Season 2019 count. The Kanner Highway volumes were compared to the Major Street thresholds. The existing major street volumes far exceed the maximum volume for several hours of the day. Given that the major street traffic is already so high before growth and before other project traffic was added, the existing traffic was used for the major street traffic.

Minor Street Traffic

The estimated movements from Costco Boulevard (minor approach) were developed based on the project traffic assigned to Costco Boulevard. **Attachment B** includes the percent assignment for each development included in the signal warrant.

The development traffic assigned to Costco Boulevard was distributed over the hours in the day based on ITE hourly distribution percentages. The percentages reflect the project traffic during that hour as it relates to daily traffic. The daily trips calculated above were applied to the hourly distribution. **Table 3** summarizes the hourly minor approach volumes. These distribution values are also included in Attachment B.



  OROURKE ENGINEERING & PLANNING NTS 22 SE Seminole Street Stuart, FL, 34994 Job #: MR18031.0 Date: 4/21/21	Legend  = Existing Lane  = Proposed Lane  = Driveway Spacing  = Proposed Signal (1) Lane Call Out Subject to FDOT Permitting	Figure 1 Lane Geometrics M & M Retail
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Table 1: Daily Trip Generation

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		Internalization Trips			Net External Trips		
					In	Out	In	Out	In	Out	Total	In	Out	Total
Medical Office (Cleveland Clinic)	720	155,080	SR	$T = 38.45(CD) - 57.62$	50%	50%	2,535	2,535	0	0	0	2,936	2,935	5,871
M&M Retail - Residential Land Use	221	398	DU	$T = 5.45(CD) - 1.75$	50%	50%	1,084	1,083	76	228	304	1,008	835	1,863
M&M Retail - Total Retail Land Use		193,021	SR		50%	50%	5,685	5,683	582	830	1,812	4,703	4,853	9,556
- Shopping Center	820	16,750	SR	$La(D) = 0.68(La(X)) + 3.57$	50%	50%	892	892	47	121	168	845	771	1,616
- Discount Club	850	157,531	SR	$T = 41.89(CD)$	50%	50%	3,293	3,292	174	445	619	3,119	2,847	5,966
-Fast Food (w/ Drive Thru)	857	2,500	SR	$T = 470.95(CD)$	50%	50%	589	588	299	104	403	290	484	774
- High-Turnover (Sit-Down) Restaurant	934	16,240	SR	$T = 112.18(CD)$	50%	50%	911	911	462	160	622	449	751	1,200
TOTALS							9,706	9,701	1,058	1,058	3,116	8,647	8,643	17,290

Source: ITE 10th Edition Trip Generation Rates

Table 2: Major Street Traffic

COUNTY: 89											
STATION: 0114											
DESCRIPTION: SR 76/COLORADO AVE - SW OF MONTEREY RD (COUNTY LINK)											
START DATE: 03/20/2019											
START TIME: 0000											

DIRECTION: N											
DIRECTION: S											
COMBINED											
TOTAL											

TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
0000	36	36	28	16	116	19	12	20	19	70	186
0100	28	20	19	20	87	7	11	7	11	36	123
0200	14	11	4	7	36	19	16	4	11	50	86
0300	6	10	17	16	49	14	19	19	31	83	132
0400	17	20	25	25	87	30	37	43	50	160	247
0500	23	38	37	74	172	74	98	85	139	396	568
0600	72	95	148	134	449	150	172	175	206	703	1152
0700	163	230	254	298	945	277	296	253	269	1095	2040
0800	284	329	256	218	1087	265	186	240	198	889	1976
0900	230	218	224	229	901	172	188	184	212	756	1657
1000	245	224	214	224	907	215	197	224	191	827	1734
1100	241	234	229	284	988	210	203	229	218	860	1848
1200	245	270	259	275	1049	212	203	194	188	797	1846
1300	209	202	238	217	866	203	234	198	179	814	1680
1400	256	287	228	241	1012	187	248	218	202	855	1867
1500	270	250	254	276	1050	208	239	206	222	875	1925
1600	317	281	287	240	1125	226	203	212	244	885	2010
1700	275	260	271	292	1098	251	215	222	215	903	2001
1800	260	234	208	184	886	168	157	160	145	630	1516
1900	198	175	160	124	657	176	142	120	125	563	1220
2000	156	134	110	88	488	106	115	131	94	446	934
2100	79	85	82	70	316	108	101	85	77	371	687
2200	72	68	54	54	248	62	52	41	46	201	449
2300	22	52	59	52	185	32	37	23	20	112	297
24-HOUR TOTALS:					14804	13377					28181

PEAK VOLUME INFORMATION											
DIRECTION: N											
DIRECTION: S											
COMBINED DIRECTIONS											
VOLUME											

A.M.											
P.M.											
DAILY											

GENERATED BY SPS 5.0.53P

Table 3: Minor Approach Volumes

Table 3: Minor Approach Volumes														
Hourly	Hourly Distribution			External Volumes			Percent Assignment to Costco Blvd					Minor Approach Volume		
	M&M		Cleveland Clinic	M&M		Cleveland Clinic	M&M Lefts		M&M Rights		Cleveland Clinic Lefts		Cleveland Clinic Rights	
	Retail	Residential	Medical Office	Retail	Residential	Medical Office	Retail	Residential	Retail	Residential	15.0%		0%	
6-7 AM	0.2%	4.0%	1.4%	10	34	41	4	7	2	5	6	0	21	
7-8 AM	1.1%	7.5%	5.4%	53	64	158	19	13	8	10	24	0	85	
8-9 AM	2.0%	6.2%	8.9%	97	53	261	34	11	15	8	39	0	96	
9-10 AM	3.6%	4.3%	10.4%	175	37	305	61	7	26	6	46	0	130	
10-11 AM	5.6%	3.7%	10.1%	272	32	286	95	6	41	5	44	0	168	
11-12 PM	8.3%	4.5%	9.1%	403	38	267	141	8	60	6	40	0	222	
12-1 PM	10.0%	4.7%	7.9%	485	40	232	170	8	73	6	35	0	253	
1-2 PM	9.3%	4.4%	8.8%	451	38	258	158	8	68	6	39	0	242	
2-3 PM	9.0%	5.4%	9.1%	437	46	267	153	9	66	7	40	0	239	
3-4 PM	8.8%	5.8%	9.2%	427	50	270	149	10	64	8	41	0	236	
4-5 PM	9.2%	8.3%	7.8%	446	71	229	156	14	67	11	34	0	243	
5-6 PM	9.3%	10.1%	5.6%	451	86	164	158	17	68	13	25	0	241	
6-7 PM	8.0%	7.9%	2.2%	388	68	65	136	14	58	10	10	0	194	
7-8 PM	6.1%	6.3%	1.3%	286	54	38	104	11	44	8	6	0	147	
8-9 PM	4.4%	5.1%	0.7%	214	44	21	75	9	32	7	3	0	107	
9-10 PM	2.9%	3.8%	0.3%	141	33	9	49	7	21	5	0	0	70	

Signal Warrants

Using the resultant volumes shown in Tables 2 and 3, the warrants with the exception of the pedestrian, accident, and school warrants were analyzed. The minor approach of the full access driveway is the westbound approach. The left-turn volumes and 50% of the right-turn volumes will be considered for triggering the need for the signal. There will be two left-turn lanes and one right-turn lane. The speed limit on Kanner Highway is 45 MPH. The thresholds will be based on two or more lanes for the major street and two or more lanes for the minor street.

Attachment C provides the Traffic signal warrant summary of the Costco Boulevard/Kanner Highway intersection at buildout of the development.

As shown, all warrants will be satisfied at 100% thresholds by completion of M&M Retail.

Conclusion

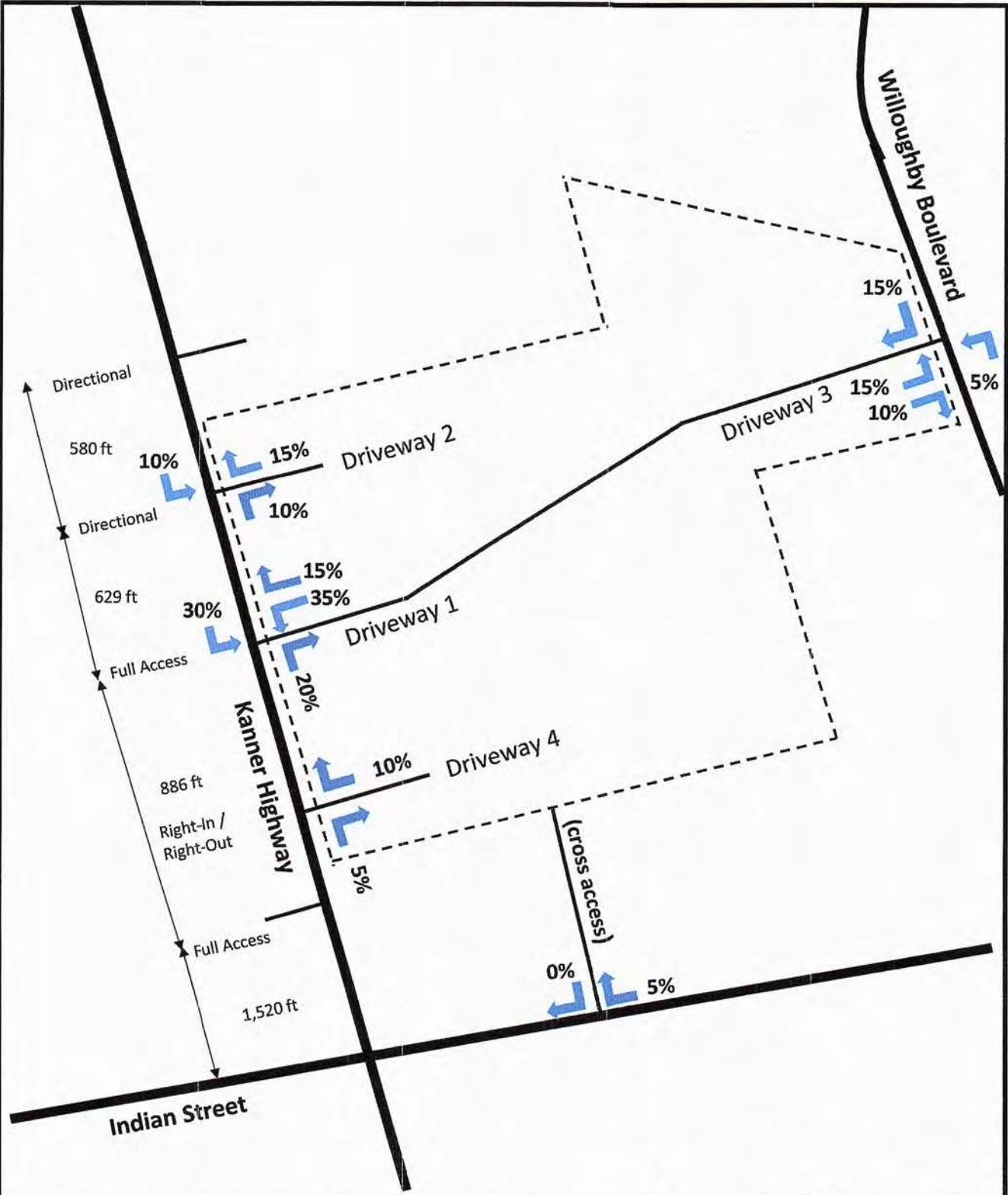
The M&M Retail development will be commencing construction once approvals are in hand first quarter 2021. The Kanner Highway and full access driveway intersection will be constructed as part of the Discount Club site plan construction. Due to the high volumes already on Kanner, the high speed of travel and the concentration of the development in the southbound left turn lane, a signal will meet monitored warrants within days of the intersection being operational. Therefore, we request that the signal be permitted for installation during the initial construction of the Kanner Highway and full access driveway intersection improvements.

ATTACHMENT A

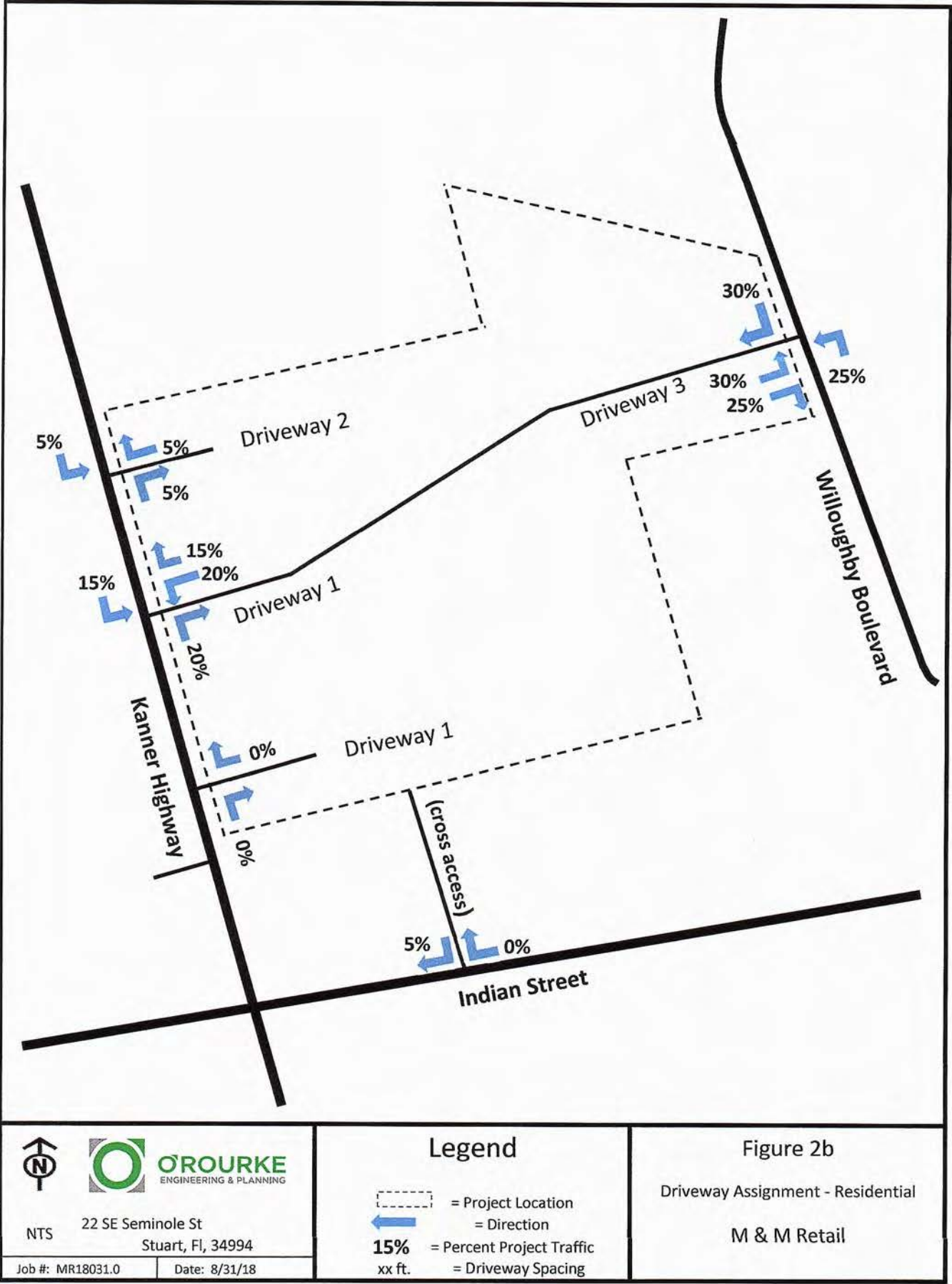
Site Plan

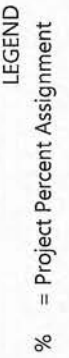
ATTACHMENT B

**Percent Assignment
and
Distribution Percentage**



  NTS 22 SE Seminole St Stuart, FL, 34994 Job #: MR18031.0 Date: 4.22.21	Legend  = Project Location  = Direction 15% = Percent Project Traffic xx ft. = Driveway Spacing	Figure 2a Driveway Assignment - Retail M & M Retail
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O'ROURKE ENGINEERING & PLANNING

JOB#: MR17034.0	FILE: C:\SB10_Figure 2_12.08.17	DATE: December 8, 2017
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Percent of Daily Traffic During the 60-Minute Period Beginning at Displayed Time

Land Use	221 Multifamily Housing (Mid-Rise)						222 Multifamily Housing (High-Rise)											
	General Urban/ Suburban		Dense Multi- Use Urban		Center City Core		Dense Multi-Use Urban						Center City Core					
Time Period	Weekday		Weekday		Weekday		Weekday		Saturday		Sunday		Weekday		Saturday		Sunday	
Trip Type	Vehicle		Vehicle		Vehicle		Person		Person		Person		Person		Person		Person	
# Data Sites	8		4		3		8		8		8		6		6		5	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
12:00	0.5	4.7	0.5	5.0	1.3	3.5	1.6	4.2	3.1	6.2	2.4	6.4	0.8	6.1	1.9	7.6	2.4	6.8
12:15	0.4	4.6	0.7	5.0	1.3	4.4	1.3	4.4	2.8	6.0	2.1	6.1	0.8	5.8	1.8	7.5	2.0	6.6
12:30	0.3	4.3	0.5	5.3	0.7	4.6	1.1	4.3	2.5	5.9	1.9	6.0	0.7	5.9	1.3	7.2	1.8	6.6
12:45	0.3	4.5	0.7	4.8	0.4	4.4	0.8	4.5	2.2	5.9	1.6	5.9	0.4	5.4	1.1	7.4	1.6	6.8
1:00	0.3	4.4	0.7	4.5	0.2	5.3	0.7	4.7	1.8	5.8	1.4	6.1	0.3	5.3	1.0	6.6	1.5	6.6
1:15	0.3	4.5	0.5	4.4	0.2	4.6	0.5	4.5	1.4	6.1	1.4	6.3	0.2	5.3	0.9	6.3	1.3	7.1
1:30	0.3	5.0	0.7	3.8	0.7	4.6	0.4	4.9	1.2	6.1	1.3	6.8	0.2	5.3	0.8	6.2	1.0	7.0
1:45	0.3	5.2	0.5	4.7	0.7	4.2	0.4	5.2	1.0	6.3	1.2	7.2	0.2	5.3	0.7	6.2	0.9	6.9
2:00	0.2	5.4	0.6	4.6	0.9	4.4	0.3	5.4	0.9	6.3	1.2	7.0	0.2	4.7	0.9	6.2	0.8	6.8
2:15	0.2	5.4	0.7	4.4	0.9	4.9	0.4	5.7	0.9	6.0	0.9	6.9	0.1	4.7	0.9	6.1	0.6	6.7
2:30	0.2	5.3	0.7	5.2	0.7	4.6	0.4	5.9	0.7	6.3	0.7	6.4	0.2	5.2	0.8	6.1	0.7	6.7
2:45	0.3	5.2	0.6	5.2	0.4	5.3	0.4	5.8	0.8	6.5	0.8	6.3	0.3	5.5	0.8	6.1	0.5	6.7
3:00	0.3	5.8	0.5	5.3	0.2	5.1	0.3	5.6	0.7	6.6	0.6	6.4	0.3	6.1	0.6	6.5	0.4	6.6
3:15	0.4	6.5	0.2	5.8	0.2	4.6	0.3	6.1	0.7	6.5	0.6	6.4	0.3	6.3	0.4	6.8	0.5	6.4
3:30	0.4	7.1	0.2	6.0	0.2	5.7	0.3	5.9	0.7	6.4	0.6	6.6	0.4	6.1	0.4	6.8	0.4	6.4
3:45	0.5	7.9	0.3	7.2	1.1	4.9	0.4	6.0	0.7	6.4	0.5	6.4	0.3	6.0	0.4	6.8	0.4	6.0
4:00	0.5	8.3	0.3	7.4	1.1	5.3	0.6	6.5	0.7	6.5	0.6	7.0	0.4	5.8	0.5	7.0	0.4	6.0
4:15	0.8	9.4	0.5	8.2	1.3	6.8	0.7	6.1	0.6	7.0	0.5	7.4	0.5	5.7	0.4	6.7	0.3	6.1
4:30	1.1	9.8	1.1	8.0	1.5	6.6	0.9	6.6	0.6	7.4	0.5	7.8	0.6	6.0	0.4	7.0	0.3	6.5
4:45	1.5	10.1	1.4	7.0	1.3	7.3	1.0	7.0	0.5	7.3	0.5	8.1	0.8	6.4	0.4	6.6	0.2	7.0
5:00	1.7	10.1	1.9	6.5	1.8	7.9	1.2	7.0	0.6	7.6	0.6	7.7	0.9	6.6	0.4	6.9	0.3	7.3
5:15	1.8	9.5	2.2	6.3	2.0	6.0	1.4	7.5	0.6	7.3	0.7	7.6	1.0	7.2	0.5	7.1	0.3	7.3
5:30	2.3	9.0	2.8	6.5	2.2	6.2	1.7	8.1	0.7	7.1	0.8	7.3	1.2	7.2	0.6	6.5	0.4	6.5
5:45	3.0	8.5	3.4	6.3	2.6	7.5	2.0	7.9	0.8	7.1	0.9	6.8	1.5	7.5	0.6	6.5	0.6	7.2
6:00	4.0	7.9	4.1	7.7	4.9	6.4	2.6	7.9	1.0	6.8	1.0	7.0	2.0	7.9	0.7	6.1	0.7	7.3
6:15	5.1	7.2	5.2	7.1	6.8	7.1	3.5	7.7	1.2	6.6	1.0	6.5	2.7	7.8	1.1	6.1	1.0	7.1
6:30	6.0	6.7	6.0	7.0	7.7	7.1	4.2	7.2	1.5	6.5	1.0	7.0	3.4	7.7	1.3	6.6	1.2	7.6
6:45	6.8	6.3	9.2	6.5	9.3	5.5	5.5	6.9	1.8	6.3	1.2	7.3	4.2	7.8	1.6	6.8	1.4	6.9
7:00	7.5	6.3	10.9	5.5	8.6	6.2	6.8	6.7	2.1	6.0	1.3	7.0	4.7	7.6	2.1	6.6	1.7	6.6
7:15	7.5	6.1	12.0	5.3	7.5	6.4	7.8	6.5	2.5	5.8	1.6	6.8	5.8	7.1	2.1	6.6	2.1	6.6
7:30	7.5	6.1	11.8	5.0	7.9	5.7	8.8	6.2	2.7	5.6	2.0	6.2	7.1	6.7	2.7	6.1	2.4	6.4
7:45	6.9	5.9	9.0	5.1	7.7	5.3	8.5	6.0	3.1	5.5	2.4	5.7	7.8	5.9	3.1	5.6	2.8	6.2
8:00	6.2	5.1	7.2	4.7	7.5	4.6	8.0	5.7	3.6	5.5	2.8	5.6	8.1	5.9	3.3	5.4	3.2	6.0
8:15	5.7	4.7	5.8	4.2	7.1	4.9	6.8	5.5	4.1	5.5	3.3	5.5	7.8	5.5	3.9	4.7	3.7	5.6
8:30	4.9	4.4	4.7	4.3	6.4	4.9	6.1	5.1	4.5	5.3	3.7	5.0	7.2	5.3	4.1	4.4	4.1	5.1
8:45	4.6	4.1	4.8	4.0	5.7	5.7	5.8	4.7	4.9	5.1	3.7	4.8	7.0	5.3	5.1	4.4	4.7	5.0
9:00	4.3	3.9	4.0	3.8	5.3	5.1	5.1	4.4	5.0	4.9	4.1	4.5	6.7	4.7	5.6	4.1	5.0	4.7
9:15	4.1	3.6	3.9	4.1	4.9	4.4	5.1	3.8	4.7	4.8	4.5	4.8	6.1	4.5	5.9	4.4	5.2	4.4
9:30	4.0	3.3	3.7	3.7	5.1	5.3	4.7	3.5	4.6	4.5	4.8	4.9	5.4	4.4	6.3	4.3	5.3	4.1
9:45	3.8	2.8	3.6	3.7	4.2	4.9	4.3	3.4	4.6	4.3	5.3	5.3	4.9	3.8	6.1	4.1	5.7	3.5
10:00	3.7	2.7	4.1	3.6	3.5	5.1	4.3	3.1	4.8	4.2	5.6	5.1	4.6	3.5	6.4	4.1	6.2	3.3
10:15	3.8	2.5	4.3	3.4	3.3	4.6	4.4	3.4	5.2	4.1	5.6	4.6	4.2	3.3	6.4	3.4	6.8	3.1
10:30	4.0	2.2	4.2	3.0	2.4	3.3	4.3	3.1	5.8	4.0	5.5	4.1	4.4	2.7	6.3	3.4	7.5	2.5
10:45	4.3	1.9	3.8	2.5	2.9	2.4	4.2	2.9	5.7	3.9	5.6	3.4	4.6	2.4	6.6	3.3	7.5	2.3
11:00	4.5	1.5	4.4	2.3	3.3	2.4	4.5	2.8	5.6	3.6	5.8	3.0	4.9	2.1	6.6	2.9	7.5	2.0
11:15	4.7	1.2	4.3	1.6	4.0	1.8	4.4	2.3	6.0	3.5	6.2	2.8	5.5	1.6	7.2	2.6	7.1	2.2
11:30	4.9	0.9	4.6	1.2	4.0	1.8	4.4	2.1	5.8	3.4	6.3	2.5	5.4	1.2	7.7	2.5	6.9	2.5
11:45	4.6	0.6	4.8	0.9	4.4	1.8	4.3	1.9	6.0	3.2	6.5	2.5	5.8	1.1	7.3	2.2	6.9	2.5

Percent of Daily Traffic During the 60-Minute Period Beginning at Displayed Time

Land Use Setting Time Period Trip Type # Data Sites	820 Shopping Center		840 Automobile Sales (New)		841 Automobile Sales (Used)		842 Recreational Vehicle Sales		843 Automobile Parts Sales		848 Tire Store	
	General Urban/ Suburban		General Urban/ Suburban		General Urban/ Suburban		General Urban/ Suburban		General Urban/ Suburban		General Urban/ Suburban	
	Weekday		Weekday		Weekday		Weekday		Weekday		Weekday	
	Vehicle		Vehicle		Vehicle		Vehicle		Vehicle		Vehicle	
	10		6		14		5		7		6	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
12:00	0.2	10.0	0.0	9.4	0.0	9.1	0.0	10.9	0.0	8.6	0.0	7.4
12:15	0.1	10.1	0.0	8.7	0.0	9.9	0.0	10.5	0.0	8.9	0.0	8.7
12:30	0.2	9.8	0.0	9.0	0.0	9.9	0.0	10.7	0.0	9.2	0.0	9.4
12:45	0.1	9.6	0.0	8.9	0.0	9.4	0.0	8.7	0.0	9.8	0.0	11.3
1:00	0.1	9.3	0.0	9.5	0.0	8.3	0.0	8.3	0.0	8.6	0.0	11.8
1:15	0.1	9.2	0.0	9.8	0.0	7.5	0.0	8.5	0.0	7.8	0.0	11.9
1:30	0.0	9.2	0.0	10.2	0.0	7.1	0.0	7.7	0.0	7.4	0.0	12.9
1:45	0.0	9.2	0.0	10.2	0.0	6.3	0.0	8.2	0.0	6.7	0.0	11.0
2:00	0.0	9.0	0.0	10.0	0.0	7.7	0.0	8.2	0.0	7.0	0.0	10.4
2:15	0.0	8.8	0.0	9.8	0.0	8.5	0.0	9.0	0.0	7.8	0.0	9.1
2:30	0.0	8.8	0.0	9.1	0.0	8.5	0.0	8.0	0.0	8.4	0.0	8.3
2:45	0.0	8.8	0.0	8.9	0.0	8.6	0.0	7.8	0.0	9.0	0.0	9.3
3:00	0.0	8.8	0.0	8.3	0.0	8.4	0.0	7.8	0.0	8.7	0.0	10.1
3:15	0.0	8.9	0.0	8.1	0.0	8.9	0.0	7.0	0.0	8.7	0.0	10.0
3:30	0.0	9.0	0.0	8.1	0.0	9.8	0.0	9.2	0.0	8.4	0.0	9.4
3:45	0.0	9.0	0.0	7.7	0.0	10.9	0.0	9.0	0.0	8.2	0.0	9.5
4:00	0.0	9.2	0.0	7.4	0.0	11.0	0.0	10.0	0.0	8.8	0.0	9.4
4:15	0.0	9.2	0.0	7.5	0.0	11.1	0.0	9.3	0.0	8.5	0.0	9.1
4:30	0.1	9.3	0.0	8.0	0.0	11.4	0.0	8.0	0.0	8.2	0.2	8.4
4:45	0.1	9.4	0.0	8.1	0.0	10.8	0.0	8.8	0.0	7.6	0.2	8.3
5:00	0.1	9.3	0.0	8.2	0.0	10.2	0.0	6.7	0.0	7.5	0.4	6.9
5:15	0.1	9.1	0.0	8.1	0.0	9.6	0.0	5.8	0.0	7.3	0.5	6.1
5:30	0.2	8.7	0.1	6.8	0.0	7.7	0.0	4.3	0.0	7.0	0.5	5.4
5:45	0.2	8.3	0.2	5.9	0.0	6.3	0.0	2.0	0.1	6.7	0.5	3.8
6:00	0.2	8.0	0.7	5.0	0.0	4.5	0.0	1.3	0.3	6.6	0.4	3.0
6:15	0.4	7.6	1.7	4.1	0.0	3.2	0.3	0.8	0.8	5.5	0.7	2.3
6:30	0.6	7.1	2.9	3.6	0.2	2.4	0.3	0.7	1.0	5.3	1.0	1.9
6:45	0.8	6.7	4.3	3.0	0.7	1.8	2.3	0.5	1.5	5.5	1.8	1.4
7:00	1.1	6.1	5.7	2.9	1.9	1.9	5.5	0.2	2.1	5.0	2.9	1.2
7:15	1.4	5.8	6.6	1.7	3.7	1.7	6.5	0.0	2.5	5.4	3.4	0.7
7:30	1.6	5.5	7.8	1.2	4.3	1.6	8.5	0.0	4.3	5.5	4.9	0.3
7:45	1.8	4.9	8.2	0.7	4.9	1.6	7.0	0.0	4.8	5.2	6.6	0.5
8:00	2.0	4.4	8.3	0.0	5.0	1.1	6.3	0.0	5.5	4.3	7.2	0.5
8:15	2.3	4.2	8.4	0.0	7.2	0.4	9.3	0.0	6.6	3.5	7.7	0.3
8:30	2.6	3.8	7.9	0.0	7.7	0.2	9.5	0.0	6.7	2.7	7.8	0.3
8:45	3.1	3.4	8.2	0.0	9.0	0.0	12.5	0.0	7.6	1.9	8.3	0.0
9:00	3.6	2.9	7.5	0.0	11.0	0.0	14.0	0.0	8.2	1.7	9.4	0.0
9:15	4.1	2.3	7.8	0.0	9.7	0.0	12.2	0.0	8.1	1.3	10.9	0.0
9:30	4.7	1.7	7.6	0.0	10.4	0.0	12.7	0.0	7.8	0.8	11.3	0.0
9:45	5.1	1.4	7.8	0.0	11.0	0.0	12.4	0.0	8.0	0.5	10.9	0.0
10:00	5.6	1.1	8.2	0.0	10.2	0.0	12.4	0.0	8.4	0.1	10.7	0.0
10:15	6.3	0.8	8.4	0.0	9.7	0.0	12.5	0.0	8.0	0.0	9.9	0.0
10:30	6.9	0.7	8.7	0.0	10.4	0.0	11.2	0.0	8.5	0.0	9.2	0.0
10:45	7.6	0.5	8.5	0.0	9.7	0.0	11.7	0.0	8.5	0.0	8.9	0.0
11:00	8.3	0.5	8.8	0.0	9.8	0.0	8.3	0.0	8.6	0.0	8.3	0.0
11:15	8.9	0.4	9.4	0.0	9.0	0.0	8.0	0.0	9.3	0.0	8.5	0.0
11:30	9.5	0.3	9.1	0.0	8.5	0.0	9.2	0.0	8.8	0.0	8.6	0.0
11:45	9.8	0.3	9.4	0.0	9.0	0.0	9.0	0.0	8.4	0.0	7.7	0.0

B-6

ATTACHMENT C

Traffic Signal Warrant Summary

State of Florida Department of Transportation
TRAFFIC SIGNAL WARRANT SUMMARY

City: Stuart
 County: 89 – Martin
 District: Four

Engineer: James Kemp
 Date: November 25, 2020

Major Street: Kanner Highway
 Minor Street: M&M Full Access Dwy (Costco Blvd)

Lanes: 6 Major Approach Speed: 45
 Lanes: 3 Minor Approach Speed: 35

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☒ Yes ☐ No
 2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☒ No
 "70%" volume level may be used if Question 1 or 2 above is answered "Yes" ☒ 70% ☒ 100%

WARRANT 1 - EIGHT-HOUR VEHICULAR VOLUME

Warrant 1 is satisfied if Condition A or Condition B is "100%" satisfied for eight hours. ☒ Yes ☐ No

Warrant 1 is also satisfied if both Condition A and Condition B are "80%" satisfied (should only be applied after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems). ☒ Yes ☐ No

Condition A - Minimum Vehicular Volume

Condition A is intended for application at locations where a large volume of intersecting traffic is the principal reason to consider installing a traffic control signal.

100% Satisfied: ☐ Yes ☒ No
 80% Satisfied: ☒ Yes ☐ No
 70% Satisfied: ☒ Yes ☐ No

Number of Lanes for moving traffic on each approach		Vehicles per hour on major-street (total of both approaches)			Vehicles per hour on minor-street (one direction only)		
Major	Minor	100% ^a	80% ^b	70% ^c	100% ^a	80% ^b	70% ^c
1	1	500	400	350	150	120	105
2 or more	1	600	480	420	150	120	105
2 or more	2 or more	600	480	420	200	160	140
1	2 or more	500	400	350	200	160	140

^a Basic Minimum hourly volume

^b Used for combination of Conditions A and B after adequate trial of other remedial measures

^c May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Record 8 highest hours and the corresponding major-street and minor-street volumes in the Instructions Sheet.

Street	Eight Highest Hours							
	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM
Major	1,848	1,846	1,680	1,867	1,925	2,010	2,001	1,516
Minor	222	253	242	239	236	243	241	194

Existing Volumes

State of Florida Department of Transportation
TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
 TRAFFIC ENGINEERING
 10/15

Condition B - Interruption of Continuous Traffic

Condition B is intended for application where Condition A is not satisfied and the traffic volume on a major street is so heavy that traffic on the minor intersecting street suffers excessive delay or conflict in entering or crossing the major street.

Applicable: ☒ Yes ☐ No
 100% Satisfied: ☒ Yes ☐ No
 80% Satisfied: ☒ Yes ☐ No
 70% Satisfied: ☒ Yes ☐ No

Number of Lanes for moving traffic on each approach		Vehicles per hour on major-street (total of both approaches)			Vehicles per hour on minor-street (one direction only)		
Major	Minor	100% ^a	80% ^b	70% ^c	100% ^a	80% ^b	70% ^c
1	1	750	600	525	75	60	53
2 or more	1	900	720	630	75	60	53
2 or more	2 or more	900	720	630	100	80	70
1	2 or more	750	600	525	100	80	70

^a Basic Minimum hourly volume

^b Used for combination of Conditions A and B after adequate trial of other remedial measures

^c May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Record 8 highest hours and the corresponding major-street and minor-street volumes in the Instructions Sheet.

Eight Highest Hours								
Street	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM
Major	1,848	1,846	1,680	1,867	1,925	2,010	2,001	1,516
Minor	222	253	242	239	236	243	241	194

Existing Volumes

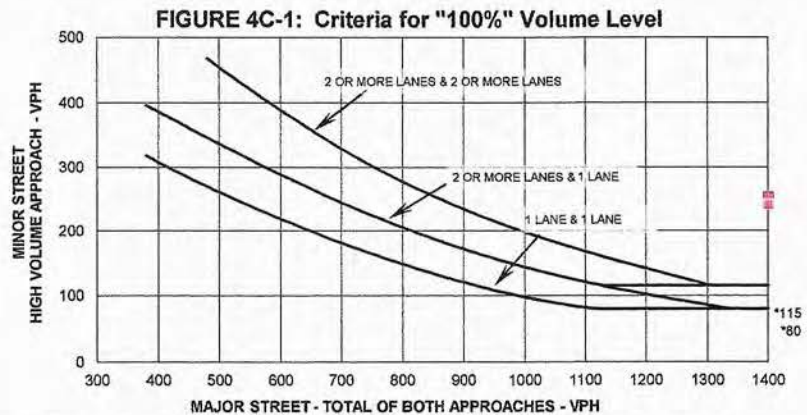
State of Florida Department of Transportation

Form 750-020-01
TRAFFIC ENGINEERING
10/15**TRAFFIC SIGNAL WARRANT SUMMARY**City: Stuart
County: 89 – Martin
District: FourEngineer: James Kemp
Date: November 25, 2020Major Street: Kanner Highway
Minor Street: M&M Full Access Dwy (Costco Blvd)Lanes: 6 Major Approach Speed: 45
Lanes: 3 Minor Approach Speed: 35MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>**Volume Level Criteria**

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☒ Yes ☐ No
2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☒ No
- "70%" volume level may be used if Question 1 or 2 above is answered "Yes" ☒ Yes ☐ No

WARRANT 2 - FOUR-HOUR VEHICULAR VOLUME*If all four points lie above the appropriate line, then the warrant is satisfied.*Applicable: ☒ Yes ☐ NoSatisfied: ☒ Yes ☐ No*Plot four volume combinations on the applicable figure below.***100% Volume Level**

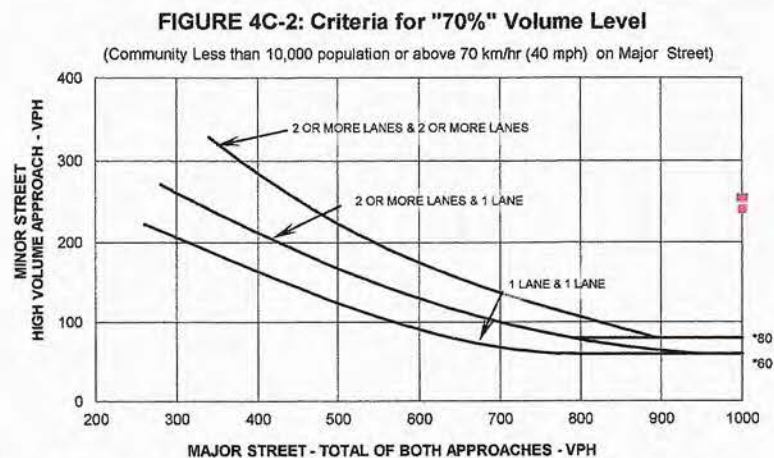
Four Highest Hours	Volumes	
	Major Street	Minor Street
12:00 PM	1846	253
1:00 PM	1680	242
4:00 PM	2010	243
5:00 PM	2001	241



* Note: 115 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 80 vph applies as the lower threshold volume threshold for a minor street approach with one lane.

70% Volume Level

Four Highest Hours	Volumes	
	Major Street	Minor Street
12:00 PM	1846	253
1:00 PM	1680	242
4:00 PM	2010	243
5:00 PM	2001	241



* Note: 80 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 60 vph applies as the lower threshold volume threshold for a minor street approach with one lane.

State of Florida Department of Transportation
TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: Stuart
County: 89 – Martin
District: Four

Engineer: James Kemp
Date: November 25, 2020

Major Street: Kanner Highway
Minor Street: M&M Full Access Dwy (Costco Blvd)

Lanes: 6 Major Approach Speed: 45
Lanes: 3 Minor Approach Speed: 35

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☒ Yes ☐ No
2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☒ No
- "70%" volume level may be used if Question 1 or 2 above is answered "Yes" ☒ 70% ☒ 100%

WARRANT 3 - PEAK HOUR

If all three criteria are fulfilled or the plotted point lies above the appropriate line, then the warrant is satisfied.

Applicable: ☒ Yes ☐ No
Satisfied: ☒ Yes ☐ No

Unusual condition justifying use of warrant:

Record hour when criteria are fulfilled and the corresponding delay or volume in boxes provided.

Peak Hour 100% Volume		
Time	Major Vol.	Minor Vol.
12:00 PM	1846	253

Peak Hour 70% Volume		
Time	Major Vol.	Minor Vol.
12:00 PM	1846	253

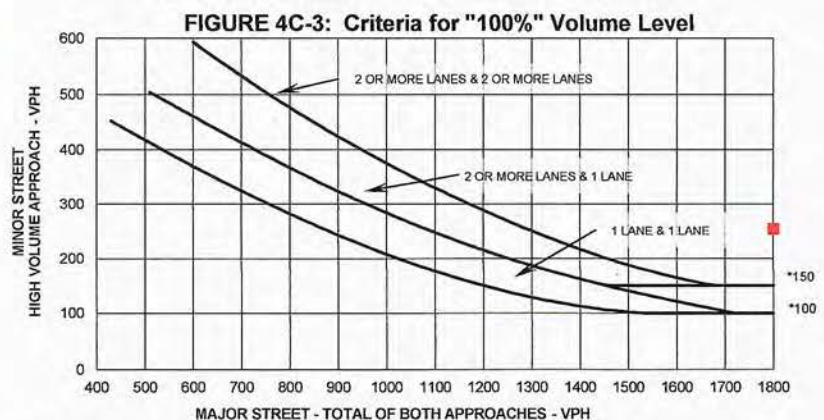
Criteria

1. Delay on Minor Approach *(vehicle-hours)		
Approach Lanes	1	2
Delay Criteria*	4.0	5.0
Delay*		89.9
Fulfilled?:	☒ Yes	☐ No

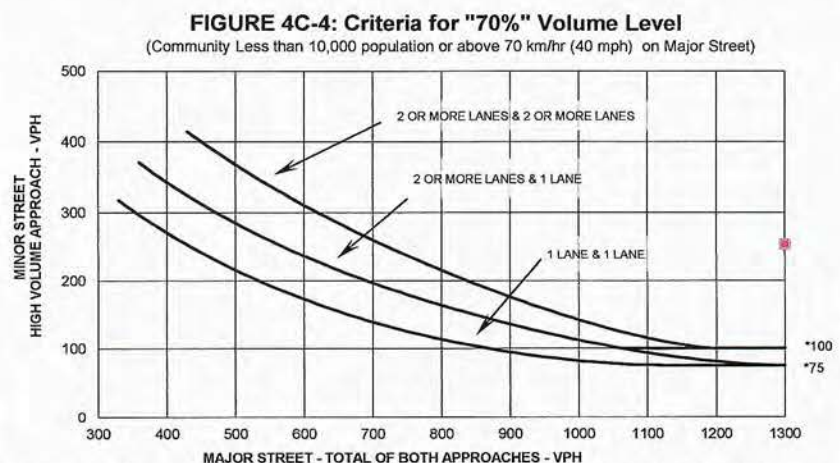
2. Volume on Minor Approach One-Direction *(vehicles per hour)		
Approach Lanes	1	2
Volume Criteria*	100	150
Volume*		253
Fulfilled?:	☒ Yes	☐ No

3. Total Intersection Entering Volume *(vehicles per hour)		
No. of Approaches	3	4
Volume Criteria*	650	800
Volume*		2,099
Fulfilled?:	☒ Yes	☐ No

Plot volume combination on the applicable figure below.



* Note: 150 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 100 vph applies as the lower threshold volume threshold for a minor street approach with one lane.



* Note: 100 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 75 vph applies as the lower threshold volume threshold for a minor street approach with one lane.

WARRANT 3 - PEAK HOUR

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Kanter Hwy		E/W STREET: Driveway 1 (Costco Blvd)		CONTROL:									
FILENAME: 3/20/2019		DAY: Wednesday		CITY: Stuart									
COUNT DATE: 12/16/2020		ANALYSIS YEAR: 2024		INTERSECTION:									
REPORT DATE:													
15 Min Period		Northbound			Southbound			Eastbound			Westbound		
NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
0	163	0	0	277	0	0	0	0	0	0	0	440	2040
0	230	0	0	206	0	0	0	0	0	0	0	526	2148
0	254	0	0	253	0	0	0	0	0	0	0	507	2138
0	298	0	0	269	0	0	0	0	0	0	0	567	2127
0	284	0	0	265	0	0	0	0	0	0	0	549	1976
0	329	0	0	186	0	0	0	0	0	0	0	515	
0	256	0	0	240	0	0	0	0	0	0	0	486	
0	218	0	0	198	0	0	0	0	0	0	0	416	

1185	↑	1185
0	1110	75
0	1124	53

131	←	131
41	←	0
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AM PEAK HOUR IS FROM:		7:15AM TO 8:15AM												1200		1177	
Volumes	0	1066	0	0	1063	0	0	0	0	0	0	0	0	2149	Seasonal Factor: 1	Robt Residential Trips In 233 Trips Out 193 Growth Rate: 1.005 Years Growth: 5	
Season Factor	0	1066	0	0	1063	0	0	0	0	0	0	0	0	2149			
Growth	0	1093	0	0	1110	0	0	0	0	0	0	0	0	2203			
In/Out	-	IN/OUT	IN	IN	-	-	-	-	-	OUT	-	OUT	-	-			
Res Percentage	0%	0%	20%	15%	0%	0%	0%	0%	0%	20%	0%	15%	0%	0%			
Retail Percentage	0%	5%/10%	20%	30%	0%	0%	0%	0%	0%	35%	0%	15%	0%	0%			
PROJECT	0	31	53	75	0	0	0	0	0	83	0	41	0	0			
MMHS										7							

Seasonal Factor: 1
Retail Residential
Trips In: 233 31
Trips Out: 193 77
Growth Rate: 1.005
Years Grown: 5

C-5

15 Min Period	Northbound			Southbound			Eastbound			Westbound			ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL
4:00-4:15	0	317	0	0	226	0	0	0	0	0	0	0	543
4:15-4:30	0	281	0	0	209	0	0	0	0	0	0	0	490
4:30-4:45	0	287	0	0	212	0	0	0	0	0	0	0	499
4:45-5:00	0	240	0	0	244	0	0	0	0	0	0	0	484
5:00-5:15	0	275	0	0	251	0	0	0	0	0	0	0	526
5:15-5:30	0	260	0	0	215	0	0	0	0	0	0	0	475
5:30-5:45	0	271	0	0	222	0	0	0	0	0	0	0	493
5:45-6:00	0	292	0	0	215	0	0	0	0	0	0	0	507

PM PEAK HOUR IS FROM:		4:00PM TO 5:00PM												
Volumes	0	1125	0	0	885	0	0	0	0	0	0	0	0	2010
Season Factor	0	1125	0	0	885	0	0	0	0	0	0	0	0	2010
Growth	0	1153	0	0	907	0	0	0	0	0	0	0	0	2061
In/Out	-	IN/OUT	IN	IN	-	-	-	-	-	OUT	-	OUT	-	-
Res Percentage	0%	0%	20%	15%	0%	0%	0%	0%	0%	20%	0%	15%	0%	0%
Retail Percentage	0%	5%/10%	20%	30%	0%	0%	0%	0%	0%	35%	0%	15%	0%	0%
PROJECT	0	69	113	158	0	0	0	0	0	165	0	74	0	0
MMHS										38				
Seasonal Factor: 1														
Real: Residential														
Trips In: 488														
Trips Out: 445														
Growth Rate: 1.05														
Vol: 50														
1110 1335														

Seasonal Factor: 1
Retail Residential
Trips In: 488 76
Trips Out: 445 45
Growth Rate: 1.005
Years Grown: 5

Total	0	1222	113	158	907	0	0	0	0	0	203	0	74	2677
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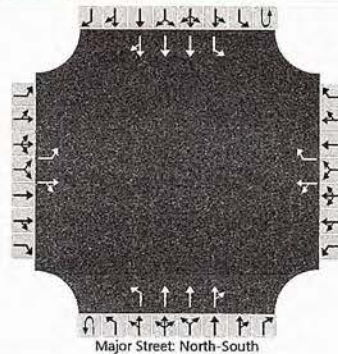
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	11/30/2020
Analysis Year	2020
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	M & M Retail

Site Information

Intersection	Kanner Hwy and Driveway 1
Jurisdiction	City of Stuart
East/West Street	Driveway 1
North/South Street	Kanner Hwy
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		0	1	1	0	1	3	0	0	1	3	0
Configuration		L		TR		LT		R		L	T	TR		L	T	TR
Volume (veh/h)		2	1	2		203	1	74	0	1	1222	113	0	158	907	1
Percent Heavy Vehicles (%)		3	3	3		0	3	0	3	3			3	3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized					No											
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		6.4	6.5	7.1		6.4	6.5	7.1		5.3				5.3		
Critical Headway (sec)		6.46	6.56	7.16		6.40	6.56	7.10		5.36				5.36		
Base Follow-Up Headway (sec)		3.8	4.0	3.9		3.8	4.0	3.9		3.1				3.1		
Follow-Up Headway (sec)		3.83	4.03	3.93		3.80	4.03	3.90		3.13				3.13		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		2		3		222		80		1				172		
Capacity, c (veh/h)		28		444		53		319		394				233		
v/c Ratio		0.08		0.01		4.16		0.25		0.00				0.74		
95% Queue Length, Q ₉₅ (veh)		0.2		0.0		24.5		1.0		0.0				5.1		
Control Delay (s/veh)		146.8		13.2		1579.3		20.1		14.2				54.0		
Level of Service (LOS)		F		B		F		C		B				F		
Approach Delay (s/veh)	66.6				1164.3				0.0				8.0			
Approach LOS	F				F											



TRAFFIC ANALYSIS

FOR

KANNER CPUD

Prepared for:

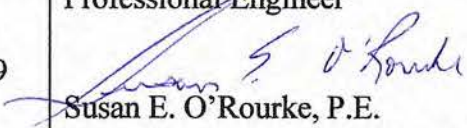
Mr. Joe Marino
M & M Retail Partners, LLC.
Lodi, NJ 07644
973-779-7466

Prepared by

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918

December 16, 2020
Revised March 16, 2021
Revised April 21, 2021

MR18031.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 (772) 781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 4/21/2021 License #: 42684
---	---



December 16, 2020

Mr. Joe Marino
M & M Retail Partners, LLC.
Lodi, NJ 07644

Re: Kanner CPUD

Dear Mr. Marino:

O'Rourke Engineering & Planning has completed the traffic analysis for the proposed development including 157,531 square feet of Discount Club, 16,750 square feet of Shopping Center, 16,240 square feet of restaurant, 2,500 square feet of fast food with drive thru, and 398 units of Multifamily Housing (Mid-Rise) to be located east of Kanner Highway and approximately 2,000 feet north of Indian Street in Stuart, FL. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,
O'ROURKE ENGINEERING & PLANNING

A handwritten signature in blue ink, reading 'Susan E. O'Rourke'.

Susan E. O'Rourke, P.E.
Registered Civil Engineer - Traffic

C6 – Traffic Analysis Report – M&M Retail – 4.21.21

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APPENDICES

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APPENDIX C: Internal Capture
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APPENDIX E: Driveway Data and Analyses

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed development including 157,531 square feet of Discount Club, 16,750 square feet of Shopping Center, 16,240 square feet of restaurant, 2,500 square feet of fast food with drive thru, and 398 units of Multifamily Housing (Mid-Rise) to be located east of Kanner Highway and approximately 2,000 feet north on Indian Street in Stuart, Florida. The purpose of this analysis is to determine the impact of the development on the roadway.

PROJECT DESCRIPTION

The approximately 48.97-acre parcel is proposed to be developed with 157,531 square feet of Discount Club, 16,750 square feet of Shopping Center, 16,240 square feet of restaurant, 2,500 square feet of fast food with drive thru, and 398 units of Multifamily Housing (Mid-Rise). **Figure 1** shows the project location. The project site plan is included in **Appendix A**.

EXISTING CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 5% of the level of service capacity of the roadway. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes. The non-motorized transportation components are included in **Appendix B**.

Existing Lane Geometrics

The study area was reviewed to determine the existing number and type of lanes and the traffic control along the roadway. Each roadway is described below.

Kanner Highway is a six-lane divided arterial with a north/south alignment.

Willoughby Boulevard is a four-lane divided arterial with a north/south alignment.

Indian Street is a four-lane divided collector with an east/west alignment.

Monterey Road is a four-lane divided arterial with an east/west alignment.

PROJECT TRAFFIC

To estimate traffic generated by the land uses defined in the scope of this project, the ITE Trip Generation, 10th Edition trip rates for land use codes 221-Multifamily Housing (Mid-Rise), 820-Retail Shopping Center, 932-High-Turnover (Sit-Down) Restaurant, 934 Fast Food (w/ Drive-Thru), and 857-Discount Club were applied. These calculations provide an estimate of the typical generation for the proposed use. Trip generation for the project in the Daily, AM and PM Peak Hours is shown in **Table 1**. The details of the internal capture and pass-by are included in **Appendix C**.

As shown, the project will generate 7,410 daily trips, 341 in the AM peak hour, and 668 in the PM peak hour.



Figure 1 & 2 - location and assignment (1)

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		Internalization Trips		Net External Trips		Pass-by Trips		Net New Trips	
					In	Out	In	Out	In	Out	In	Out	In	Out	In	Out
Multifamily Housing (Mid-Rise)	221	398	DJ	$T = 5.45(X) - 1.75$	50%	50%	1,084	1,083	2,167	76	228	304	1,863	855	1,008	855
Shopping Center	820	16,750	SR	$\text{Ln}(T) = 0.681 \ln(X) + 5.57$	50%	50%	892	892	1,784	47	121	168	945	771	1,616	388
Discount Club	857	157,531	SR	$T = 41.80(X)$	50%	50%	3,293	3,292	6,585	174	445	619	945	3,119	2,847	596
Fast Food (w/ Drive Thru)	934	2,500	SR	$T = 470.95(X)$	50%	50%	589	588	1,177	299	104	403	342	290	484	774
High-Turnover (Sit-Down) Restaurant	932	16,240	SR	$T = 112.18(X)$	50%	50%	911	911	1,822	462	160	622	341	449	751	1,200
Retail Sub Total							5,685	5,683	11,368	982	830	1,812	9,556	4,703	4,853	2,604
TOTALS		193,021					6,769	6,766	13,535	1,058	1,058	2,116	5,711	5,708	11,419	2,005

Source: ITE 10th Edition Trip Generation Rates

Total 162,020 w/ Outdoor/Vestibule 4,489

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		Internalization Trips		Net External Trips		Pass-by Trips		Net New Trips	
					In	Out	In	Out	In	Out	In	Out	In	Out	In	Out
Multifamily Housing (Mid-Rise)	221	398	DJ	$\text{Ln}(T) = 0.381 \ln(X) - 0.98$	26%	74%	35	98	133	3	21	24	18.0%	-	32	77
Shopping Center	820	16,750	SR	$T = 0.50(X) + 151.78$	62%	38%	99	61	160	9	8	17	10.6%	35	143	50
Discount Club	857	157,531	SR	$T = 0.49(X)$	70%	30%	54	23	77	4	4	8	10.4%	50	19	69
Fast Food (w/ Drive Thru)	934	2,500	SR	$T = 40.19(X)$	51%	49%	51	49	100	12	5	17	17.0%	39	44	83
High-Turnover (Sit-Down) Restaurant	932	16,240	SR	$T = 9.94(X)$	55%	45%	89	72	161	19	9	28	17.4%	70	63	133
Retail Sub Total							293	205	498	44	26	70	14.1%	249	179	428
TOTALS		193,021					328	303	631	47	94	14.9%	281	256	537	100

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		Internalization Trips		Net External Trips		Pass-by Trips		Net New Trips	
					In	Out	In	Out	In	Out	In	Out	In	Out	In	Out
Multifamily Housing (Mid-Rise)	221	398	DJ	$\text{Ln}(T) = 0.361 \ln(X) - 0.63$	61%	39%	102	65	167	25	20	45	26.9%	77	45	122
Shopping Center	820	16,750	SR	$\text{Ln}(T) = 0.141 \ln(X) + 2.89$	48%	52%	70	75	145	4	7	11	7.6%	66	134	32
Discount Club	857	157,531	SR	$T = 4.18(X)$	50%	50%	329	329	658	19	29	48	7.3%	310	300	610
Fast Food (w/ Drive Thru)	934	2,500	SR	$T = 32.67(X)$	50%	48%	43	39	82	10	7	17	20.9%	33	32	65
High-Turnover (Sit-Down) Restaurant	932	16,240	SR	$T = 9.77(X)$	62%	38%	99	60	159	18	13	31	19.5%	81	47	128
Retail Sub Total							541	503	1,044	51	56	107	10.2%	490	447	937
TOTALS		193,021					643	568	1,211	76	152	12.4%	567	492	1,059	195

Source: ITE 10th Edition Trip Generation Rates

PROJECT DISTRIBUTION/ ASSIGNMENT/ IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network. Two different traffic assignments were made for the retail use and the residential use.

Distribution/Assignment – The distributions led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. **Figure 2a and 2b** shows the project assignment for both retail and residential land uses.

Table 2 summarizes the resultant AM and PM peak hour trips assigned to the network and the project % of capacity.

Impact – As seen in Table 2, there are no links with a 5% or greater impact. Therefore, the directly accessed links on Kanner Highway and Willoughby Boulevard were analyzed.

FUTURE TRAFFIC

Since the project traffic is not significant, the adjacent links were analyzed for future traffic volumes. **Table 3** shows that the total traffic on the adjacent links of Kanner Highway and Willoughby Boulevard will operate at acceptable levels of service at project buildout of 2024. To estimate future 2024 volumes on Kanner Highway and Willoughby Boulevard, the existing (2019) traffic volumes were increased by a growth rate found in the Martin County 2019 Roadway Level of Service Inventory Report. The growth rate was then applied for three years to estimate the 2024 peak hour directional volumes. The project traffic was then added to estimate the 2024 Total Traffic volumes with project traffic added. The total traffic volumes were then compared to the acceptable threshold.

The Martin County 2019 Roadway Level of Service Inventory Report is included in the **Appendix D**.





Table 2a: Percent Impact - AM Peak Hour

Segment	From	To	Direction	Lanes	Is Project Traffic 5% or More of Capacity?	Retail		Residential		Total Project Traffic	Directional Percent Project of Capacity
						Project Percent Assignment	Directional Peak Project Volume	Project Percent Assignment	Directional Peak Project Volume		
Kanner Highway (SR-76)	Salerno Rd	Indian St	NB	6LD	no	15%	22	30%	10	32	1.06%
	Salerno Rd	Indian St	SB	6LD	no	15%	12	30%	23	35	1.16%
	Indian St	Project Entrance	NB	6LD	no	35%	52	25%	8	60	1.99%
	Indian St	Project Entrance	SB	6LD	no	35%	29	25%	19	48	1.59%
	Project Entrance	SR-714	NB	6LD	no	40%	33	20%	15	48	1.59%
	Project Entrance	SR-714	SB	6LD	no	40%	60	20%	6	66	2.19%
	SR-714	SR-5	NB	6LD	no	20%	17	30%	23	40	1.32%
	SR-714	SR-5	SB	6LD	no	20%	30	30%	10	40	1.32%
	Salerno Rd	Pomeroy St	NB	2L	no	5%	7	5%	2	9	1.02%
	Salerno Rd	Pomeroy St	SB	2L	no	5%	4	5%	4	8	0.91%
Willoughby Blvd	Pomeroy St	Indian St	NB	4LD	no	5%	7	5%	2	9	0.45%
	Pomeroy St	Indian St	SB	4LD	no	5%	4	5%	4	8	0.40%
	Indian St	Project Entrance	NB	4LD	no	5%	7	25%	8	15	0.75%
	Indian St	Project Entrance	SB	4LD	no	10%	8	25%	19	27	1.35%
	Project Entrance	SR-714	NB	4LD	no	15%	12	30%	23	35	1.75%
	Project Entrance	SR-714	SB	4LD	no	15%	22	30%	10	32	1.60%
	SR-714 (Monterey Rd)	Willoughby Blvd	EB	4LD	no	0%	0	10%	8	8	0.40%
	SR-76	Willoughby Blvd	WB	4LD	no	0%	0	10%	3	3	0.15%
	SR-76	Willoughby Blvd	EB	4LD	no	0%	0	15%	12	12	0.60%
	SR-76	Willoughby Blvd	WB	4LD	no	5%	7	15%	5	12	0.60%
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	EB	4LD	no	20%	30	10%	3	33	1.65%
	Mapp Rd	SR-76	WB	4LD	no	20%	17	10%	8	25	1.25%

Source: Martin County 2019 Roadway Level of Service Inventory Report

Retail	IN	OUT
Residential	149	83
	32	77

Table 2b Percent Impact - PM Peak Hour

Segment	From	To	Direction	Lanes	Is Project Traffic 5% or More of Capacity?	Retail		Residential		Total Project Traffic	Directional Percent Project of Capacity
						Project Percent Assignment	Directional Peak Project Volume	Project Percent Assignment	Directional Peak Project Volume		
Kanner Highway (SR-76)	Salerno Rd	Indian St	NB	6LD	no	15%	44	30%	23	67	2.22%
	Salerno Rd	Indian St	SB	6LD	no	15%	38	30%	14	52	1.72%
	Indian St	Project Entrance	NB	6LD	no	35%	103	25%	19	122	4.04%
	Indian St	Project Entrance	SB	6LD	no	35%	88	25%	11	99	3.28%
	Project Entrance	SR-714	NB	6LD	no	40%	100	20%	9	109	3.61%
	Project Entrance	SR-714	SB	6LD	no	40%	118	20%	15	133	4.40%
	SR-714	SR-5	NB	6LD	no	20%	50	30%	14	64	2.12%
	SR-714	SR-5	SB	6LD	no	20%	59	30%	23	82	2.72%
	Salerno Rd	Pomeroy St	NB	2L	no	5%	7	5%	4	11	1.25%
	Salerno Rd	Pomeroy St	SB	2L	no	5%	13	5%	2	15	1.70%
Willoughby Blvd	Pomeroy St	Indian St	NB	4LD	no	5%	4	5%	4	6	0.30%
	Pomeroy St	Indian St	SB	4LD	no	5%	7	25%	19	26	1.30%
	Indian St	Project Entrance	NB	4LD	no	10%	8	25%	11	19	0.95%
	Indian St	Project Entrance	SB	4LD	no	15%	12	30%	14	26	1.30%
	Project Entrance	SR-714	NB	4LD	no	15%	22	30%	23	45	2.25%
	Project Entrance	SR-714	SB	4LD	no	0%	0	15%	7	7	0.35%
	SR-76	Willoughby Blvd	EB	4LD	no	0%	0	15%	12	12	0.60%
	SR-76	Willoughby Blvd	WB	4LD	no	0%	0	15%	7	7	0.35%
	SR-76	Willoughby Blvd	EB	4LD	no	5%	15	15%	12	27	1.35%
	SR-76	Willoughby Blvd	WB	4LD	no	20%	59	10%	8	67	3.35%
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	EB	4LD	no	20%	50	10%	5	55	2.75%
	Mapp Rd	SR-76	WB	4LD	no	20%	50	10%	5	55	2.75%

Source: Martin County 2019 Roadway Level of Service Inventory Report

Retail	IN	OUT
Residential	295	251
	77	45

Table 3a: Link Analysis - AM Peak Hour

Segment	From	To	Direction	Lanes	Is Project Traffic 5% or More of Capacity?	2019 AADT	D Factor (1)	2019 Volume Peak Hour Peak Direction	Growth Rate	2024 Volume Peak Hour Directional	LOS D Directional Peak Hour	Project Percent Assignment	Directional Peak Project Volume	Project Percent Assignment	Directional Peak Project Volume	Total Project Traffic	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?	
Kanner Highway (SR-76)	Indian St	Project Entrance	NB	IN	6LD	no	21,116	0.376	598	1.005	613	3020	35%	52	25%	8	60	1.99%	673	Yes
	Indian St	Project Entrance	SB	OUT	6LD	no	21,116	0.624	993	1.005	1018	3020	35%	29	25%	15	48	1.59%	1066	Yes
	Project Entrance	SR-714	NB	OUT	6LD	no	21,116	0.376	598	1.005	613	3020	40%	33	30%	15	48	1.59%	661	Yes
	Project Entrance	SR-714	SB	IN	6LD	no	21,116	0.624	993	1.005	1018	3020	40%	60	20%	6	66	2.19%	1084	Yes
Willoughby Blvd	Indian St	Project Entrance	NB	IN	4LD	no	11,100	0.376	401	1.037	481	2000	5%	8	25%	8	16	0.75%	497	Yes
	Indian St	Project Entrance	SB	OUT	4LD	no	11,100	0.624	666	1.037	799	2000	10%	12	25%	19	31	1.35%	830	Yes
	Project Entrance	SR-714	NB	OUT	4LD	no	11,100	0.376	401	1.037	481	2000	15%	12	30%	23	35	1.75%	831	Yes
	Project Entrance	SR-714	SB	IN	4LD	no	11,100	0.624	666	1.037	799	2000	15%	22	30%	10	32	1.60%	831	Yes

Source: Martin County 2019 Roadway Level of Service Inventory Report

(1) FDOT Florida Traffic Online

Retail	IN	OUT
Residential	149	83
	32	77

Years Growth: 5

Table 3b: Link Analysis - PM Peak Hour

Segment	From	To	Direction	Lanes	Is Project Traffic 5% or More of Capacity?	2019 AADT	D Factor (1)	2019 Volume Peak Hour Peak Direction	Growth Rate	2024 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Project Percent Assignment	Directional Peak Project Volume	Project Percent Assignment	Directional Peak Project Volume	Total Project Traffic	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
Kanner Highway (SR-76)	Indian St	Project Entrance	NB	IN	6LD	no	21,116	0.624	993	1.005	1018	35%	103	25%	103	122	4.04%	1140	Yes
	Indian St	Project Entrance	SB	OUT	6LD	no	21,116	0.376	598	1.005	613	35%	88	25%	88	99	3.28%	712	Yes
	Project Entrance	SR-714	NB	OUT	6LD	no	21,116	0.624	993	1.005	1018	40%	100	20%	100	109	3.61%	1127	Yes
Willoughby Blvd	Project Entrance	SR-714	SB	IN	6LD	no	21,116	0.376	598	1.005	613	40%	118	20%	118	133	4.40%	746	Yes
	Indian St	Project Entrance	NB	IN	4LD	no	11,100	0.624	666	1.037	799	5%	7	25%	7	26	1.30%	825	Yes
	Indian St	Project Entrance	SB	OUT	4LD	no	11,100	0.376	401	1.037	481	10%	8	25%	8	19	0.95%	500	Yes
	Project Entrance	SR-714	NB	OUT	4LD	no	11,100	0.624	666	1.037	799	15%	12	30%	12	26	1.30%	825	Yes
	Project Entrance	SR-714	SB	IN	4LD	no	11,100	0.376	401	1.037	481	15%	22	30%	22	45	2.25%	526	Yes

Source: Martin County 2019 Roadway Level of Service Inventory Report

(1) FDOT Florida Traffic Online

Retail	IN	OUT
Residential	295	251
	77	45

Years Growth: 5

INTERSECTIONS / DRIVEWAYS

The intersection analysis was limited to the intersections of the driveways with Kanner and the driveway with Willoughby. Since the project is not significant on any link, additional intersection analysis was not required.

The project has proposed four driveways.

- Driveway 1 will be a full access signalized intersection to Kanner Highway with two westbound left-turn lanes leaving the project.
- Driveway 2 will have access to Kanner Highway and will be a directional median with a left-in, right-in, right-out only.
- Driveway 3 will have full access onto Willoughby Boulevard.
- Driveway 4 will be a right-in/right-out driveway on Kanner Highway.

The project will also have a cross-access to Indian Street and other driveways on Kanner Highway. For purposes of this study, we have shown traffic at project driveways 1, 2, 3, and 4 and at the cross-access driveway on Indian Street.

Figures 3a and 3b show the driveway percent assignments for the retail and residential portions, respectively. **Figure 3c** illustrates the total of the retail and residential project volumes in the AM and PM peak hour. The proposed driveway lanes are summarized below:

Driveway 1/ Kanner Highway (Full Access) (The lane call out is subject to FDOT permitting)

Northbound

- 1 – U-turn lane
- 3 - through lanes
- 1 – right turn lane

Southbound

- 1 – left turn lane
- 2 – through lanes
- 1 – through/right lane

Eastbound

- 1 – left turn lane
- 1 – one through/right lane

Westbound

- 1 – right turn lane
- 2 – left turn lanes

Driveway 2/ Kanner Highway (Directional Access)

Northbound

- 1 – U-turn lane
- 3 – through lanes
- 1 – right turn lane

Southbound

- 1 – left turn lane
- 3 – through lanes

Westbound

- 1 – right turn

Driveway 3/ Willoughby Boulevard (Full Access)

Northbound

- 1 – left turn lane
- 2 – through lanes

Southbound

- 1 – U-turn lane
- 2 – through lanes
- 1 – right turn lane

Eastbound

- 1 – left turn lane
- 1 – left turn lane
- 1 – right turn lane

Westbound

- Future Sailfish Access

Driveway 4/ Kanner Highway (Right-in/Right out)

Northbound

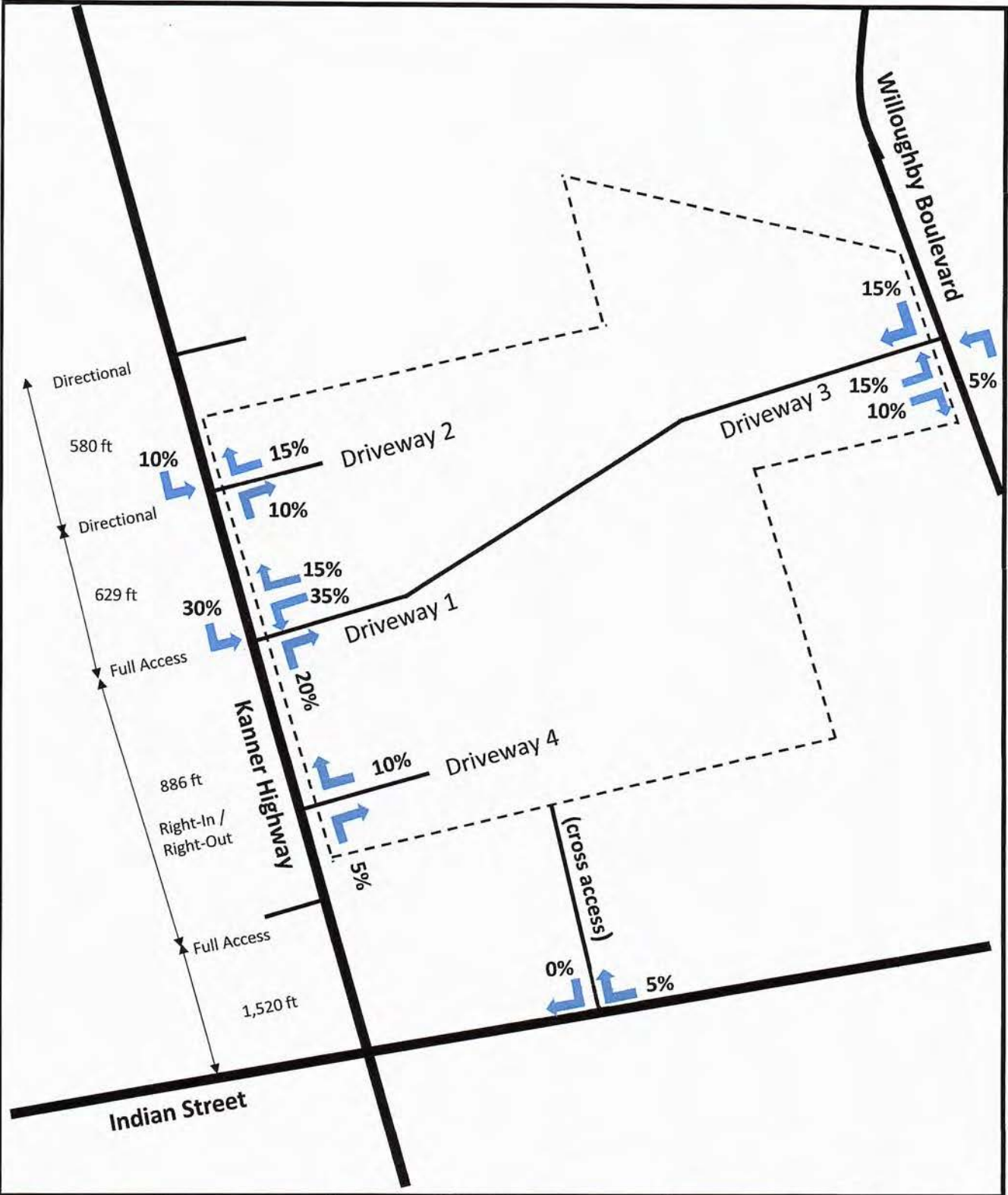
- 2 – through lanes
- 1 – through/ right turn lane

Southbound

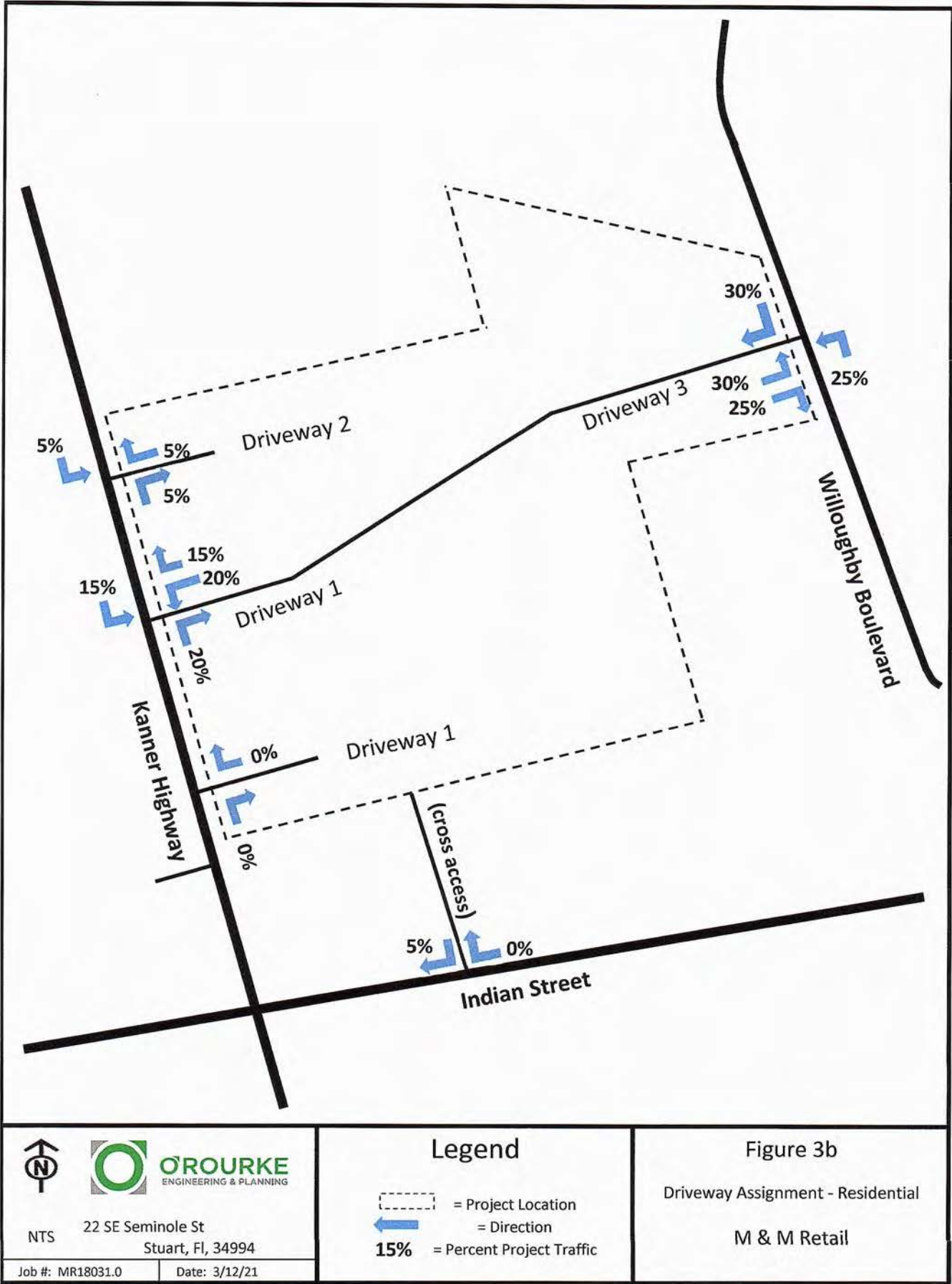
- 3 – through lanes

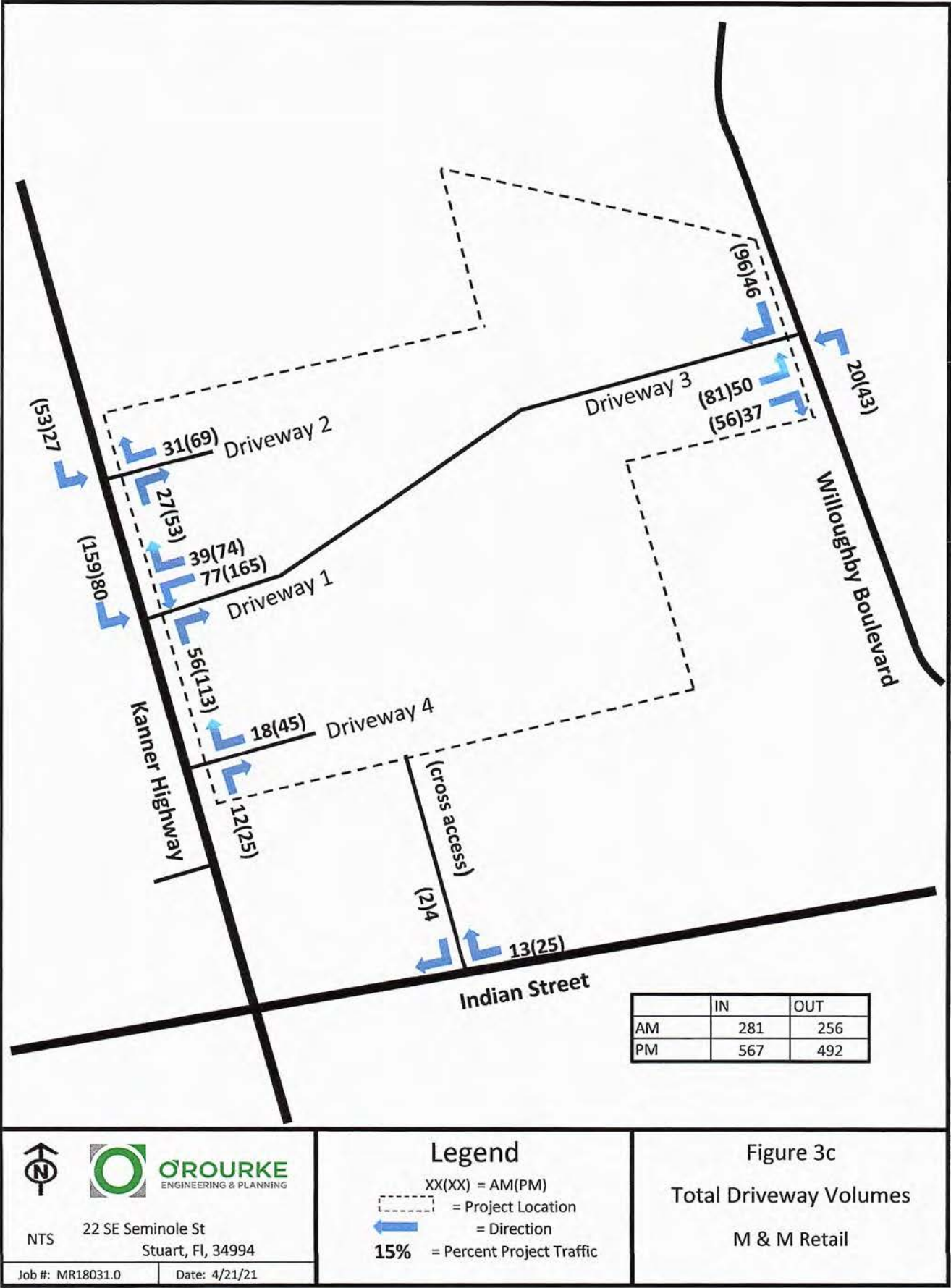
Westbound

- 1 – right turn lane



  NTS 22 SE Seminole St Stuart, FL, 34994 Job #: MR18031.0 Date: 2/6/20	Legend  = Project Location  = Direction 15% = Percent Project Traffic xx ft. = Driveway Spacing	Figure 3a Driveway Assignment - Retail M & M Retail
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As shown, ingress turn lanes are proposed for driveways 1, 2, and 3.

A turn lane analysis was conducted for driveway 4 using the FDOT Access Management Guidebook November 2019. For roadways with a posted speed limit of 45 MPH or less, the lower threshold of 80 right-turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).

Table 4: Right Turn Lane Analysis - Driveway 4

Major Road Speed Limit (MPH)	Number of Lanes (Directional)	Thru Volume (Veh/hr)	Thru Volume (Veh/hr/ln)	Right Turn Volume	Threshold Volume	Right Turn Warranted?
45	3	1018	339	25	125	No

Roadway Posted Speed Limit	Number of Right Turns Per Hour ⁽¹⁾
45 MPH or Less	80-125
Over 45 MPH	35-55

(1) FDOT Access Management Guidebook November 2019, Table 27

As shown, an ingress right-turn lane is not warranted at driveway 4.

The three driveways on Kanner Highway and the driveway on Willoughby Boulevard were analyzed using HCS.

Existing through volumes on Kanner Highway were obtained from the 2019 FDOT 24-hour count on Kanner Highway and the peak hour volumes were calculated and grown to 2024 using the growth rate contained in the Martin County 2019 Roadway Level of Service Inventory Report. Project traffic was then added to obtain the total traffic at the driveways.

The existing peak hour peak direction volume for Willoughby Boulevard was taken from the Martin County 2019 Roadway Level of Service Inventory Report, the FDOT D Factor was then used to convert the existing peak hour peak direction volume into the peak hour off-peak direction volume. These volumes were then grown to 2024 using the growth rate contained in the Martin County 2019 Roadway Level of Service Inventory Report and project traffic was then added.

Table 5 summarizes the results of the driveway analysis. As shown, all driveways will operate at acceptable levels of service at project buildout. **Table 6** summarizes the turn lane lengths and the projected queue for each turn lane.

Table 5: Driveway Results Summary

Intersection	AM Peak Hour			PM Peak Hour		
	Delay	V/C	LOS	Delay	V/C	LOS
Driveway 1 (Costco Blvd) & Kanner Hwy	26.0	0.36	C	38.9	0.38	D
Driveway 2 & Kanner Hwy	9.6	0.04	A	9.9	0.06	A
Driveway 3 & Willoughby Blvd	16.7	0.05	C	15.5	0.08	C
Driveway 4 & Kanner Hwy	14.0	0.05	B	15.9	0.13	C

Table 6: Turn Lane Queue Analysis

Turn Lane Direction	Turn Lane Length	Queue Length
Driveway 1 (Costco Blvd)		
NBR	295	64.9
NBL	345	25 ⁽¹⁾
SBL	345	98.5
Driveway 2		
NBR	275	0
NBL	265	25 ⁽¹⁾
SBL	290	25 ⁽¹⁾
Driveway 3		
NBL	265	25 ⁽¹⁾
SBR	240	0

(1) Less than 1 vehicle queue, 25' used instead

(2) Based on higher of AM or PM queue

The driveway HCS, the retail and residential driveway volumes, and existing FDOT data are included in **Appendix E**.

A pre-app meeting was held with FDOT to discuss the driveways. The results of the pre-app will be included in Appendix E when the FDOT finalizes their review. A signal warrant analysis will be required when the applicant applies for a construction permit. Based on the projected volumes at the full-access driveway, it is anticipated that a signal will be warranted. The full warrant analysis was provided to the FDOT under separate cover.

CONCURRENCY REVIEW/ CONCLUSION

The 157,531 square feet of Discount Club, 16,750 square feet of Shopping Center, 16,240 square feet of restaurant, 2,500 square feet of fast food with drive thru, and 398 units of apartment will have a traffic impact of 7,410 Daily trips, 341 AM peak hour trips and 668 PM peak hour trips. With the projects proposed signalization, turn lanes, and inclusion of Costco Boulevard, these project trips will be mitigated. Based on the data and calculations presented herein, the project does not require additional analysis and is deemed to be consistent with transportation concurrency requirements.

APPENDIX A
SITE PLAN





APPENDIX B

NON-MOTORIZED FEATURES

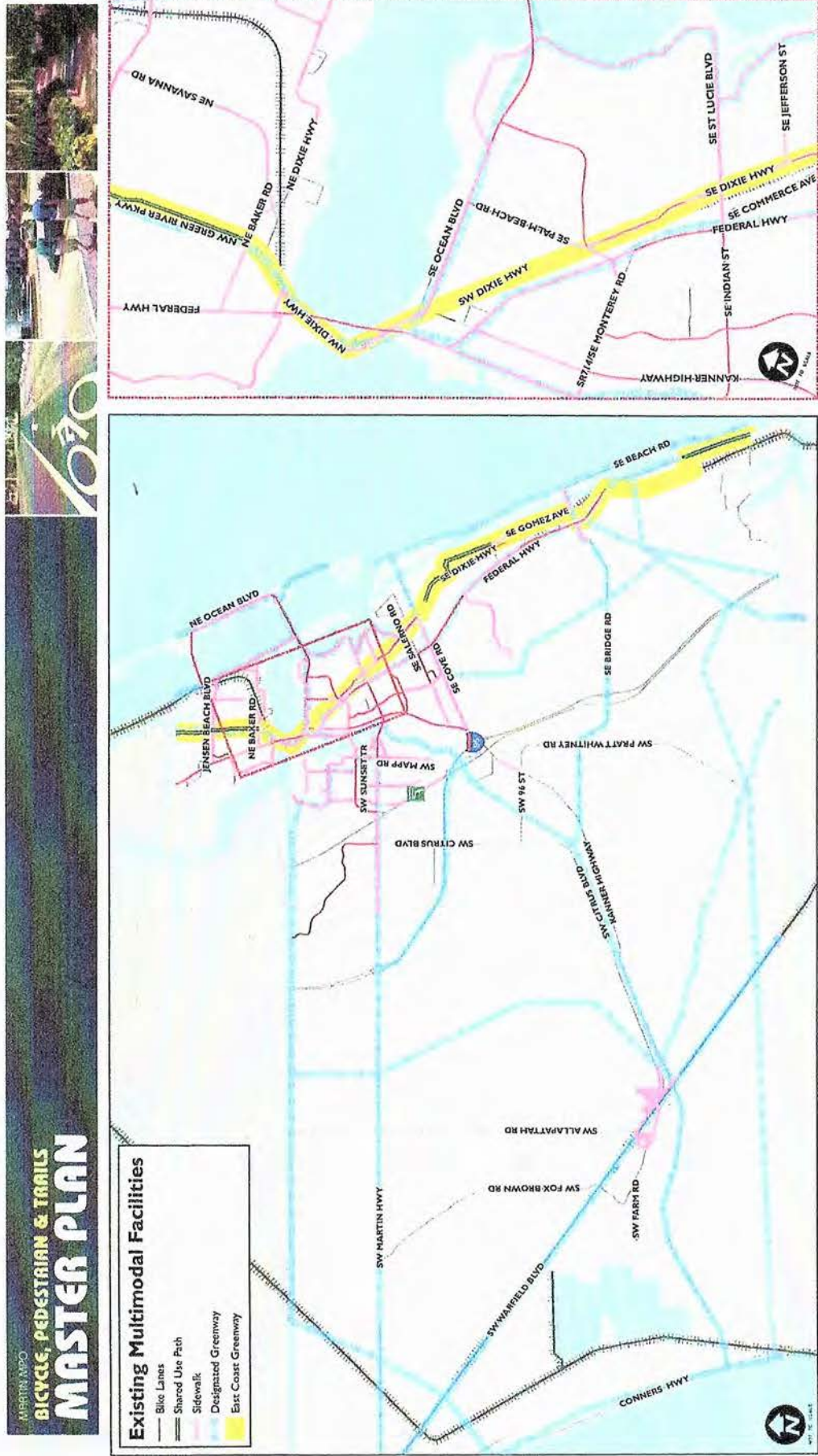


Figure 2-2. Existing Multimodal Facilities

Figure 2-2 provides an overview of existing and designated bicycle and pedestrian facilities. This includes roadways with existing bike lanes, shared use paths, and sidewalks along major roadways. As illustrated, nearly all the existing bike lanes and shared use paths are located within the eastern portion of the County and serve to connect the urbanized areas. Included in Figure 2-2 is the proposed East Coast Greenways (ECG) which are trails of regional and statewide significance and connect to Palm Beach and St. Lucie Counties. The light-green network represents the Designated Greenways – these greenways do not necessarily represent existing bike facilities, rather they identify corridors along which to provide a facility.

BICYCLE, PEDESTRIAN & TRAILS MASTER PLAN



Figure 2-3. Transit Facilities

Figure 2-3 illustrates the locations of the transit routes and stops in Martin County. Four bus routes serve Martin County: Route 1/US 1 Corridor, Route 2/Indianatown, Route 3/Stuart, and Route 20X. Route 20X, Route 1/US 1 Corridor provides service from Port Salerno north to St. Lucie County while Route 20X provides commuter service south to Palm Beach County. Route 2/Indianatown serves as a connector between Indianatown and the urbanized east coast of Martin County while Route 3/Stuart provides a circulator service within the Stuart urbanized area.

APPENDIX C
INTERNAL CAPTURE

TABLE 1: Daily Internal Traffic

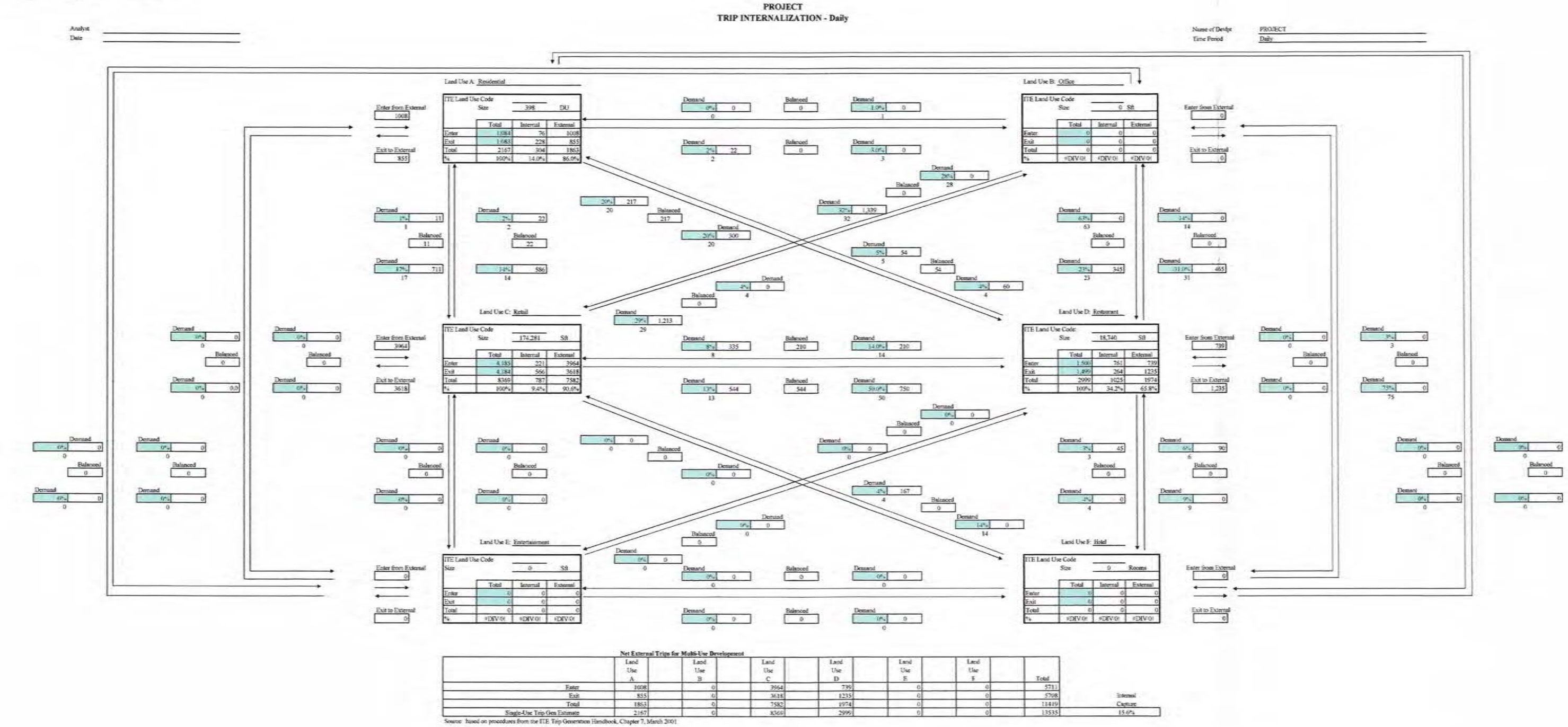
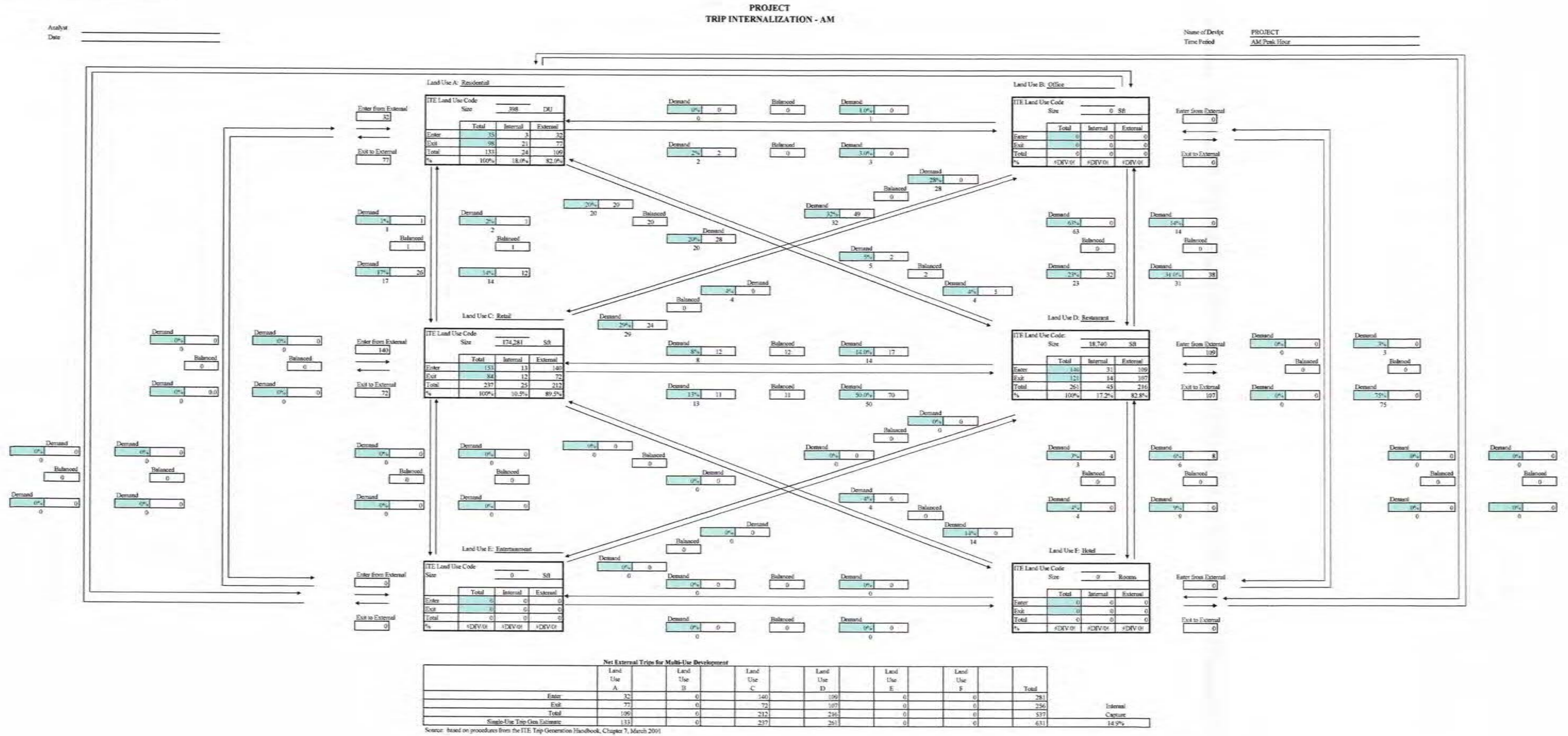


TABLE 1: AM Internal Traffic - Phase 1



Note: Numbers outside of the Box are the ITE Pairing Values. Numbers inside the Box are Actual Values used.

TABLE 1: PM Internal Traffic

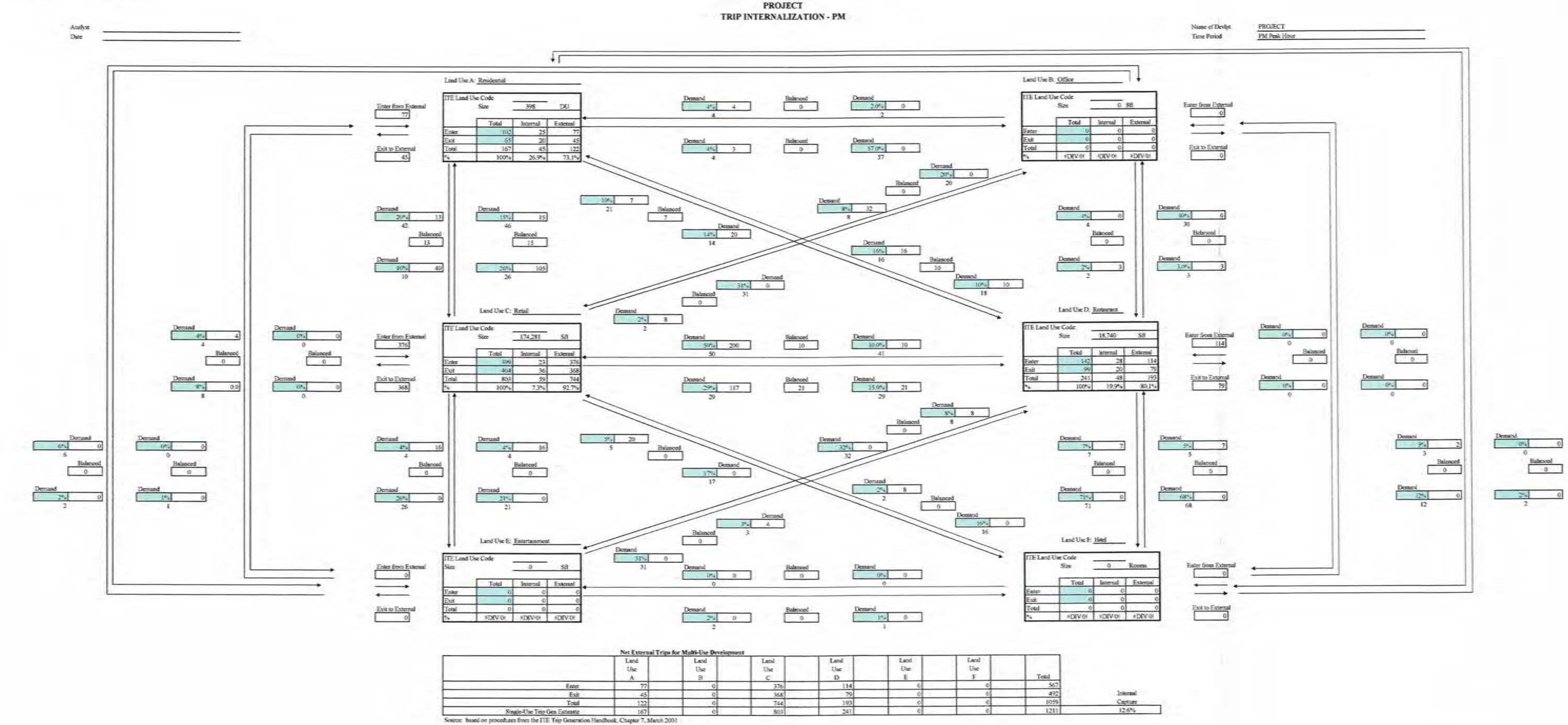


Table 13 – Road Improvement Needs by Land Use Type

Land Use	Unit	Trips	Trip			VMT	New Rds (Ln Ft)
			Length	% New	Adj %		
Residential:							
800 FT² & Under	Dwelling	5.34	5.63	100%	35%	10.66	6.13
801 to 1,100	Dwelling	5.40	5.63	100%	35%	10.78	6.19
1,101 to 2,300	Dwelling	6.63	5.63	100%	35%	13.23	7.60
2,301 & Over	Dwelling	9.57	5.63	100%	35%	19.10	10.98
Non-Residential:							
Hotel/Motel	Room	8.17	5.57	90%	35%	14.52	8.34
RV Park	Per Lot	4.00	5.57	90%	35%	7.11	4.09
Nursing Home	1000 s.f.	7.58	3.46	100%	35%	9.30	5.34
ACLF	1000 s.f.	2.66	3.46	100%	35%	3.26	1.88
Medical Office	1000 s.f.	36.13	3.46	90%	35%	39.88	22.92
Bank Walk In	1000 s.f.	69.60	3.46	53%	35%	45.25	26.00
Bank w/Drive In	1000 s.f.	148.15	3.46	53%	35%	96.31	55.35
Office Under 100,000 FT²	1000 s.f.	13.34	5.63	90%	35%	23.96	13.77
Office 100,000 to 199,999 FT²	1000 s.f.	11.38	5.63	90%	35%	20.44	11.75
Office 200,000 to 399,999 FT²	1000 s.f.	11.44	5.63	90%	35%	20.55	11.81
Office 400,000 TO 599,999 FT²	1000 s.f.	11.10	5.63	90%	35%	19.94	11.46
Office 600,000 TO 799,999 FT²	1000 s.f.	10.93	5.63	90%	35%	19.63	11.28
Office 800,000 TO 999,999 FT²	1000 s.f.	10.83	5.63	90%	35%	19.45	11.18
Office 1,000,000 Ft² or Larger	1000 s.f.	10.75	5.63	90%	35%	19.31	11.10
Manufacturing	1000 s.f.	3.82	5.63	90%	35%	6.86	3.94
Warehouse	1000 s.f.	3.56	5.63	90%	35%	6.40	3.68
Mini-Warehouse	1000 s.f.	2.50	5.63	90%	35%	4.49	2.58
Gen. Industrial	1000 s.f.	6.97	5.63	90%	35%	12.52	7.20
Retail Under 50,000 FT²	1000 s.f.	84.76	1.50	52%	35%	23.44	13.47
Retail 50,000 to 99,999 FT²	1000 s.f.	67.92	2.50	52%	35%	31.30	17.99
Retail 100,000 to 199,999 FT²	1000 s.f.	53.28	3.00	61%	35%	34.57	19.87
Retail 200,000 to 399,999 FT²	1000 s.f.	41.80	4.00	74%	35%	43.86	25.21
Retail 400,000 TO 599,999 FT²	1000 s.f.	36.27	5.73	77%	35%	56.73	32.60
Retail 600,000 TO 799,999 FT²	1000 s.f.	32.80	6.87	79%	35%	63.11	36.27
Retail 800,000 TO 999,999 FT²	1000 s.f.	30.33	8.00	80%	35%	68.81	39.55
Retail 1,000,000 Ft² or Larger	1000 s.f.	28.06	8.00	81%	35%	64.46	37.05
Gasoline/Service Station	Fuel Pstrn	168.56	1.50	50%	35%	44.82	25.76
Auto Sales & Repair	1000 s.f.	33.34	3.46	85%	35%	34.76	19.98
Restaurant	1000 s.f.	89.95	3.29	56%	35%	58.75	33.76
Fast Food Restaurant	1000 s.f.	496.12	1.50	51%	35%	134.54	77.33
Car Wash	1000 s.f.	108.00	3.46	100%	35%	132.47	76.13
Convenience Store w/o Gas	1000 s.f.	737.99	1.50	39%	35%	153.05	87.96
Convenience Store w/Gas	1000 s.f.	845.60	1.50	39%	35%	175.36	100.79
Pharmacy w/Drive Thru	1000 s.f.	88.16	3.46	50%	35%	54.07	31.07
Golf Course	Hole	35.74	3.21	95%	35%	38.64	22.21
Racquet Club	1000 s.f.	14.03	3.21	95%	35%	15.17	8.72
Parks	Acre	2.28	3.21	95%	35%	2.47	1.42
Tennis Court	Court	31.04	3.21	95%	35%	33.56	19.29
Marina	Slip	2.96	3.37	95%	35%	3.36	1.93
Boat Storage	Slip	2.96	3.37	95%	35%	3.36	1.93
Post Office	1000 s.f.	108.19	3.21	90%	35%	110.80	63.68
Library	1000 s.f.	56.24	5.63	90%	35%	101.02	58.06
Day Care Center	1000 s.f.	79.26	3.46	50%	35%	48.61	27.94
Hospital	1000 s.f.	16.50	5.63	90%	35%	29.64	17.03
House of Worship	1000 s.f.	9.11	5.36	95%	35%	16.45	9.45
Movie Theatre	1000 s.f.	78.06	3.21	95%	35%	84.39	48.50
Elem School	1000 s.f.	15.43	5.36	100%	35%	29.32	16.85
Middle School	1000 s.f.	13.78	5.36	100%	35%	26.18	15.05
High School	1000 s.f.	12.89	5.36	100%	35%	24.49	14.08
Fitness Center	1000 s.f.	32.93	3.46	95%	35%	38.37	22.05

Source: Institute of Transportation Engineers Trip Generation - 8th Edition
Palm Beach County Trip Generation Rates - September 1, 2011
Walter H. Keller, Inc.

Allowable Pass-By Calculation

Segment	From	To	Existing 2019 AADT	Existing 2019 2-Way Peak Hour Trips	Growth Rate	2024 Daily Trips	Daily Pass-By Allowed	2024 2-Way Peak Hour Trips	Peak Hour Pass-By Allowed
Kanner Hwy	Indian St	Monterey Rd	21116	1631	1.005	21649	2164.9	1672	167.2
Willoughby Blvd	Indian St	Monterey Rd	11100	1280	1.037	13311	1331.1	1535	153.5
Indian St	Kanner Hwy	Willoughby Blvd	29306	2771	1.047	36871	3687.1	3486	348.6
Total:							7183		669

APPENDIX D

MARTIN COUNTY 2019 ROADWAY LEVEL OF SERVICE INVENTORY REPORT

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	Class I: 4-Ln Divided	2000	23,957	1,622	C	6.1%
CR-723 (Savanna Rd)	CR-707	NE 24th St	Class I: 2-Ln Undivided	880	9,135	384	C	0.5%
CR-723 (Savanna Rd)	NE 24th St	CR-707A (Jensen Beach Blvd.)	Class I: 2-Ln Undivided	880	9,631	471	C	1.0%
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,783	126	A/B	0.5%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,488	137	A/B	0.5%
CR-76A (Citrus Blvd.)	CR-726	SR-714	Transitional 2-Ln Uninter /Undivided Flow	1200	4,269	283	A/B	8.0%
CR-76A (SW 96th St)	CR-726	Pennsylvania Ave	Transitional 2-Ln Uninter /Undivided Flow	1200	3,845	195	A/B	8.0%
CR-76A (SW 96th St)	Pennsylvania Ave	SR-76	Class I: Transitional 2-Ln Undivided	800	8,086	492	C	2.5%
CR-A1A (Dixie Hwy)	SR-5	CR-708	Class II: 2-Ln Undivided	750	3,416	192	C	4.7%
CR-A1A (Dixie Hwy)	CR-708	Osprey St	Class I: 2-Ln Undivided	880	7,552	477	C	3.7%
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	2-Ln Uninter /Undivided Flow	1190	6,595	393	A/B	3.1%
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	2-Ln Uninter /Undivided Flow	1190	7,147	346	A/B	2.9%
CR-A1A (Dixie Hwy)	Cove Rd	Salerno Rd	Class II: 2-Ln Divided	790	12,131	617	D	3.1%
CR-A1A (Dixie Hwy)	Salerno Rd	St. Lucie Blvd	Class II: 2-Ln Undivided	750	17,261	835	F	3.3%
CR-A1A (Dixie Hwy)	St Lucie Blvd	Jefferson St	Class II: 2-Ln Undivided	750	14,108	748	D	2.9%
CR-A1A (Dixie Hwy)	Jefferson St	Indian St	Class II: 4-Ln Divided	1630	18,389	848	D	2.2%
CR-A1A (Dixie Hwy)	Indian St	SR-714	Class I: 4-Ln Divided	2000	17,161	824	C	3.1%
CR-A1A (Dixie Hwy)	SR-714	SE Fifth St	2-Ln Undivided Non-State	675	6,710	346	D	1.6%
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	Class II: 2-Ln Undivided	750	2,817	124	C	3.2%
Fox Brown Rd	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	740	347	16	A/B	0.0%
Goldenrod Rd	Britt Rd	SR-732	Class II: 4-Ln Divided	1630	4,810	278	A/B	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Goldenrod Rd	SR-732	SR-5	Class II: 2-Ln Undivided	750	6,877	402	D	1.9%
Goldenrod Rd	SR-5	Westmoreland Blvd	Class II: 2-Ln Undivided	750	4,635	295	C	3.0%
Gomez Ave	CR-708	Crossrip St	Class II: 2-Ln Undivided	750	3,732	199	C	1.4%
Gomez Ave	Crossrip St	Osprey St	Class II: 2-Ln Undivided	750	1,065	61	C	0.5%
Green River Parkway	Dixie Hwy	Baker Rd	Class II: 2-Ln Undivided	750	6,833	351	C	3.1%
Green River Parkway	Baker Rd	SR-732	Class I: 2-Ln Undivided	880	8,341	596	C	4.3%
Green River Parkway	SR-732	St. Lucie County	2-Ln Uninter / Undivided Flow	1190	8,667	576	C	1.8%
Horseshoe Point Rd	CR-A1A	Kubin Ave	2-Ln Undivided Non-State	675	5,647	285	C	0.5%
Indian St	SR-76	Willoughby Blvd	Class I: 4-Ln Divided	2000	29,306	1,729	C	4.7%
Indian St	Willoughby Blvd	SR-5	Class I: 4-Ln Divided	2000	27,852	1,236	C	2.8%
Indian St	SR-5	Commerce Ave	Class I: 4-Ln Divided	2000	22,368	995	C	0.5%
Indian St	Commerce Ave	CR-A1A	Class I: 4-Ln Divided	2000	25,515	1,199	C	2.5%
Indian St	CR-A1A	St Lucie Blvd	2-Ln Undivided Non-State	675	7,051	346	D	1.1%
Indian River Dr	Palmer St	CR-707	Class II: 2-Ln Undivided	750	7,509	374	D	3.7%
Island Way	Palm Beach County	Jupiter Road	Transitional 2-Ln Uninter / Undivided Flow	1200	4,493	302	A/B	3.4%
Island Way	Jupiter Road	Country Club Dr	Class II: 2-Ln Undivided	750	4,855	213	C	0.5%
Jack James Rd	SR-76	Blue Water Wy	Class II: 2-Ln Undivided	750	3,132	294	C	0.5%
Lares St	CR-708	CR-A1A	2-Ln Undivided Non-State	675	3,349	235	C	0.6%
Little Club Wy	Country Club Dr	Wooden Bridge Wy	2-Ln Undivided Non-State	675	2,273	103	C	0.5%
Locks Rd	Canal St	SR-76	2-Ln Undivided Non-State	675	3,667	232	C	2.0%
MacArthur Blvd	Sailfish Point	SR-A1A	2-Ln Undivided Non-State	675	5,989	368	D	6.8%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
SR-5 (US-1)	Britt Rd	SR-732	Class I: 7-Ln Divided	3530	55,878	2,898	C	0.8%
SR-5 (US-1)	SR-732	Westmoreland Blvd	Class I: 8-Ln Divided	4040	64,147	3,522	C	0.5%
SR-5 (US-1)	Westmoreland Blvd	St Lucie County	Class I: 8-Ln Divided	4040	60,343	2,721	C	0.5%
SR-710 (Warfield Blvd)	Okeechobee County	Fox Brown Rd	Uninterrupted Rural Hwy: 2-Ln Undivided	670	6,348	257	C	4.8%
SR-710 (Warfield Blvd)	Fox Brown Rd	CR-609 (Allapattah)	2-Ln Uninter /Undivided Flow	840	7,419	310	A/B	3.0%
SR-710 (Warfield Blvd)	CR-609 (Allapattah)	Van Buren	Class I: 2-Ln Undivided	870	12,335	694	C	4.0%
SR-710 (Warfield Blvd)	Van Buren	CR-726 (Citrus)	Class II: 4-Ln Divided	1710	12,335	694	A/B	4.0%
SR-710 (Warfield Blvd)	CR-726	SR-76 (Kanner)	Transitional 4-Ln Uninter /Divided Flow	2450	11,001	431	A/B	3.4%
SR-710 (Warfield Blvd)	SR-76	Palm Beach County	Transitional 4-Ln Uninter /Divided Flow	2450	6,959	258	A/B	1.4%
SR-714 (Martin Hwy)	I-95	CR-76A (Citrus)	Transitional 2-Ln Uninter /Undivided Flow	1200	13,786	735	C	5.1%
SR-714 (Martin Hwy)	CR-76A (Citrus)	Florida's Turnpike	Class I: 4-Ln Divided	2000	21,291	1,136	C	4.9%
SR-714 (Martin Downs Blvd)	Florida's Turnpike	CR-713	Class I: 4-Ln Divided	2000	20,695	1,038	C	1.7%
SR-714 (Martin Downs Blvd)	CR-713	Matheson Ave	Class I: 4-Ln Divided	2000	27,291	1,267	C	0.5%
SR-714 (Martin Downs Blvd)	Matheson Ave	Mapp Rd	Class I: 4-Ln Divided	2000	32,789	1,738	C	0.5%
SR-714 (Palm City Bridge)	Mapp Rd	SR-76	Class I: 4-Ln Divided	2000	34,751	1,989	D	0.5%
SR-714 (Monterey Rd)	SR-76	Willoughby Blvd	Class I: 4-Ln Divided	2000	22,465	1,274	C	0.5%
SR-714 (Monterey Rd)	Willoughby Blvd	Monterey Extension	Class I: 4-Ln Divided	2000	24,716	1,186	C	0.6%
SR-714 (Monterey Rd)	Monterey Extension	SR-5	Class I: 4-Ln Divided	2000	18,136	926	C	0.8%
SR-714 (Monterey Rd)	SR-5	CR-A1A	Class II: 4-Ln Divided	1630	21,333	1,099	D	0.5%
SR-714 (Monterey Rd)	CR-A1A	SR-A1A	Class I: 4-Ln Divided	1910	19,430	1,031	C	1.1%
SR-732 (Causeway Blvd)	CR-707	SR-A1A	2-Ln Uninter /Undivided Flow	1190	12,645	786	C	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	Class I: 4-Ln Divided	2000	25,949	1,349	C	0.5%
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	Class I: 4-Ln Divided	2000	23,804	1,154	C	0.5%
SR-76 (Kanner Hwy)	SR-15	SR-710	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,134	111	A/B	6.1%
SR-76 (Kanner Hwy)	SR-710	CR-708	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,412	151	A/B	0.9%
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	Transitional 2-Ln Uninter /Undivided Flow	1200	2,889	168	A/B	0.5%
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	Class I: 4-Ln Divided	2000	13,401	831	C	1.7%
SR-76 (Kanner Hwy)	Locks Rd	Jack James	Class I: 4-Ln Divided	2000	19,231	920	C	0.5%
SR-76 (Kanner Hwy)	Jack James	Cove Rd	Class I: 6-Ln Divided	3020	43,880	2,372	C	0.6%
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	34,493	1,495	C	1.0%
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	Class I: 6-Ln Divided	3020	30,912	1,293	C	2.6%
SR-76 (Kanner Hwy)	Indian St	SR-714	Class I: 6-Ln Divided	3020	21,116	993	C	0.5%
SR-76 (Kanner Hwy)	SR-714	SR-5	Class I: 6-Ln Divided	3020	25,158	1,006	C	0.5%
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	Class II: 4-Ln Divided	1630	19,437	1,081	D	0.6%
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	Class I: 4-Ln Divided	2000	23,060	1,127	C	1.0%
SR-A1A (Ocean Blvd)	Sewalls Point Rd	Macarthur Blvd	Class I: 2-Ln Divided	925	13,597	845	C	0.5%
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	2-Ln Uninter /Undivided Flow	1190	8,532	407	A/B	3.1%
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	2-Ln Uninter /Undivided Flow	1190	14,752	870	D	1.8%
St Lucie Blvd	CR-A1A	Indian St	2-Ln Undivided Non-State	675	3,305	172	C	0.5%
St Lucie Blvd	Indian St	SR-A1A	2-Ln Undivided Non-State	675	7,524	429	D	3.3%
Westmoreland Blvd	St Lucie County	SR-5	Class II: 2-Ln Divided	790	12,271	601	D	1.0%
Willoughby Blvd	Cove Rd	Salerno Rd	Class I: 2-Ln Undivided	880	4,332	214	C	8.0%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Willoughby Blvd	Salerno Rd	Pomeroy St	Class I: 2-Ln Undivided	880	9,007	544	C	5.4%
Willoughby Blvd	Pomeroy St	Indian St	Class I: 4-Ln Divided	2000	11,709	597	C	8.0%
Willoughby Blvd	Indian St	SR-714	Class I: 4-Ln Divided	2000	11,100	666	C	3.7%
Wright Blvd	SR-5	Dixie Highway	Class II: 2-Ln Undivided	750	10,460	555	D	4.3%

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 89 - MARTIN

SITE: 0114 - SR 76/COLORADO AVE - SW OF MONTEREY RD (COUNTY LINK: 132)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	26000 C	N 13500	S 12500	9.00	62.40	5.50
2018	27500 C	N 13500	S 14000	9.00	61.40	5.50
2017	25500 C	N 13000	S 12500	9.00	61.80	5.50
2016	26000 C	N 13000	S 13000	9.00	62.10	4.90
2015	26000 C	N 13000	S 13000	9.00	62.30	4.90
2014	23000 C	N 12000	S 11000	9.00	62.60	5.30
2013	26500 C	N 13500	S 13000	9.00	62.40	5.90
2012	25000 C	N 12500	S 12500	9.00	60.30	5.90
2011	27500 C	N 14000	S 13500	9.00	59.50	3.40
2010	27500 C	N 14000	S 13500	9.38	58.28	3.40
2009	28000 C	N 15000	S 13000	9.15	62.05	3.40
2007	28000 C	N 14000	S 14000	9.15	59.55	4.90
2006	27000 C	N 14000	S 13000	9.10	57.64	8.50
2005	26000 C	N 13500	S 12500	9.00	59.00	6.10
2004	28000 C	N 14500	S 13500	8.90	61.20	6.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

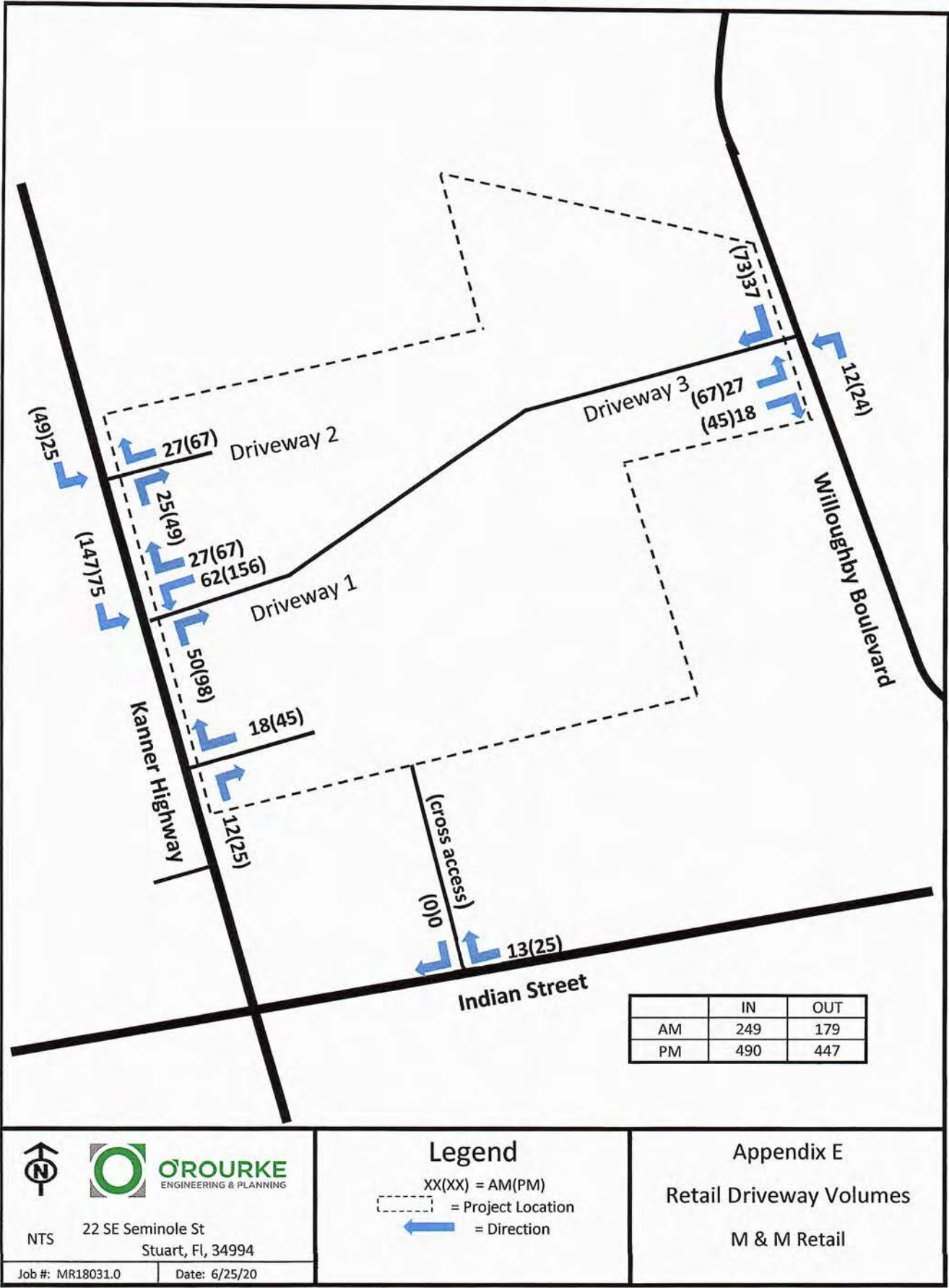
COUNTY: 89 - MARTIN

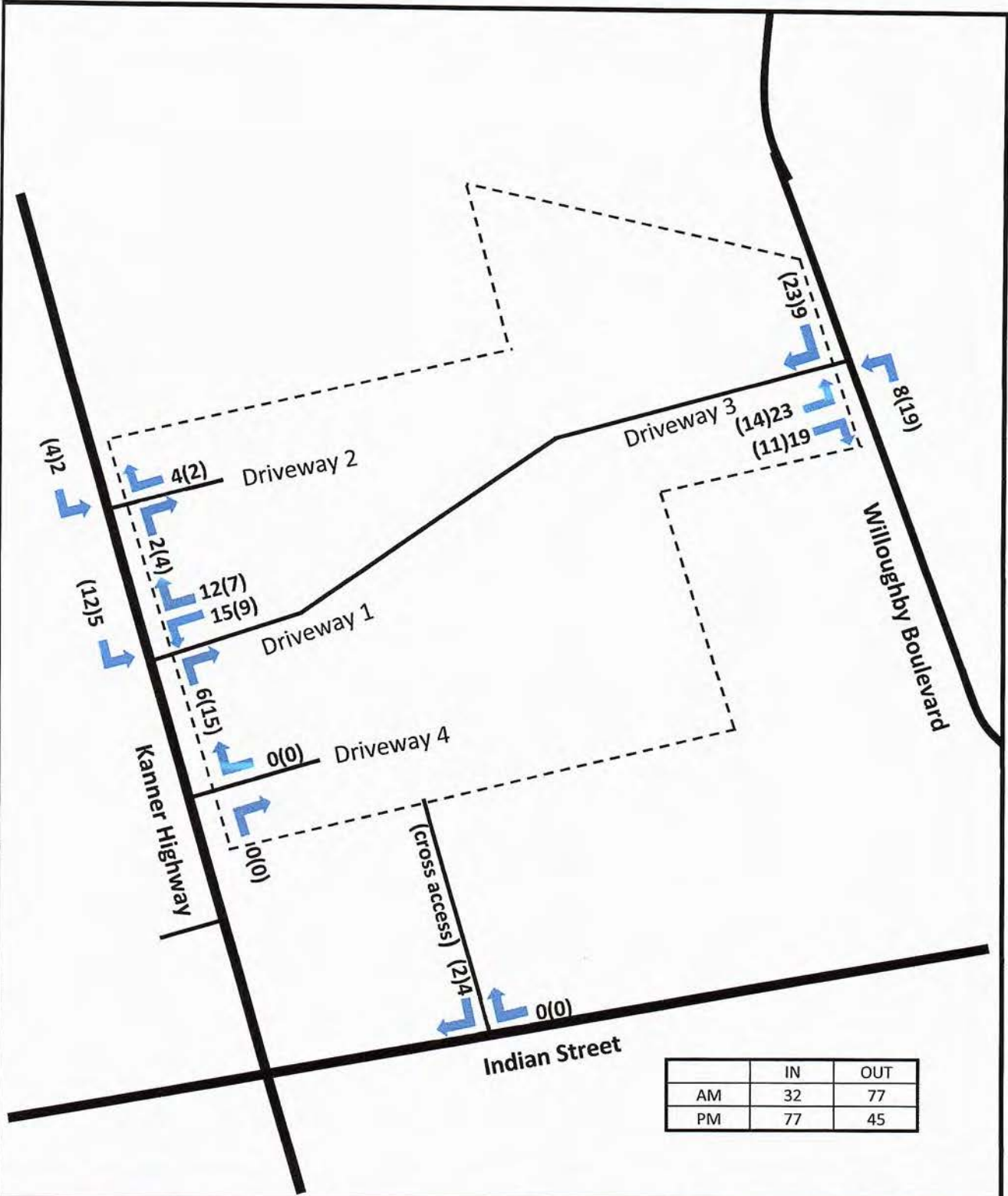
SITE: 0063 - SE WILLOUGHBY BLVD SOUTN FO INDIAN ST(COUNTY LINK: 160)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	14900 F	N 7400	S 7500	9.00	62.40	13.80
2018	14700 C	N 7300	S 7400	9.00	61.40	6.10
2017	9900 V	N 4900	S 5000	9.00	61.80	3.90
2016	9700 R	N 4800	S 4900	9.00	62.10	3.80
2015	9300 T	N 4600	S 4700	9.00	62.30	6.50
2014	9100 S	N 4500	S 4600	9.00	62.60	10.10
2013	8900 F	N 4400	S 4500	9.00	62.40	11.00
2012	8700 C	N 4300	S 4400	9.00	60.30	10.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

APPENDIX E
DRIVEWAY DATA AND ANALYSES







NTS



22 SE Seminole St
Stuart, FL, 34994

Legend

XX(X) = AM(PM)
[Dashed Box] = Project Location
[Blue Arrow] = Direction

Appendix E

Residential Driveway Volumes

M & M Retail

Job #: MR18031.0

Date: 4/21/21

COUNTY: 89
 STATION: 0114
 DESCRIPTION: SR 76/COLORADO AVE - SW OF MONTEREY RD (COUNTY LINK)
 START DATE: 03/20/2019
 START TIME: 0000

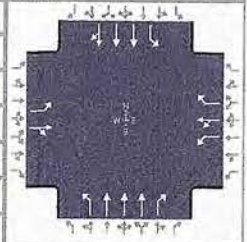
TIME	DIRECTION: N				DIRECTION: S				COMBINED	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL
0000	36	36	28	16	116	19	12	20	19	70
0100	28	20	19	20	87	7	11	7	11	36
0200	14	11	4	7	36	19	16	4	11	50
0300	6	10	17	16	49	14	19	19	31	83
0400	17	20	25	25	87	30	37	43	50	160
0500	23	38	37	74	172	74	98	85	139	396
0600	72	95	148	134	449	150	172	175	206	703
0700	163	230	254	298	945	277	296	253	269	1095
0800	284	329	256	218	1087	265	186	240	198	889
0900	230	218	224	229	901	172	188	184	212	756
1000	245	224	214	224	907	215	197	224	191	827
1100	241	234	229	284	988	210	203	229	218	860
1200	245	270	259	275	1049	212	203	194	188	797
1300	209	202	238	217	866	203	234	198	179	814
1400	256	287	228	241	1012	187	248	218	202	855
1500	270	250	254	276	1050	208	239	206	222	875
1600	317	281	287	240	1125	226	203	212	244	885
1700	275	260	271	292	1098	251	215	222	215	903
1800	260	234	208	184	886	168	157	160	145	630
1900	198	175	160	124	657	176	142	120	125	563
2000	156	134	110	88	488	106	115	131	94	446
2100	79	85	82	70	316	108	101	85	77	371
2200	72	68	54	54	248	62	52	41	46	201
2300	22	52	59	52	185	32	37	23	20	112
24-HOUR TOTALS:					14804					

HCS7 Signalized Intersection Results Summary

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General Information

Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Apr 21, 2021	Area Type	Other
Jurisdiction	Martin County	Time Period	AM	PHF	0.95
Urban Street	Kanner Highway	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Kanner & Driveway 1	File Name	Kanner and Driveway 1 - AM - Costco - 4.21.21.xus		
Project Description	Costco				

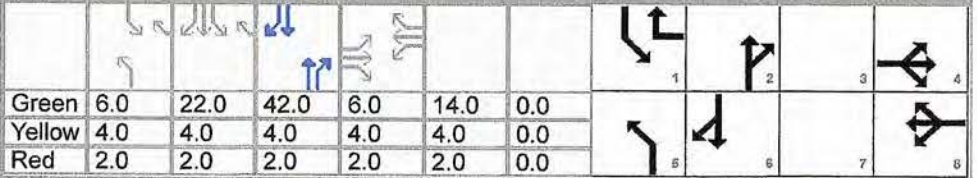


Demand Information

Approach Movement	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	2	2	2	136	1	38	10	1123	56	80	1110	1

Signal Information

Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	5	2	1	6
Case Number		10.0		9.0	2.0	3.0	2.0	4.0
Phase Duration, s		12.0		20.0	12.0	48.0	40.0	76.0
Change Period, (Y+R _c), s		6.0		6.0	6.0	6.0	6.0	6.0
Max Allow Headway (MAH), s		3.1		3.0	3.0	0.0	3.0	0.0
Queue Clearance Time (g _s), s		2.3		6.4	2.7		6.2	
Green Extension Time (g _e), s		0.0		0.2	0.0	0.0	0.1	0.0
Phase Call Probability		1.00		1.00	1.00		1.00	
Max Out Probability		0.17		0.01	0.45		0.00	

Movement Group Results

Approach Movement	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (v), veh/h	2	4		72	73	40	11	1182	59	84	780	390
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1743		1810	1811	1610	1810	1725	1610	1810	1900	1899
Queue Service Time (g _s), s	0.1	0.3		4.4	4.4	1.8	0.7	23.1	3.0	4.2	12.9	12.9
Cycle Queue Clearance Time (g _c), s	0.1	0.3		4.4	4.4	1.8	0.7	23.1	3.0	4.2	12.9	12.9
Green Ratio (g/C)	0.05	0.05		0.12	0.12	0.40	0.05	0.35	0.35	0.28	0.58	0.58
Capacity (c), veh/h	90	87		211	211	644	90	1811	564	513	2217	1108
Volume-to-Capacity Ratio (X)	0.023	0.048		0.339	0.344	0.062	0.116	0.653	0.105	0.164	0.352	0.352
Back of Queue (Q), ft/ln (95 th percentile)	2.7	5.4		87.6	88.9	30.5	13.6	365	52.4	81.1	223.3	227.8
Back of Queue (Q), veh/ln (95 th percentile)	0.1	0.2		3.5	3.6	1.2	0.5	14.6	2.1	3.2	8.9	9.1
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d ₁), s/veh	54.2	54.3		48.7	48.8	22.2	54.5	32.9	26.3	32.3	13.1	13.1
Incremental Delay (d ₂), s/veh	0.0	0.1		0.4	0.4	0.0	0.2	1.8	0.4	0.1	0.4	0.9
Initial Queue Delay (d ₃), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	54.3	54.4		49.1	49.1	22.2	54.7	34.7	26.7	32.4	13.5	14.0
Level of Service (LOS)	D	D		D	D	C	D	C	C	C	B	B
Approach Delay, s/veh / LOS	54.3		D	43.3		D	34.5		C	14.9		B
Intersection Delay, s/veh / LOS	26.0						C					

Multimodal Results

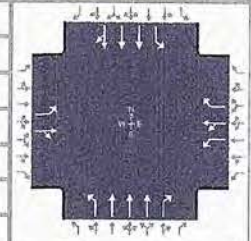
	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.74		C	2.62		C	2.12		B	1.89		B
Bicycle LOS Score / LOS	0.50		A	0.79		A	1.18		A	1.18		A

HCS7 Signalized Intersection Results Summary

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General Information

Agency	O'Rourke Engineering & Planning			Intersection Information	
Analyst	James Kemp	Analysis Date	Mar 16, 2021	Duration, h	0.250
Jurisdiction	Martin County	Time Period	PM	Area Type	Other
Urban Street	Kanner Highway	Analysis Year	2024	PHF	0.95
Intersection	Kanner & Driveway 1	Analysis Period	1> 7:00	File Name	Kanner and Driveway 1 - PM - Costco - 4.21.21.xus
Project Description	Costco				



Demand Information

Approach Movement	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	2	2	2	249	1	74	10	1223	113	159	907	1

Signal Information

Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	5	2	1	6
Case Number		10.0		9.0	2.0	3.0	2.0	4.0
Phase Duration, s		10.0		18.0	10.0	36.0	56.0	82.0
Change Period, (Y+R _c), s		6.0		6.0	6.0	6.0	6.0	6.0
Max Allow Headway (MAH), s		3.1		3.0	3.0	0.0	3.0	0.0
Queue Clearance Time (g _s), s		2.3		10.5	2.7		7.6	
Green Extension Time (g _e), s		0.0		0.1	0.0	0.0	0.3	0.0
Phase Call Probability		1.00		1.00	1.00		1.00	
Max Out Probability		1.00		1.00	1.00		0.00	

Movement Group Results

Approach Movement	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (v), veh/h	2	4		131	132	78	11	1287	66	167	637	318
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1743		1810	1810	1610	1810	1725	1610	1810	1900	1899
Queue Service Time (g _s), s	0.1	0.3		8.4	8.5	2.9	0.7	29.8	3.9	5.6	4.0	4.0
Cycle Queue Clearance Time (g _c), s	0.1	0.3		8.4	8.5	2.9	0.7	29.8	3.9	5.6	4.0	4.0
Green Ratio (g/C)	0.03	0.03		0.10	0.10	0.52	0.03	0.25	0.25	0.42	0.63	0.63
Capacity (c), veh/h	60	58		181	181	832	60	1294	403	754	2407	1203
Volume-to-Capacity Ratio (X)	0.035	0.072		0.724	0.730	0.094	0.175	0.995	0.165	0.222	0.265	0.265
Back of Queue (Q), ft/ln (95 th percentile)	2.8	5.6		193.3	195.2	46.3	14	505.5	71.1	98.5	60.5	64.9
Back of Queue (Q), veh/ln (95 th percentile)	0.1	0.2		7.7	7.8	1.9	0.6	20.2	2.8	3.9	2.4	2.6
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d ₁), s/veh	56.1	56.2		52.4	52.4	14.7	56.4	39.9	35.2	16.8	3.7	3.8
Incremental Delay (d ₂), s/veh	0.1	0.2		11.8	12.3	0.0	0.5	23.8	0.9	0.1	0.3	0.5
Initial Queue Delay (d ₃), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	56.2	56.4		64.2	64.7	14.7	56.9	63.8	36.1	16.9	4.0	4.3
Level of Service (LOS)	E	E		E	E	B	E	E	D	B	A	A
Approach Delay, s/veh / LOS	56.3	E		53.1	D		62.4	E		6.0	A	
Intersection Delay, s/veh / LOS	38.9						D					

Multimodal Results

	EB	WB	NB	SB
Pedestrian LOS Score / LOS	2.81	C	2.62	C
Bicycle LOS Score / LOS	0.50	A	1.05	A

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Kanner Hwy
 FILENAME: 4/27/2017
 COUNTY: DAY: Thursday
 REPORT DATE: 5/2/2017
 ANALYSIS YEAR: 2024

CONTROL: SW STREET, Driveway 2
 CITY: Stuart
 INTERSECTION:

15 Min Period	Northbound			Southbound			Eastbound			Westbound		
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
7:00-7:15	0	163	0	0	277	0	0	0	0	0	0	0
7:15-7:30	0	230	0	0	296	0	0	0	0	0	0	0
7:30-7:45	0	254	0	0	253	0	0	0	0	0	0	0
7:45-8:00	0	298	0	0	269	0	0	0	0	0	0	0
8:00-8:15	0	284	0	0	265	0	0	0	0	0	0	0
8:15-8:30	0	329	0	0	186	0	0	0	0	0	0	0
8:30-8:45	0	256	0	0	240	0	0	0	0	0	0	0
8:45-9:00	0	218	0	0	198	0	0	0	0	0	0	0

ONE HOUR SUM
 440 2040 526 2149 507 2138 567 2127 549 1976 515 496 416

AM
 1216 1180 1190 27 1190 27 1149 27 1176

31 31 0 0 0 0 0 0 0 0 0 0 0

53 31 0 0 0 0 0 0 0 0 0 0 0

Seasonal Factor: 1
 Retail Residential
 Trips In: 249 32
 Trips Out: 179 77
 Growth Rate: 1.005
 Years Growth: 5

AM PEAK HOUR IS FROM: 7:15AM TO 8:15AM

Volumes	0	1066	0	0	1083	0	0	0	0	0	0	0
Season Factor	0	1066	0	0	1083	0	0	0	0	0	0	0
Growth	0	1093	0	0	1110	0	0	0	0	0	0	0
In/Out	0	OUT	IN	IN	IN	0	0	0	0	0	0	0
Res Percentage	0%	15%	5%	15%	30%	0%	0%	0%	0%	0%	0%	0%
Retail Percentage	0%	25%	10%	10%	30%	0%	0%	0%	0%	0%	0%	0%
PROJECT	0	56	27	27	80	0	0	0	0	0	0	0

Total 0 1149 27 27 1190 0 0 0 0 0 0 0 31 2423

N/S STREET: Kanner Hwy
 FILENAME: 4/27/2017
 COUNTY: DAY: Thursday
 REPORT DATE: 5/2/2017
 ANALYSIS YEAR: 2024

CONTROL: SW STREET, Driveway 2
 CITY: Stuart
 INTERSECTION:

15 Min Period	Northbound			Southbound			Eastbound			Westbound		
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
4:00-4:15	0	317	0	0	226	0	0	0	0	0	0	0
4:15-4:30	0	281	0	0	203	0	0	0	0	0	0	0
4:30-4:45	0	287	0	0	212	0	0	0	0	0	0	0
4:45-5:00	0	240	0	0	244	0	0	0	0	0	0	0
5:00-5:15	0	275	0	0	251	0	0	0	0	0	0	0
5:15-5:30	0	260	0	0	215	0	0	0	0	0	0	0
5:30-5:45	0	271	0	0	222	0	0	0	0	0	0	0
5:45-6:00	0	292	0	0	215	0	0	0	0	0	0	0

ONE HOUR SUM
 543 2010 484 1993 489 1984 484 1978 526 2001 475 493 507

PM
 1119 1341 1066 53 1272 53 1325

69 69 0 0 0 0 0 0 0 0 0 0 0

106 69 0 0 0 0 0 0 0 0 0 0 0

Seasonal Factor: 1
 Retail Residential
 Trips In: 460 77
 Trips Out: 447 45
 Growth Rate: 1.005
 Years Growth: 5

PM PEAK HOUR IS FROM: 4:00PM TO 5:00PM

Volumes	0	1125	0	0	885	0	0	0	0	0	0	0
Season Factor	0	1125	0	0	885	0	0	0	0	0	0	0
Growth	0	1153	0	0	907	0	0	0	0	0	0	0
In/Out	0	OUT	IN	IN	IN	0	0	0	0	0	0	0
Res Percentage	0%	15%	5%	15%	30%	0%	0%	0%	0%	0%	0%	0%
Retail Percentage	0%	25%	10%	10%	30%	0%	0%	0%	0%	0%	0%	0%
PROJECT	0	119	53	53	159	0	0	0	0	0	0	0

Total 0 1272 53 53 1066 0 0 0 0 0 0 0 69 2513

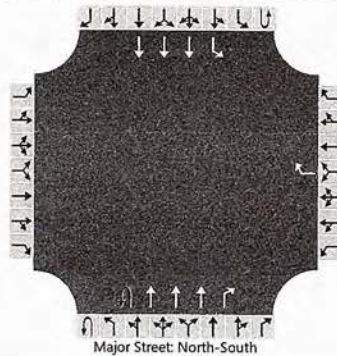
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	4/21/2021
Analysis Year	2024
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	Costco

Site Information

Intersection	Kanner Hwy & Driveway 2
Jurisdiction	Martin County
East/West Street	Driveway 2
North/South Street	Kanner Hwy
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	1	0	3	1	0	1	3	0
Configuration								R	U		T	R		L	T	
Volume (veh/h)								31	0		1149	27	0	27	1190	
Percent Heavy Vehicles (%)								3	3				3	3		
Proportion Time Blocked								0.250						0.250		
Percent Grade (%)					0											
Right Turn Channelized					Yes				No							
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)								7.1	5.6						5.3		
Critical Headway (sec)								7.16	5.66						5.36		
Base Follow-Up Headway (sec)								3.3	2.3						3.1		
Follow-Up Headway (sec)								3.33	2.33						3.13		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							33	0					28		
Capacity, c (veh/h)							811	486					736		
v/c Ratio							0.04	0.00					0.04		
95% Queue Length, Q ₉₅ (veh)							0.1	0.0					0.1		
Control Delay (s/veh)							9.6	12.4					10.1		
Level of Service (LOS)							A	B					B		
Approach Delay (s/veh)							9.6		0.0				0.2		
Approach LOS							A								

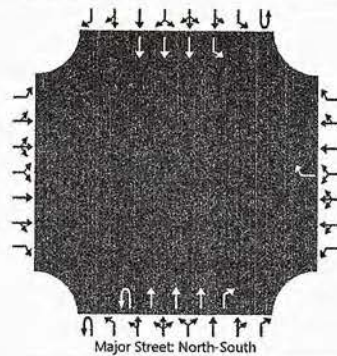
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	3/16/2021
Analysis Year	2024
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	Costco

Site Information

Intersection	Kanner Hwy & Driveway 2
Jurisdiction	Martin County
East/West Street	Driveway 2
North/South Street	Kanner Hwy
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	1	0	3	1	0	1	3	0
Configuration								R	U		T	R		L	T	
Volume (veh/h)								69	0		1272	53	0	53	1066	
Percent Heavy Vehicles (%)								3	3				3	3		
Proportion Time Blocked								0.250						0.250		
Percent Grade (%)							0									
Right Turn Channelized							No				No					
Median Type Storage							Left Only								1	

Critical and Follow-up Headways

Base Critical Headway (sec)							7.1	5.6						5.3		
Critical Headway (sec)							7.16	5.66						5.36		
Base Follow-Up Headway (sec)							3.3	2.3						3.1		
Follow-Up Headway (sec)							3.33	2.33						3.13		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							73	0						56		
Capacity, c (veh/h)							811	549						588		
v/c Ratio							0.09	0.00						0.09		
95% Queue Length, Q ₉₅ (veh)							0.3	0.0						0.3		
Control Delay (s/veh)							9.9	11.6						11.8		
Level of Service (LOS)							A	B						B		
Approach Delay (s/veh)							9.9			0.0				0.6		
Approach LOS							A									

TURNING MOVEMENT VOLUME COUNTS

CONTROL: TVSC

EAV STREET: Driveway 3

N/S STREET: Willoughby Blvd

FILENAME:

COUNT DATE: 2019

DAY: Thursday

CITY: Stuart

INTERSECTION:

ANALYSIS YEAR: 2024

REPORT DATE: 1/15/2020

15 Min Period	Northbound			Southbound			Eastbound			Westbound			ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL
7:00-7:15	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15-7:30	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30-7:45	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45-8:00	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00-8:15	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15-8:30	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30-8:45	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45-9:00	0	0	0	0	0	0	0	0	0	0	0	0	0

AM PEAK HOUR IS FROM:

7:00AM TO 8:00AM

Volumes	0	401	0	0	666	0	0	0	0	0	0	0	0
Season Factor	0	401	0	0	666	0	0	0	0	0	0	0	1057
Growth	0	481	0	0	799	0	0	0	0	0	0	0	1280
In/Out	IN	-	IN	-	IN	OUT	OUT	-	OUT	-	-	-	-
Retail Percent	5%	0%	0%	0%	15%	15%	0%	10%	0%	0%	0%	0%	0%
Res. Percent	25%	0%	0%	0%	30%	30%	0%	25%	0%	0%	0%	0%	0%
Retail Trips	12	0	0	0	37	27	0	18	0	0	0	0	0
Res. Trips	8	0	0	0	10	23	0	19	0	0	0	0	0

Trips In	249	32
Trips Out	179	77
Seasonal Factor:	1	
Growth Rate:	1.037	
Years Grown:	5	

Total 20 481 0 0 799 47 50 0 37 0 0 0 0 1484

15 Min Period	Northbound			Southbound			Eastbound			Westbound			ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL
4:00-4:15	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15-4:30	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30-4:45	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45-5:00	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00-5:15	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15-5:30	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30-5:45	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45-6:00	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PEAK HOUR IS FROM:

4:00PM TO 5:00PM

Volumes	0	666	0	0	401	0	0	0	0	0	0	0	0
Season Factor	0	666	0	0	401	0	0	0	0	0	0	0	1057
Growth	0	799	0	0	481	0	0	0	0	0	0	0	1280
In/Out	IN	-	IN	-	IN	OUT	OUT	-	OUT	-	-	-	-
Retail Percent	5%	0%	0%	0%	15%	15%	0%	10%	0%	0%	0%	0%	0%
Res. Percent	25%	0%	0%	0%	30%	30%	0%	25%	0%	0%	0%	0%	0%
Retail Trips	12	0	0	0	37	27	0	18	0	0	0	0	0
Res. Trips	8	0	0	0	10	23	0	19	0	0	0	0	0

Trips In	480	77
Trips Out	447	45
Seasonal Factor:	1	
Growth Rate:	1.037	
Years Grown:	5	

Total 44 799 0 0 481 97 81 0 56 0 0 0 0 1556

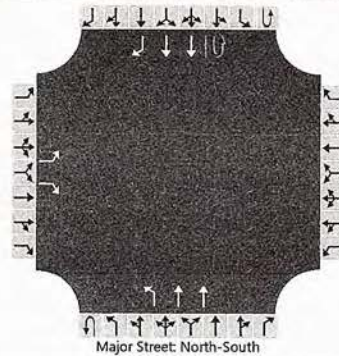
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	4/21/2021
Analysis Year	2024
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Costco

Site Information

Intersection	Driveway 3 & Willoughby
Jurisdiction	Martin County
East/West Street	Driveway 3
North/South Street	Willoughby Blvd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	2	0	1	0	2	1
Configuration		L		R						L	T		U		T	R
Volume (veh/h)		50		37					0	20	481		0		799	47
Percent Heavy Vehicles (%)		3		3					3	3			3			
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No												No			
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1			6.4			
Critical Headway (sec)		6.86		6.96						4.16			6.46			
Base Follow-Up Headway (sec)		3.5		3.3						2.2			2.5			
Follow-Up Headway (sec)		3.53		3.33						2.23			2.53			

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		54		40						22			0			
Capacity, c (veh/h)		290		567						732			665			
v/c Ratio		0.19		0.07						0.03			0.00			
95% Queue Length, Q ₉₅ (veh)		0.7		0.2						0.1			0.0			
Control Delay (s/veh)		20.3		11.8						10.1			10.4			
Level of Service (LOS)		C		B						B			B			
Approach Delay (s/veh)	16.7								0.4				0.0			
Approach LOS	C															

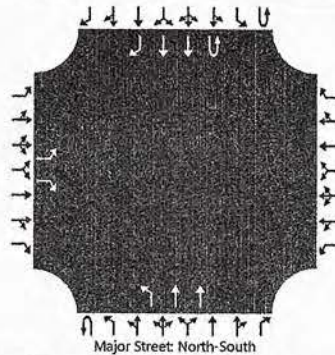
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	3/16/2021
Analysis Year	2024
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Costco

Site Information

Intersection	Driveway 3 & Willoughby
Jurisdiction	Martin County
East/West Street	Driveway 3
North/South Street	Willoughby Blvd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	2	0	1	0	2	1
Configuration		L		R						L	T		U		T	R
Volume (veh/h)		81		56					0	44	799		0		481	97
Percent Heavy Vehicles (%)		3		3					3	3			3			
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No											No			
Median Type Storage		Left Only										1				

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1			6.4			
Critical Headway (sec)		6.86		6.96						4.16			6.46			
Base Follow-Up Headway (sec)		3.5		3.3						2.2			2.5			
Follow-Up Headway (sec)		3.53		3.33						2.23			2.53			

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		88		61						48			0			
Capacity, c (veh/h)		341		734						943			400			
v/c Ratio		0.26		0.08						0.05			0.00			
95% Queue Length, Q ₉₅ (veh)		1.0		0.3						0.2			0.0			
Control Delay (s/veh)		19.2		10.3						9.0			14.0			
Level of Service (LOS)		C		B						A			B			
Approach Delay (s/veh)		15.6								0.5				0.0		
Approach LOS		C														

TURNING MOVEMENT VOLUME COUNTS

CONTROL:

EW STREET, Driveway 4

Kanner Hwy

N/S STREET:

FILENAME:

3/20/2019

COUNT DATE:

DAY: Wednesday

CITY: Stuart

INTERSECTION:

ANALYSIS YEAR: 2024

REPORT DATE: 12/16/2020

15 Min Period	Northbound				Southbound				Eastbound				Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	WBR	TOTAL	
7:00-7:15	0	163	0	0	0	277	0	0	0	0	0	0	0	0	0	440	2040
7:15-7:30	0	230	0	0	0	296	0	0	0	0	0	0	0	0	0	526	2149
7:30-7:45	0	254	0	0	0	253	0	0	0	0	0	0	0	0	0	507	2138
7:45-8:00	0	298	0	0	0	269	0	0	0	0	0	0	0	0	0	567	2127
8:00-8:15	0	284	0	0	0	265	0	0	0	0	0	0	0	0	0	549	1976
8:15-8:30	0	329	0	0	0	186	0	0	0	0	0	0	0	0	0	515	
8:30-8:45	0	256	0	0	0	240	0	0	0	0	0	0	0	0	0	496	
8:45-9:00	0	218	0	0	0	198	0	0	0	0	0	0	0	0	0	416	

AM PEAK HOUR IS FROM:

7:15AM TO 8:15AM

Volumes	0	1066	0	0	0	1083	0	0	0	0	0	0	0	0	0	2149
Season Factor	0	1066	0	0	0	1083	0	0	0	0	0	0	0	0	0	2149
Growth	0	1093	0	0	0	1110	0	0	0	0	0	0	0	0	0	2203
In/Out	-	IN	IN	-	OUT	-	-	-	-	-	-	-	-	-	-	OUT
Retail Percent	0%	20%	5%	0%	30%	0%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%
Res. Percent	0%	20%	5%	0%	30%	0%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%
Retail Trips	0	50	12	0	54	0	0	0	0	0	0	0	0	18	0	0
Res. Trips	0	6	0	0	15	0	0	0	0	0	0	0	0	0	0	0

Trips In: 249
Trips Out: 179
Retail: 32
Seasonal Factor: 1
Growth Rate: 1.005
Years Grown: 5

Total 0 1149 12 0 1179 0 0 0 0 0 0 0 0 0 0 18 2359

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound			ONE HOUR SUM	
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR		TOTAL
4:00-4:15	0	317	0	0	226	0	0	0	0	0	0	0	543	2010
4:15-4:30	0	281	0	0	203	0	0	0	0	0	0	0	484	1993
4:30-4:45	0	287	0	0	212	0	0	0	0	0	0	0	499	1994
4:45-5:00	0	240	0	0	244	0	0	0	0	0	0	0	484	1978
5:00-5:15	0	275	0	0	251	0	0	0	0	0	0	0	526	2001
5:15-5:30	0	260	0	0	215	0	0	0	0	0	0	0	475	
5:30-5:45	0	271	0	0	222	0	0	0	0	0	0	0	493	
5:45-6:00	0	292	0	0	215	0	0	0	0	0	0	0	507	

PM PEAK HOUR IS FROM:

4:00PM TO 5:00PM

Volumes	0	1125	0	0	0	885	0	0	0	0	0	0	0	2010	0	2010
Season Factor	0	1125	0	0	0	885	0	0	0	0	0	0	0	2010	0	2010
Growth	0	1153	0	0	0	907	0	0	0	0	0	0	0	2051	0	2051
In/Out	-	IN	IN	-	OUT	-	-	-	-	-	-	-	-	OUT	-	OUT
Retail Percent	0%	20%	5%	0%	30%	0%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%
Res. Percent	0%	20%	5%	0%	30%	0%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%
Retail Trips	0	96	25	0	134	0	0	0	0	0	0	0	0	45	0	0
Res. Trips	0	25	0	0	9	0	0	0	0	0	0	0	0	0	0	0

Trips In: 490
Trips Out: 447
Retail: 77
Seasonal Factor: 1
Growth Rate: 1.005
Years Grown: 5

Total 0 1267 25 0 1050 0 0 0 0 0 0 0 0 0 45 2386

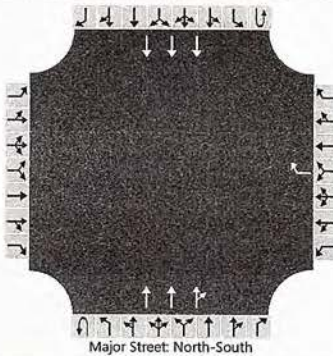
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	4/21/2021
Analysis Year	2024
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	M&M Retail

Site Information

Intersection	Kanner Hwy & Driveway 4
Jurisdiction	Martin County
East/West Street	Driveway 4
North/South Street	Kanner Hwy
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	3	0	0	0	3	0
Configuration								R			T	TR			T	
Volume (veh/h)								18			1149	12			1179	
Percent Heavy Vehicles (%)								3								
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized					Yes											
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)								7.1								
Critical Headway (sec)								7.16								
Base Follow-Up Headway (sec)								3.3								
Follow-Up Headway (sec)								3.33								

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								19								
Capacity, c (veh/h)								420								
v/c Ratio								0.05								
95% Queue Length, Q ₉₅ (veh)								0.1								
Control Delay (s/veh)								14.0								
Level of Service (LOS)								B								
Approach Delay (s/veh)					14.0											
Approach LOS					B											

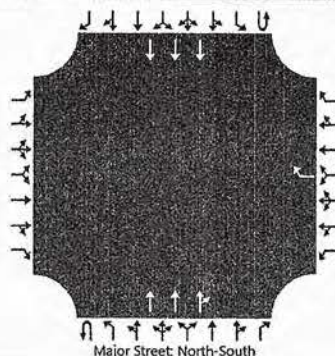
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	3/16/2021
Analysis Year	2024
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	M&M Retail

Site Information

Intersection	Kanner Hwy & Driveway 4
Jurisdiction	Martin County
East/West Street	Driveway 4
North/South Street	Kanner Hwy
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	3	0	0	0	3	0
Configuration								R			T	TR			T	
Volume (veh/h)								45			1267	25			1050	
Percent Heavy Vehicles (%)								3								
Proportion Time Blocked																
Percent Grade (%)								0								
Right Turn Channelized								No								
Median Type Storage								Left Only								1

Critical and Follow-up Headways

Base Critical Headway (sec)								7.1								
Critical Headway (sec)								7.16								
Base Follow-Up Headway (sec)								3.3								
Follow-Up Headway (sec)								3.33								

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								47								
Capacity, c (veh/h)								377								
v/c Ratio								0.13								
95% Queue Length, Q ₉₅ (veh)								0.4								
Control Delay (s/veh)								15.9								
Level of Service (LOS)								C								
Approach Delay (s/veh)								15.9								
Approach LOS								C								



LAND USE PLAN AMENDMENT

TRAFFIC ANALYSIS

Prepared for:

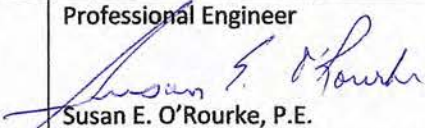
Mr. Joe Marino
M & M Retail Partners, LLC.
Lodi, NJ 07644

Prepared by:

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
(772) 781-7918

December 18, 2020
Revised March 16, 2021
Revised April 21, 2021

MR18031.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 4/21/2021 License #: 42684
---	---



December 18, 2020

Mr. Joe Marino
M & M Retail Partners, LLC.
Lodi, NJ 07644

Re: Land Use Plan Amendment Traffic Analysis

Dear Mr. Marino:

O'Rourke Engineering & Planning has completed the traffic analysis of the proposed land use plan amendment for a change of 48.97 acres from Low Density Residential to a Neighborhood Special District category. The parcels affected by the land use plan amendment are located on SR-76 (Kanner Highway) in the city of Stuart, Martin County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you, if you have any questions or comments, please do not hesitate to contact our office.

Respectfully submitted,
O'ROURKE ENGINEERING & PLANNING

A handwritten signature in blue ink, appearing to read 'Susan E. O'Rourke', is written over a horizontal line.

Susan E. O'Rourke, P.E.
Registered Civil Engineer – Traffic

C6 – LUPA Report – Costco – 4.21.21

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APPENDICES

APPENDIX A: Roadway Network Data/Non-Motorized and Transit Data
APPENDIX B: Internal Capture Matrices / Pass-By Calculation
APPENDIX C: Martin County 2019 Roadway Level of Service Inventory Report and Martin County 2040 Roadway Level of Service Inventory Report

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed land use plan amendment of 48.97-acres. The following components were addressed:

- Summary of the project description; existing land use and proposed land use
- Summary of road network, existing and 2045
- Assessment of the change in trip generation
- Summary of 2025 traffic volumes
- Assessment of net change in 2045 impact

Each of these components is outlined herein.

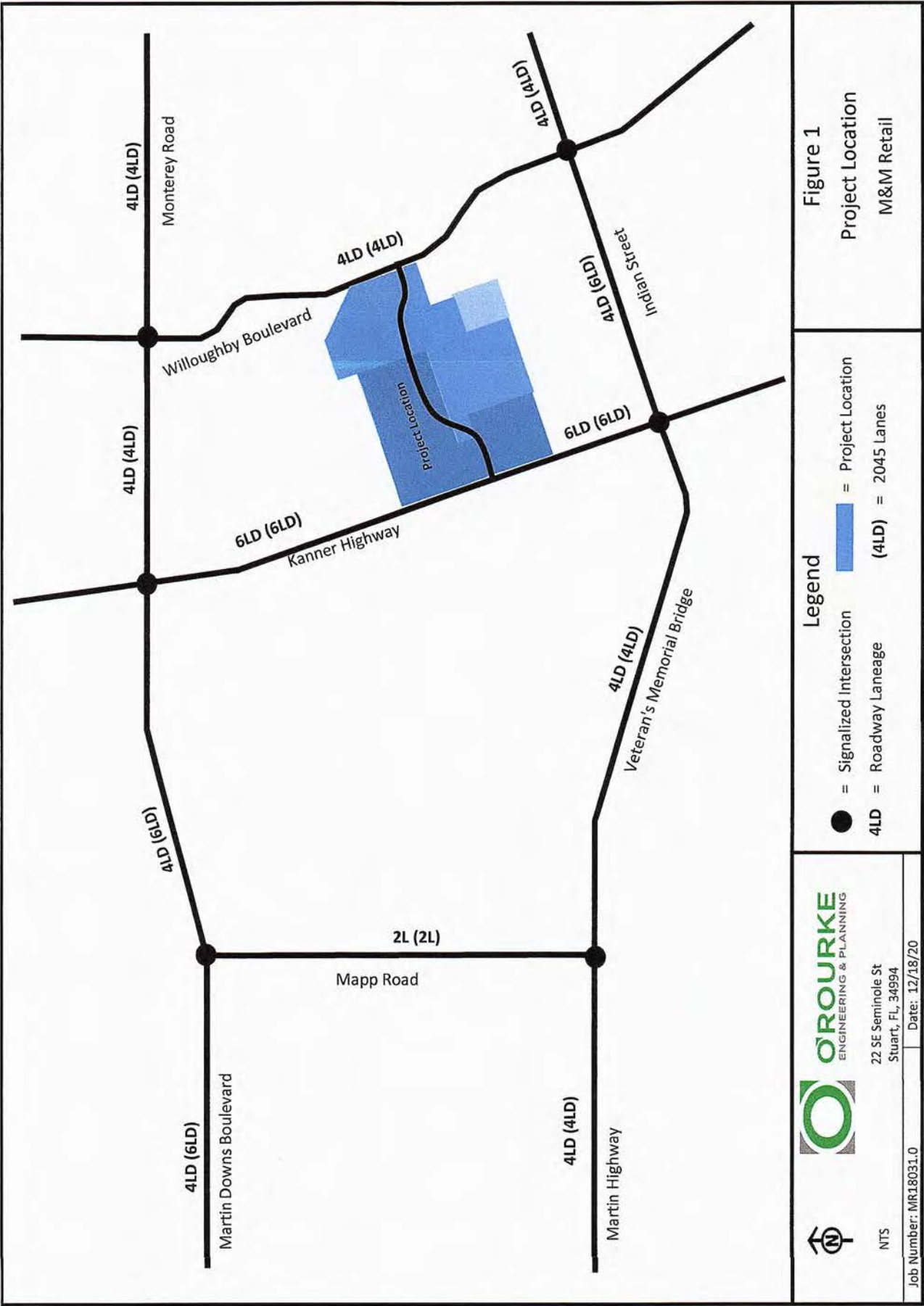
PROJECT DESCRIPTION

The proposed land use plan amendment involves parcels of land located on SR-76 (Kanner Highway) in the city of Stuart, Martin County, Florida. The project location and lanes are shown in **Figure 1**.

The existing future land use designation of the 48.97-acres was previously Low Density Residential in the Martin County Future Land Use Map. The parcels were annexed by the City of Stuart on January 17, 2017. The future land use of the parcels has not been designated by the City of Stuart, therefore, the previous Existing Land Use from Martin County was considered in the analysis. Under the existing future land use a maximum of 5 dwelling units per acre is allowed, allowing for a total of 244 single-family dwelling units.

The future land use would be amended to Neighborhood Special District allowing 398 multi-family dwelling units and 193,021 square feet of Non-Residential Development.

The analysis of the project impacts in the five-year period and the long-range scenario, 2045 are discussed herein.



ROADWAY NETWORK

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

SR-714 (Monterey Road/Palm City Bridge) is a four-lane divided major arterial with a general east/west alignment. From Matheson to Palm City Road is included in the Cost Feasible Plan for 6 laning.

Indian Street is a four-lane divided major arterial with a primarily east/west alignment.

SR 76 (Kanner Highway) is a six- lane, divided major arterial from I-95 to US-1. It has a generally east/west alignment from west of I-95 to I-95 and then travels in a generally north/south alignment.

CR-714 (Veteran's Memorial Bridge) is a four-lane divided major arterial with a primarily east/west alignment.

Appendix A includes the roadway network information to include the 2045 LRTP Cost Feasible Network and the non-motorized transit facilities.

MAXIMUM ALLOWABLE USE/TRIP GENERATION

To determine the worst-case scenario from a traffic standpoint, the trip generation for allowable uses under each existing and future land use were calculated. The Existing Future Land Use is Low Density Residential which allows for up to 244 single-family dwelling units. The trip generation for the existing future land use is shown in **Table 1a, 1b, and 1c** for the daily, AM peak hour and PM peak hours, respectively.

The Proposed Future Land Use will be Neighborhood Special District. Under this land use there would be a cap limiting development of 193,021 square feet of retail or equivalent and 398 multi-family dwelling units. **Table 2a, 2b, and 2c** summarizes the trip generation for the proposed future land use for the daily, AM peak hour and PM peak hours, respectively. The internal capture matrices for the proposed future land use are included in **Appendix B. Table 3** summarizes the net change in trips.

As shown, the existing future land use generates 2,362 daily trips; 178 AM Peak hour trips and 239 PM Peak hour trips. Under the proposed future land use, the site generates 7,410 daily trips; 341 AM Peak hour trips and 668 PM peak hour trips. The change in trips between the Proposed and Existing future land uses is an increase of 5,048 daily trips; 163 AM peak hour trips and 429 PM peak hour trips.

Table 1 - Trip Generation - Existing FLU

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Single Family Detached	210	244	DU	$\text{Ln}(T)=0.92\text{Ln}(X)+2.71$	50%	50%	1,181	1,181	2,362
TOTALS							1,181	1,181	2,362

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Single Family Detached	210	244	DU	$T=0.71(X)+4.80$	25%	75%	45	133	178
TOTALS							45	133	178

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Single Family Detached	210	244	DU	$\text{Ln}(T)=0.96\text{Ln}(X)+0.20$	63%	37%	151	88	239
TOTALS							151	88	239

Source: ITE 10th Edition Trip Generation Rates

Table 2 - Trip Generation - Proposed FLU

Table 2a: Daily																							
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips				
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Multifamily Housing (Mid-Rise)	221	398	DU	$T = 5.45(X) - 1.75$	50%	50%	1,084	1,083	2,167	76	228	304	14.0%	1,008	855	1,863	-	-	-	0.0%	1,008	855	1,863
Shopping Center	820	16,750	SR	$Ln(T) = 0.68Ln(X) + 5.57$	50%	50%	892	892	1,784	47	121	168	9.4%	845	771	1,616	388	388	776	48.0%	457	383	840
Discount Club	857	157,531	SR	$T = 41.80(X)$	50%	50%	3,293	3,292	6,585	174	445	619	9.4%	3,119	2,847	5,966	1,163	1,163	2,326	39.0%	1,956	1,684	3,640
Fast Food (w/ Drive Thru)	934	2,500	SR	$T = 470.95(X)$	50%	50%	589	588	1,177	299	104	403	34.2%	290	484	774	190	189	379	49.0%	100	295	395
High-Turnover (Sit-Down) Restaurant	932	16,240	SR	$T = 112.18(X)$	50%	50%	911	911	1,822	462	160	622	34.1%	449	751	1,200	264	264	528	44.0%	185	487	672
Retail Sub Total							5,685	5,683	11,368	982	830	1,812	15.9%	4,703	4,853	9,556	2,004	2,004	4,009	42.0%	2,698	2,849	5,547
TOTALS		193,021					6,769	6,766	13,535	1,058	1,058	2,116	15.6%	5,711	5,708	11,419	2,005	2,004	4,009	35.1%	3,706	3,704	7,410

Table 2b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		Internalization Trips		Net External Trips		Pass-by Trips		Net New Trips	
					In	Out	In	Out	In	Out	In	Out	In	Out	In	Out
Multifamily Housing (Mid-Rise)	221	398	DU	$Ln(T) = 0.98Ln(X) - 0.98$	26%	74%	35	98	133	3	21	24	18.0%	32	77	109
Shopping Center	820	16,750	SR	$T = 0.50(X) + 151.78$	62%	38%	99	61	160	9	8	17	10.0%	90	53	143
Discount Club	857	157,531	SR	$T = 0.49(X)$	70%	30%	54	23	77	4	4	8	10.0%	50	19	69
Fast Food (w/ Drive Thru)	934	2,500	SR	$T = 40.19(X)$	51%	49%	51	49	100	12	5	17	17.0%	39	44	83
High-Turnover (Sit-Down) Restaurant	932	16,240	SR	$T = 9.94(X)$	55%	45%	89	72	161	19	9	28	17.4%	70	63	133
Retail Sub Total							293	205	498	44	26	70	14.1%	249	179	428
TOTALS		193,021					328	303	631	47	47	94	14.9%	281	256	537

Source: ITE 10th Edition Trip Generation Rates

Table 2c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		Internalization Trips (1)		Net External Trips		Pass-by Trips		Net New Trips	
					In	Out	In	Out	In	Out	In	Out	In	Out	In	Out
Multifamily Housing (Mid-Rise)	221	398	DU	$Ln(T) = 0.96Ln(X) - 0.63$	61%	39%	102	65	167	25	20	45	26.9%	77	45	122
Shopping Center	820	16,750	SR	$Ln(T) = 0.74Ln(X) + 2.89$	48%	52%	70	75	145	4	7	11	7.6%	66	134	32
Discount Club	857	157,531	SR	$T = 4.18(X)$	50%	50%	329	329	658	19	29	48	7.3%	310	300	610
Fast Food (w/ Drive Thru)	934	2,500	SR	$T = 32.67(X)$	52%	48%	43	39	82	10	7	17	20.7%	33	32	65
High-Turnover (Sit-Down) Restaurant	932	16,240	SR	$T = 9.77(X)$	62%	38%	99	60	159	18	13	31	19.5%	81	47	128
Retail Sub Total							541	503	1,044	51	56	107	10.2%	490	447	937
TOTALS		193,021					643	568	1,211	76	76	152	12.6%	567	492	1,059

Source: ITE 10th Edition Trip Generation Rates
(1) ITE Pairings reduced, Residential to Retail from 43 to 20 and Retail to Residential from 46 to 15, Residential to Restaurant from 21 to 10 and Restaurant to Residential from 18 to 10, Restaurant to Retail from 41 to 10 and Retail to Restaurant from 29 to 15 to avoid oversteering internal capture for PM Peak Hour and Daily

Table 3 Trip Generation Proposed FLU - Existing FLU**Table 3a- Daily**

Description	Gross Trips			Daily Net New Trips		
	In	Out	Total	In	Out	Total
Proposed FLU	6,769	6,766	13,535	3,706	3,704	7,410
Existing FLU	1,181	1,181	2,362	1,181	1,181	2,362
Net Change	5,588	5,585	11,173	2,525	2,523	5,048

Table 3b- AM Peak Hour

Description	Gross Trips			AM Net New Trips		
	In	Out	Total	In	Out	Total
Proposed FLU	328	303	631	181	160	341
Existing FLU	45	133	178	45	133	178
Net Change	283	170	453	136	27	163

Table 3c - PM Peak Hour

Description	Gross Trips			PM Net New Trips		
	In	Out	Total	In	Out	Total
Proposed FLU	643	568	1,211	372	296	668
Existing FLU	151	88	239	151	88	239
Net Change	492	480	972	221	208	429

PROJECT ASSIGNMENT

The project traffic was distributed by general geographic direction and then assigned to the roadway network. This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. **Figure 2a** and **Figure 2b** show the project assignment for the retail and residential uses, respectively.

STUDY AREA

The study area was defined as the area upon which the project traffic (the net increase in traffic) represented 5% or more on the roadway link, the adjacent links and any currently failing link. **Table 4a** and **4b** summarize the project % impact on the 2045 long range cost feasible roadway network.

LONG RANGE ANALYSIS – 2040/2045

The 2045 LRTP has been adopted. However, 2045 future traffic volumes have not been available. Therefore, the 2045 volumes were used as the best available for this analysis. To determine the impact of the change in traffic for the 2045 long term analysis, the projected 2040 daily volume from the Martin County 2040 Roadway Level of Service Inventory Report were converted to peak hour directional volumes using the K and D factors obtained from the FDOT Florida Traffic Online Historical AADT for Kanner Highway (site 0114) and Willoughby Boulevard (site 0063). The project traffic was then added to the peak hour directional volumes and compared to the cost feasible service capacities to determine the impacts of the land use plan amendment. As shown, all roads will operate at an acceptable level of service with the 2045 long range cost feasible network. **Table 5** includes the 2040/2045 link analysis.

Appendix C includes the Martin County 2040 Roadway Level of Service Inventory Report.





Table 4a: Percent Impact - AM Peak Hour - 2045

Segment	From	To	Direction		Lanes	Is Project Traffic 5% or More of Capacity?	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	NB	IN	6LD	no	3,020	20	15%	0.66%
	Salerno Rd	Indian St	SB	OUT	6LD	no	3,020	4	15%	0.13%
	Indian St	Project Entrance	NB	IN	6LD	no	3,020	61	45%	2.02%
	Indian St	Project Entrance	SB	OUT	6LD	no	3,020	12	45%	0.40%
	Project Entrance	SR-714	NB	OUT	6LD	no	3,020	15	55%	0.50%
	Project Entrance	SR-714	SB	IN	6LD	no	3,020	75	55%	2.48%
	SR-714	SR-5	NB	OUT	6LD	no	3,020	5	20%	0.17%
	SR-714	SR-5	SB	IN	6LD	no	3,020	27	20%	0.89%
	Indian St	Project Entrance	NB	IN	4LD	no	2,000	34	25%	1.70%
	Indian St	Project Entrance	SB	OUT	4LD	no	2,000	7	25%	0.35%
SR-714 *	Project Entrance	SR-714	NB	OUT	4LD	no	2,000	8	30%	0.40%
	Project Entrance	SR-714	SB	IN	4LD	no	2,000	41	30%	2.05%
	Mapp Rd	SR-76	EB	IN	4LD	no	2,000	27	20%	1.35%
	Mapp Rd	SR-76	WB	OUT	4LD	no	2,000	5	20%	0.25%
SR-714 (Monterey Rd)	SR-76	Willoughby Blvd	EB	OUT	4LD	no	2,000	4	15%	0.20%
	SR-76	Willoughby Blvd	WB	IN	4LD	no	2,000	20	15%	1.00%
Indian St	SR-76	Willoughby Blvd	EB	OUT	4LD	no	2,000	3	10%	0.15%
	SR-76	Willoughby Blvd	WB	IN	4LD	no	2,000	14	10%	0.70%
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	EB	IN	4LD	no	2,000	27	20%	1.35%
	Mapp Rd	SR-76	WB	OUT	4LD	no	2,000	5	20%	0.25%

* Note: Mapp Road to Palm City Road included as 6LD in LRTP

In: 136
Out: 27

Table 4b: Percent Impact - PM Peak Hour - 2045

Segment	From	To	Direction		Lanes	Is Project Traffic 5% or More of Capacity?	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	NB	IN	6LD	no	3,020	33	15%	1.09%
	Salerno Rd	Indian St	SB	OUT	6LD	no	3,020	31	15%	1.03%
	Indian St	Project Entrance	NB	IN	6LD	no	3,020	99	45%	3.28%
	Indian St	Project Entrance	SB	OUT	6LD	no	3,020	94	45%	3.11%
	Project Entrance	SR-714	NB	OUT	6LD	no	3,020	114	55%	3.77%
	Project Entrance	SR-714	SB	IN	6LD	no	3,020	122	55%	4.04%
	SR-714	SR-5	NB	OUT	6LD	no	3,020	42	20%	1.39%
	SR-714	SR-5	SB	IN	6LD	no	3,020	44	20%	1.46%
	Indian St	Project Entrance	NB	IN	4LD	no	2,000	55	25%	2.75%
	Indian St	Project Entrance	SB	OUT	4LD	no	2,000	52	25%	2.60%
SR-714 *	Project Entrance	SR-714	NB	OUT	4LD	no	2,000	62	30%	3.10%
	Project Entrance	SR-714	SB	IN	4LD	no	2,000	66	30%	3.30%
	Mapp Rd	SR-76	EB	IN	4LD	no	2,000	44	20%	2.20%
	Mapp Rd	SR-76	WB	OUT	4LD	no	2,000	42	20%	2.10%
SR-714 (Monterey Rd)	SR-76	Willoughby Blvd	EB	OUT	4LD	no	2,000	31	15%	1.55%
	SR-76	Willoughby Blvd	WB	IN	4LD	no	2,000	33	15%	1.65%
Indian St	SR-76	Willoughby Blvd	EB	OUT	4LD	no	2,000	21	10%	1.05%
	SR-76	Willoughby Blvd	WB	IN	4LD	no	2,000	22	10%	1.10%
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	EB	IN	4LD	no	2,000	44	20%	2.20%
	Mapp Rd	SR-76	WB	OUT	4LD	no	2,000	42	20%	2.10%

* Note: Mapp Road to Palm City Road included as 6LD in LRTP

In: 221
Out: 208

Table 5a: Link Analysis - AM Peak Hour - 2045

Segment	From	To	Direction	Lanes	Is Project Traffic 5% or More of Capacity?	2040 Model AADT	(1) K Factor	(1) D Factor	2040 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
SR-76 (Kanner Hwy)	Indian St	Project Entrance	NB	6LD	no	35510	0.09	0.376	1202	3020	61	45%	2.02%	1263	Yes
	Indian St	Project Entrance	SB	6LD	no	35510	0.09	0.624	1994	3020	12	45%	0.40%	2006	Yes
	Project Entrance	SR-714	NB	6LD	no	35510	0.09	0.376	1202	3020	15	55%	0.50%	1217	Yes
	Project Entrance	SR-714	SB	6LD	no	35510	0.09	0.624	1994	3020	75	55%	2.48%	2069	Yes
Willoughby Blvd	Indian St	Project Entrance	NB	4LD	no	13616	0.09	0.376	613	2000	34	25%	1.70%	647	Yes
	Indian St	Project Entrance	SB	4LD	no	13616	0.09	0.624	613	2000	7	25%	0.35%	620	Yes
	Project Entrance	SR-714	NB	4LD	no	13390	0.09	0.376	554	2000	8	30%	0.40%	562	Yes
	Project Entrance	SR-714	SB	4LD	no	13390	0.09	0.624	554	2000	41	30%	2.05%	692	Yes

Source: Martin County 2040 Roadway Level of Service Inventory Report

(1) FDOT Florida Traffic Online (Station 0114 and 0063)

In: 136

Out: 27

Table 5b: Link Analysis - PM Peak Hour - 2045

Segment	From	To	Direction	Lanes	Is Project Traffic 5% or More of Capacity?	2040 Model AADT	(1) K Factor	(1) D Factor	2040 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
SR-76 (Kanner Hwy)	Indian St	Project Entrance	NB	6LD	no	35510	0.09	0.624	1994	3020	99	45%	3.28%	2093	Yes
	Indian St	Project Entrance	SB	6LD	no	35510	0.09	0.376	1202	3020	94	45%	3.11%	1296	Yes
	Project Entrance	SR-714	NB	6LD	no	35510	0.09	0.624	1994	3020	114	55%	3.77%	2108	Yes
	Project Entrance	SR-714	SB	6LD	no	35510	0.09	0.376	1202	3020	122	55%	4.04%	1324	Yes
Willoughby Blvd	Indian St	Project Entrance	NB	4LD	no	13616	0.09	0.624	613	2000	55	25%	2.75%	668	Yes
	Indian St	Project Entrance	SB	4LD	no	13616	0.09	0.376	613	2000	52	25%	2.60%	665	Yes
	Project Entrance	SR-714	NB	4LD	no	13390	0.09	0.624	554	2000	62	30%	3.10%	713	Yes
	Project Entrance	SR-714	SB	4LD	no	13390	0.09	0.376	554	2000	66	30%	3.30%	620	Yes

Source: Martin County 2040 Roadway Level of Service Inventory Report

(1) FDOT Florida Traffic Online (Station 0114 and 0063)

In: 221

Out: 208

FIVE YEAR ANALYSIS - 2025

For M&M Retail, the entire 193,021 square feet of non-residential and 398 multi-family dwelling units could be completed in five-years. The trip generation for the 5-year analysis as shown in Table 2a, 2b, and 2c for the daily, AM peak hour and PM peak hours, respectively. As shown, the project would generate 7,410 Daily trips, 341 AM peak hour trips, and 668 PM peak hour trips in the first five years of development.

The purpose of the 5-year analysis is to demonstrate that concurrency could be obtained. To determine the study area for the 5-year analysis, the 5-year project traffic was compared to the existing plus committed roadway network. The study area is defined as the area upon which the project traffic represented 5% or more on the roadway link, the adjacent links and any currently failing link. **Table 6a** and **6b** summarize the project % impact on the existing plus committed roadway network.

To develop total traffic estimates for 2025, existing 2019 traffic was grown to 2025 using historic growth rates. The project traffic was then added to achieve the 2025 total traffic volumes. These volumes were then compared to the capacity of the roadway network (existing plus committed network). The 2019 Martin County Roadway Level of Service Inventory Report was used as the source of the existing 2019 AADT, peak hour data and growth rate. **Table 7a** and **Table 7b** show the link analysis for the total traffic conditions with the proposed land use plan amendment in place in 2025. **Appendix C** provides the Martin County 2019 Roadway Level of Service Inventory Report.

As shown all links will operate at acceptable levels of service on the existing plus committed roadway network.

CONCLUSION

The proposed land use plan amendment will result in an increase in trips of 5,048 daily trips; 163 AM peak hour trips and 429 PM peak hour trips over the Existing Future Land Use.

On the links within the study area, there would be an increase in traffic associated with the land use plan amendment over what could be developed with the existing future land use. The analysis demonstrates that the roadway has sufficient infrastructure funded in the next five years and the 2040/2045 long range to support the project. Therefore, the project satisfies the requirements for a Land Use Plan Amendment.

Table 6a: Percent Impact - AM Peak Hour

Segment	From	To	Direction	Lanes	Is Project Traffic 5% or More of Capacity?	LOS D Directional Peak Hour	Retail		Residential		Total Project Traffic	Directional Percent Project of Capacity
							Project Percent Assignment	Directional Peak Project Volume	Project Percent Assignment	Directional Peak Project Volume		
Kanner Highway (SR-76)	Salerno Rd	Indian St	NB	6LD	no	3,020	15%	22	30%	10	32	1.06%
	Salerno Rd	Indian St	SB	6LD	no	3,020	15%	12	30%	23	35	1.16%
	Indian St	Project Entrance	NB	6LD	no	3,020	35%	52	25%	8	60	1.99%
	Indian St	Project Entrance	SB	6LD	no	3,020	35%	29	25%	19	48	1.59%
	Project Entrance	SR-714	NB	6LD	no	3,020	40%	33	20%	15	48	1.59%
	Project Entrance	SR-714	SB	6LD	no	3,020	40%	60	20%	6	66	2.19%
	SR-714	SR-5	NB	6LD	no	3,020	20%	17	30%	23	40	1.32%
	SR-714	SR-5	SB	6LD	no	3,020	20%	30	30%	10	40	1.32%
	Salerno Rd	Pomeroy St	NB	2L	no	880	5%	7	5%	2	9	1.02%
	Salerno Rd	Pomeroy St	SB	2L	no	880	5%	4	5%	4	8	0.91%
Willoughby Blvd	Pomeroy St	Indian St	NB	4LD	no	2,000	5%	7	5%	2	9	0.45%
	Pomeroy St	Indian St	SB	4LD	no	2,000	5%	4	5%	4	8	0.40%
	Indian St	Project Entrance	NB	4LD	no	2,000	5%	7	25%	8	15	0.75%
	Indian St	Project Entrance	SB	4LD	no	2,000	10%	8	25%	19	27	1.35%
	Project Entrance	SR-714	NB	4LD	no	2,000	15%	12	30%	23	35	1.75%
	Project Entrance	SR-714	SB	4LD	no	2,000	15%	22	30%	10	32	1.60%
	SR-714	Willoughby Blvd	EB	4LD	no	2,000	0%	0	10%	8	8	0.40%
	SR-76	Willoughby Blvd	WB	4LD	no	2,000	0%	0	10%	3	3	0.15%
	SR-76	Willoughby Blvd	EB	4LD	no	2,000	0%	0	15%	12	12	0.60%
	SR-76	Willoughby Blvd	WB	4LD	no	2,000	5%	7	15%	5	12	0.60%
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	EB	4LD	no	2,000	20%	30	10%	3	33	1.65%
	Mapp Rd	SR-76	WB	4LD	no	2,000	20%	17	10%	8	25	1.25%

Source: Martin County 2019 Roadway Level of Service Inventory Report

Retail	IN	OUT
Residential	149	83
	32	77

Table 6b Percent Impact - PM Peak Hour

Segment	From	To	Direction	Lanes	Is Project Traffic 5% or More of Capacity?	LOS D Directional Peak Hour	Retail		Residential		Total Project Traffic	Directional Percent Project of Capacity
							Project Percent Assignment	Directional Peak Project Volume	Project Percent Assignment	Directional Peak Project Volume		
Kanner Highway (SR-76)	Salerno Rd	Indian St	NB	6LD	no	3,020	15%	44	30%	23	67	2.22%
	Salerno Rd	Indian St	SB	6LD	no	3,020	15%	38	30%	14	52	1.72%
	Indian St	Project Entrance	NB	6LD	no	3,020	35%	103	25%	19	122	4.04%
	Indian St	Project Entrance	SB	6LD	no	3,020	35%	88	25%	11	99	3.28%
	Project Entrance	SR-714	NB	6LD	no	3,020	40%	100	20%	9	109	3.61%
	Project Entrance	SR-714	SB	6LD	no	3,020	40%	118	20%	15	133	4.40%
	SR-714	SR-5	NB	6LD	no	3,020	20%	50	30%	14	64	2.12%
	SR-714	SR-5	SB	6LD	no	3,020	20%	59	30%	23	82	2.72%
	Salerno Rd	Pomeroy St	NB	2L	no	880	5%	15	5%	4	19	2.16%
	Salerno Rd	Pomeroy St	SB	2L	no	880	5%	13	5%	2	15	1.70%
Willoughby Blvd	Pomeroy St	Indian St	NB	4LD	no	2,000	5%	15	5%	4	19	0.95%
	Pomeroy St	Indian St	SB	4LD	no	2,000	5%	13	5%	2	15	0.75%
	Indian St	Project Entrance	NB	4LD	no	2,000	5%	15	25%	19	34	1.70%
	Indian St	Project Entrance	SB	4LD	no	2,000	10%	25	25%	11	36	1.80%
	Project Entrance	SR-714	NB	4LD	no	2,000	15%	38	30%	14	52	2.60%
	Project Entrance	SR-714	SB	4LD	no	2,000	15%	44	30%	23	67	3.35%
	SR-714	Willoughby Blvd	EB	4LD	no	2,000	0%	0	15%	7	7	0.35%
	SR-76	Willoughby Blvd	WB	4LD	no	2,000	0%	0	15%	12	12	0.60%
	SR-76	Willoughby Blvd	EB	4LD	no	2,000	0%	0	15%	7	7	0.35%
	SR-76	Willoughby Blvd	WB	4LD	no	2,000	5%	15	15%	12	27	1.35%
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	EB	4LD	no	2,000	20%	59	10%	8	67	3.35%
	Mapp Rd	SR-76	WB	4LD	no	2,000	20%	50	10%	5	55	2.75%

Source: Martin County 2019 Roadway Level of Service Inventory Report

Retail	IN	OUT
Residential	295	251
	77	45

Table 7a: Link Analysis - AM Peak Hour - 2025

Segment	From	To	Direction	Lanes	Is Project Traffic 5% or More of Capacity?	2019 AADT	D Factor	2019 Volume Peak Hour Peak Direction	Growth Rate	2025 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Project Percent Assignment	Directional Peak Project Volume	Residential	Total Project Traffic	Directional Percent Project of Capacity	2025 Total Traffic (Peak Direction)	Does Project Meet Concurrency?
Kanner Highway (SR-76)	Indian St	Project Entrance	NB	IN	6LD	no	21,116	0.376	598	1.005	617	35%	52	25%	60	1.99%	677	Yes
	Indian St	Project Entrance	SB	OUT	6LD	no	21,116	0.624	993	1.005	1023	35%	29	25%	48	1.59%	1071	Yes
	Project Entrance	SR-714	NB	OUT	6LD	no	21,116	0.376	598	1.005	617	40%	33	20%	15	1.59%	665	Yes
	Project Entrance	SR-714	SB	IN	6LD	no	21,116	0.624	993	1.005	1023	40%	60	20%	66	2.19%	1089	Yes
Willoughby Blvd	Indian St	Project Entrance	NB	IN	4LD	no	11,100	0.376	401	1.037	499	5%	8	25%	8	0.75%	515	Yes
	Indian St	Project Entrance	SB	OUT	4LD	no	11,100	0.624	666	1.037	828	10%	12	25%	19	1.35%	859	Yes
	Project Entrance	SR-714	NB	OUT	4LD	no	11,100	0.376	401	1.037	499	15%	12	30%	35	1.75%	534	Yes
	Project Entrance	SR-714	SB	IN	4LD	no	11,100	0.624	666	1.037	828	15%	22	30%	32	1.60%	860	Yes

Source: Martin County 2019 Roadway Level of Service Inventory Report

(1) FDOT Florida Traffic Online

Retail	IN	OUT
Residential	149	83
	32	77

Years Grown: 6

Table 7b: Link Analysis - PM Peak Hour - 2025

Segment	From	To	Direction	Lanes	Is Project Traffic 5% or More of Capacity?	2019 AADT	D Factor	2019 Volume Peak Hour Peak Direction	Growth Rate	2025 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Project Percent Assignment	Directional Peak Project Volume	Residential	Total Project Traffic	Directional Percent Project of Capacity	2025 Total Traffic (Peak Direction)	Does Project Meet Concurrency?
Kanner Highway (SR-76)	Indian St	Project Entrance	NB	IN	6LD	no	21,116	0.624	993	1.005	1023	35%	103	25%	122	4.04%	1145	Yes
	Indian St	Project Entrance	SB	OUT	6LD	no	21,116	0.376	598	1.005	617	35%	88	25%	99	3.28%	716	Yes
	Project Entrance	SR-714	NB	OUT	6LD	no	21,116	0.624	993	1.005	1023	40%	100	20%	109	3.61%	1132	Yes
	Project Entrance	SR-714	SB	IN	6LD	no	21,116	0.376	598	1.005	617	40%	118	20%	133	4.40%	750	Yes
Willoughby Blvd	Indian St	Project Entrance	NB	IN	4LD	no	11,100	0.624	666	1.037	828	5%	15	25%	34	1.70%	862	Yes
	Indian St	Project Entrance	SB	OUT	4LD	no	11,100	0.376	401	1.037	499	10%	25	25%	36	1.80%	535	Yes
	Project Entrance	SR-714	NB	OUT	4LD	no	11,100	0.624	666	1.037	828	15%	36	30%	52	2.60%	880	Yes
	Project Entrance	SR-714	SB	IN	4LD	no	11,100	0.376	401	1.037	499	15%	44	30%	67	3.35%	566	Yes

Source: Martin County 2019 Roadway Level of Service Inventory Report

(1) FDOT Florida Traffic Online

Retail	IN	OUT
Residential	295	251
	77	45

Years Grown: 6

APPENDIX A

Roadway Network Data/Non-Motorized and Transit Data

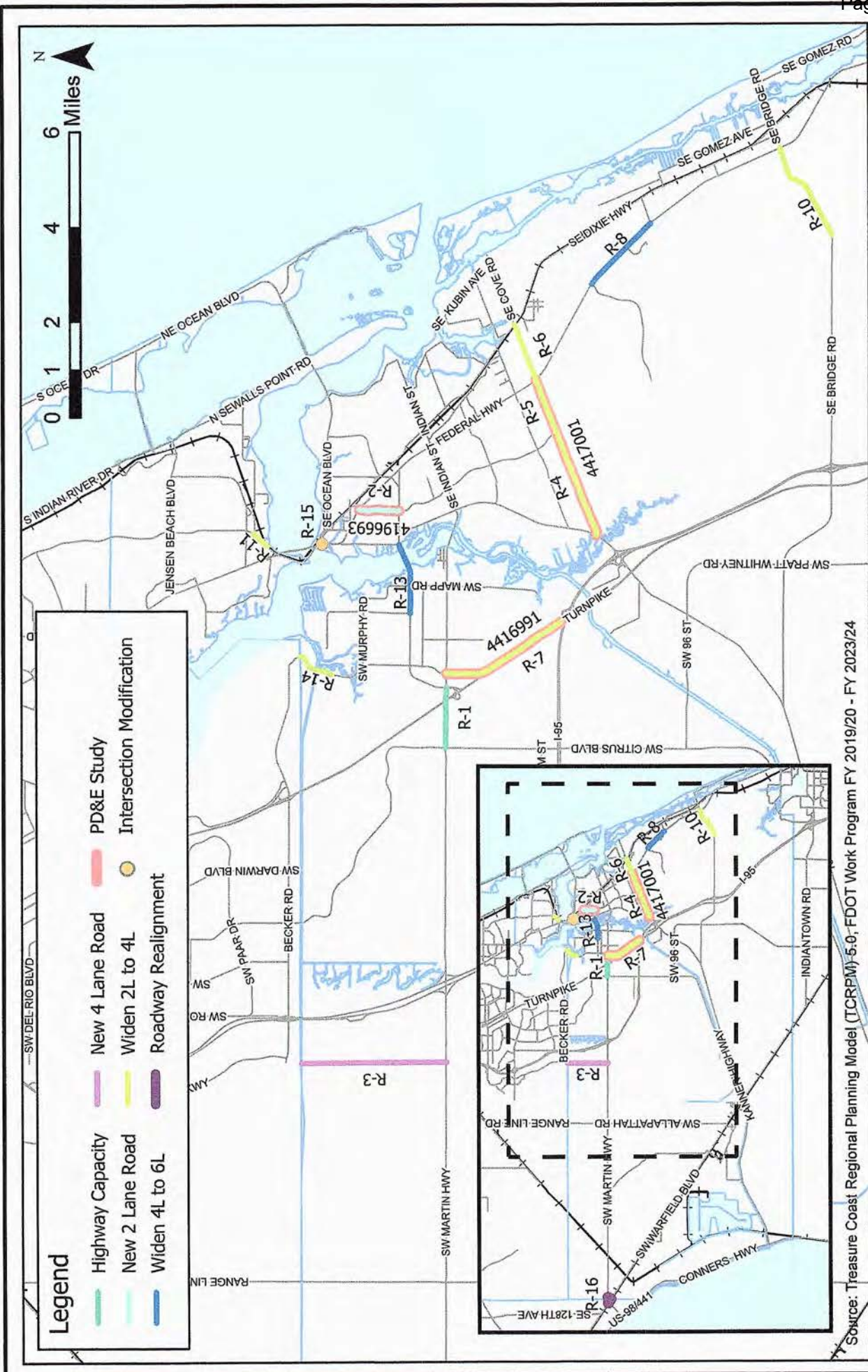


Figure 7-3

2045 Cost Feasible Plan Roadways Martin County



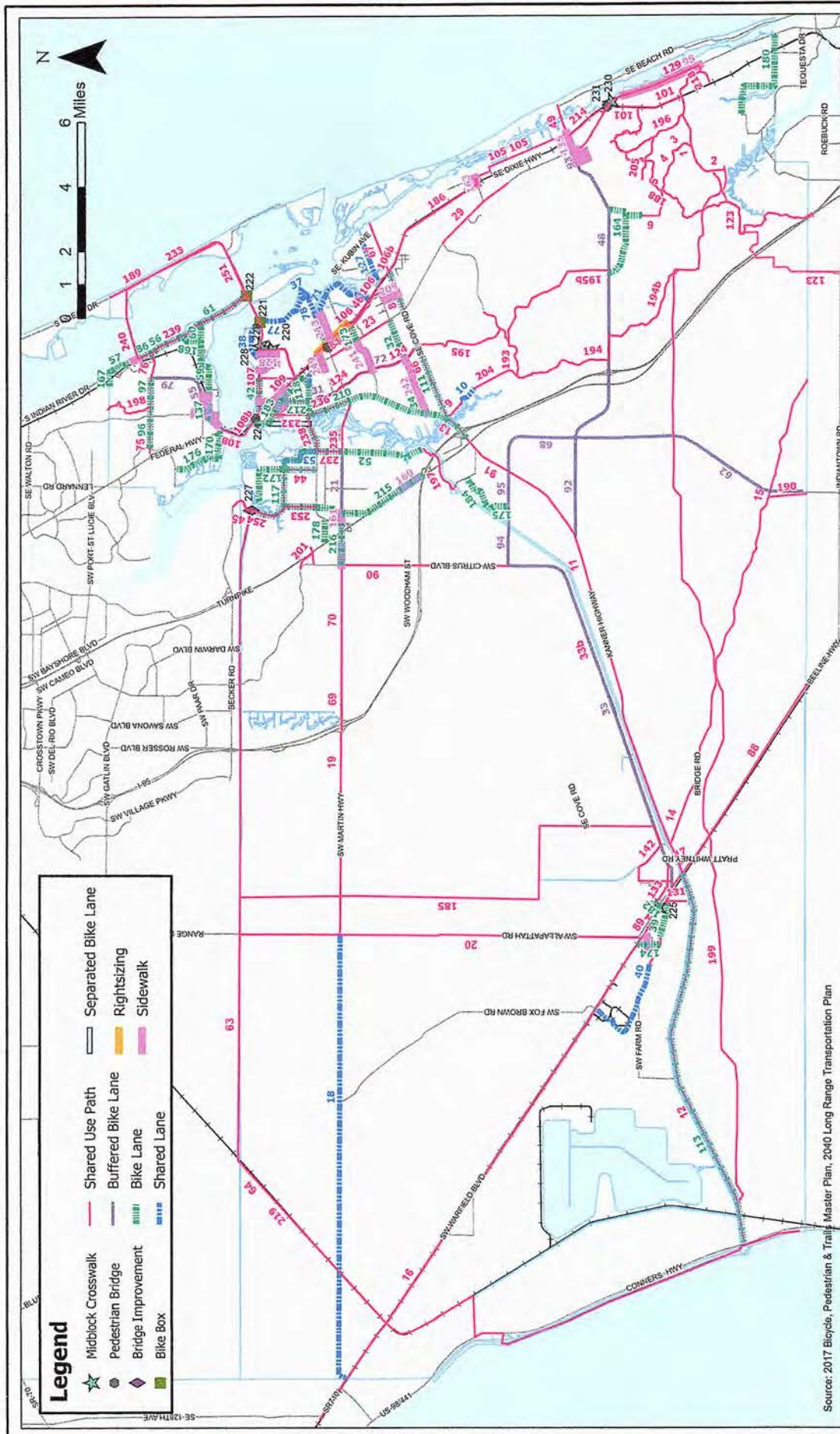


Figure 7-9

2045 Cost Feasible Plan Nonmotorized Martin County



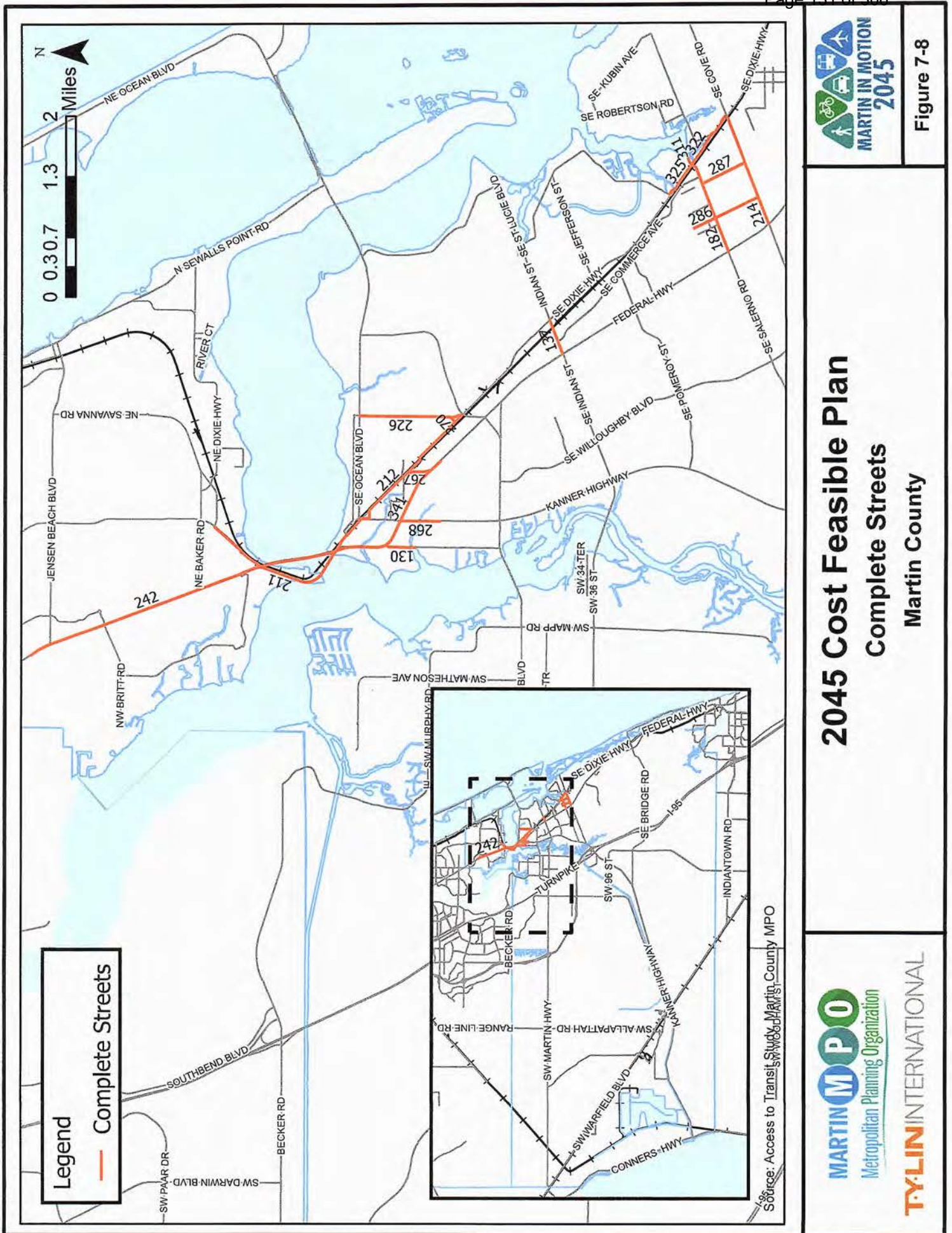


Figure 7-8

2045 Cost Feasible Plan Complete Streets Martin County



APPENDIX B

Pass-By Calculation Internal Capture Matrices

Allowable Pass-By Calculation

Segment	From	To	Existing 2019 AADT	Existing 2019 2-Way Peak Hour Trips	Growth Rate	2024 Daily Trips	Daily Pass-By Allowed	2024 2-Way Peak Hour Trips	Peak Hour Pass-By Allowed
Kanner Hwy	Indian St	Monterey Rd	21116	1631	1.005	21649	2164.9	1672	167.2
Willoughby Blvd	Indian St	Monterey Rd	11100	1280	1.037	13311	1331.1	1535	153.5
Indian St	Kanner Hwy	Willoughby Blvd	29306	2771	1.047	36871	3687.1	3486	348.6
Total:							7183		669

TABLE 1: Daily Internal Traffic

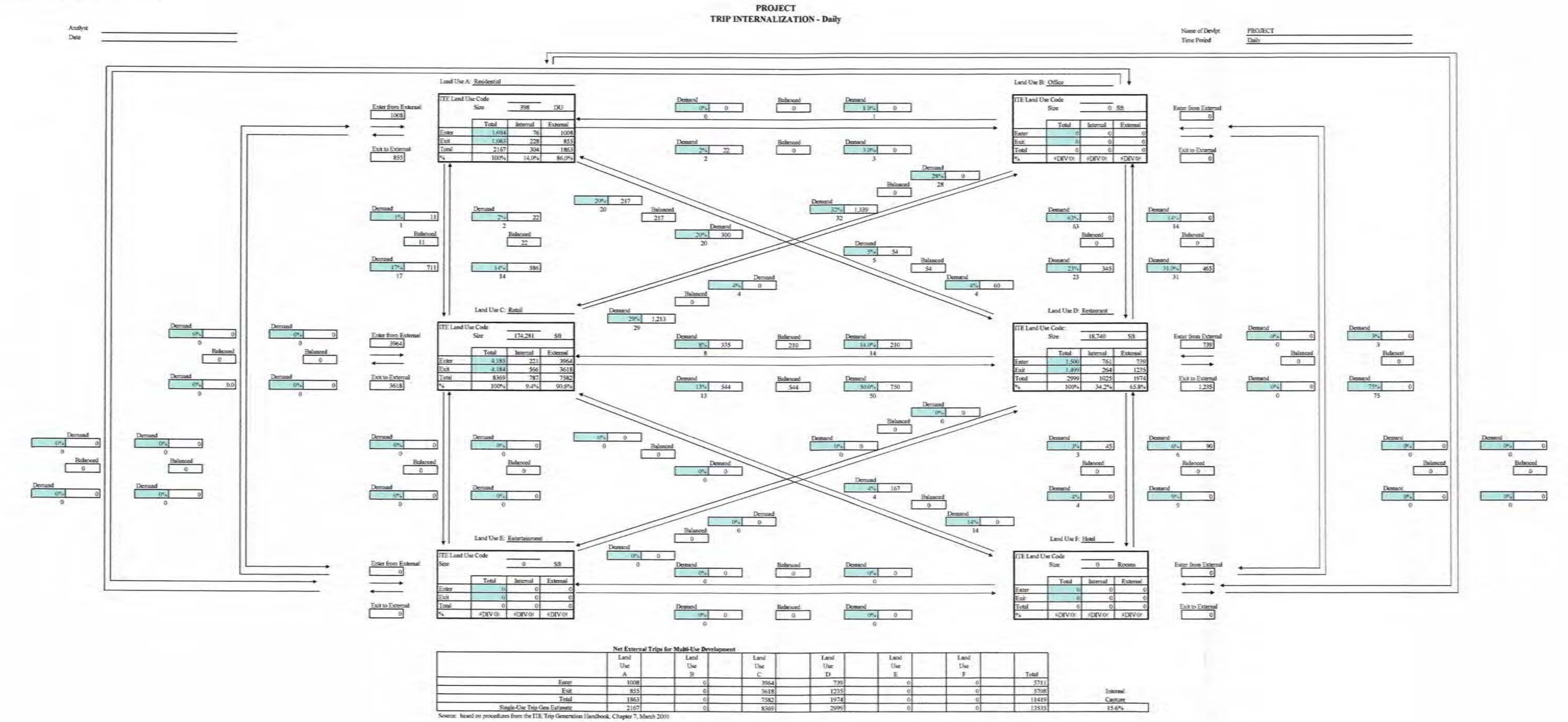
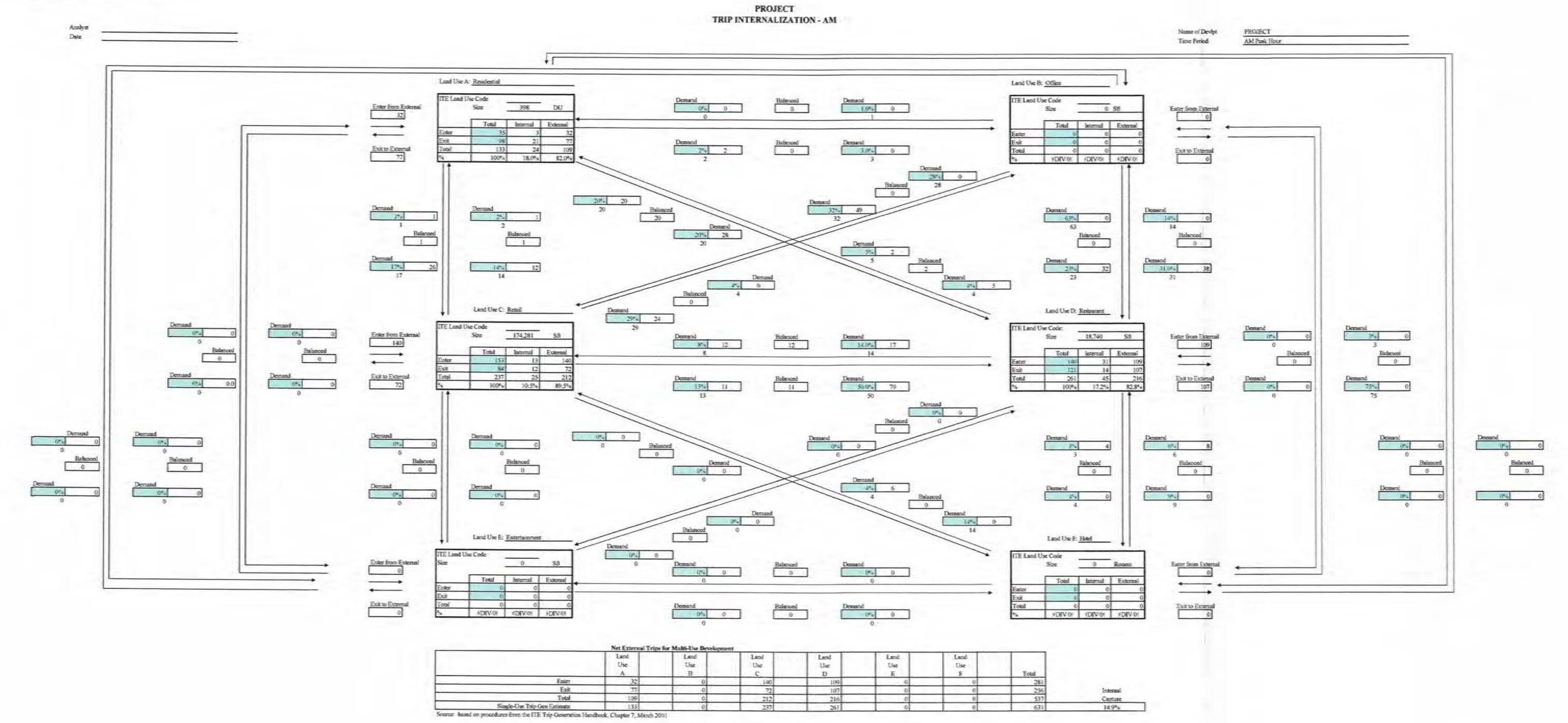
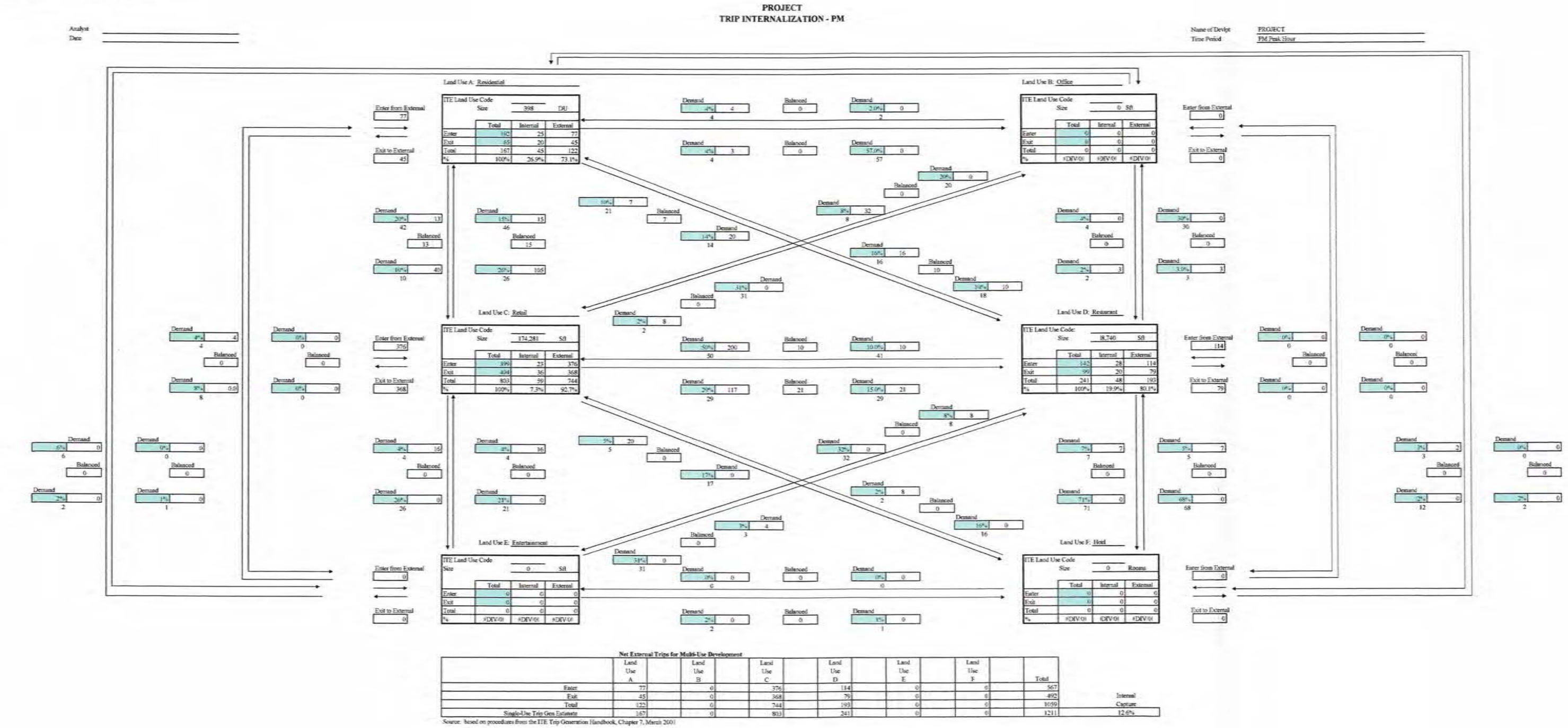


TABLE 1: AM Internal Traffic



Note: Numbers outside of the Box are the ITE Pairing Values. Numbers inside the Box are Actual Values used.

TABLE 1: PM Internal Traffic



APPENDIX C

**Martin County 2040
Roadway Level of Service Inventory Report
and
Martin County 2019
Roadway Level of Service Inventory Report**

C-1

Bold Italic volume has been assumed or adjusted to account for recently constructed or committed projects.

[illegible]

JIA • Systemic Sclerosis that does not occur in the Travel Demand Model (TMS) (40)

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	Class I: 4-Ln Divided	2000	23,957	1,622	C	6.1%
CR-723 (Savanna Rd)	CR-707	NE 24th St	Class I: 2-Ln Undivided	880	9,135	384	C	0.5%
CR-723 (Savanna Rd)	NE 24th St	CR-707A (Jensen Beach Blvd.)	Class I: 2-Ln Undivided	880	9,631	471	C	1.0%
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,783	126	A/B	0.5%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,488	137	A/B	0.5%
CR-76A (Citrus Blvd.)	CR-726	SR-714	Transitional 2-Ln Uninter /Undivided Flow	1200	4,269	283	A/B	8.0%
CR-76A (SW 96th St)	CR-726	Pennsylvania Ave	Transitional 2-Ln Uninter /Undivided Flow	1200	3,845	195	A/B	8.0%
CR-76A (SW 96th St)	Pennsylvania Ave	SR-76	Class I: Transitional 2-Ln Undivided	800	8,086	492	C	2.5%
CR-A1A (Dixie Hwy)	SR-5	CR-708	Class II: 2-Ln Undivided	750	3,416	192	C	4.7%
CR-A1A (Dixie Hwy)	CR-708	Osprey St	Class I: 2-Ln Undivided	880	7,552	477	C	3.7%
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	2-Ln Uninter /Undivided Flow	1190	6,595	393	A/B	3.1%
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	2-Ln Uninter /Undivided Flow	1190	7,147	346	A/B	2.9%
CR-A1A (Dixie Hwy)	Cove Rd	Salerno Rd	Class II: 2-Ln Divided	790	12,131	617	D	3.1%
CR-A1A (Dixie Hwy)	Salerno Rd	St. Lucie Blvd	Class II: 2-Ln Undivided	750	17,261	835	F	3.3%
CR-A1A (Dixie Hwy)	St Lucie Blvd	Jefferson St	Class II: 2-Ln Undivided	750	14,108	748	D	2.9%
CR-A1A (Dixie Hwy)	Jefferson St	Indian St	Class II: 4-Ln Divided	1630	18,389	848	D	2.2%
CR-A1A (Dixie Hwy)	Indian St	SR-714	Class I: 4-Ln Divided	2000	17,161	824	C	3.1%
CR-A1A (Dixie Hwy)	SR-714	SE Fifth St	2-Ln Undivided Non-State	675	6,710	346	D	1.6%
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	Class II: 2-Ln Undivided	750	2,817	124	C	3.2%
Fox Brown Rd	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	740	347	16	A/B	0.0%
Goldenrod Rd	Britt Rd	SR-732	Class II: 4-Ln Divided	1630	4,810	278	A/B	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Goldenrod Rd	SR-732	SR-5	Class II: 2-Ln Undivided	750	6,877	402	D	1.9%
Goldenrod Rd	SR-5	Westmoreland Blvd	Class II: 2-Ln Undivided	750	4,635	295	C	3.0%
Gomez Ave	CR-708	Crossrip St	Class II: 2-Ln Undivided	750	3,732	199	C	1.4%
Gomez Ave	Crossrip St	Osprey St	Class II: 2-Ln Undivided	750	1,065	61	C	0.5%
Green River Parkway	Dixie Hwy	Baker Rd	Class II: 2-Ln Undivided	750	6,833	351	C	3.1%
Green River Parkway	Baker Rd	SR-732	Class I: 2-Ln Undivided	880	8,341	596	C	4.3%
Green River Parkway	SR-732	St. Lucie County	2-Ln Uninter /Undivided Flow	1190	8,667	576	C	1.8%
Horseshoe Point Rd	CR-A1A	Kubin Ave	2-Ln Undivided Non-State	675	5,647	285	C	0.5%
Indian St	SR-76	Willoughby Blvd	Class I: 4-Ln Divided	2000	29,306	1,729	C	4.7%
Indian St	Willoughby Blvd	SR-5	Class I: 4-Ln Divided	2000	27,852	1,236	C	2.8%
Indian St	SR-5	Commerce Ave	Class I: 4-Ln Divided	2000	22,368	995	C	0.5%
Indian St	Commerce Ave	CR-A1A	Class I: 4-Ln Divided	2000	25,515	1,199	C	2.5%
Indian St	CR-A1A	St Lucie Blvd	2-Ln Undivided Non-State	675	7,051	346	D	1.1%
Indian River Dr	Palmer St	CR-707	Class II: 2-Ln Undivided	750	7,509	374	D	3.7%
Island Way	Palm Beach County	Jupiter Road	Transitional 2-Ln Uninter /Undivided Flow	1200	4,493	302	A/B	3.4%
Island Way	Jupiter Road	Country Club Dr	Class II: 2-Ln Undivided	750	4,855	213	C	0.5%
Jack James Rd	SR-76	Blue Water Wy	Class II: 2-Ln Undivided	750	3,132	294	C	0.5%
Lares St	CR-708	CR-A1A	2-Ln Undivided Non-State	675	3,349	235	C	0.6%
Little Club Wy	Country Club Dr	Wooden Bridge Wy	2-Ln Undivided Non-State	675	2,273	103	C	0.5%
Locks Rd	Canal St	SR-76	2-Ln Undivided Non-State	675	3,667	232	C	2.0%
MacArthur Blvd	Salifish Point	SR-A1A	2-Ln Undivided Non-State	675	5,989	368	D	6.8%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
SR-5 (US-1)	Britt Rd	SR-732	Class I: 7-Ln Divided	3530	55,878	2,898	C	0.8%
SR-5 (US-1)	SR-732	Westmoreland Blvd	Class I: 8-Ln Divided	4040	64,147	3,522	C	0.5%
SR-5 (US-1)	Westmoreland Blvd	St Lucie County	Class I: 8-Ln Divided	4040	60,343	2,721	C	0.5%
SR-710 (Warfield Blvd)	Okeechobee County	Fox Brown Rd	Uninterrupted Rural Hwy; 2-Ln Undivided	670	6,348	257	C	4.8%
SR-710 (Warfield Blvd)	Fox Brown Rd	CR-609 (Allapattah)	2-Ln Uninter /Undivided Flow	840	7,419	310	A/B	3.0%
SR-710 (Warfield Blvd)	CR-609 (Allapattah)	Van Buren	Class I: 2-Ln Undivided	870	12,335	694	C	4.0%
SR-710 (Warfield Blvd)	Van Buren	CR-726 (Citrus)	Class II: 4-Ln Divided	1710	12,335	694	A/B	4.0%
SR-710 (Warfield Blvd)	CR-726	SR-76 (Kanner)	Transitional 4-Ln Uninter /Divided Flow	2450	11,001	431	A/B	3.4%
SR-710 (Warfield Blvd)	SR-76	Palm Beach County	Transitional 4-Ln Uninter /Divided Flow	2450	6,959	258	A/B	1.4%
SR-714 (Martin Hwy)	I-95	CR-76A (Citrus)	Transitional 2-Ln Uninter /Undivided Flow	1200	13,786	735	C	5.1%
SR-714 (Martin Hwy)	CR-76A (Citrus)	Florida's Turnpike	Class I: 4-Ln Divided	2000	21,291	1,136	C	4.9%
SR-714 (Martin Downs Blvd)	Florida's Turnpike	CR-713	Class I: 4-Ln Divided	2000	20,695	1,038	C	1.7%
SR-714 (Martin Downs Blvd)	CR-713	Matheson Ave	Class I: 4-Ln Divided	2000	27,291	1,267	C	0.5%
SR-714 (Martin Downs Blvd)	Matheson Ave	Mapp Rd	Class I: 4-Ln Divided	2000	32,789	1,738	C	0.5%
SR-714 (Palm City Bridge)	Mapp Rd	SR-76	Class I: 4-Ln Divided	2000	34,751	1,989	D	0.5%
SR-714 (Monterey Rd)	SR-76	Willoughby Blvd	Class I: 4-Ln Divided	2000	22,465	1,274	C	0.5%
SR-714 (Monterey Rd)	Willoughby Blvd	Monterey Extension	Class I: 4-Ln Divided	2000	24,716	1,186	C	0.6%
SR-714 (Monterey Rd)	Monterey Extension	SR-5	Class I: 4-Ln Divided	2000	18,136	926	C	0.8%
SR-714 (Monterey Rd)	SR-5	CR-A1A	Class II: 4-Ln Divided	1630	21,333	1,099	D	0.5%
SR-714 (Monterey Rd)	CR-A1A	SR-A1A	Class I: 4-Ln Divided	1910	19,430	1,031	C	1.1%
SR-732 (Causeway Blvd)	CR-707	SR-A1A	2-Ln Uninter /Undivided Flow	1190	12,645	786	C	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SE) and Murphy Rd (PM/NB).

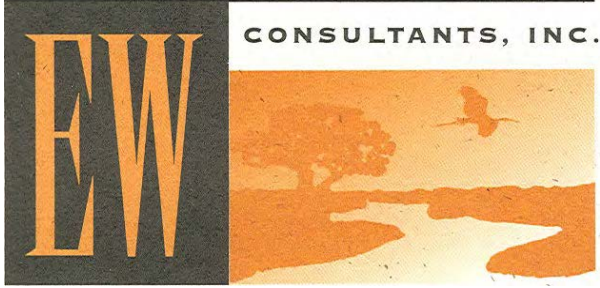
Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	Class I: 4-Ln Divided	2000	25,949	1,349	C	0.5%
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	Class I: 4-Ln Divided	2000	23,804	1,154	C	0.5%
SR-76 (Kanner Hwy)	SR-15	SR-710	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,134	111	A/B	6.1%
SR-76 (Kanner Hwy)	SR-710	CR-708	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,412	151	A/B	0.9%
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	Transitional 2-Ln Uninter /Undivided Flow	1200	2,889	168	A/B	0.5%
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	Class I: 4-Ln Divided	2000	13,401	831	C	1.7%
SR-76 (Kanner Hwy)	Locks Rd	Jack James	Class I: 4-Ln Divided	2000	19,231	920	C	0.5%
SR-76 (Kanner Hwy)	Jack James	Cove Rd	Class I: 6-Ln Divided	3020	43,880	2,372	C	0.6%
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	34,493	1,495	C	1.0%
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	Class I: 6-Ln Divided	3020	30,912	1,293	C	2.6%
SR-76 (Kanner Hwy)	Indian St	SR-714	Class I: 6-Ln Divided	3020	21,116	993	C	0.5%
SR-76 (Kanner Hwy)	SR-714	SR-5	Class I: 6-Ln Divided	3020	25,158	1,006	C	0.5%
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	Class II: 4-Ln Divided	1630	19,437	1,081	D	0.6%
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	Class I: 4-Ln Divided	2000	23,060	1,127	C	1.0%
SR-A1A (Ocean Blvd)	Sewalls Point Rd	Macarthur Blvd	Class I: 2-Ln Divided	925	13,597	845	C	0.5%
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	2-Ln Uninter /Undivided Flow	1190	8,532	407	A/B	3.1%
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	2-Ln Uninter /Undivided Flow	1190	14,752	870	D	1.8%
St Lucie Blvd	CR-A1A	Indian St	2-Ln Undivided Non-State	675	3,305	172	C	0.5%
St Lucie Blvd	Indian St	SR-A1A	2-Ln Undivided Non-State	675	7,524	429	D	3.3%
Westmoreland Blvd	St Lucie County	SR-5	Class II: 2-Ln Divided	790	12,271	601	D	1.0%
Willoughby Blvd	Cove Rd	Salerno Rd	Class I: 2-Ln Undivided	880	4,332	214	C	8.0%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

EW Consultants, Inc.

Natural Resource Management, Wetland, and Environmental Permitting Services



KANNER CPUD/RPUD

ENVIRONMENTAL ASSESSMENT REPORT

Prepared for:

M&M REALTY PARTNERS

Prepared by:

EW CONSULTANTS, INC.

March 2021

INTRODUCTION

The 48.6+/- acre Kanner CPUD/RPUD property covered by this Environmental Assessment is located in the City of Stuart within Section 16 and Hanson Grant, Township 38S, and Range 41E. The property is located approximately one-half mile north of Indian Street and approximately one-half mile south of Monterey Road, between Kanner Highway (SR76) and Willoughby Boulevard. Please refer to Figure 1 Location Map and Figure 2 Quad Map, provided in the Appendix.

The property is adjacent to and bounded to the west by Kanner Highway, to the north by a landscape nursery, to the east by SE Willoughby Boulevard, and undeveloped lands to the south. Figure 3 in the Appendix provides a 2020 aerial photo of the subject property and immediate surroundings.

The Kanner CPUD/RPUD property has been disturbed to varying degrees by historic activities on the site and on surrounding properties. There are multiple structures (residential and agricultural) found throughout the site and much of the property has been cleared and/or altered for agricultural purposes and other uses over time. Aside from relic areas of pine flatwoods, the majority of the vegetative cover on the site is comprised of invasive non-native species that have taken over after previous disturbances.

SOILS

A U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Custom Soil Resource Report was generated for the subject property and is provided in the Appendix. This report contains a soils map with the boundary of the property depicted as well as additional information and descriptions of soil resources for the subject property. According to the soil survey data, four soil types are found on the subject property, with an additional area classified as open water.

It is important to note that the description of these soils, in their natural state, according to the NRCS, was generated in the early 1970s, and therefore predates the more recent land management activities or alterations that have occurred since publication of the Soil Survey.

NATURAL COMMUNITIES AND LAND COVER

The natural communities and land cover types on the subject property have been classified in accordance with the Florida Land Use, Cover and Forms Classification System (FLUCFCS, January 1999) published by the Florida Department of Transportation. A description of the observed land cover types is provided below and a FLUCFCS Map is provided in the Appendix as Figure 4. All acreage figures are estimates based on aerial photo interpretation and multiple field assessments conducted on the property from July 2018 through September 2020.

EW Consultants, Inc.**Natural Resource Management, Wetland, and Environmental Permitting Services****#191 - Undeveloped Land in Urban Areas -**

The majority of the site has been converted into a mosaic of disturbed non-native open herbaceous areas and areas dominated by invasive exotic vegetation with several residential homes and accessory structures (barns and sheds). The property is surrounded by urban development including a County high school, regional medical facilities, office development and existing residential development. As such, this portion of the property has been categorized as Undeveloped Land in Urban Areas.

Where tree canopy is present, invasive non-native species are dominant including java plum, Indian laurel, royal poinciana, eucalyptus, neem, Australian pine, seaside mahoe, and melaleuca. Scattered native trees remain, including slash pines and laurel oaks. The understory is typically sparse or dominated by invasive non-native vegetation such as Brazilian pepper. Old world climbing fern and air potato (also invasive non-native species) are draping most trees in this land cover.

In areas that are regularly mowed, the ground cover is comprised of non-native pasture grasses (bahia grass) and other ruderal weeds (torpedo grass, flatsedges, creeping ox-eye). Open areas that are not regularly mowed are dominated by a dense, monotypic cover of invasive non-native napier grass and guineagrass.

#411 - Pine Flatwoods -

There are relic areas in the southern portion of the property that exhibit the typical characteristics of pine flatwoods. The vegetative composition of this land cover type is predominantly native with the canopy dominated by slash pine, cabbage palm, and laurel oak. Invasive non-native species are also present including java plum, Indian laurel and Brazilian pepper. The sub-canopy is generally dense and dominated by native species such as saw palmetto, myrsine, wax myrtle, and gallberry along with invasive non-native species including strawberry guava and Brazilian pepper. The native vegetative ground cover, when present, is comprised of love grass, swamp fern, broomsedge, and road grass.

Native species of vines include greenbrier, blackberry, and wild grape which are also found in this area. Invasive non-native species including old-world-climbing-fern and air potato have encroached into this habitat with some areas exhibiting near-dominance of the native tree and shrubs species.

#436 – Upland Scrub, Pine and Hardwoods -

There is an area in the south eastern portion of the property that exhibit the typical characteristics of an upland scrub habitat. The vegetative composition of this land cover type is predominantly native with the canopy dominated by sand pine, scrub oak, myrtle oak, and sand live oak. The sub-canopy is generally dense and dominated by native species such as saw palmetto, and rusty staggerbush. Native species of vines include greenbrier, blackberry, and wild grape which are also found in this area. Due to the dense canopy and sub-canopy, groundcover vegetation is sparse.

EW Consultants, Inc.**Natural Resource Management, Wetland, and Environmental Permitting Services****#510 – Ditches -**

The site exhibits several linear man-made ditches. Portions of the ditches are currently under a dense Brazilian pepper tree cover. A ditch that spans east-west, from Willoughby Boulevard to Kanner Highway, across the southern portion of the site serves as a drainage conveyance system for offsite lands. This feature has been partially relocated and re-constructed as a result of the recent completion of the onsite FDOT surface water management pond.

#534 – Reservoirs less than 10 acres -

There are several excavated ponds that are scattered throughout the site. These man-made water bodies have generally been in place for an extended period of time and are surrounded by seaside mahoe and Australian pine, both invasive non-native species. This category also includes an FDOT surface water management pond in the southwestern portion of the property, serving as drainage for Kanner Highway.

#618 – Willow and elderberry -

This wetland area exhibits deep water habitats that are likely the result of historic excavation that created an upland island in the northern portion of this wetland. The predominant vegetation is Carolina willow within the central area of the wetland. The deeper excavated fringe areas exhibit invasive species including Peruvian primrose willow and wild taro, along with native species such as giant leather fern and swamp mallow.

#619 – Exotic Hardwood Wetland -

There is a wetland located in the northern portion of the site that has a tree canopy dominated by melaleuca. The ground cover is comprised of swamp fern and day flowers. The eastern portion of this wetland has been encroached by seaside mahoe, an invasive non-native species.

#641 – Freshwater marsh -

There are several freshwater marshes are found scattered throughout the property. The two freshwater marshes located in the northern portion of the site have been degraded by surrounding land uses and off-road vehicle usage. The other wetlands found in the southern portion of the site exhibit native vegetation comprised of grasses, sedges, spike rush and water lilies. Invasive exotic vegetation including torpedo grass and melaleuca trees are present as well.

#643 – Wet prairies -

There are several shallow wet prairie wetlands on the property. As a result of surrounding land uses, most of these wetlands do not exhibit a natural plant composition. The wet prairie located along the northwestern property boundary is comprised of native day flowers and swamp fern

EW Consultants, Inc.**Natural Resource Management, Wetland, and Environmental Permitting Services**

along with invasive non-native species including guinea grass, napier grass, and seaside mahoe. Another wet prairie exists in the central portion of the northern portion of the property. It is dominated by flatsedges, roadgrass, and swamp mallow, along with invasive non-native species including torpedo grass, Peruvian primrose willow, wild taro, and napier grass. A third wet prairie exhibits a natural plant composition and is found in the southeastern portion of the site.

#740 – Disturbed Lands -

Several areas of the property are categorized as the “disturbed lands” cover type based on past land disturbances. The primary area in this category is the southern fringe of the property that has become dominated by napier grass. An additional area occurs immediately west of the FDOT pond at the southwest corner of the property as well as the associated drainage improvements in this area.

WETLAND DETERMINATION

The limits of state jurisdictional wetlands have been field-flagged and field-verified by the South Florida Water Management District (SFWMD). Please refer to the Informal Wetland Determination issued on November 19, 2018, a copy of which is provided in the Appendix of this document.

A Conceptual Environmental Resource Permit (ERP) was recently issued based on this SFWMD wetland delineation and jurisdictional determination. Please refer to the Conceptual ERP issued on August 26, 2020, a copy of which is provided in the Appendix of this document.

The remainder of the property received an Informal Wetland Determination (IWD) from the SFWMD. Please refer to the IWD issued on November 3, 2020, a copy of which is provided in the Appendix of this document.

Based on these verified wetland determinations from SFWMD,, the property contains 6.5 +/- acres of wetlands and 4.1 +/- acres of “other surface waters”, of which, 3.7 +/- acres are a “Permitted Surface Water Management Facility” for DOT drainage along Kanner Highway.

According to the definition of Outstanding Resource Wetland in Chapter XII of the City of Stuart Land Development Code, there are no Outstanding Resource Wetlands present on site as none of the wetlands are naturally connected to the St. Lucie River.

WILDLIFE EVALUATION

During the field assessment of the property, observations were made to evaluate the presence or potential presence of wildlife. In particular, observations were made for species listed by Florida Fish and Wildlife Conservation Commission (FFWCC) and/or the U.S. Fish and Wildlife Service (USFWS) as endangered, threatened or of special concern.

The site reconnaissance conducted between July 2018 and September 2020 included observations of the following non-listed species on the subject property:

EW Consultants, Inc.**Natural Resource Management, Wetland, and Environmental Permitting Services**

Bird species including boat-tail grackle, blue jay, cardinal, and mockingbird. Mammals including grey squirrels and raccoons were observed in the tree canopy along with indicators of the presence of rabbits in the form of scat found throughout the property.

Given the surrounding urban development and activity as well as the historic and ongoing agricultural and residential activities, the property provides significantly reduced foraging and/or nesting habitat for state and/or federally listed wildlife species.

Gopher tortoises are listed as a Threatened species by the State of Florida. Based on the findings of a preliminary survey, gopher tortoise burrows were found in several locations within the property. As such, in advance of any land development activity, a 100% survey of potential habitat areas will be required and any gopher tortoises present will be relocated in accordance with FFWCC permitting requirements.

Wading birds are the only other listed species that may potentially utilize portions of the property for foraging. Any such use by these species would be transient in nature and no roosting or nesting areas have been observed on the site.

PRESERVE AREA AND UPLAND BUFFER EVALUATION

The subject property is approximately 48.6 acres. The wetland determination indicates that there are 6.5 +/- acres of wetlands and 4.1 +/- acres of other surface waters within the property.. The remaining 38 +/- acres comprise the upland acreage of the site. In accordance with City Code, 25% of the upland acreage is used to calculate the projected upland preserve requirement at 9.5 +/- acres.

SUMMARY

Overall, the wetlands found on the property are isolated and no longer exhibit a natural or native plant composition. The isolation of the wetlands and the surrounding urban development act to reduce their interaction with regional landscape features as well as wildlife support. These wetlands are degraded by historic hydrologic alterations and invasive species encroachment and thus offer minimal ecological functions for fish and wildlife.

Similarly, the upland pine flatwoods found on site are considered native upland habitat but have been encroached by invasive non-native vegetation and are isolated from larger natural areas by the surrounding urban development.

The uplands on the site provide varying quality suitable habitat for gopher tortoises. Gopher tortoise burrows identified during preliminary surveys were concentrated in the upland scrub portion of the property with sparse occurrences in the undeveloped uplands on the property. No other listed wildlife species were observed on site. Wading birds are the only likely listed species that could potentially utilize some portions of the property however, any such use is likely to be transient.

APPENDIX

Maps and Figures:

Figure 1: Location Map

Figure 2: Quad Map

Figure 3: Aerial Photograph

Figure 4: FLUCFCS Map

SFWMD Conceptual Environmental Resource Permit
SFWMD Informal Wetland Determination

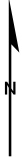
USDA Custom Soil Resource Report



LEGEND

 - SITE (48.6+/- AC)

0 2,000 Feet



**KANNER CPUD/RPUD
LOCATION MAP**

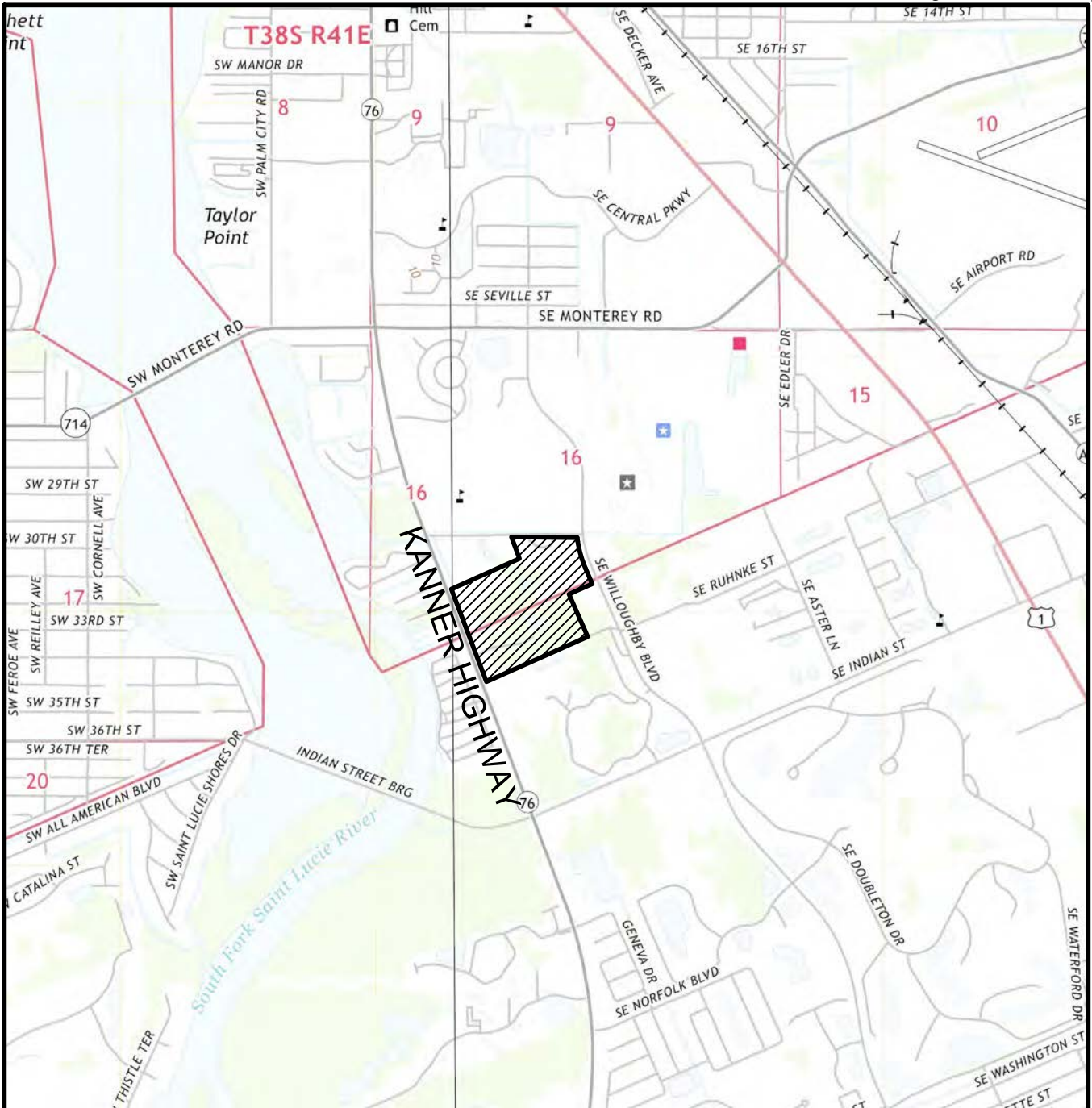


EW CONSULTANTS, INC.
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STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

OCT 2020

FIGURE

1



USGS QUAD MAP "ST LUCIE INLET", SECTION 16 & HANSON GRANT, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA, LATITUDE 27°09'56" LONGITUDE -80°14'52"

LEGEND

 - SITE (48.6± AC)

0 2000
SCALE IN FEET



KANNER CPUD/RPUD QUAD

Kanner CPUD RPUD.dwg QUAD

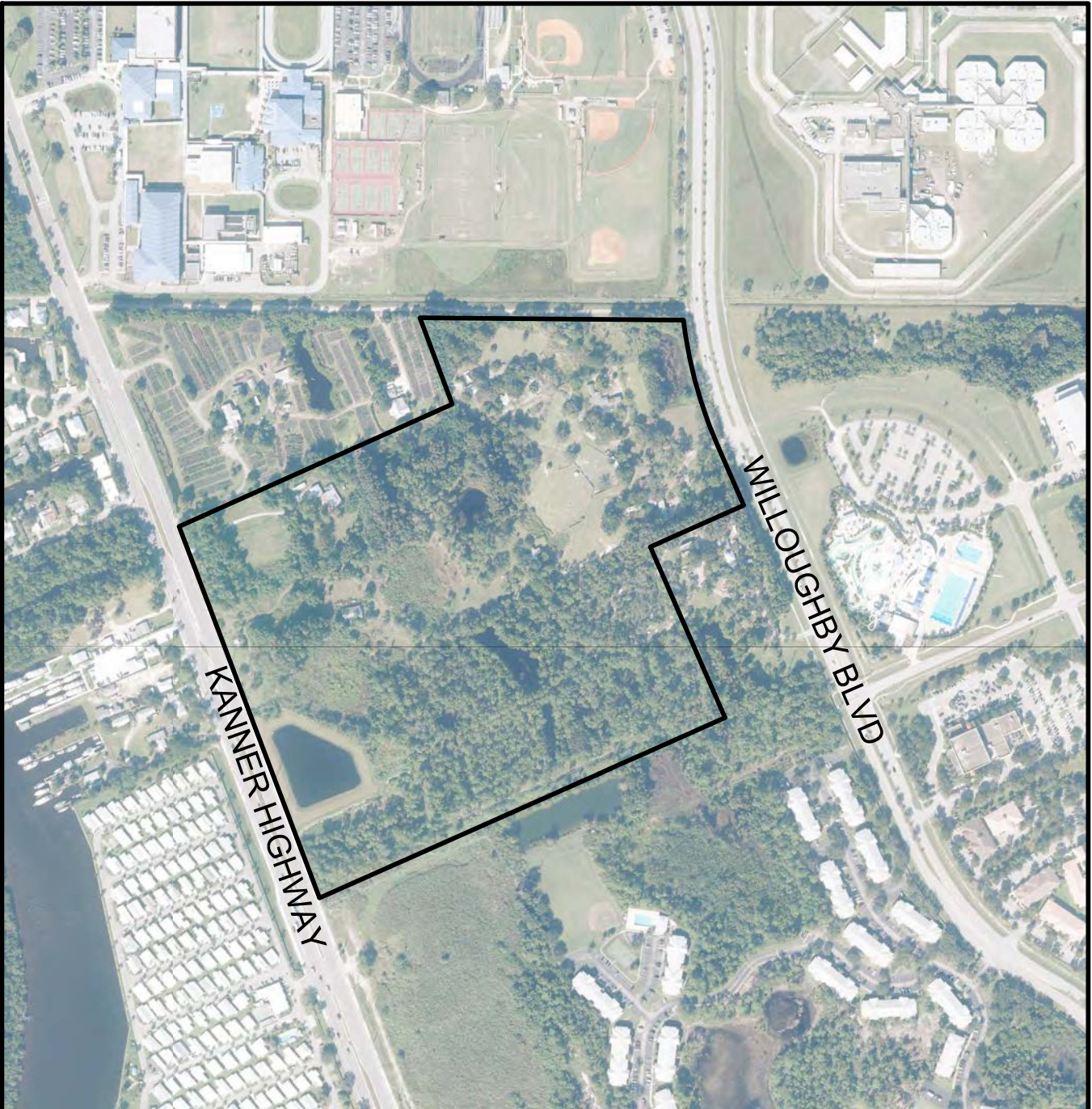


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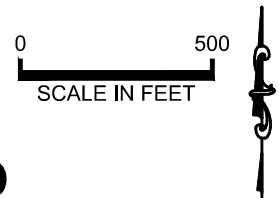
OCT 2020

FIGURE

2



MARTIN COUNTY AERIALS DATED 2020



KANNER CPUD/RPUD AERIAL

Kanner CPUD RPUD.dwg AERIAL

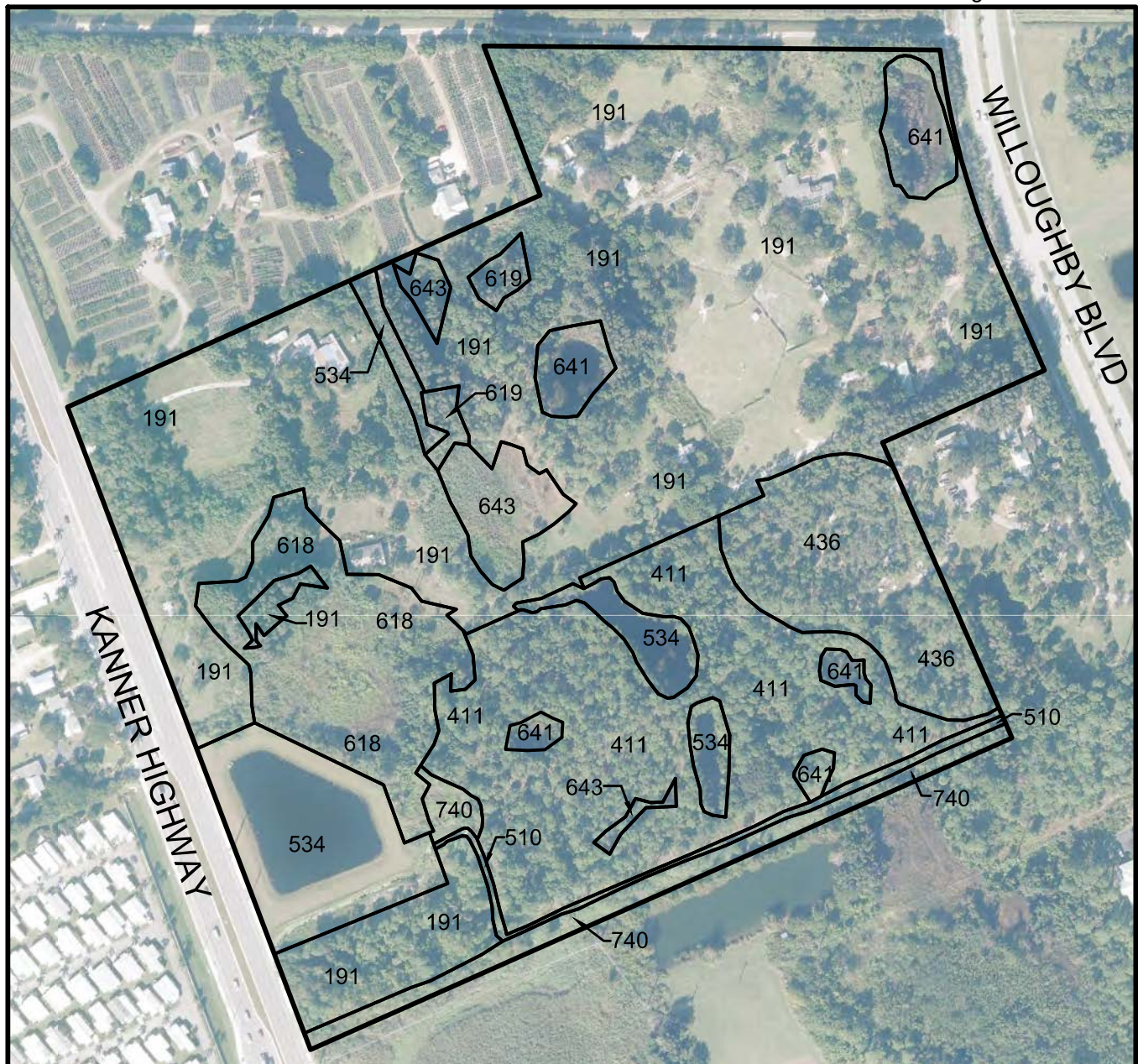


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FIGURE

3



MARTIN COUNTY AERIALS DATED 2020

LEGEND

191 - UNDEVELOPED LANDS WITHIN URBAN AREAS (25.8± AC)

411 - PINE FLATWOODS (7.8± AC)

436 - UPLAND SCRUB, PINE, HARDWOODS (3.1±AC)

510 - DITCHES (0.4± AC)

534 - RESERVOIRS LESS THAN 10 ACS (3.7± AC)

618 - WILLOW & ELDERBERRY (3.5± AC)

619 - EXOTIC WETLAND HARDWOODS (0.3± AC)

641 - FRESHWATER MARSHES (1.5± AC)

643 - WET PRAIRIES (1.2± AC)

740 - DISTURBED LANDS (1.3± AC)

TOTAL SITE (48.6± AC)0 300
SCALE IN FEET**KANNER CPUD/RPUD****FLUCFCS****OCT 2020****FIGURE****4**

Kanner CPUD RPUD.dwg FLUCFCS



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KANNER CPUD

SFWMD Conceptual ERP

Application No. 200323-3070

Conceptual Permit No. 43-103195-P

Date Issued: August 26, 2020



South Florida Water Management District
Conceptual Permit No. 43-103195-P
Date Issued: August 26, 2020

Page 158 of 306

Permittee: M&M Stuart, LLC
1260 Stelton Road
Piscataway, NJ 08854

Project: Kanner CPUD

Application No. 200323-3070

Location: Martin County, See Exhibit 1

Your application for a Conceptual 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:

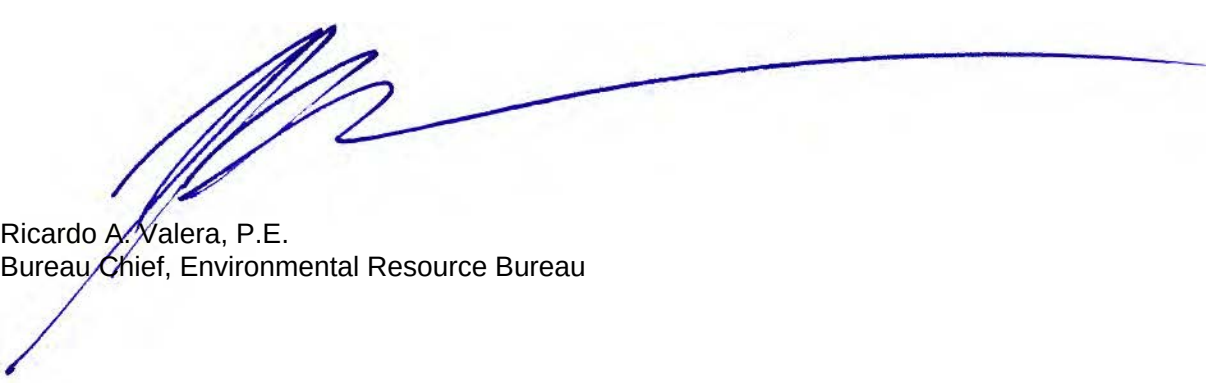
- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- The attached General Conditions for Environmental Resource Permits.
- The attached Special Conditions.
- All referenced Exhibits.

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 ERP@sfwmd.gov.



Ricardo A. Valera, P.E.
Bureau Chief, Environmental Resource Bureau

**South Florida Water Management District
Conceptual Permit No. 43-103195-P**

Page 159 of 306

Date Issued:	August 26, 2020	Expiration Date:	August 26, 2040
Project Name:	Kanner CPUD		
Permittee:	M&M Stuart, LLC 1260 Stelton Road Piscataway, NJ 08854		
Operating Entity:	M&M Stuart, LLC 1260 Stelton Road Piscataway, NJ 08854		
Location:	Martin County		
Permit Acres:	32.61 acres		
Project Land Use:	Commercial Residential		
Special Drainage District:	N/A		
Water Body Classification:	CLASS III		
FDEP Water Body ID:	3210		
Wetland and Surface Water Impacts:	6.45 acres		
Sovereign Submerged Lands:	No		

Project Summary

This permit authorizes Conceptual Approval of a stormwater management (SWM) system serving 32.61-acres of mixed use development known as Kanner CPUD.

The project includes a commercial shopping center, refueling station, residential units, supporting infrastructure, and SWM systems.

The project will include relocation of the existing Florida Department of Transportation (FDOT) SWM facilities serving Basin 8 of Kanner Highway that are located on the site. The project will include three driveway connections and turn lanes within South Kanner Highway for ingress and egress.

The project site receives offsite runoff from the north, south, and east that will be routed through the project.

Please refer to SWM plans Exhibit No. 2.0 and the SWM Maps Exhibit No. 2.2 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 in Martin County. Please refer to Exhibit No. 1.0 for a location map.

The site includes a SWM system serving a portion of Kanner Highway pursuant to Permit No. 43-00785-S. The site includes a ditch system that conveys off site flows from Willoughby Boulevard and areas to the east through the site to the St. Lucie River via cross culverts under Kanner Highway.

Page 160 of 306

The site is primarily undeveloped with native uplands, wetlands and other surface waters. For information on wetland and surface water impacts, please see the Wetlands and Other Surface Water section of this permit.

Ownership, Operation and Maintenance

Perpetual operation and maintenance of the stormwater management system is the responsibility of M&M Stuart, LLC. 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.

The project area is currently under contract for purchase by M&M Stuart, LLC who will be the sole owner of the project area and who has indicated that the perpetual operating entity for this project will be M&M Stuart, LLC. If the subject property is subdivided in the future, a permit modification will be required to address the need for an appropriate operating entity, such as a property owners association, in accordance with Section 12.3, Vol I.

M&M Stuart, LLC submitted two purchase agreements as demonstration of real property interest for the project area. Prior to commencement of any phase of construction, documentation of ownership must be submitted to the Agency. If the property is conveyed to an entity other than the permittee, a permit transfer will be required.

Prior to commencement of any phase of construction, authorization for works proposed on FDOT property must be submitted to the Agency.

Engineering Evaluation:

Land Use

Please refer to the data tables and Exhibit No. 2.1 for additional land use details.

Water Quality

The project will provide the required water quality treatment volume based on 2.5 inches over the imperviousness of the controlled basin areas. Commercial parcels will be required to provide half of one inch of dry pre-treatment prior to discharge to the wet detention systems.

The project is located within the St. Lucie Basin, which is impaired pursuant to 62-304.705 F.A.C. In order to provide reasonable assurance that the proposed project will not contribute to the existing impairment, an additional 50% water quality treatment volume is provided. A site specific pre vs. post development nutrient analysis has been provided demonstrating that the proposed system will not increase the annual nutrient loading over existing conditions

Water Quantity

The proposed SWM design is based on the pre- vs post-development analysis of the existing drainage patterns of a 107.42-acre watershed that includes the site. The three basins discharging through the site are mapped and identified on the system maps within Exhibit No. 2.2 as points of interest (POI) A, B, and C.

The three systems are further described below and, for simplicity, will be referred to as Basin A, Basin B and Basin C. Within each Basin the various sub-basins are also identified based on their associated sub-basin letter and number.

The Basin A system includes offsite runoff from approximately 66.41 acres east of the proposed project including portions of Willoughby Boulevard and areas east of Willoughby Boulevard, and

approximately 25.72 acres within the developed sub basins of the project: A-NWW-6, A-NWW 6-A, A-NWW 6-B, A-NWW-6C, A-NWW-6D. The onsite Basin A sub-basins are collectively referred to as Basin A-6 in the data tables.

Within the developed portions of the site, the existing ditch system that conveys offsite runoff from properties to the east will be replaced with a swale and box culvert collection system. The sub-basin 6 control structure will discharge to the offsite bypass box culvert system. Basin A also receives offsite runoff from sub-basin A-1 from the South. The Basin A system discharges to an existing pair of 24-inch cross culverts within Kanner Highway and ultimately to the St. Lucie River through the FDOT outfall. The pre-developed discharge rate for Basin A was determined to be 46.23 cfs. The post-development discharge rate for Basin A was determined to be 42.82 cfs.

The site conditions are not conducive to recovery of retention volumes by infiltration. Pursuant to Section 4.2.1 (a) (3) Vol. II., in order to provide reasonable assurance of the long-term flood protection capacity of the system, minimum flood protection levels were established based on the initial stage of the system starting at the retained elevation of 4.33-ft. NAVD.

Basin B is primarily the existing Florida Department of Transportation (FDOT) pond located on the site that serves Basin 8 of Kanner Highway and includes sub-basins B-NWW-4, B-NWW-4A, B-NWW-4.1. The Basin B pond will continue to serve Kanner Highway and a portion of the site along Kanner Highway as well as some offsite area to the north of the property. The pre-developed discharge rate for Basin B was determined to be 10.52 cfs. The post-development discharge rate for Basin B was determined to be 9.98 cfs.

Basin B-NWW-4 includes the existing pond serving Basin 8 of Kanner Highway. The pond will be enlarged from 1.10 acres to 1.45 acres, and relocated on the site.

Basin B-NWW-4.1 includes a small portion of the site along the northern property line as well as some offsite areas. The Basins 4.1 system also includes a dry detention system to attenuate the existing offsite flows. The basin will discharge to the existing FDOT basin control structure which discharges via the existing 18-in. pipe within the FDOT Kanner Highway system at POI B.

The existing FDOT basin 8 control structure will be maintained, and a 12-ft x12-ft concrete box will be constructed around the existing structure to allow the relocated pond to be hydraulically connected to the control structure via an 18-in. pipe to maintain its existing functionality. The Basin B system will discharge via the existing FDOT Kanner Highway system at POI B.

Basin C is a small portion of the site along the northern boundary that will continue to follow its historic pattern of sheet flow to an existing offsite pond on the Lychee Tree Farm that discharges to the ditch system adjacent to the Martin County High School.

Please see the land use data tables Exhibit No. 2.1 and system maps Exhibit No. 2.2 for additional details.

Discharge

The proposed discharge rate is based on a pre- vs post-development analysis of the existing drainage patterns of a 107.42-acre water shed including the project.

Parking Lot Design

As found in Water Quantity Data Table minimum parking lot elevations have been set at or above the calculated design storm flood elevation.

Finished Floors

As found in Water Quantity Data Table minimum finished floor elevations have been set at or above the calculated design storm flood elevation.

Offsite Flows

The project receives offsite runoff from the adjacent areas to the north, south and east.

The portion of the existing drainage ditch that conveys offsite flows of 24.24 cfs from the east through the site will be replaced with a box culvert as a result of the proposed development. A proposed swale system will be extended north along the eastern boundary to collect and convey offsite runoff from areas draining to the site from the east. A box culvert will be constructed through the developed portion of the site to convey stormwater to the existing twin 24-inch cross-culverts under Kanner Highway as part of the FDOT system. Please refer to location POI A within the system maps Exhibit No. 2.2 for additional details.

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Certification, Operation, and Maintenance:

Pursuant to Chapter 62-330.310, F.A.C., Individual Permits will not be converted from the construction phase to the operation phase until construction completion certification of the project is submitted to and accepted by the District. This includes compliance with all permit conditions, except for any long term maintenance and monitoring requirements. It is suggested that the permittee retain the services of an appropriate professional registered in the State of Florida for periodic observation of construction of the project.

For projects permitted with an operating entity that is different from the permittee, it should be noted that until the construction completion certification is accepted by the District and the permit is transferred to an acceptable operating entity pursuant to Sections 12.1-12.3 of the Applicant's Handbook Volume I and Section 62-330.310, F.A.C., the permittee is liable for operation and maintenance in compliance with the terms and conditions of this permit.

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 operation and maintenance 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 operation and maintenance entity is responsible for correcting the deficiencies in a timely manner to prevent compromises to flood protection and water quality. See Section 12.4 of the Applicant's Handbook Volume I for Minimum Operation and Maintenance Standards.

Engineering Evaluation Tables: Land Use

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Basin	Land Type	Area (ac)	% of Total Basin
A-6	Building Cover New	5.15	20.02
	Impervious	15.89	61.78
	Lake	1.68	6.53
	Pervious	3.00	11.66
	Total:	25.72	100%
B-4	Pavement	6.75	49.82
	Lake	1.45	10.70
	Pervious	5.35	39.48
	Total:	13.55	100%
C-1	Pervious	1.72	100.00
	Total:	1.72	100%

Water Quality

Basin	Treatment Type	Treatment System	Volume Required (ac-ft)	Volume Provided (ac-ft)	Length Required (ft)	Length Provided (ft)	Overflow Elevation (ft NAVD88)
A-6	Treatment	WET RETENTION	2.70	2.70	N/A	N/A	4.33
	Treatment	EXFILTRATION TRENCH	0.78	0.78	2860.00	2860.00	5.75
B-4	Treatment	WET DETENTION	2.10	2.10	N/A	N/A	4.18

Water Quantity

Basin	Elevation Type	Storm Event (Yr/Day)	Precipitation Depth (in)	Peak Stage (ft NAVD88)	Min. EL (ft NAVD88)	Peak Discharge Rate (cfs)	Allowable Discharge Rate (cfs)
A-6	Finished Floor	100Y3D	14.00	10.70	10.75	N/A	N/A
	Perimeter Berm/ Discharge	25YR3D	11.50	7.50	7.50	27.76	27.76
	Parking Lot	25YR3D	11.50	7.50	7.50	N/A	N/A
B-4	Discharge	25YR3D	11.50	5.85	5.85	9.98	10.52
C-1	Discharge	25YR3D	11.50	5.62	5.62	8.01	8.01

Bleeder

Basin	WSWT EL (ft NAVD88)	Structure #	Structure Type	Count	Type	Dia.(in)	Invert EL (ft NAVD88)	Receiving Body
B-4	3.00	FDOT OCS	Water Quality	1	Circular Orifice	3.00	3.00	St Lucie River

Inlets

Basin	WSWT EL (ft NAVD88)	Structure #	Structure Type	Count	Length (in)	Width (in)	Crest EL (ft NAVD88)	Receiving Body
A-6	3.00	NWW6 OCS	Discharge	1	49.0	37.0	7.50	St Lucie River

Weir

Basin	WSWT EL (ft NAVD88)	Structure #	Structure Type	Count	Type	Width (in)	Height (in)	Crest EL (ft NAVD88)	Receiving Body
A-6	3.00	NWW6 OCS	Discharge	2	Rectangular Orifice	18.00	24.00	4.33	St Lucie River
				1	Rectangular Orifice	36.00	24.00	4.33	
B-4	3.00	FDOT OCS	Discharge	1	Rectangular Orifice	84.00	28.00	4.18	St Lucie River

Wetlands and Other Surface Waters

The project site contains seven wetlands totaling 5.59 acres and four other surface waters totaling 0.86 acres. An informal wetland determination was conducted on August 21, 2018 (Application No. 180814-761) and District staff conducted a follow up site visit on January 13, 2020 to complete functional assessments of the wetlands in anticipation of an ERP application submittal for development. Please see Exhibit No. 3.0 for wetland and other surface water locations. The wetlands can generally be described as freshwater marsh, wet prairie, and mixed wetland hardwoods. All wetlands have some melaleuca trees present. Additional wetland descriptions are available in the ePermitting file.

The applicant evaluated several design modifications of the project; however, impacts to wetlands and other surface waters could not be reduced or eliminated in any scenario due to the large size of the proposed warehouse-style retail store (150,000 sf) and connected fueling station. Additionally, requirements associated with the number of parking spaces for a retail store of this size limit the options for alternative designs. Consequently, the applicant has demonstrated compliance with elimination or reduction of impacts criteria described in Section 10.2.1 of the Applicant's Handbook Volume I. The analysis can be found in the ePermitting file.

The project will result in 5.59 acres of wetland impacts and work in 0.86 acres of other surface waters as described in the table below. Exhibit No. 3.1 (Sheet 2 of 7 of the conceptual plan set) identifies the locations of the wetlands and other surface waters being impacted.

Impact to five of the wetland areas, totaling 1.06 acres, does not require compensatory mitigation because all of these wetlands meet the qualifying criteria described in Section 10.2.2.1 of the Applicant's Handbook Volume I. Cumulatively, wetlands numbered 2 through 6 represent a functional loss of 0.41 units. To mitigate for the remaining 4.53 acres of impacts to Wetland 1 and Wetland 7, the applicant proposes to purchase 1.97 mitigation bank credits from Bluefield Ranch Mitigation Bank. The amount of required mitigation was determined using the Wetland Rapid Assessment Procedure. The final scores can be found in the ePermitting file.

The project also includes work in 0.66 acres of existing ponds and 0.20 acres of existing ditches. These ponds and ditches are classified as other surface waters constructed in uplands and mitigation for these impacts is not required pursuant to Section 10.2.2.2 of the Applicant's Handbook Volume I.

The proposed mitigation is not physically located within the same basin as the impacts; however, the applicant demonstrated compliance with Section 10.2.8 of the Applicant's Handbook Volume I. The proposed mitigation fully offsets the adverse impacts within the impacted basin based on factors such as connectivity of waters, hydrology, habitat range of affected species, and water quality. Therefore, the project (as currently envisioned) will not result in unacceptable cumulative impacts upon wetlands and other surface waters within the St. Lucie Basin. The analysis can be found in the ePermitting file.

Fish, Wildlife, and Listed Species

The wetlands and other surface waters to be impacted do not provide significant habitat for wetland-dependent endangered or threatened wildlife species, or species of special concern. No aquatic or wetland-dependent listed species or species having special protection were observed to be using the uplands within the project for nesting or denning. Submitted information indicates that potential use of the site by such species is minimal.

This permit does not relieve the applicant 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.

Environmental Evaluation Tables: Summary

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Wetlands and Other Surface Waters: 6.45 acres
 Direct Impacts: 6.45 acres
 Secondary impacts: 0 acres
 Net UMAM Functional Loss/ Gain: 0 units
 Total Onsite Mitigation Area: 0 acres
 Total Offsite Mitigation Area: 0 acres

Total Mitigation Bank Credits Provided

Mitigation Bank	Type	Total Credits
Bluefield Ranch	FH	1.97
Total:		1.97

Kanner CPUD Conceptual

Activities in Wetlands or Other Surface Waters, Not Including Mitigation at a Bank

ID	Acres	Action	Community Description	Current Score	With Project Score	UMAM Loss
2	0.19	Direct Impact	Mixed Wetland Hardwoods	0	0	0.000
3	0.45	Direct Impact	Freshwater Marshes	0	0	0.000
4	0.2	Direct Impact	Wet Prairies	0	0	0.000
5	0.09	Direct Impact	Wet Prairies	0	0	0.000
6	0.13	Direct Impact	Freshwater Marshes	0	0	0.000
1	0.28	Works in Surface Waters	Ponds	0	0	0.000
2	0.3	Works in Surface Waters	Ponds	0	0	0.000
3	0.2	Works in Surface Waters	Ditches and Canals	0	0	0.000
5	0.08	Works in Surface Waters	Ponds	0	0	0.000
Total: 1.92						0.000

Activities in Wetlands or Other Surface Waters, With Mitigation at a Bank

ID	Acres	Community Description	Bank Name	Method	Current Score	With Score	Ratio or Add'l factor	Minimum Credits Needed
1	1.04	Wet Prairies	Bluefield Ranch	WRAP	0.41	0	1	0.43
7	3.49	Freshwater Marshes	Bluefield Ranch	WRAP	0.44	0	1	1.54
Total: 4.53								

Related Concerns:

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Water and Wastewater Service

City of Stuart

Historical/ Archeological 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 Conceptual Permits

1. This permit does not authorize any construction, alteration, maintenance, operation, removal, or abandonment, except where such activities are specifically authorized as the first phase of an individual permit or are authorized to occur in accordance with a general permit or exemption under Chapter 62-330, F.A.C. Page 168 of 306
2. 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.
3. 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, the name and contact information for the new owner.
4. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample, and test the project site to ensure conformity with the permit.
5. 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.
6. This conceptual approval permit only authorizes design concepts for a master or future plan to construct, alter, operate, maintain, remove, or abandon projects that require a permit under Part IV of Chapter 373, F.S. It does not authorize any construction, alteration, operation, maintenance, removal, or abandonment, or the establishment and operation of a mitigation bank, or relieve the permit holder of any requirements to obtain such permits.
7. Subsequent applications to construct and operate activities shall be prepared and submitted using the applicable procedures in Rules 62-330.052, 62-330.054, 62-330.060, and 62-330.402 F.A.C., and sections 4.2.2, 4.2.3, 4.3, and 4.4 of Volume I. An application for conceptual approval for a mitigation bank shall also include the materials required by Chapter 62-342, F.A.C.
8. Issuance of this conceptual approval permit is a determination, within the level of detail provided in the application, that the activities approved in this permit are consistent with applicable rules at the time of issuance. This permit provides the conceptual approval permit holder with a rebuttable presumption, during the duration of this permit, that the engineering design and scientific principles upon which the conceptual approval permit approved herein are likely to meet applicable rule criteria for issuance of permits for subsequent phases of the project, provided all of the following are met at the time of receipt of a complete application to construct and operate the future phases:
 - (a) The application to construct and operate the future phases remains consistent with the designs and conditions of this permit. Primary areas for consistency comparisons include the size, location, and extent of the activities proposed, the type and nature of the activities, percent imperviousness, allowable discharge and points of discharge, location and extent of wetland

and other surface water impacts, mitigation plans implemented or proposed, control elevations, extent of stormwater reuse, detention and retention volumes, and the extent of flood elevations. If an application for construction of any portion of the land area covered by this permit is inconsistent with the design concepts and conditions approved herein, the application will be reviewed to determine the extent to which the inconsistency will affect the designs and conditions for the remainder of the lands contained in this permit. If the inconsistency will materially affect those designs and conditions, then the applicant must demonstrate that the holder of this permit agrees to that inconsistency. In such a case, the holder of the conceptual approval permit may:

1. Modify the conceptual approval permit to conform to the revised design;
2. Abandon reliance on the conceptual approval permit; or
3. Rely on those portions of the conceptual approval permit for only those areas that were not affected by the inconsistency.

(b) There are no changes to state water quality standards that would be affected by activities authorized in the conceptual approval permit that have not already been authorized for construction or operation.

(c) There have been no amendments to Florida law governing special basin criteria that would affect future activities authorized by the conceptual approval permit that have not already been authorized for construction.

(d) There are no substantive changes in the site characteristics that would affect whether the design concepts approved in the conceptual approval permit can continue to be reasonably expected to meet the conditions for authorizing construction of future phases. This shall include such things as changes in the designation of listed species, and changes to nesting, denning, and critical designation status of listed species that exist within the lands served by the project area.

9. If changes are proposed to the design of existing or future phases, or where there have been changes to state water quality standards, special basins, or site characteristics as described in conditions (3)(a) through (d), above, during the duration of this permit, the applicant must modify this permit if it wishes to continue to rely on this permit as a basis that reasonable assurance exists for the Agency to issue future construction or operation permits under the terms and conditions of this permit. If the permittee fails to do this, this conceptual approval permit can no longer be relied upon as a basis, in part or whole, under which permits to construct or operate future phases will be issued, and the Agency will reevaluate the terms and conditions of this permit at the time a permit application is received to construct the next phase of activities, or at the next requested extension of this permit's duration in accordance with subsection 62-330.056(11), F.A.C., whichever occurs first.

Special Conditions for Conceptual Permits

Page 170 of 306

1. The Conceptual Approval shall expire on the date shown on page 2 of this permit, in accordance with Rules 62-330.056(9) and (10), F.A.C.
2. Operation and maintenance of the stormwater management system shall be the responsibility of M&M Stuart, LLC. 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. Pursuant to Section 4.2.3(d)(3) of Applicant's Handbook Volume I, prior to commencement of any phase of construction, documentation of ownership for the property subject to this conceptual approval must be submitted to the Agency. If the property is conveyed to an entity other than the permittee, a permit transfer will be required.
4. The delineation of the extent of wetlands and/or other surface waters located within the limits of the proposed development has been determined pursuant to Rule 62-340, F.A.C and shall be considered binding.
5. At the time of application for any phase of construction that includes wetland impacts, the permittee shall demonstrate that an adequate portion of the mitigation plan has been or shall be executed and completed in a timely manner (i.e., concurrent with the wetland impacts) and that the specified mitigation will adequately offset the wetland impacts associated with that phase.
6. This permit does not eliminate the need to obtain any and all necessary easements and rights of way prior to the start of any activity approved herein. This permit does not convey to the permittee, or create for the permittee, any property right, or any interest in real property; nor does it authorize any entrance upon, or activities on, property which is not owned or controlled by the permittee; or convey any rights or privileges other than those specified in the permit and Chapter 62-330, F.A.C.
7. The future construction of the SWM system serving Kanner highway (Basin B4) will require a joint application between the permittee and the Florida Department of Transportation.

Distribution List

Page 171 of 306

Russell Mcfall, II, Maser Consulting PA

Eileen Nehme, Nehme Holdings LLC

Mahmoud Hadid, Willoughby Group LLC

Tim Voelker, City Of Stuart

James Poole, PE, Florida Department Of Transportation

US Army Corps of Engineers - Permit Section

Martin County Board of County Commissioners

Martin County Growth Management Department

Martin County Engineering Department

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 200323-3070 .

[Exhibit No. 1.0 Location Map](#)

[Exhibit No. 2.0 SWM Plans](#)

[Exhibit No. 2.1 Landuse](#)

[Exhibit No. 2.2 SWM Maps](#)

[Exhibit No. 3.0 Wetland Location Map](#)

[Exhibit No. 3.1 Wetland and OSW Impact Map](#)

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. Page 174 of 306
- 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:

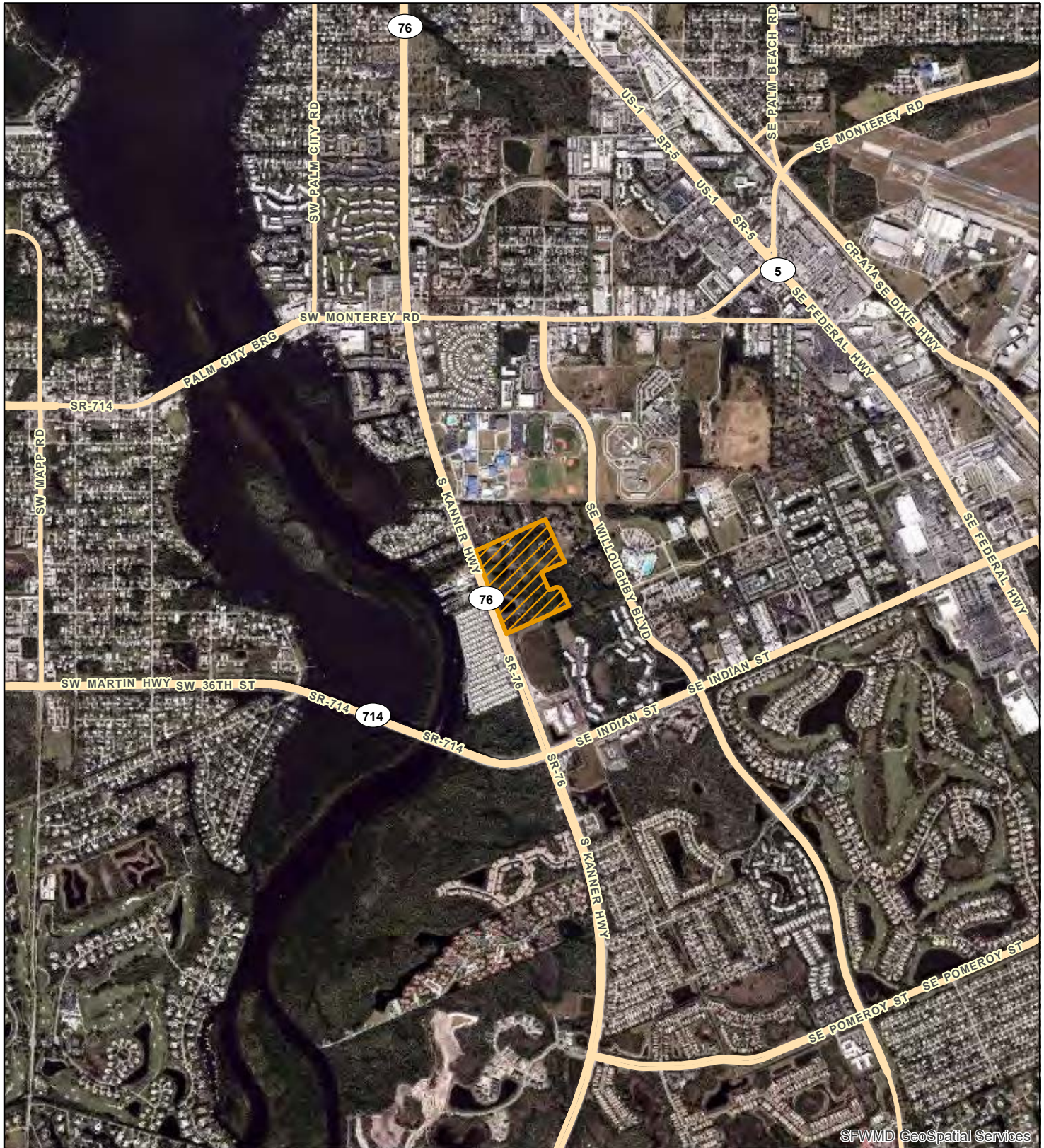
1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or 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.



SFWMD GeoSpatial Services

Exhibit No:1.0	Exhibit Created On: 2020-03-26	MARTIN COUNTY, FL	 Application	
 REGULATION DIVISION Project Name: Kanner CPUD 01,7503,500 Feet 			Permit No: 43-103195-P	Application Number: 200323-3070
			 Created by IT GIS Section South Florida Water Management District	

EXHIBITS 2.0

EXHIBITS 2.1

EXHIBITS 2.2

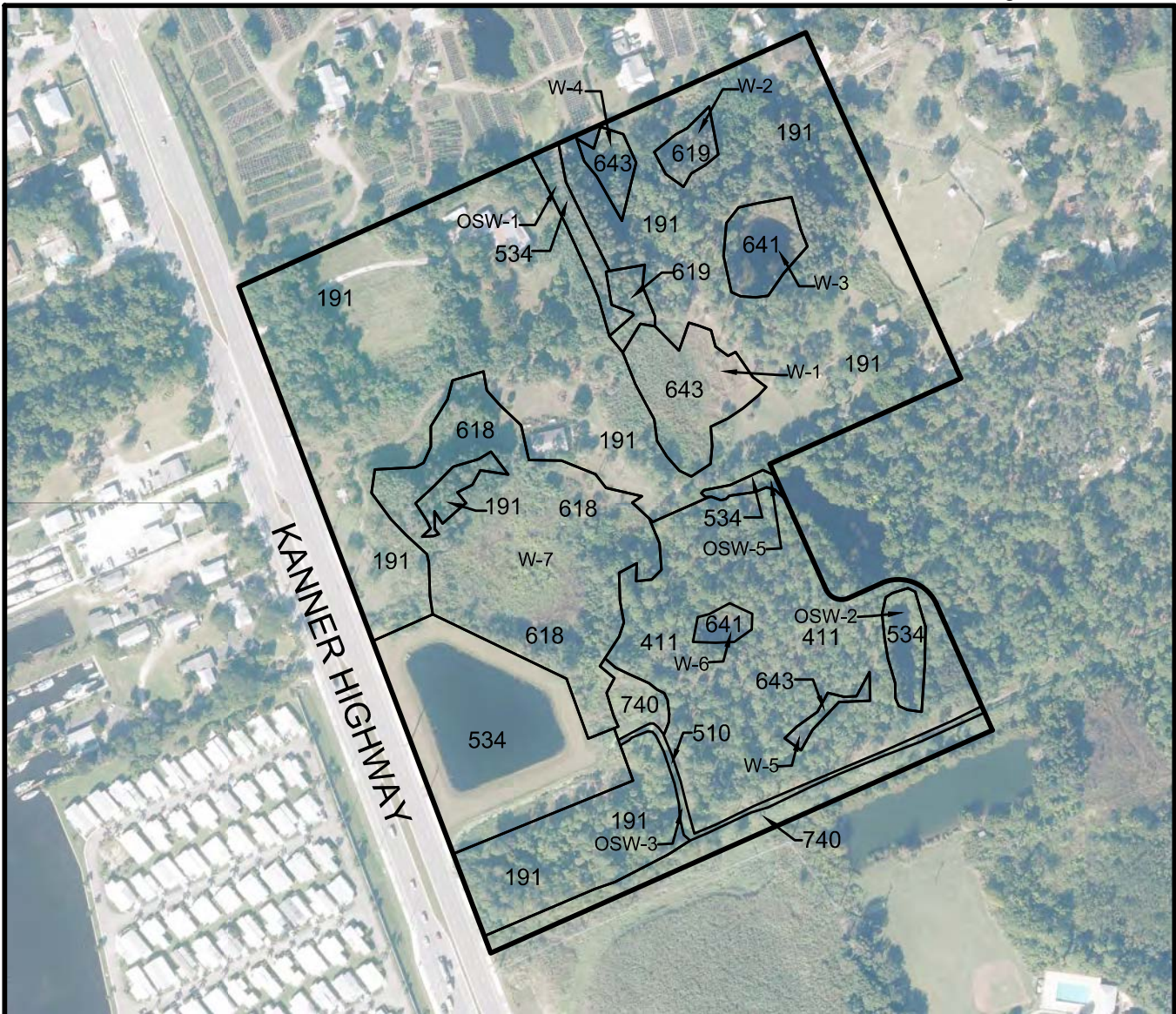
Omitted due to file size limitations

**Exhibits available for download from the SFWMD
ePermitting:**

[Exhibit No. 2.0 SWM Plans](#)

[Exhibit No. 2.1 Landuse](#)

[Exhibit No. 2.2 SWM Maps](#)



MARTIN COUNTY
AERIALS DATED 2020

LEGEND

- 191 - UNDEVELOPED LANDS WITHIN URBAN AREAS (15.1± AC)
- 411 - PINE FLATWOODS (4.8± AC)
- 510 - DITCHES (0.2± AC)
- 534 - RESERVOIRS LESS THAN 10 ACS (3.2± AC)
- 618 - WILLOW & ELDERBERRY (3.5± AC)
- 619 - EXOTIC WETLAND HARDWOODS (0.3± AC)
- 641 - FRESHWATER MARSHES (0.6± AC)
- 643 - WET PRAIRIES (1.2± AC)
- 740 - DISTURBED LANDS (1.0± AC)
- TOTAL SITE (29.9± AC)

0 300
SCALE IN FEET

M&M REALTY PARTNERS FLUCFCS



EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

MAY 2020

FIGURE

3



POI C - EXISTING OFF-SITE POND
DRAINS TO WILLOUGHBY
BOULEVARD OUTFALL #2
WHICH DRAINS TO SOUTH
FORK ST. LUCIE RIVER

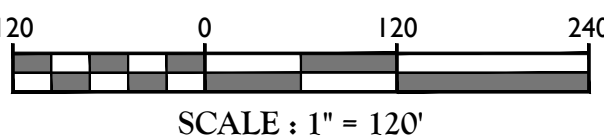
POI B - EXISTING 18" PIPE
DRAINS TO SOUTH FORK ST. LUCIE RIVER

POI A - EXISTING (2) - 24" PIPES
DRAINS TO SOUTH FORK ST. LUCIE RIVER

	EXISTING (AC)	PROP (AC)	NET CHANGE
W-1	1.04	0	-1.04
W-2	0.19	0	-0.19
W-3	0.45	0	-0.45
W-4	0.20	0	-0.20
W-5	0.09	0	-0.09
W-6	0.13	0	-0.13
W-7	3.49	0	-3.49
SUBTOTAL	5.59	0	-5.59
NWW-1	0.32	0.12	-0.20
NWW-2	0.26	0	-0.26
NWW-3	0.39	0.13	-0.26
NWW-4	1.10	1.45	0.35
NWW-5	0.54	0.43	-0.11
SUBTOTAL	2.61	2.14	-0.47

- GENERAL NOTES:**
1. NOT FOR CONSTRUCTION
 2. ELEVATIONS SHOWN ARE IN FEET NAVD 1988. TO CONVERT TO NGVD 1929, ADD 1.48'.
 3. EXISTING CONTOURS SHOWN ARE BASED ON 2016 MARTIN COUNTY LIDAR.
 4. FOR DRAINAGE BASIN BOUNDARIES, REFER TO THE DRAINAGE AREA MAPS INCLUDED IN THE "CONCEPTUAL STORMWATER REPORT FOR PROPOSED LAND DEVELOPMENT FOR KANNER CPUD," PREPARED BY MASER CONSULTING P.A.

LEGEND	
	PROPERTY LINE
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	EXISTING WETLAND WATERS TO BE REMOVED
	EXISTING NON-WETLAND WATERS TO REMAIN
	EXISTING NON-WETLAND WATERS TO BE REMOVED
	EXISTING NON-WETLAND WATERS TO BE MODIFIED



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Landscape Architects ■ Environmental Scientists

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- Orlando, FL
- Jacksonville, FL
- Sterling, VA
- Norfolk, VA
- Albuquerque, NM
- Columbia, MD

FLORIDA CERTIFICATE OF AUTHORIZATION No. 30301

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REV	DATE	DRAWN BY	DESCRIPTION
1	02/20	EWG	SOUTH FORK ST. LUCIE RIVER DISTRICT REQUEST FOR ADDITIONAL INFORMATION

RUSSELL T. McFALL II
FLORIDA PROFESSIONAL
ENGINEER - LICENSE NUMBER: 75738

**CONCEPTUAL
STORMWATER MASTER
PLAN PERMIT DRAWINGS
FOR**

M & M STUART, LLC

**CITY OF STUART
MARTIN COUNTY
FLORIDA**

EXTON OFFICE
410 Eagleview Boulevard
Suite 104
Exton, PA 19341
Phone: 610.254.9140
Fax: 610.254.9141

SCALE: AS SHOWN	DATE: 02/05/2020	DRAWN BY: DB	CHECKED BY: RTM
PROJECT NUMBER: 19005342A	DRAWING NAME: CLAYT-SWMP		

SHEET TITLE:
**EXISTING CONDITIONS
(WEST)**

SHEET NUMBER:
2 of 7

KANNER RPUD

SFWMD Informal Wetland Determination

Application No. 201015-4488

Conceptual Permit No. 43-104226-P

Date Issued: November 3, 2020



November 3, 2020

** Delivered via email*

Joe Marino *
M&M Realty Partners
160 Essex Street
Suite 200
Lodi, FL 07644

Subject: Kanner Rpu
Application No. 201015-4488
Informal Wetland Determination No. 43-104226-P
Martin County

Dear Mr. Marino:

The District reviewed your request for an informal determination of the jurisdictional wetland and other surface water boundaries within the subject property, which is located as shown on the attached Exhibit No. 1.0. A joint site inspection was conducted on October 22, 2020.

Based on the information provided and the results of the site inspection, jurisdictional wetlands and other surface waters as defined in Chapter 62-340, Florida Administrative Code, exist on the property. Exhibit No. 2.0, attached, identifies the boundaries of the property inspected and the approximate landward limits of the wetlands and other surface waters.

This correspondence is an informal jurisdictional wetland determination pursuant to Section 373.421(6), Florida Statutes, and Section 7.3 of Environmental Resource Permit Applicant's Handbook Volume I. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal jurisdictional determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules.

Sincerely,

A handwritten signature in black ink that reads "Barbara Conmy".

Barbara Conmy
Section Leader

c: Arnaud Roux, EW Consultants, Inc *

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 (<http://my.sfwmd.gov/ePermitting>) and searching under this application number 201015-4488 .

[Exhibit No. 1.0 Location Map](#)

[Exhibit No. 2.0 Wetland/OSW Map](#)

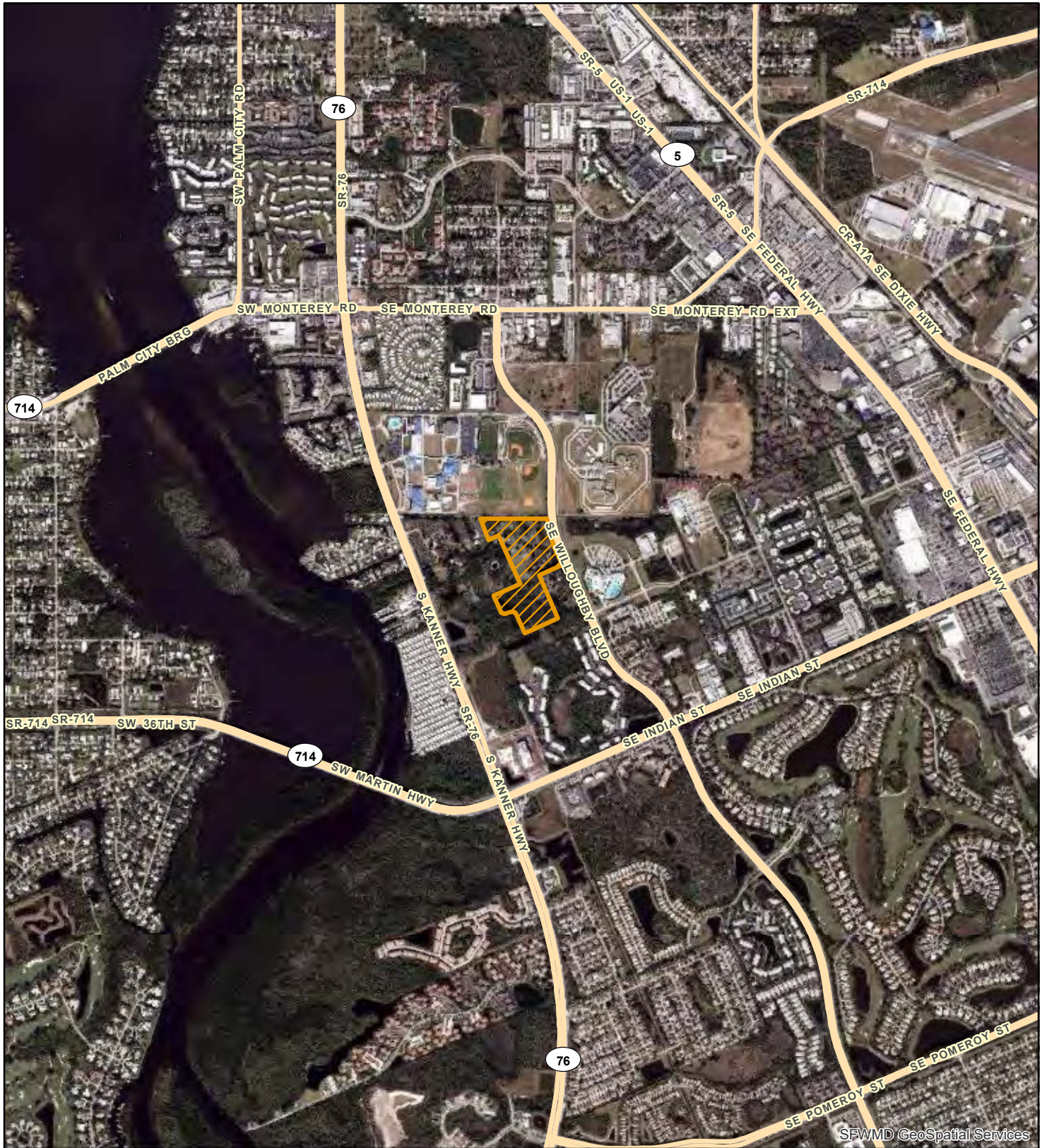
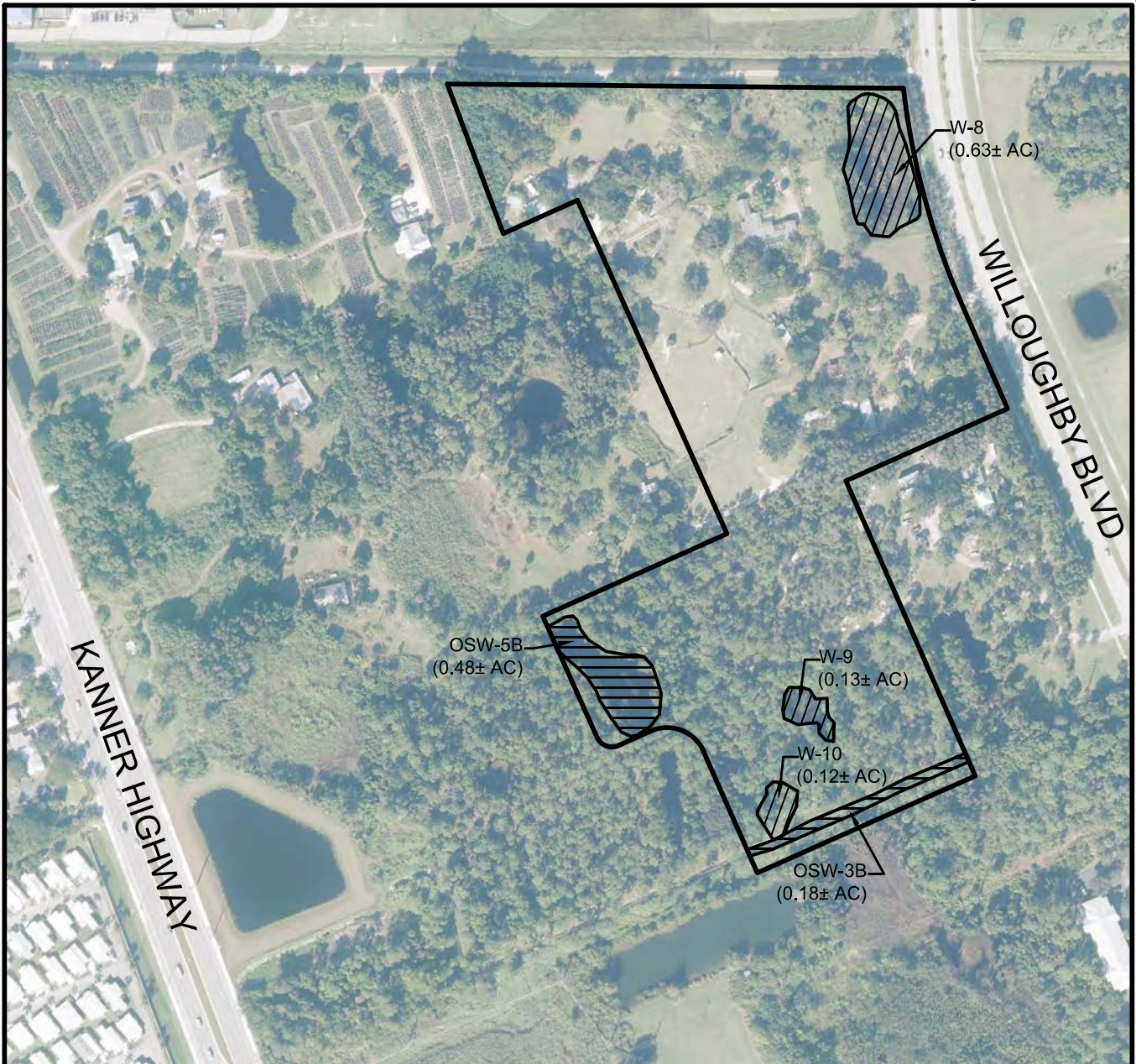
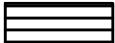


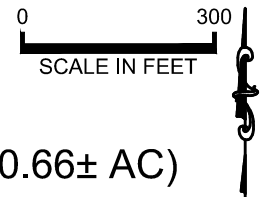
Exhibit No:1.0	Exhibit Created On: 2020-10-15	MARTIN COUNTY, FL	Application Application Number: 201015-4488 Created by IT GIS Section South Florida Water Management District
REGULATION DIVISION Project Name: Kanner Rpd 01,5503,100 Feet N			



MARTIN COUNTY AERIALS DATED 2020

LEGEND

-  - WETLANDS (0.88± AC)
-  - OTHER SURFACE WATERS (0.66± AC)



KANNER RPUD WETLAND & OSW MAP

OCT 2020

FIGURE

4

Kanner RPUD_SFWMID.dwg WETLAND & OSW



EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

Soil Map—Martin County, Florida
(KANMER CPUD/RPUD)



Soil Map—Martin County, Florida
(KANNER CPUD/RPUD)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Martin County, Florida

Survey Area Data: Version 19, Jun 9, 2020

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

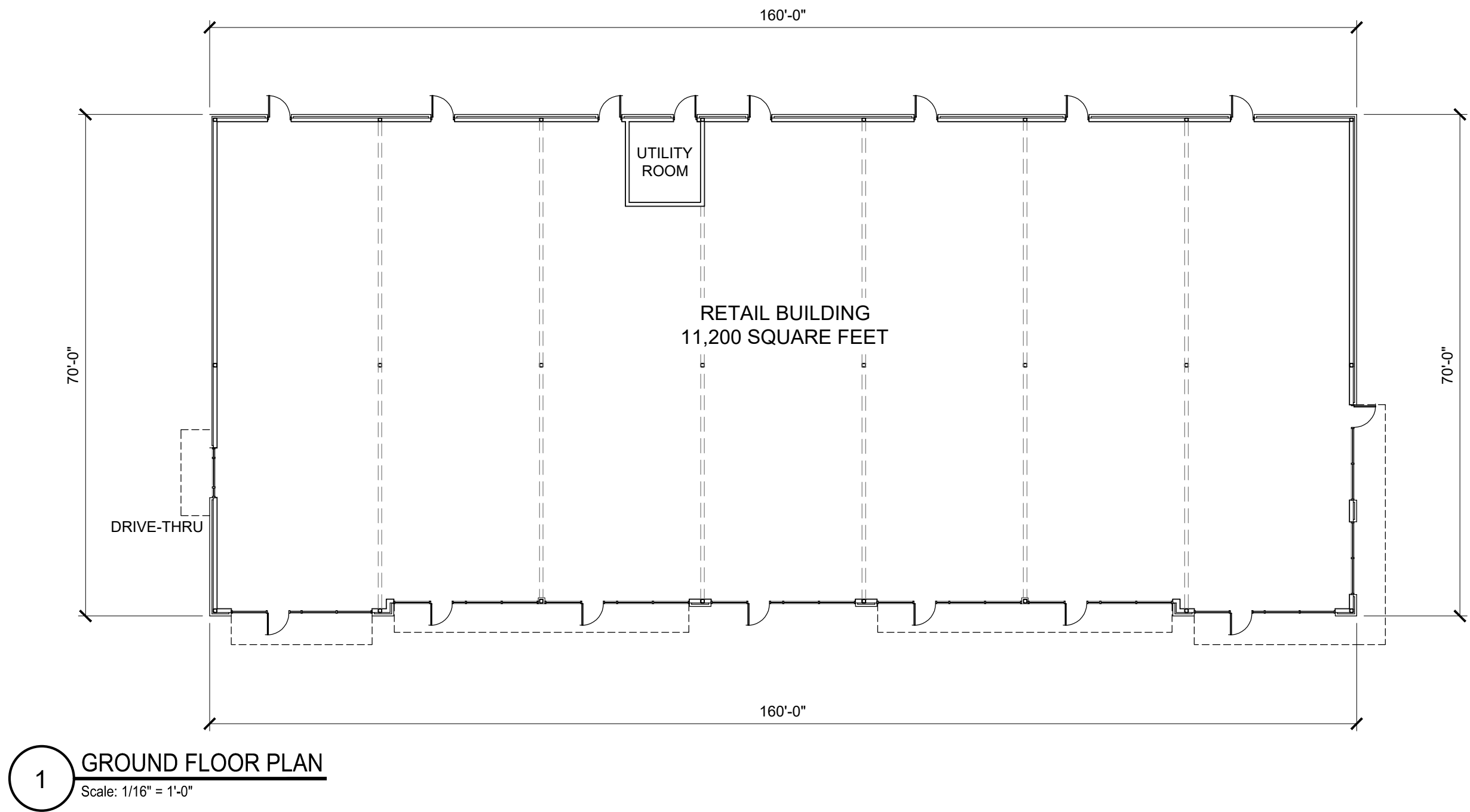
Date(s) aerial images were photographed: Mar 8, 2019—Mar 28, 2019

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	26.1	53.6%
5	Waveland and Lawnwood fine sands, depressional	2.3	4.8%
35	Salerno sand	6.1	12.5%
41	Jonathan sand, 0 to 5 percent slopes	13.2	27.1%
99	Water	1.0	2.0%
Totals for Area of Interest		48.6	100.0%

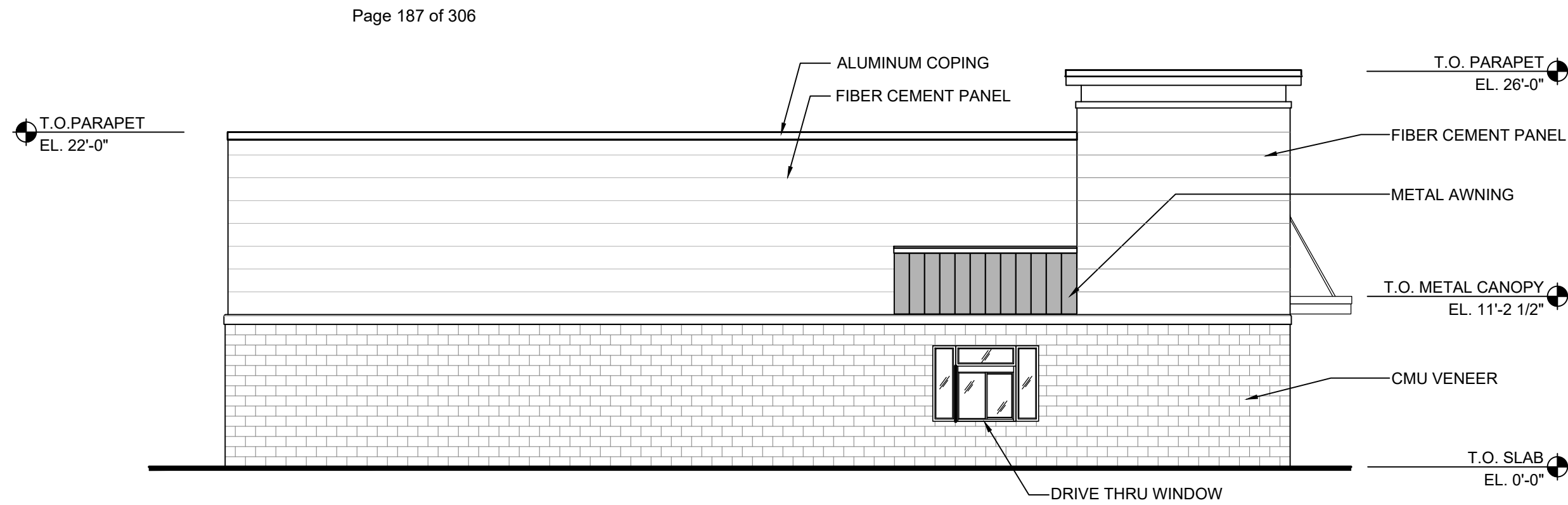
CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. COPYRIGHT EDGEWOOD PROPERTIES. UNAUTHORIZED REPRODUCTION OR OTHER USE OF THIS DRAWING IS PROHIBITED. THIS DRAWING AND THE INFORMATION ON IT ARE CONFIDENTIAL AND ARE THE PROPERTY OF EP DESIGN SERVICES LLC AND EDGEWOOD PROPERTIES, INC. AND MAY NOT BE USED FOR ANY PURPOSE OR PROJECT OTHER THAN THE ONE IDENTIFIED HERE ON WITHOUT WRITTEN CONSENT FROM EP DESIGN SERVICES LLC



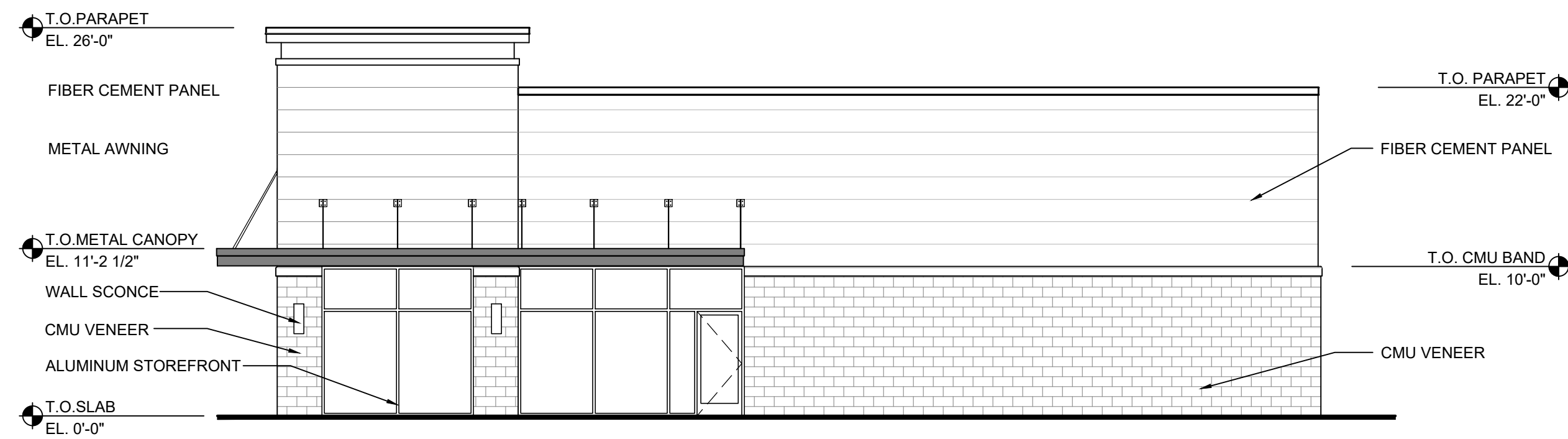
1 GROUND FLOOR PLAN
Scale: 1/16" = 1'-0"



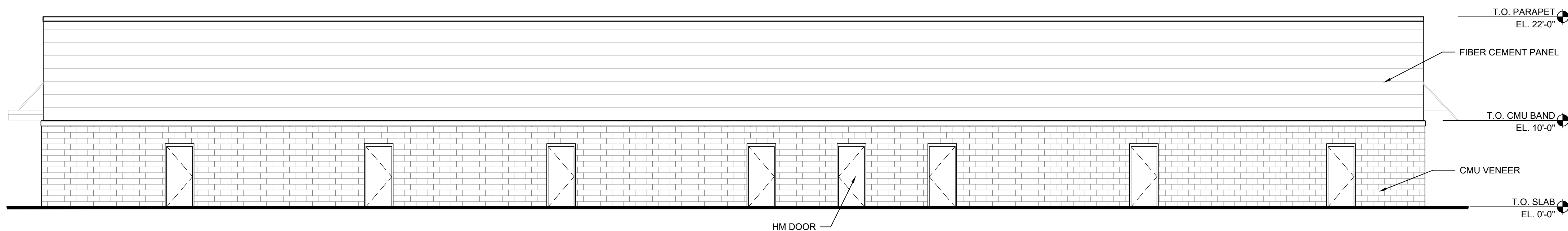
2 FRONT ELEVATION
Scale: 1/8" = 1'-0"



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



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



5 REAR ELEVATION
Scale: 1/8" = 1'-0"



RAFAEL R. DA SILVA AIA
NJ - 21 AIO1637200
GIL RAMPY RA
NJ - 21 AIO1689100

EP DESIGN SERVICES

2901 HAMILTON BLVD. SOUTH PLAINFIELD, NJ 07080
T: 908.205.0443 F: 908.205.8371
CERT. OF AUTHORIZATION # 21 AC00075900

PROPOSED RETAIL BUILDINGS:
STUART RETAIL CENTER
CITY OF STUART
MARTIN COUNTY, FLORIDA

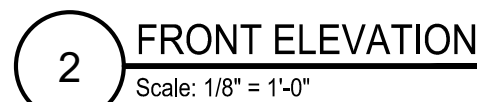
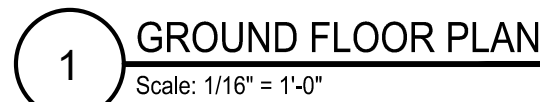
PROPERTY OWNER:
M&M AT STUART, LLC
1260 STELTON ROAD
PISCATAWAY, NJ 08854

DISTRIBUTION	DATE
PLANNING BOARD	3/3/2021

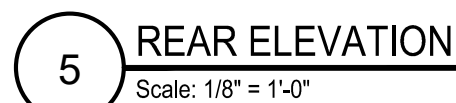
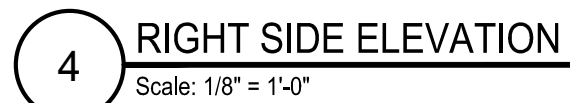
DRAWING TITLE:
PROPOSED FLOOR PLAN
PROPOSED ELEVATIONS

PROJECT #:	
DRAWN BY:	JDA
CHECKED BY:	RD

A-001

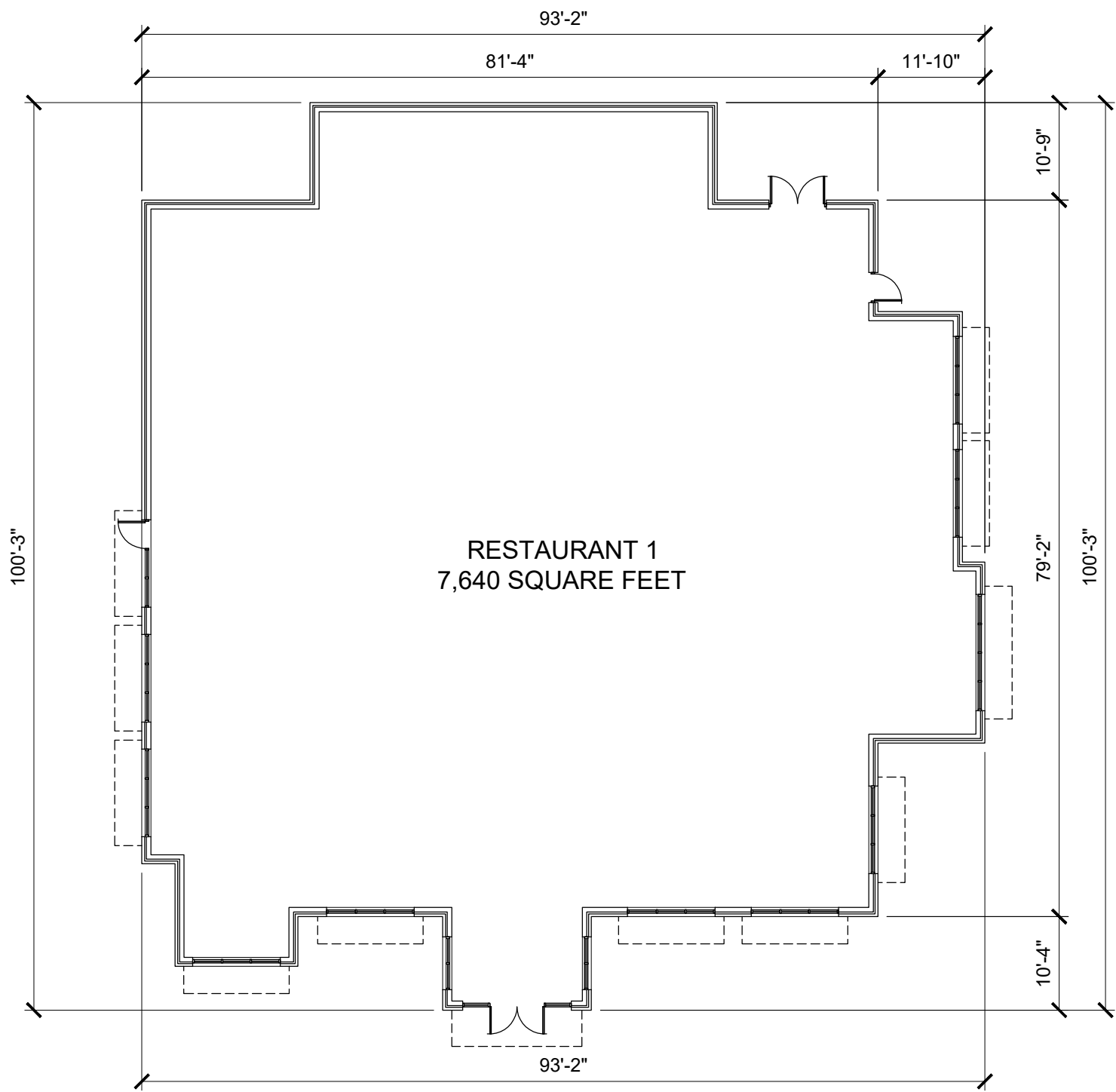


3 LEFT SIDE ELEVATION
Scale: 1/8" = 1'-0"

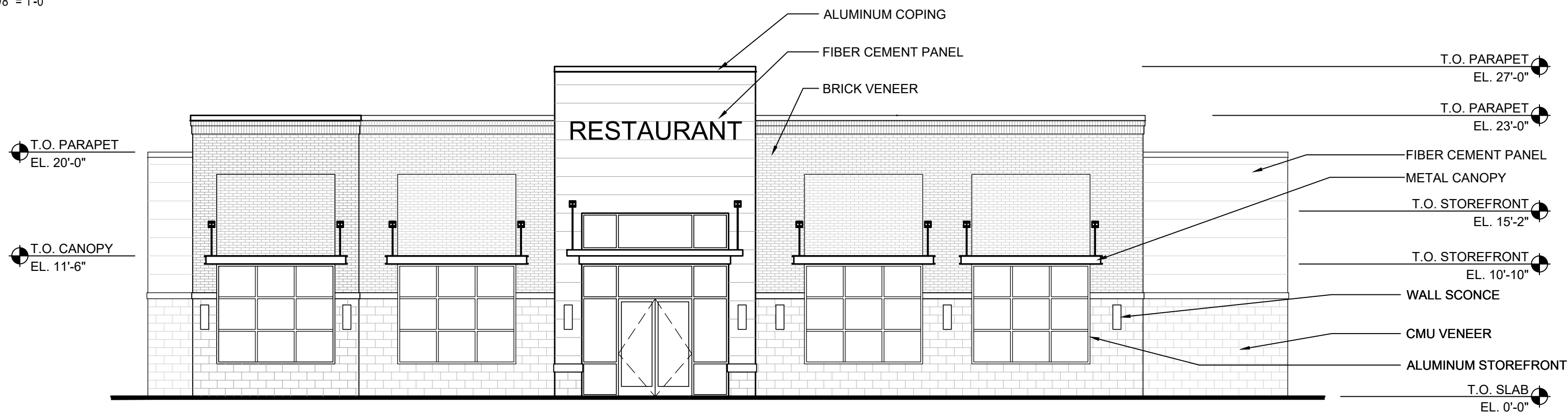


A-002

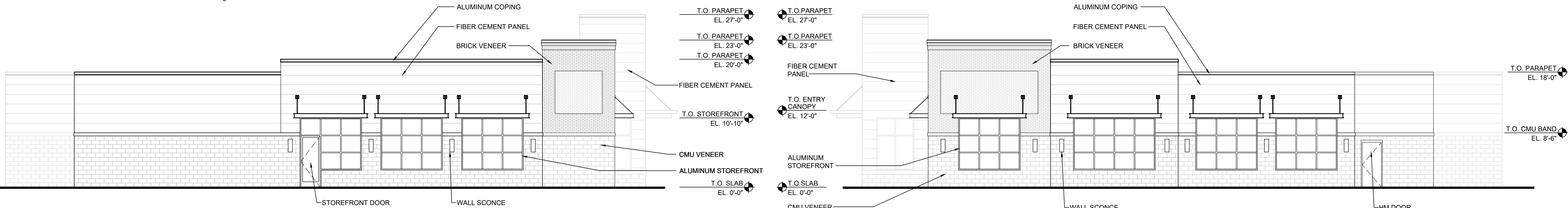
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1 GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"

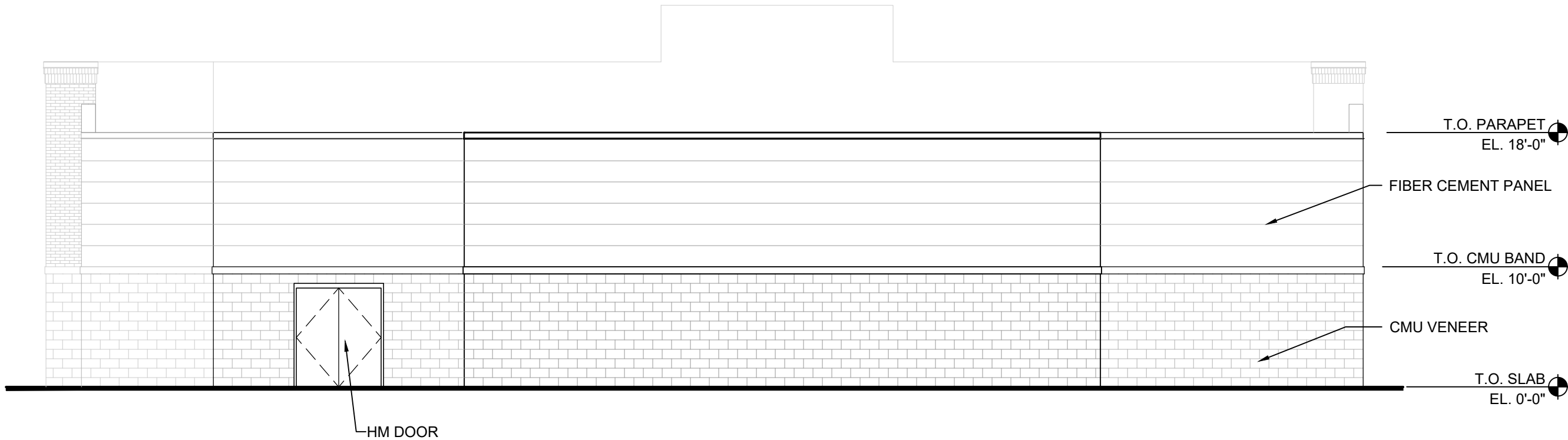


2 FRONT ELEVATION
Scale: 1/8" = 1'-0"



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

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



5 REAR ELEVATION
Scale: 1/8" = 1'-0"

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RAFAEL R. DA SILVA AIA
NJ - 21 AIO 1637200
GIL RAMPY RA
NJ - 21 AIO 1689100

EP DESIGN SERVICES
2901 HAMILTON BLVD. SOUTH PLAINFIELD, NJ 07080
T: 908.205.0443 F: 908.205.8371
CERT. OF AUTHORIZATION # 21 AC00075900

PROPOSED RESTAURANT BUILDINGS:

STUART RETAIL CENTER

CITY OF STUART
MARTIN COUNTY, FLORIDA

PROPERTY OWNER:
M&M AT STUART, LLC
1260 STELTON ROAD
PISCATAWAY, NJ 08854

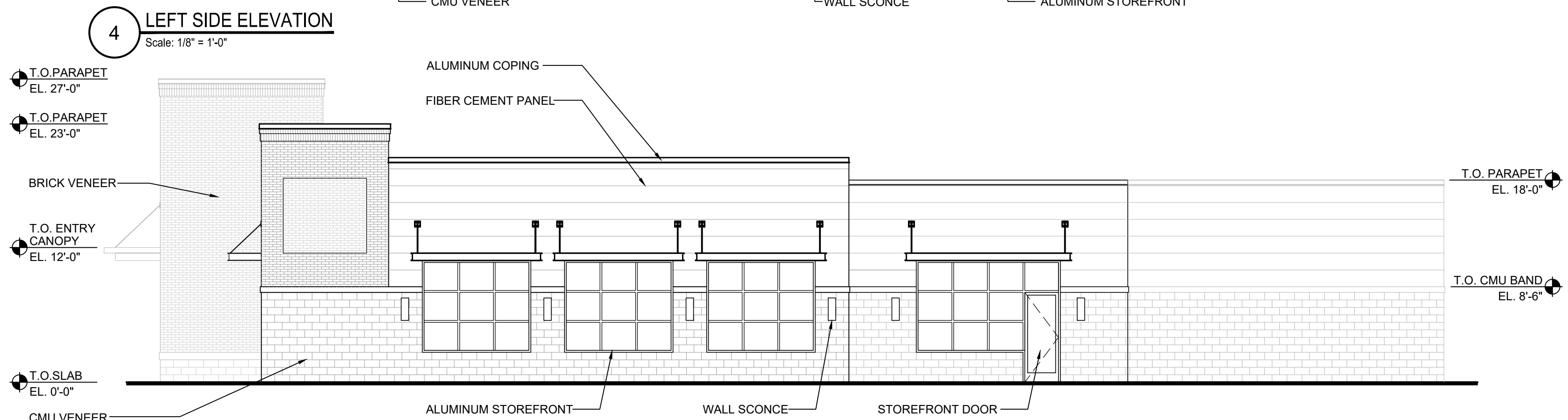
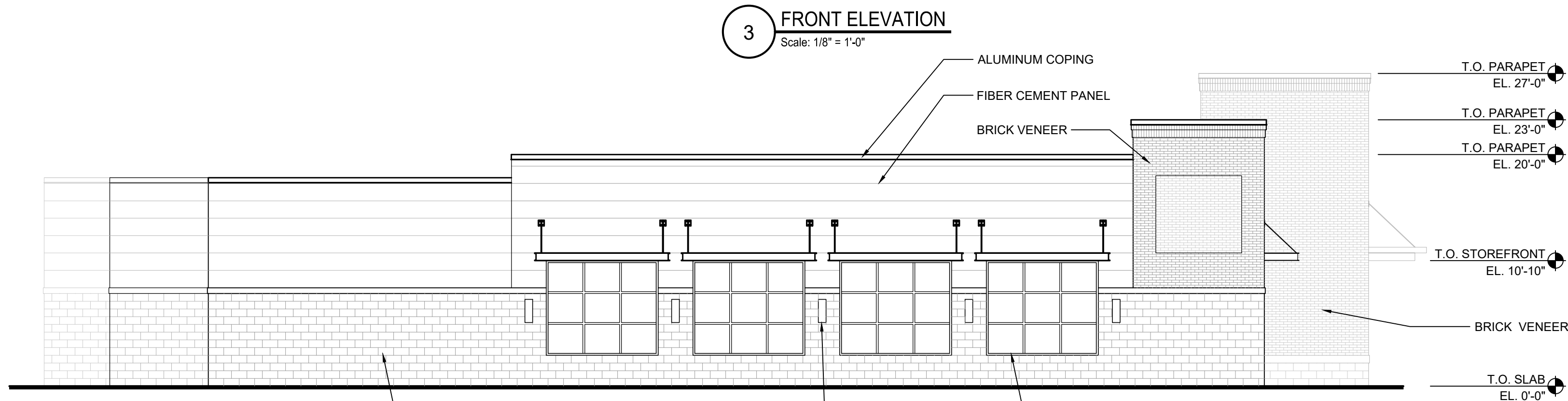
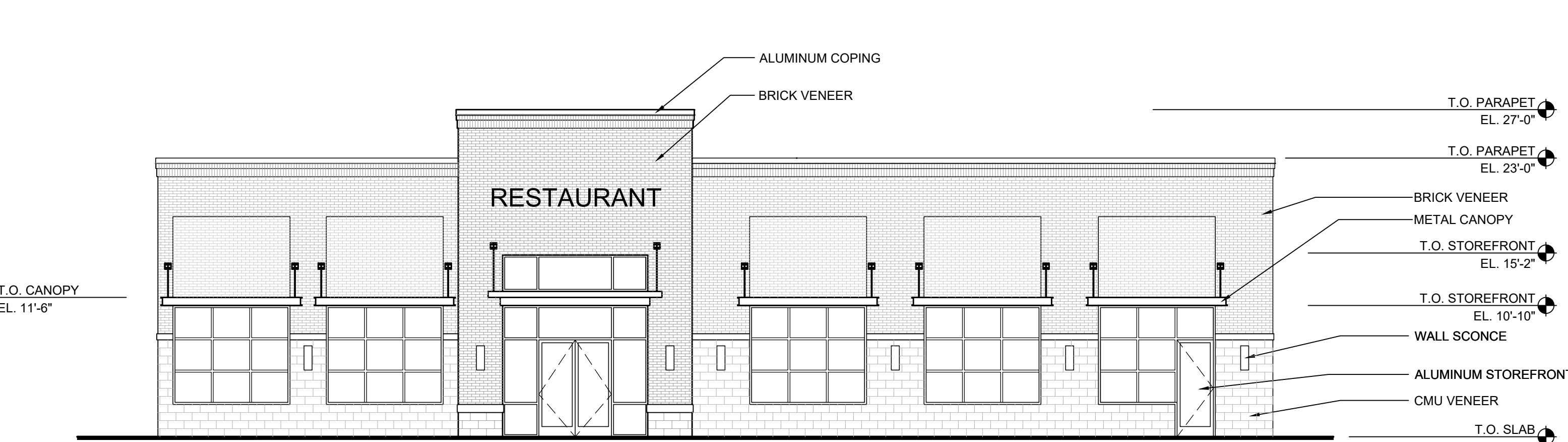
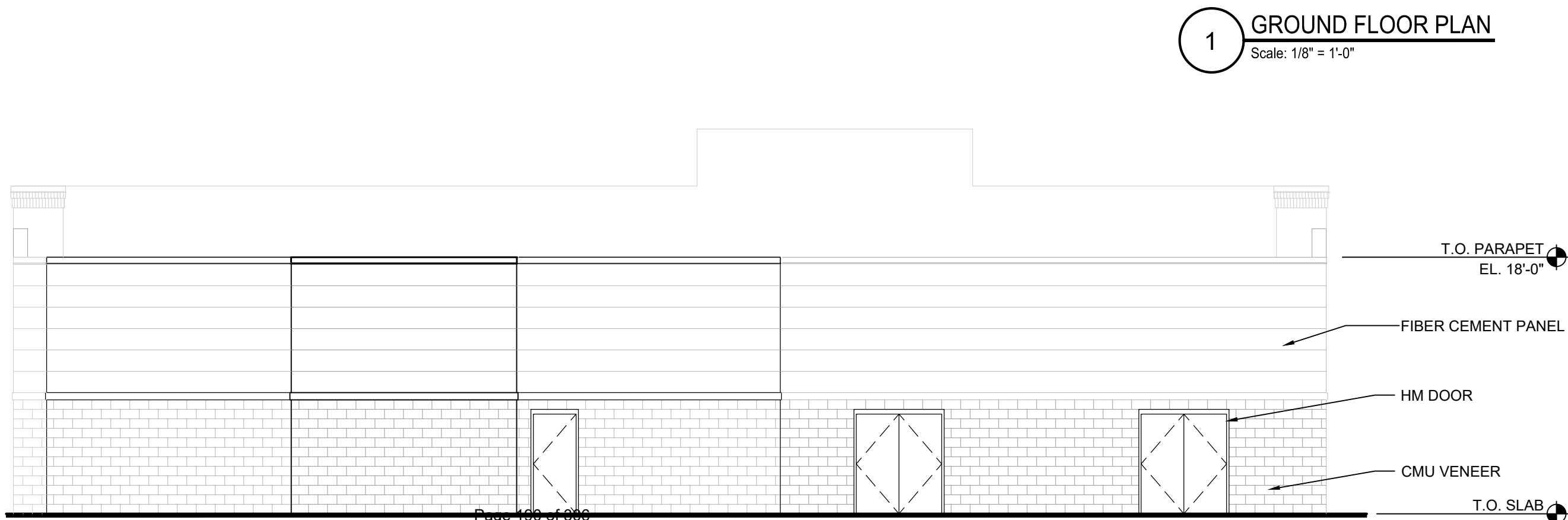
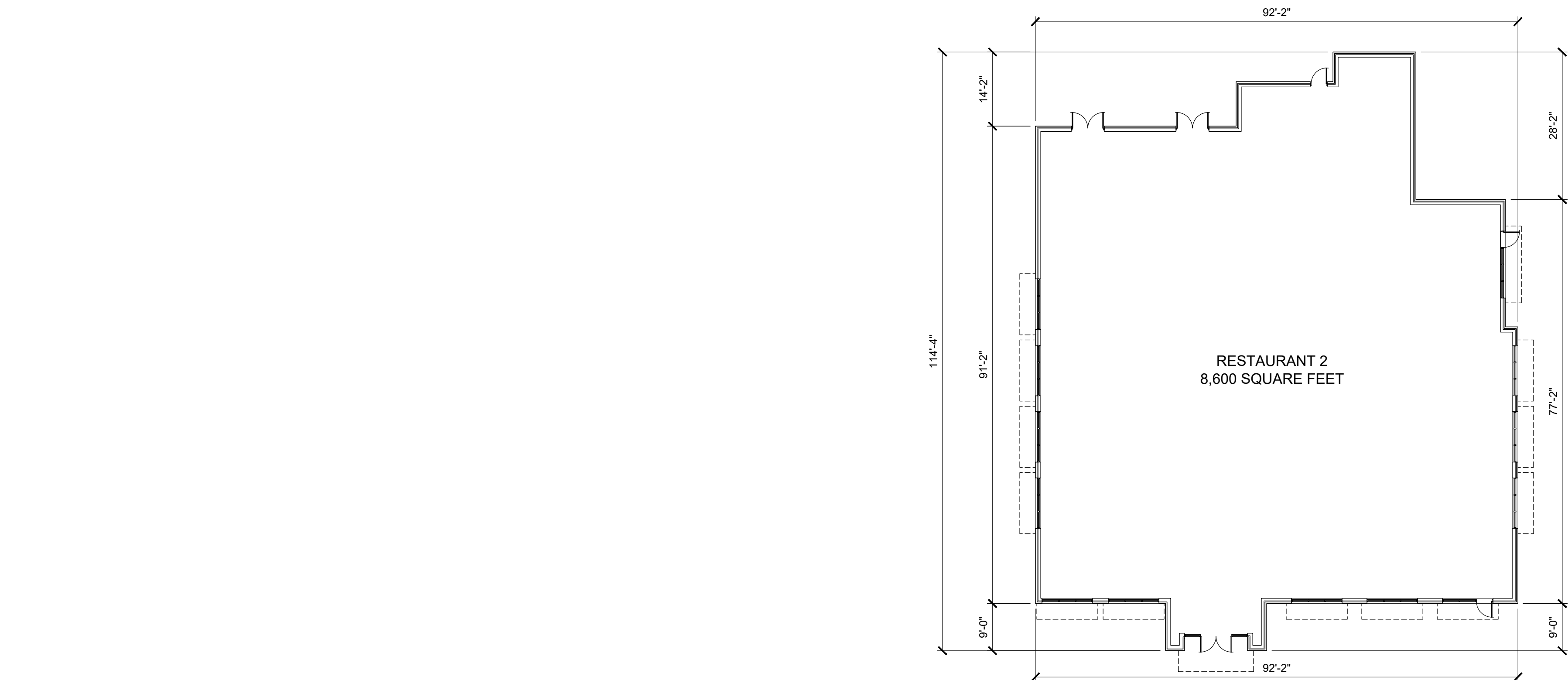
DISTRIBUTION	DATE
PLANNING BOARD	3/3/2021

DRAWING TITLE:
PROPOSED FLOOR PLAN
PROPOSED ELEVATIONS

PROJECT #:	
DRAWN BY:	JDA
CHECKED BY:	RD

A-003

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GIL RAMPY RA
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T: 908.205.0443 F: 908.205.8371
CERT. OF AUTHORIZATION # 21 AC00075900

PROPOSED RESTAURANT BUILDINGS:
STUART RETAIL CENTER
CITY OF STUART
MARTIN COUNTY, FLORIDA

PROPERTY OWNER:
M&M AT STUART, LLC
1260 STELTON ROAD
PISCATAWAY, NJ 08854

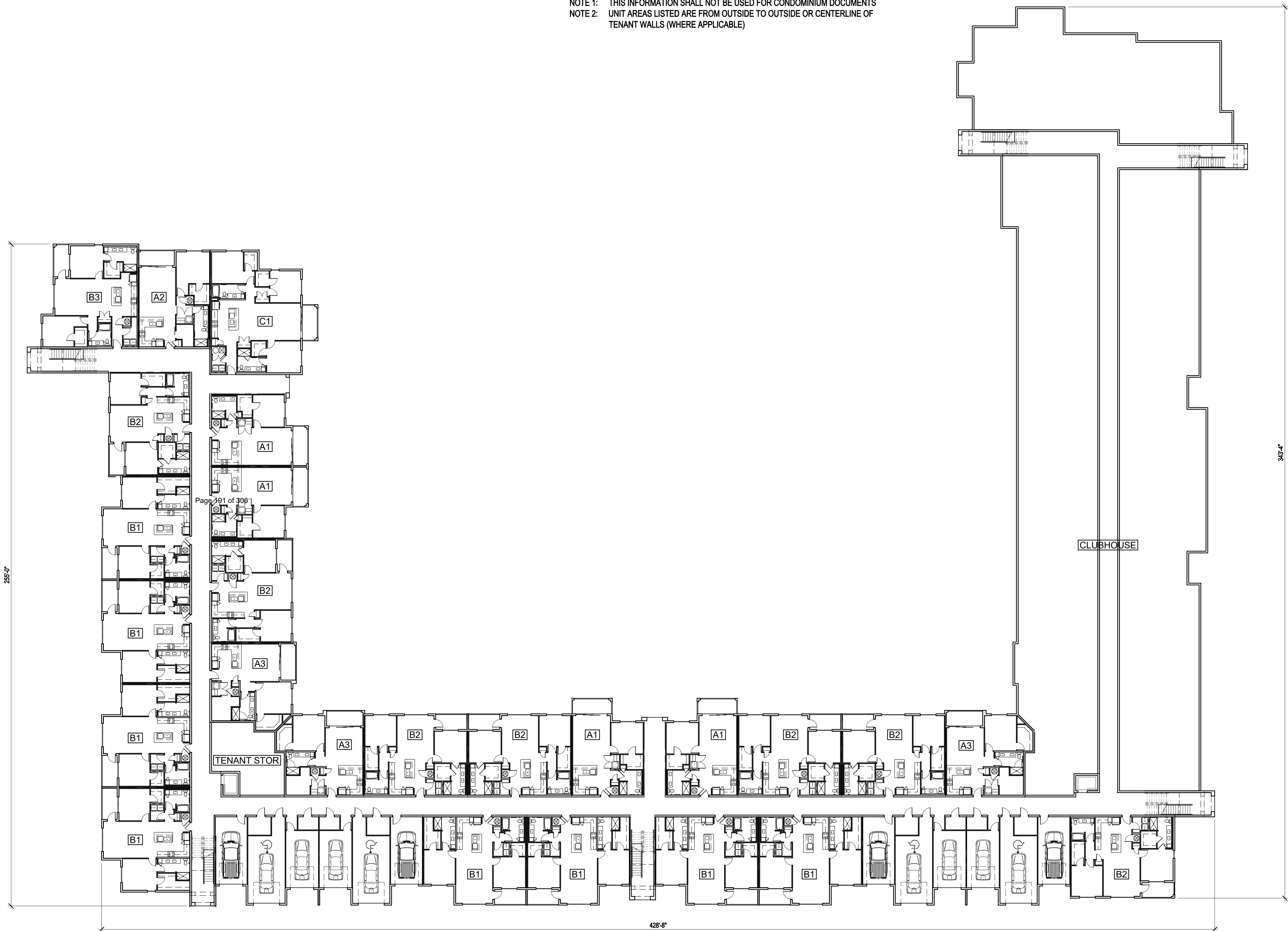
DISTRIBUTION	DATE
PLANNING BOARD	3/3/2021

DRAWING TITLE:
PROPOSED FLOOR PLAN
PROPOSED ELEVATIONS

PROJECT #:
DRAWN BY: JDA
CHECKED BY: RD

A-004

Scale: 1" = 240'



1 First Floor Plan

1" = 20'-0"

UNIT AREA TABLE						
UNIT TYPE	UNIT NAME	UNIT AREA IN SF		TOTAL UNIT AREA IN SF	UNIT TOTAL BY NAME	UNIT TOTAL BY TYPE
		A/C	NON-A/C			
1 BED / 1 BATH	A1	863	94	957	48	148
1 BED / 1 BATH	A2	980	84	1064	70	
1 BED / 1 BATH	A3	942	86	1028	30	
2 BED / 2 BATH	B1	1225	74	1299	81	242
2 BED / 2 BATH	B2	1206	74	1280	89	
2 BED / 2 BATH	B3	1304	76	1380	62	
2 BED / 2 BATH	B4	1271	74	1345	10	
3 BED / 2 BATH	C1	1574	84	1658	6	6
TOTAL UNITS IN PROJECT - ALL TYPES					396	100.00%

NOTE 1: THIS INFORMATION SHALL NOT BE USED FOR CONDOMINIUM DOCUMENTS
NOTE 2: UNIT AREAS LISTED ARE FROM OUTSIDE TO OUTSIDE OR CENTERLINE OF TENANT WALLS (WHERE APPLICABLE)

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Stuart
Apartments

Stuart, FL
12/16/2020
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Preliminary - Not
For Construction

SET DISTRIBUTIONS:

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PROJECT NO. 4126

Building Type I

First Floor Plan

A5.11

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Building Type II

First Floor Plan

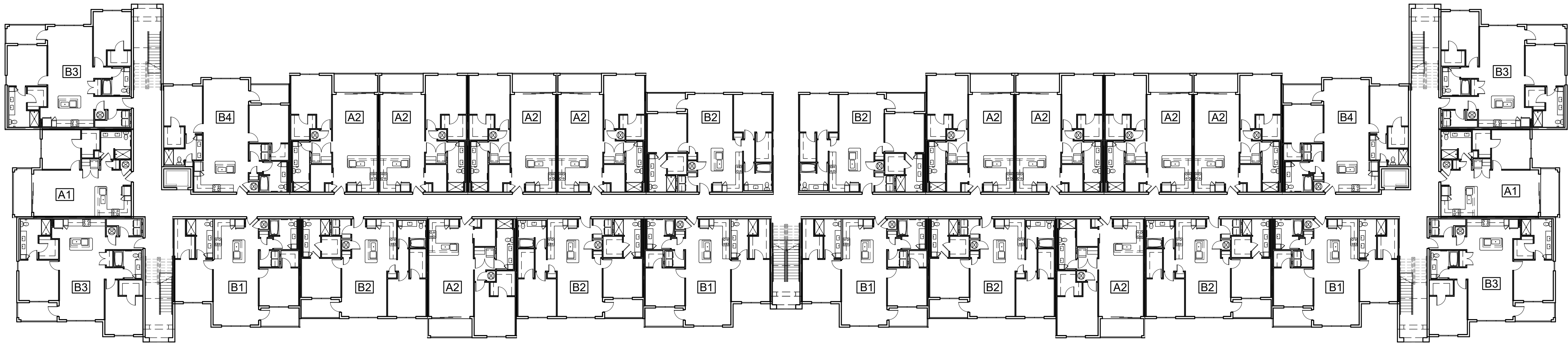
A5.21



1 First Floor Plan

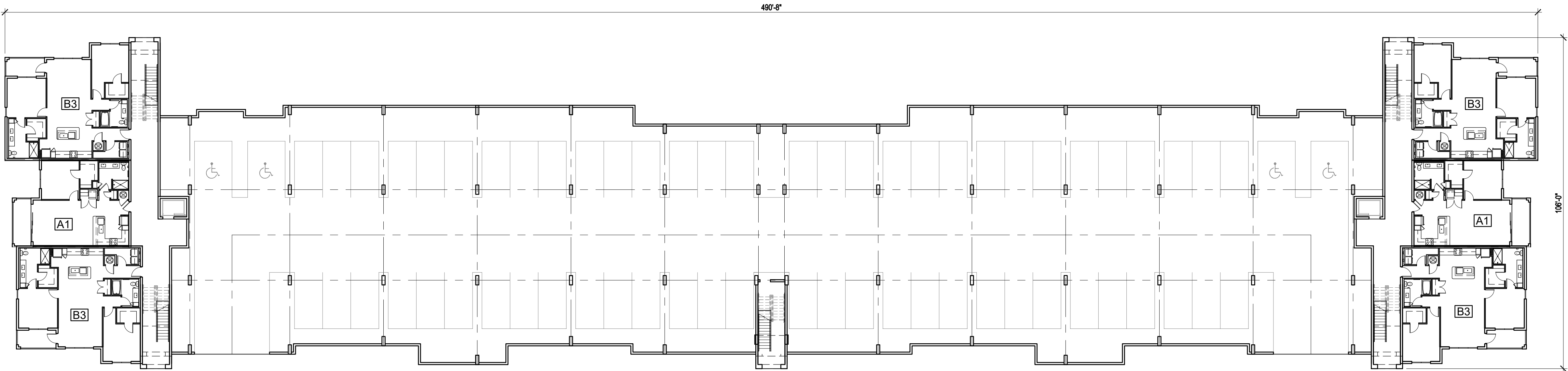
$$1'' = 20'-0''$$

Scale: 1" = 240'



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2 Second Floor Plan 1" = 20'-0"



1 First Floor Plan 1" = 20'-0"

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Building Type III

First Floor Plan

A5.31

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Building Type IV

First Floor Plan

A5.41

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1

First Floor Plan

$$1'' = 20'-0''$$

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Retail Building I

Floor Plan

A5.51

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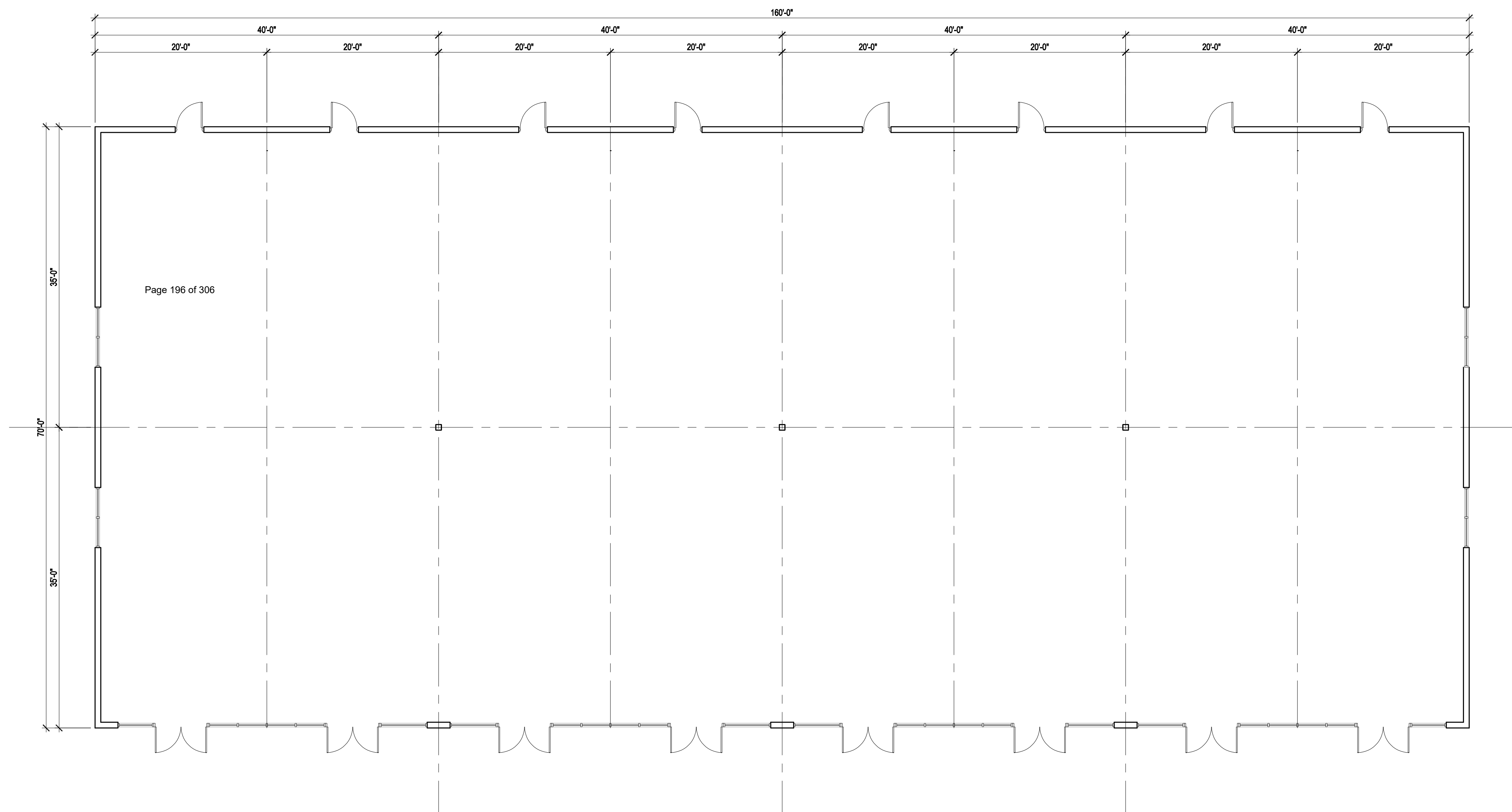
PROJECT NO.

4126

Retail Building II

Floor Plan

A5.61



1 Floor Plan

$$1/8'' = 1'-0'$$

Scale: 1" = 240'



5 Rear Elevation
Facing Southeast

Page 197 of 306

1" = 20'-0"



4 Right Side Elevation
Facing Southwest

1" = 20'-0"



3 Rear Elevation
Facing Southeast

1" = 20'-0"



2 Left Side Elevation
Facing Northeast

1" = 20'-0"



1 Front Elevation
Facing Northwest

1" = 20'-0"



7 Pool Courtyard Side Elevation
Facing Southwest

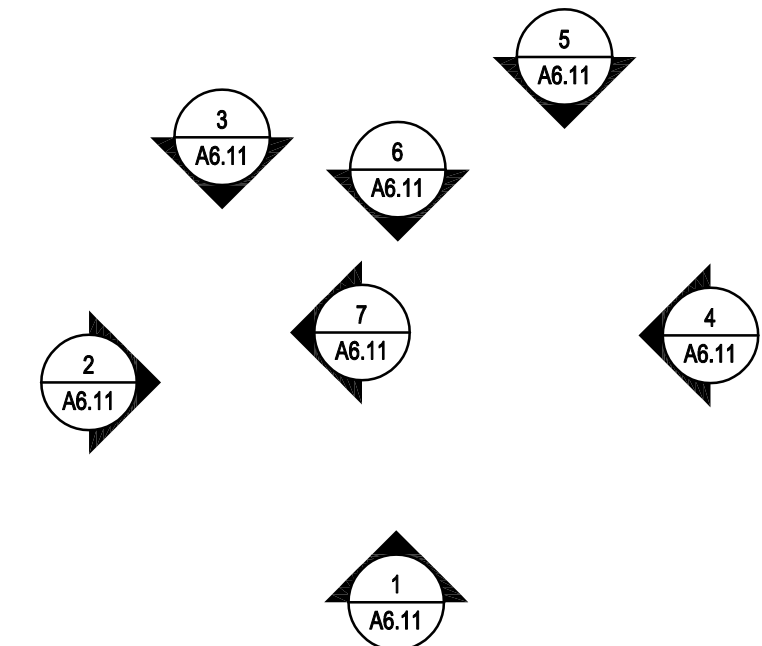
1" = 20'-0"



6 Pool Courtyard Elevation
Facing Southeast

1" = 20'-0"

KEY PLAN



Stuart
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PROJECT NO. 4126

Building Type I

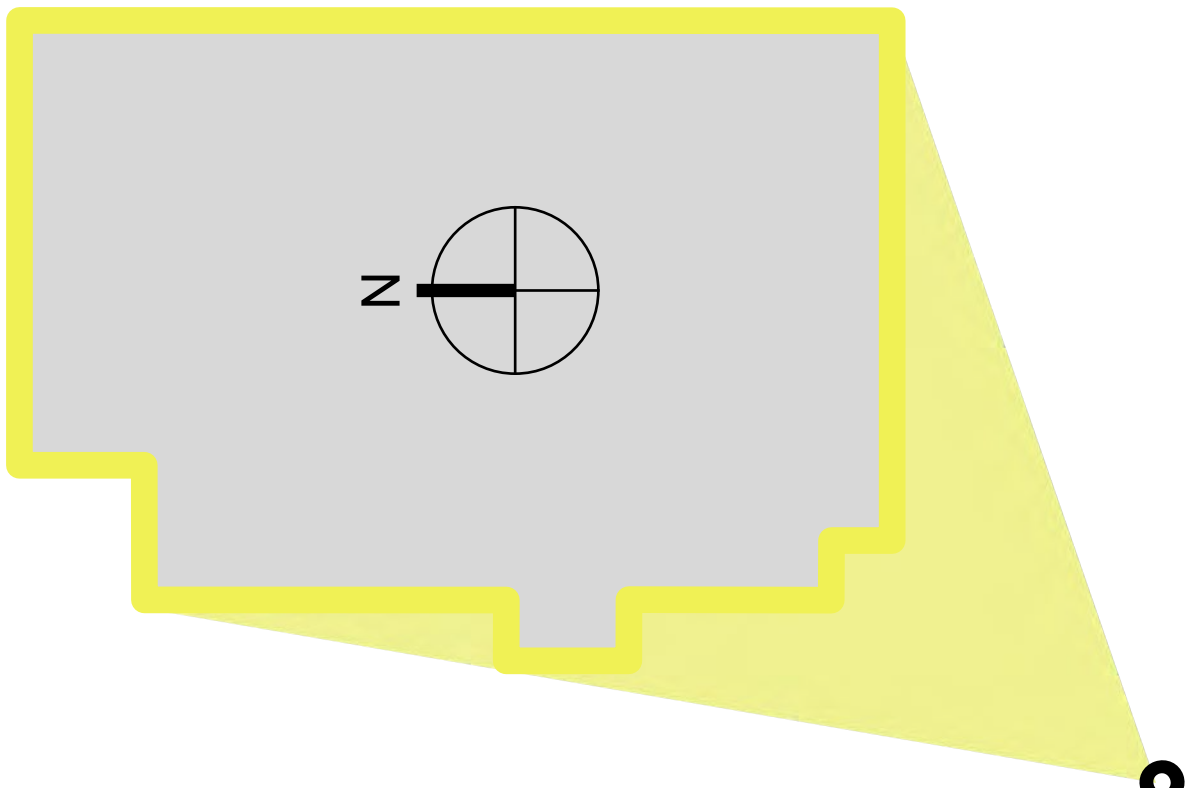
Exterior Elevations

A6.11

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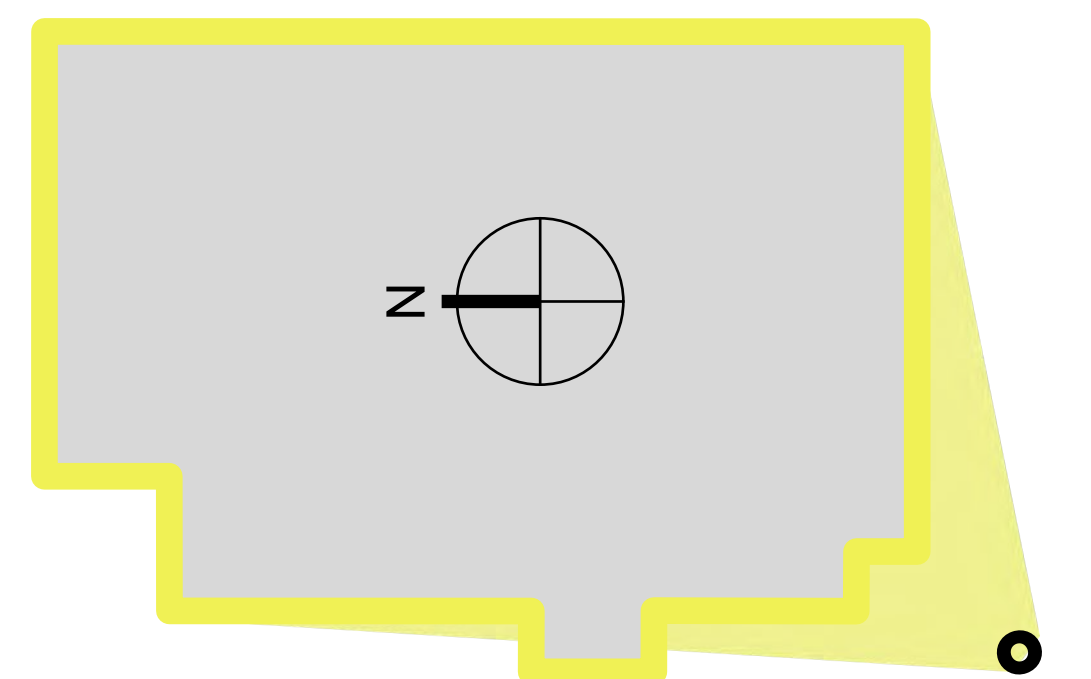


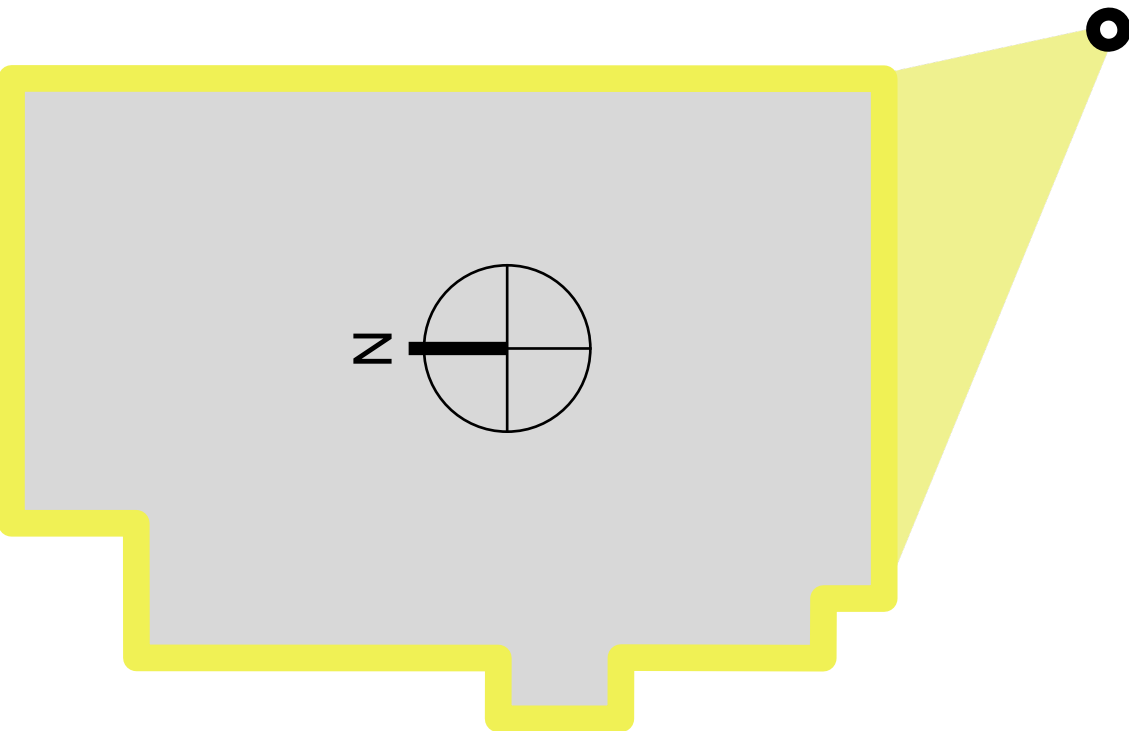
Page 198 of 306





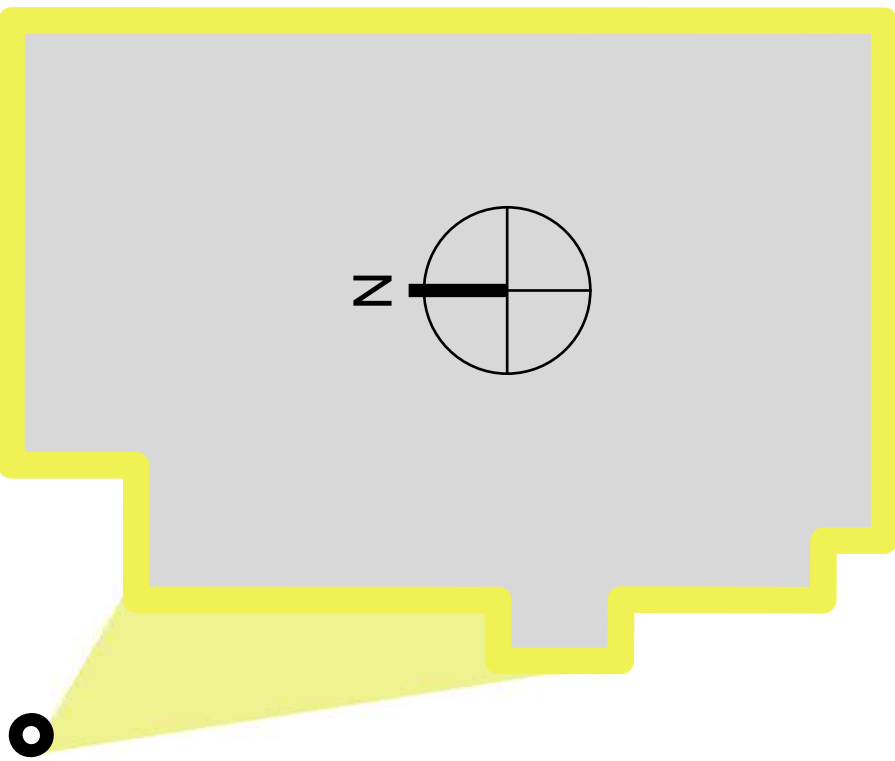
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1. COPING
Manufacturer: Butler Manufacturing
Color: "COOL HARVEST"



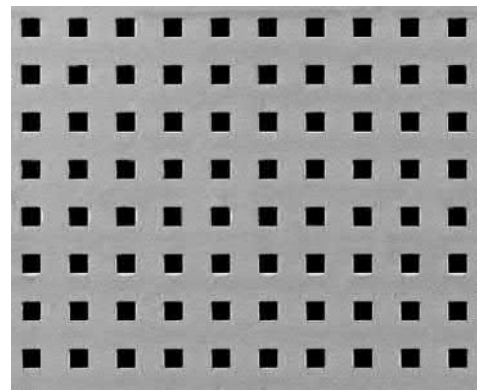
2. STEEL CHANNEL
Manufacturer: MBS
Color: Galvanized Steel



3. WALL SIDING
Manufacturer: McElroy Metal
Horiz. - Mega Rib
Color: "Sandstone"



4. STEM WALL - MASONRY
Manufacturer: Old Castle Coastal
Split Face
Color: "SLATE GRAY"



5. WALL - PERFORATED PANEL
27% OPEN AREA
Finish: Aluminum



6. LED SIGN LIGHTING
Manufacturer: TECHLIGHT
Color: "BRONZE"



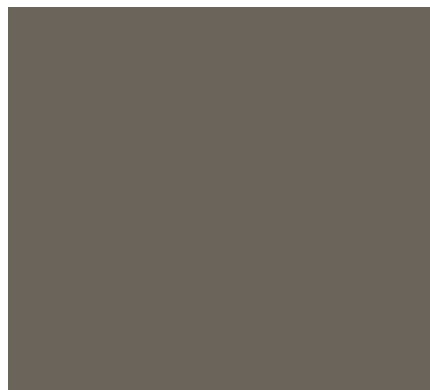
7. COLUMN - MASONRY
Manufacturer: Old Castle Coastal
Smooth Face
Color: "POTOMAC PLUM"



8. WALL SIDING
Manufacturer: McElroy Metal
Vertical - Butler II
Color: "METALLIC CHAMPAGNE"



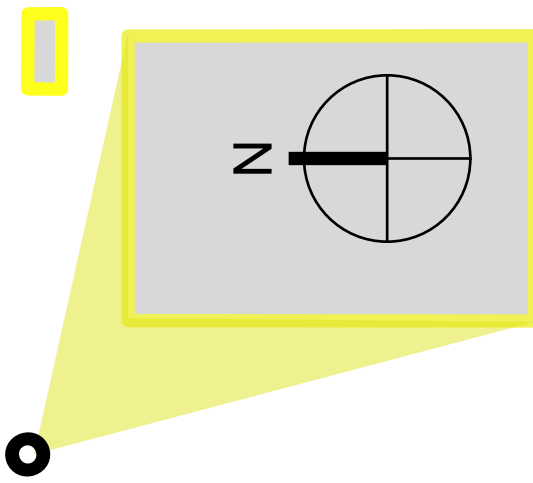
9. WALL SIDING
Manufacturer: McElroy Metal
Vertical - Stylwall II
Color: "LIGHT STONE"

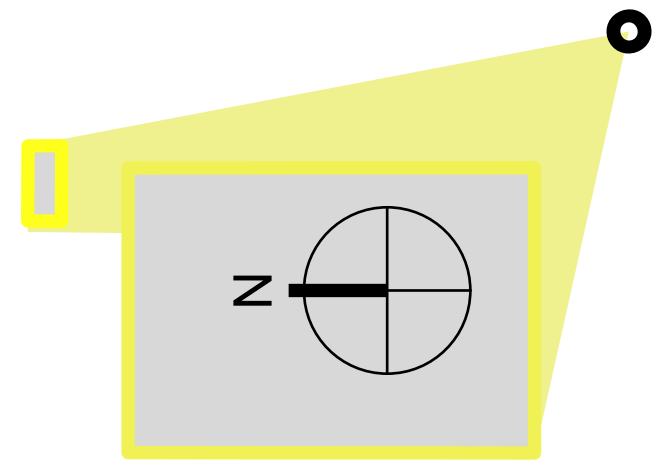


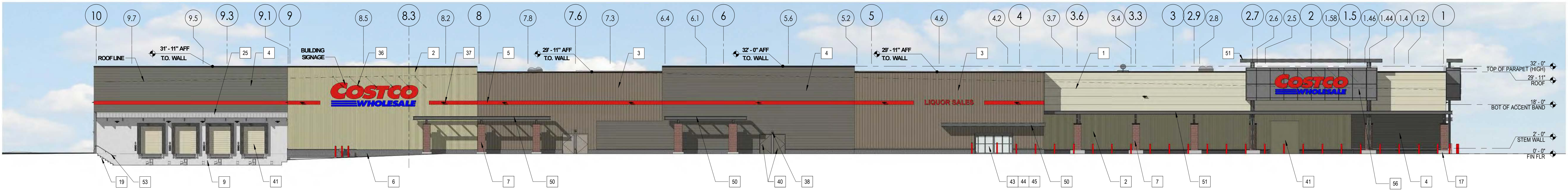
10. WALL SIDING
Manufacturer: McElroy Metal
Horiz. - Mega Rib
Color: "MISTIQUE PLUS"



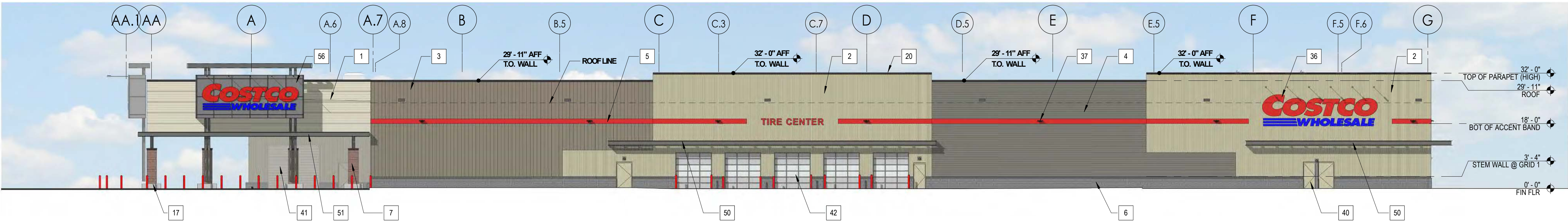
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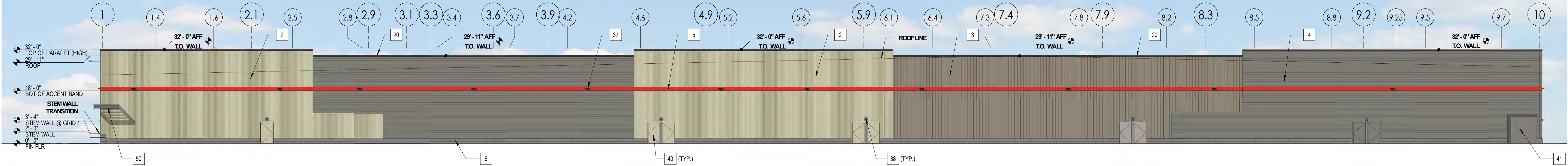




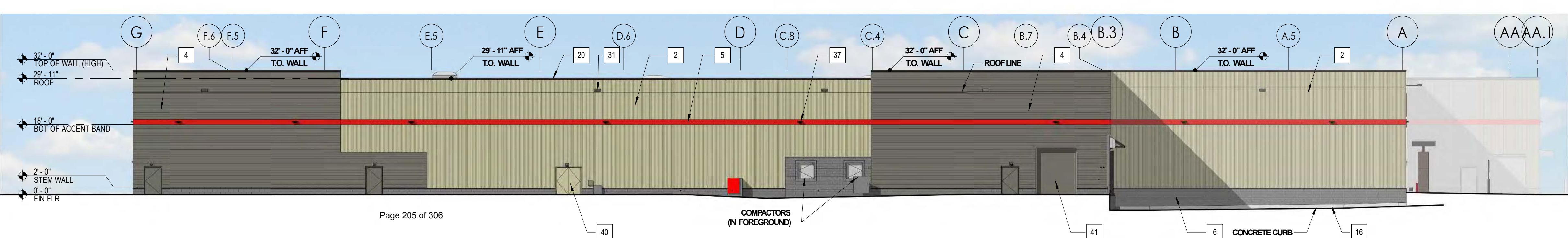
10 GRID-A WALL ELEVATION
SCALE: 1/16" = 1'-0"



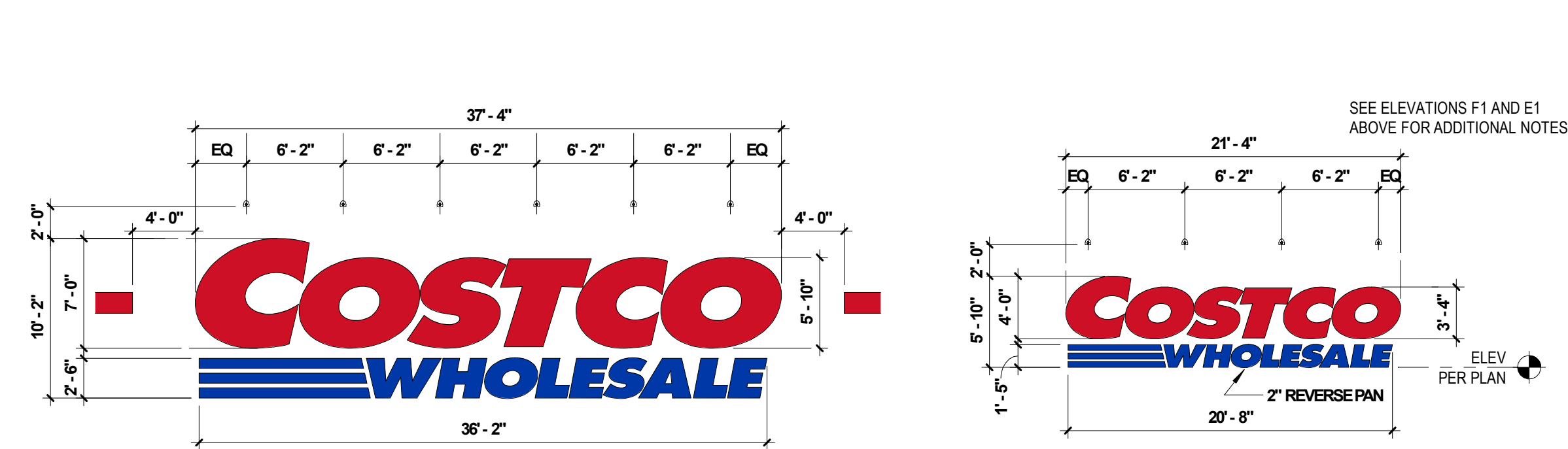
8 GRID-1 WALL ELEVATION
SCALE: 1/16" = 1'-0"



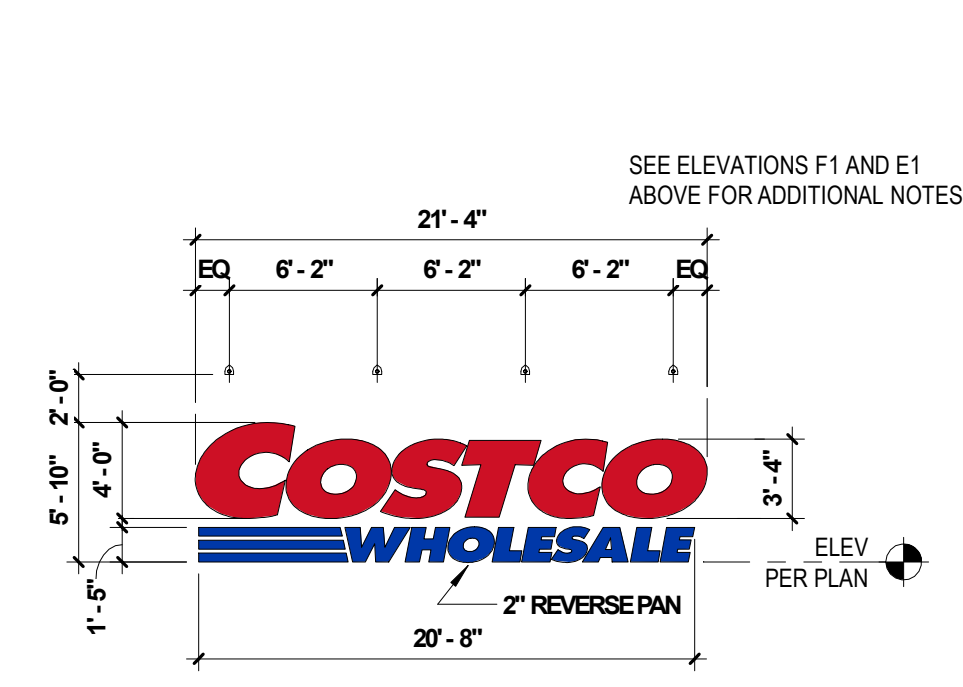
7 GRID-G WALL ELEVATION
SCALE: 1/16" = 1'-0"



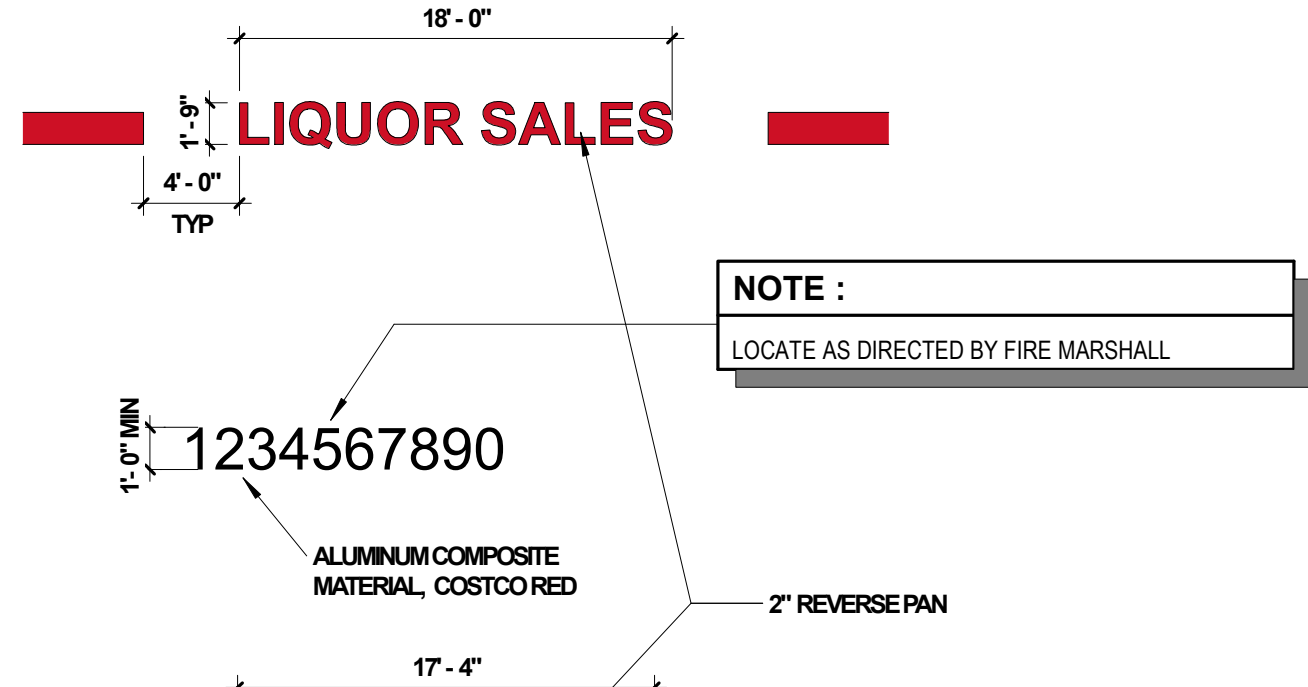
6 GRID-10 WALL ELEVATION
SCALE: 1/16" = 1'-0"



1 BUILDING SIGNAGE
SCALE: 1/8" = 1'-0"
NOTE: PROVIDE BACK PANEL ON ALL SIGNAGE EXCEPT WHEN APPLIED TO SOLID FLAT SURFACE; E.G., CMU, TEXTURED PANELS, ETC.
(SUPPLIED AND INSTALLED BY MBS) 1015

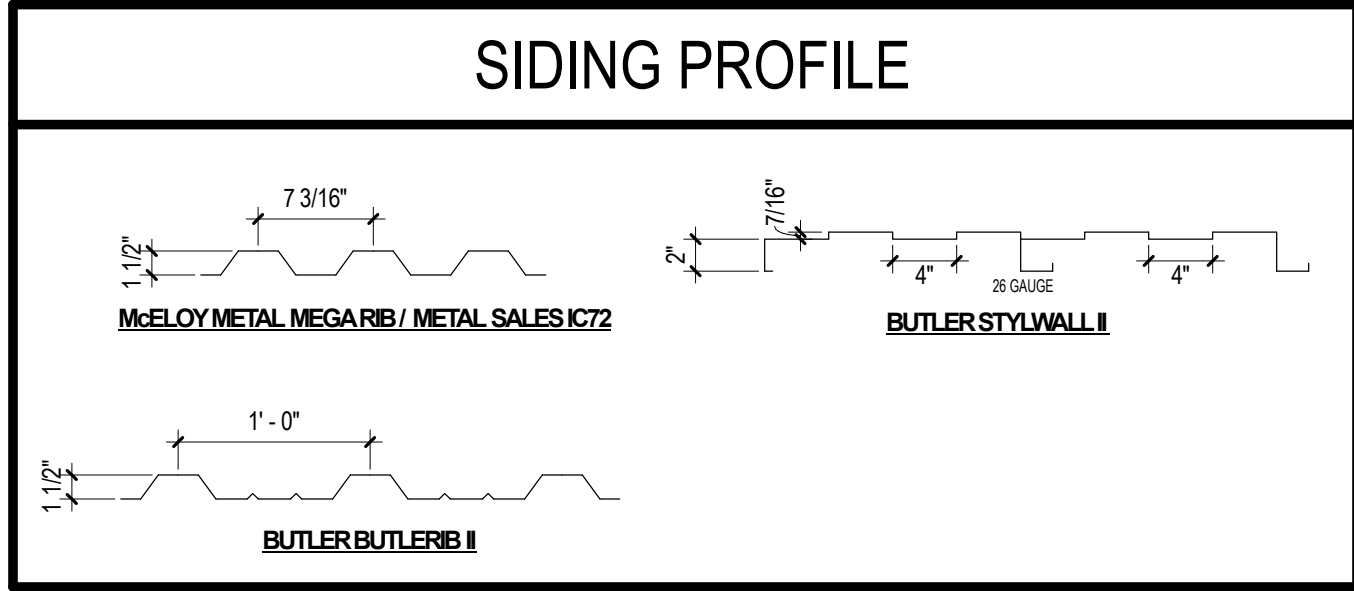


2 CANOPY SIGNAGE
SCALE: 1/8" = 1'-0"
(SUPPLIED AND INSTALLED BY MBS) 1015



3 LOCATION SIGNAGE
SCALE: 1/8" = 1'-0"
(SUPPLIED AND INSTALLED BY MBS) 1115

SIGNAGE AREA TABULATION (WALL SIGNS)				
QTY	SIGN	SIZE	AREA(SF) EA	TOTAL SF
2	COSTCO WHOLESALE	6'-0" X 1'-0"	280 SF	560
1	TIRE CENTER	17'-4" X 1'-0"	31 SF	31
TOTAL SIGNAGE AREA				591



EXTERIOR FINISH SCHEDULE									
#	ITEM	MATERIAL	FINISH	COLOR	MFR. NOTES	#	ITEM	MATERIAL	FINISH
1	METAL PANELS - MEGARIB	METAL	PRE-FINISHED	SANDSTONE	1	36	SIGN LIGHTING FIXTURE	METAL	PRE-FINISHED
2	METAL PANELS - BUTLERB II	METAL	PRE-FINISHED	LIGHT STONE	1	37	WALL PACK FIXTURE	METAL	PRE-FINISHED
3	METAL PANELS - BUTLERB II	METAL	PRE-FINISHED	METALLIC CHAMPAGNE	1	38	EMERGENCY LIGHT FIXTURE	METAL	PRE-FINISHED
4	METAL PANELS - MEGARIB	METAL	PRE-FINISHED	MISTIQUE PLUS	1	40	DOOR AND FRAME	STEEL	PAINT BY GC
5	ACCENT BAND	METAL	PRE-FINISHED	SLATE GRAY	1	41	ROLLING SERVICE DOOR	STEEL	PRE-FINISHED
6	MASONRY SPLIT - FACE	CMU	WATER REPELLENT	POTOMAC PLUM	5	42	GLAZED SECTIONAL DOOR	ALUMINUM	PRE-FINISHED
7	MASONRY SMOOTH FACE	CMU	WATER REPELLENT	NATURAL	1	44	TRANSOM FRAMING	ALUMINUM	PRE-FINISHED
9	CONCRETE CAST IN PLACE	ARCHITECTURAL FINISH	WATER REPELLENT	NATURAL	1	45	GLAZING	INSULATED GLASS	1
10	CONCRETE PRECAST	ARCHITECTURAL FINISH	WATER REPELLENT	NATURAL	1	50	TRELLIS	STEEL	PAINT BY GC
16	WALL CURBS	CONCRETE	WATER REPELLENT			51	ACCENT CHANNEL	STEEL	PAINT BY GC
17	COLUMN PLINTH PLINTHBENCH	CONCRETE	WATER REPELLENT			52	STRUCTURAL FRAMING	STEEL	PAINT BY GC
18	WALL REVEALS / CONTROL JOINT	CONCRETE	WATER REPELLENT			53	HANDRAIL GUARDRAIL	STEEL	PAINT BY GC
19	STARS	CONCRETE	WATER REPELLENT			54	BOLLARD	STEEL PIPE	PLASTIC SLEEVED
20	COPINGS 1x4	SHEET METAL	PRE-FINISHED		1	55	DECORATIVE SCREEN	STEEL PIPE	CONCRETE FILL
25	STANDING SEAM VSR	METAL	PRE-FINISHED		1	56	DECORATIVE SCREEN	METAL	PRE-FINISHED
31	SCUPPER	SHEET METAL	PAINT BY GC		1/4	NOTES: 1. SUPPLIED AND INSTALLED BY MBS 2. SUPPLIED BY MBS, INSTALLED BY GC 3. GRATE LANDING AND TREADS WITH SAFETY NOSING 4. LOCATE SUPPLIER PER 14, 15A202.1 5. SEE A301.2 FOR LOCATIONS WHERE SMOOTH FACE IS REQUIRED.			
33	JOINT COVER	SHEET METAL	PRE-FINISHED		1				

COSTCO WHOLESALE

STUART, FLORIDA

BUILDING ELEVATIONS

DECEMBER 16, 2020

Costco WHOLESALE

STUART, FLORIDA

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McLean, VA 22102
703 564 8484
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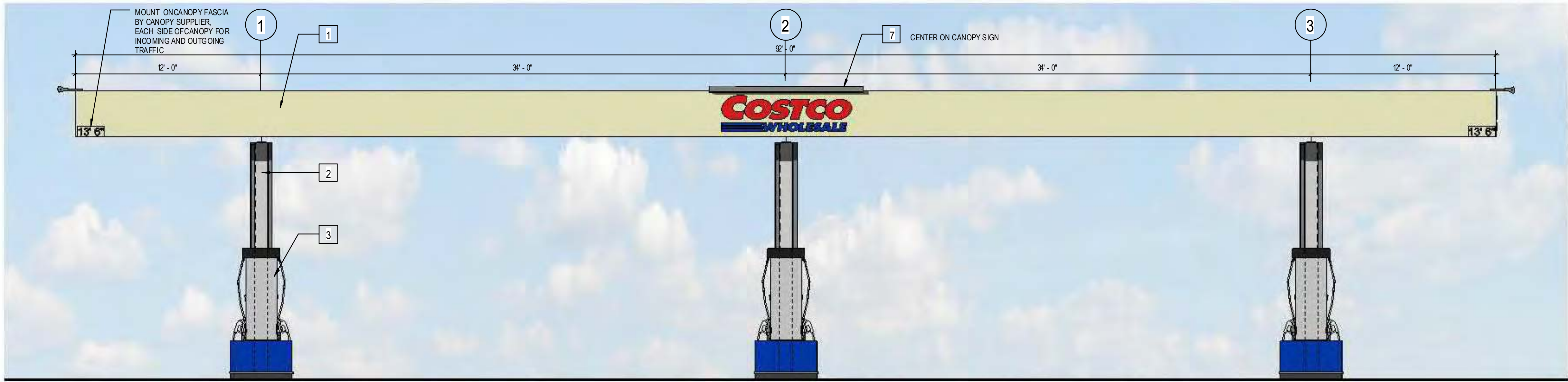
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18-5324-01
DECEMBER 16, 2020

BUILDING ELEVATIONS

DD31-01

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1 CANOPY AND DISPENSER ISLANDS
SCALE: 1/4" = 1'-0"

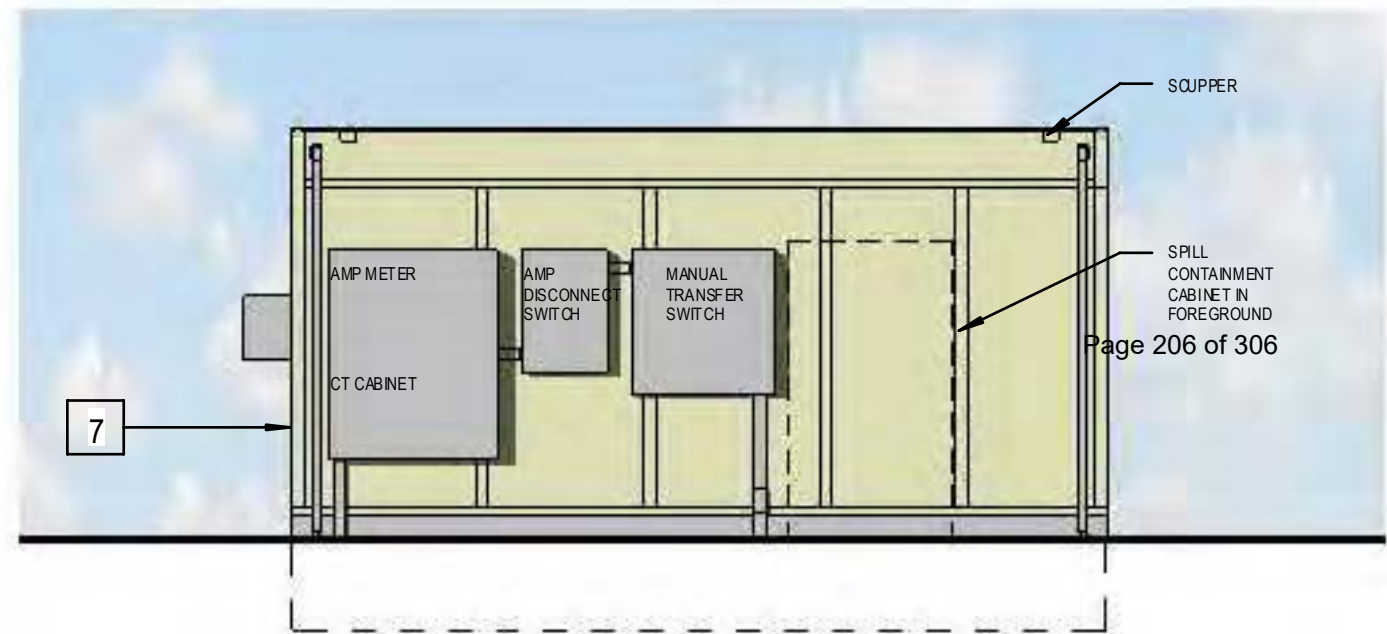
KEYNOTES	
1	PRE-FINISHED METAL FASCIA PANEL - SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT
2	COLUMN - SEE STRUCT DWGS - SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT
3	ACCESSIBLE MULTIPRODUCT DISPENSER
4	CONCRETE FILLED METAL FORMED GUARD AT ENDS OF ISLANDS - TOP OF GUARD AT 3'0" ABOVE TRAFFIC SURFACE - PAINT SIDES ONLY WITH GLOSS BLUE, REFER TO SPECIFICATION
5	RAISED CONCRETE ISLAND WITH METAL EDGE FORM - PAINT SIDES ONLY WITH GLOSS BLACK, REFER TO SPECIFICATION
6	WASTE RECEPTOR, BOLT DOWN, CENTER OF EACH ISLAND (SOIC)
7	CANOPY FASCIA SIGN LIGHT FIXTURE (SOIC) - REFER TO DETAIL
8	FIRE EXTINGUISHER AND CABINETS MOUNTED ON ENTRANCE SIDE OF COLUMNS - FIRE EXTINGUISHER CABINET TO BE: BROOKS MODEL # MARK II, RED CABINET WITH CLEAR COVER (OR EQUAL) - FIRE EXTINGUISHER AND CABINET, BY GC
9	VIDEO CAMERA - VERIFY LOCATION WITH OWNER CONSTRUCTION PROJECT MANAGER. GC SHALL RUN CONDUIT AND INSTALL 3" ROUND OR OCTAGONAL J-BOX FOR MOUNTING CAMERAS - SEE ELECTRICAL DRAWINGS
10	CALK PERIMETER OF DISPENSER BASE WITH PETROLEUM RESISTANT SEALANT - SEE T-DWGS, TYPICAL

EXTERIOR FINISH SCHEDULE					
#	ITEM	MATERIAL	FINISH	COLOR	MANUFACTURER/NOTES
1	FASCIA	METAL	POWDER COATED	DESIGNER BEIGE PCTT20144	PRG
2	CONTROLLER ENCLOSURE	METAL	POWDER COATED	DESIGNER BEIGE PCTT20144	PRG
3	CANOPY CEILING	METAL	POWDER COATED	YELLOW GREYRAL 7034	PRG
4	COLUMN	METAL	POWDER COATED	MS19 SILVER PCTT3105	PRG

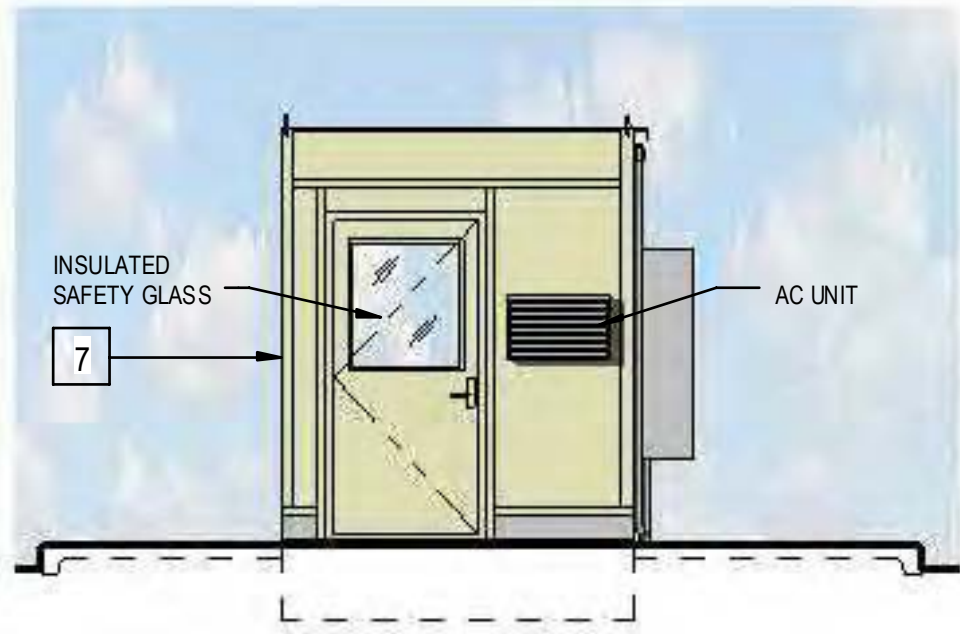
SIGNAGE AREA TABULATION (CANOPY SIGNS)				
QTY	SIGN	SIZE	AREA (SQ. FT.)	TOTAL SF
1	COSTCO WHOLESALE (EAST FACADE)	2'-0" x 7'-0" 1/4"	14.04 SF	14.04 SF
1	COSTCO WHOLESALE (WEST FACADE)	2'-0" x 7'-0" 1/4"	14.04 SF	14.04 SF
1	COSTCO WHOLESALE (NORTH FACADE)	2'-0" x 7'-0" 1/4"	14.04 SF	14.04 SF
1	COSTCO WHOLESALE (SOUTH FACADE)	2'-0" x 7'-0" 1/4"	14.04 SF	14.04 SF
4	TOTAL SIGNAGE AREA			56.16 SF



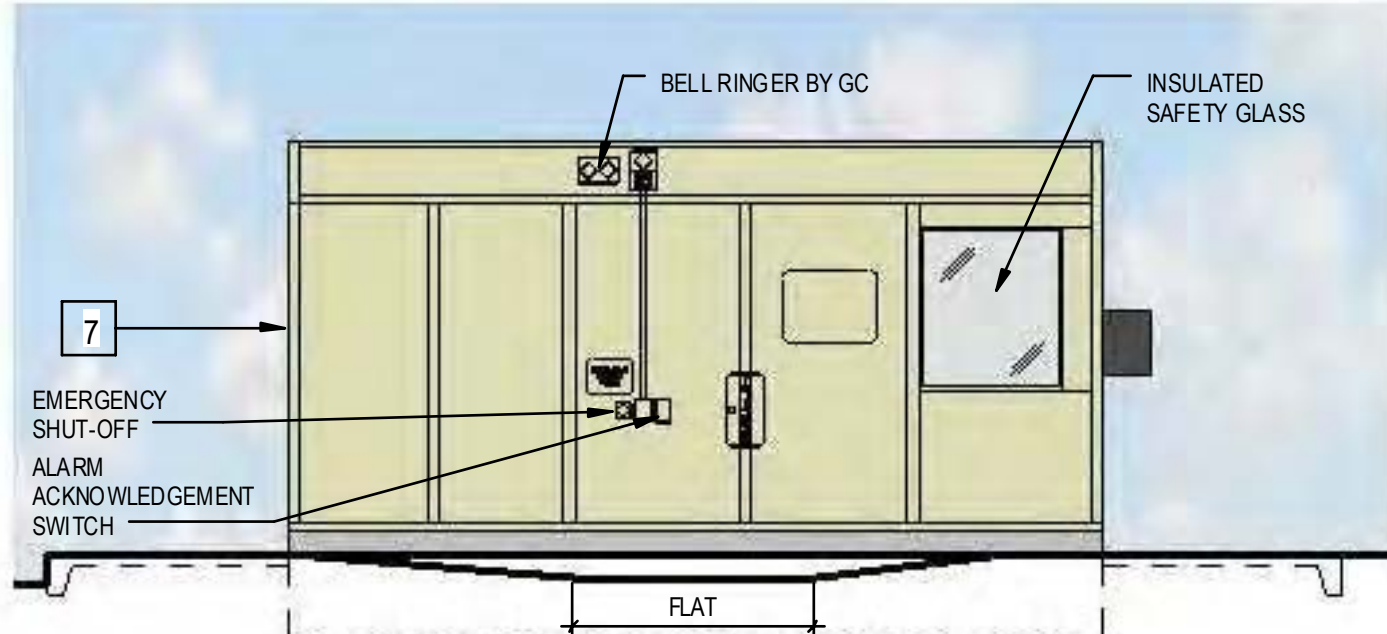
2 CANOPY AND DISPENSER ISLANDS
SCALE: 1/4" = 1'-0"



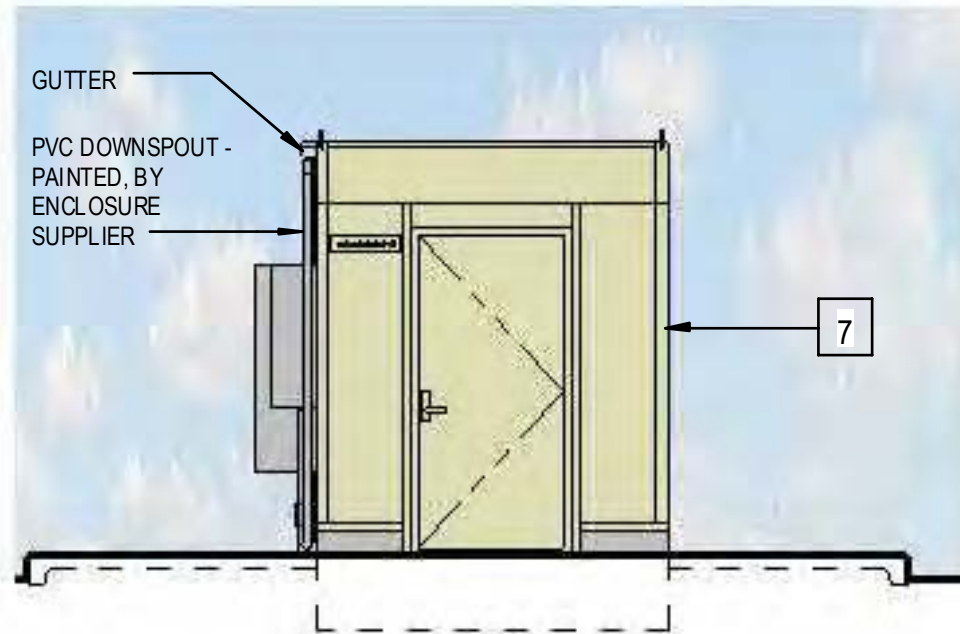
4 SIDE FACING AWAY FROM CANOPY
SCALE: 1/4" = 1'-0"



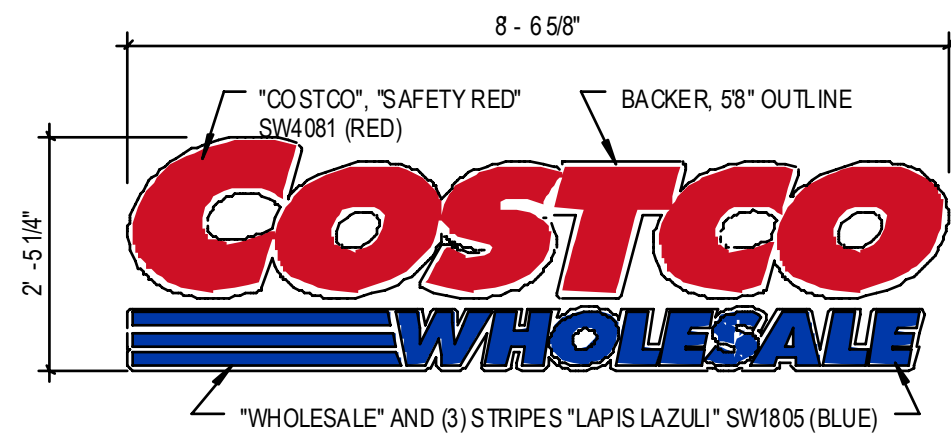
5 ENCLOSURE ENTRY
SCALE: 1/4" = 1'-0"



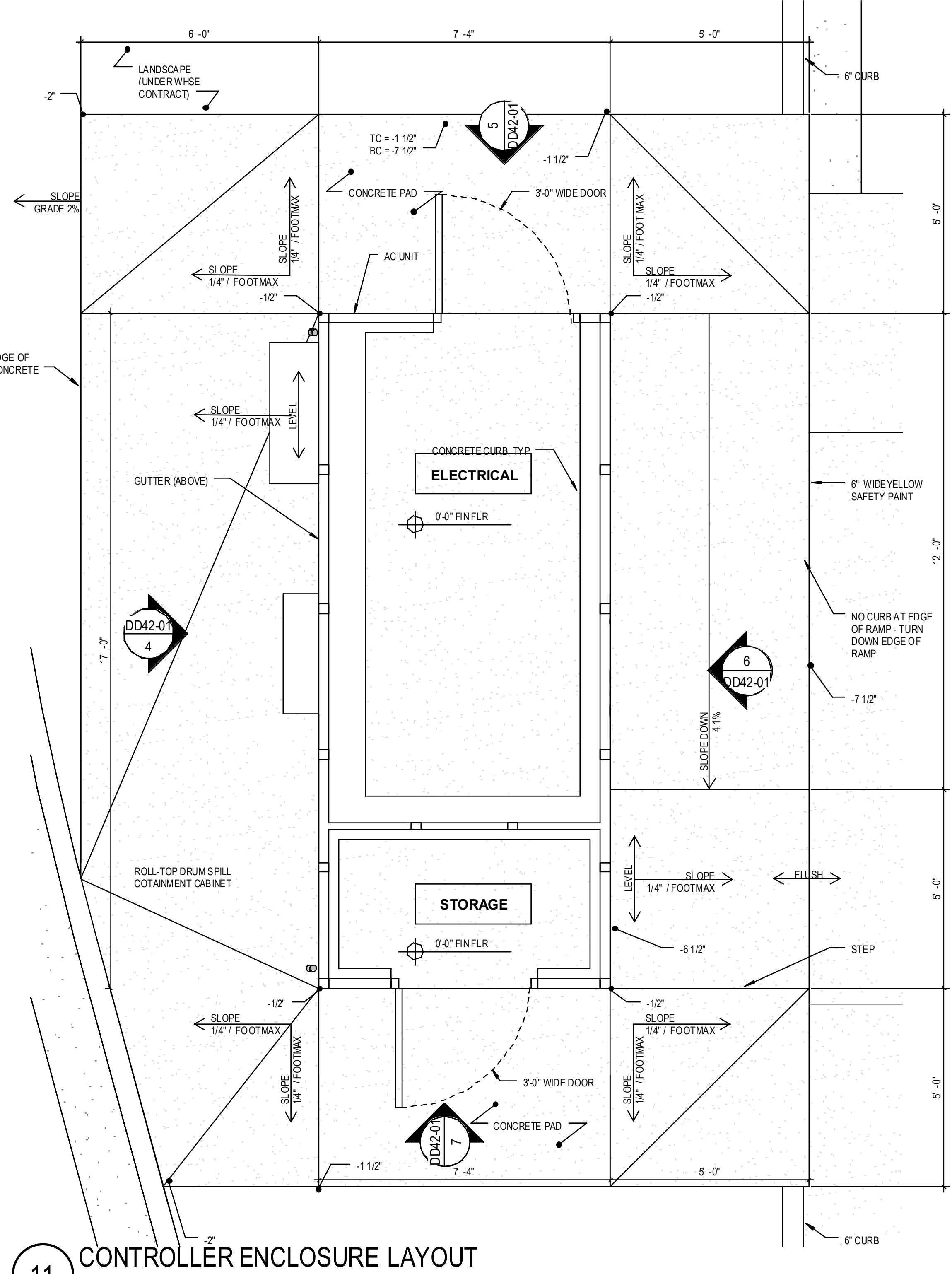
6 SIDE FACING CANOPY
SCALE: 1/4" = 1'-0"



7 ELECTRICAL ENTRY
SCALE: 1/4" = 1'-0"



3 CANOPY SIGN
SCALE: 1/2" = 1'-0"



11 CONTROLLER ENCLOSURE LAYOUT
SCALE: 1/2" = 1'-0"

COSTCO WHOLESALE

STUART, FLORIDA

FUEL FACILITY

DECEMBER 16, 2020

COSTCO
WHOLESALE
STUART, FLORIDA

8444 Westpark Dr. Ste 120
McLean, VA 22102
703 564 8484
MG2.com

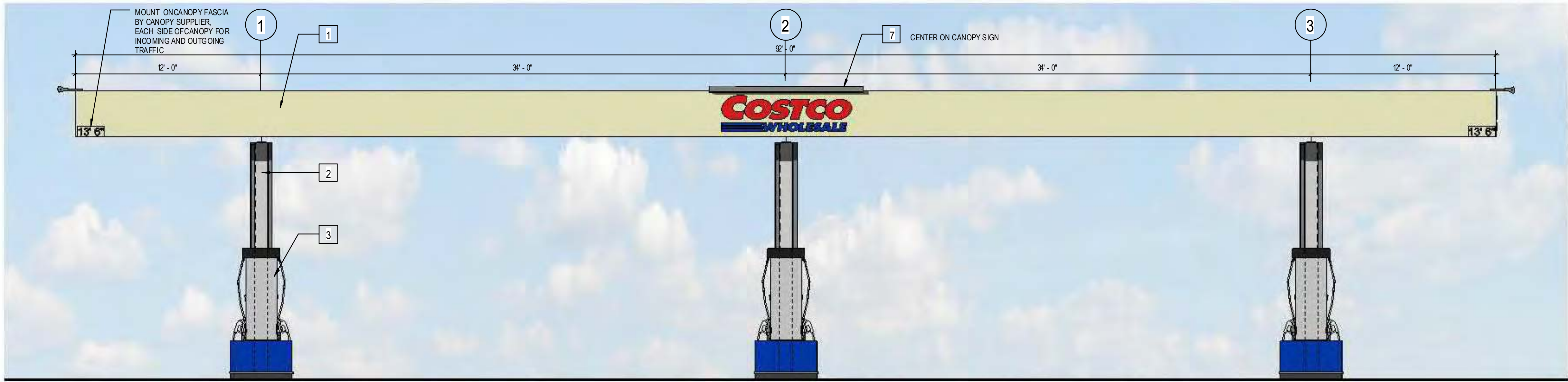
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1 CANOPY AND DISPENSER ISLANDS
SCALE: 1/4" = 1'-0"

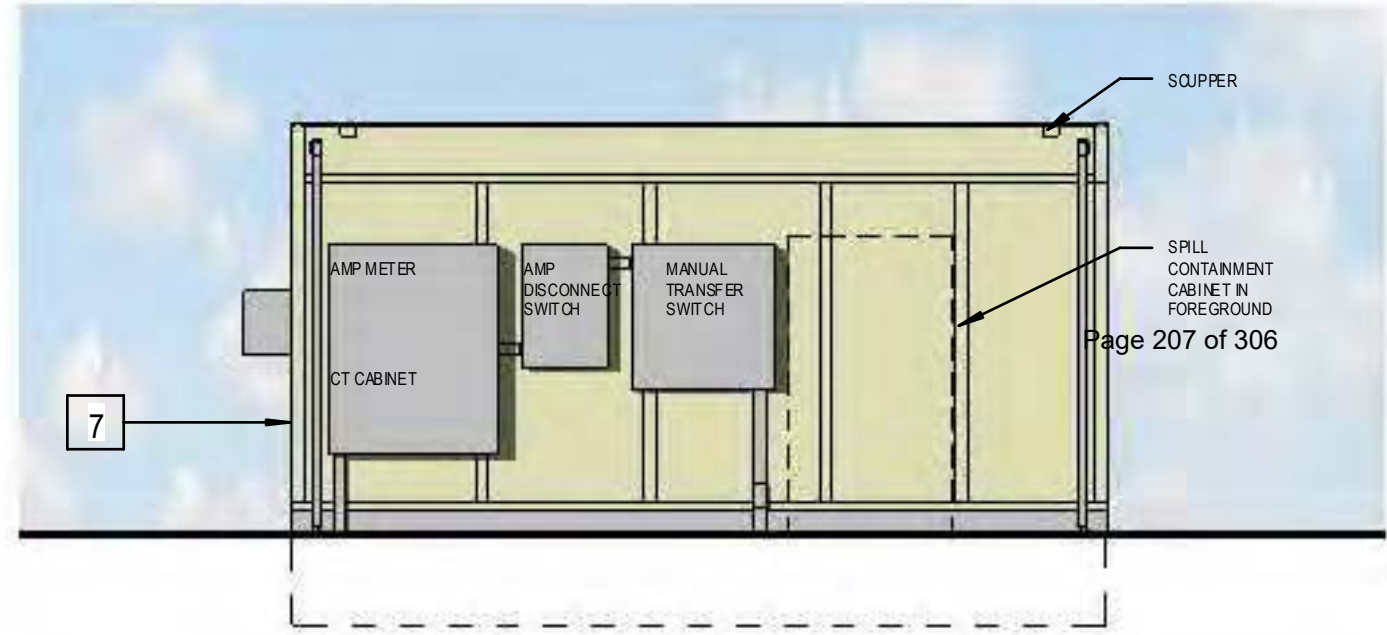
KEYNOTES	
1	PRE-FINISHED METAL FASCIA PANEL - SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT
2	COLUMN - SEE STRUCT DWGS - SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT
3	ACCESSIBLE MULTIPRODUCT DISPENSER
4	CONCRETE-FILLED METAL FORMED GUARD AT ENDS OF ISLANDS - TOP OF GUARD AT 3'0" ABOVE TRAFFIC SURFACE - PAINT SIDES ONLY WITH GLOSS BLUE, REFER TO SPECIFICATION
5	RAISED CONCRETE ISLAND WITH METAL EDGE FORM - PAINT SIDES ONLY WITH GLOSS BLACK, REFER TO SPECIFICATION
6	WASTE RECEPTOR, BOLT DOWN, CENTER OF EACH ISLAND (SOIC)
7	CANOPY FASCIA SIGN LIGHT FIXTURE (SOIC) - REFER TO DETAIL
8	FIRE EXTINGUISHER AND CABINETS MOUNTED ON ENTRANCE SIDE OF COLUMNS - FIRE EXTINGUISHER CABINET TO BE: BROOKS MODEL # MARK II, RED CABINET WITH CLEAR COVER (OR EQUAL) - FIRE EXTINGUISHER AND CABINET, BY GC
9	VIDEO CAMERA - VERIFY LOCATION WITH OWNER, CONSTRUCTION PROJECT MANAGER. GC SHALL RUN CONDUIT AND INSTALL 3" ROUND OR OCTAGONAL J-BOX FOR MOUNTING CAMERAS - SEE ELECTRICAL DRAWINGS
10	CALK PERIMETER OF DISPENSER BASE WITH PETROLEUM RESISTANT SEALANT - SEE T&E DWGS, TYPICAL

EXTERIOR FINISH SCHEDULE					
#	ITEM	MATERIAL	FINISH	COLOR	MANUFACTURER/NOTES
1	FASCIA	METAL	POWDER COATED	DESIGNER BEIGE PCTT20144	PRG
2	CONTROLLER ENCLOSURE	METAL	POWDER COATED	DESIGNER BEIGE PCTT20144	PRG
3	CANOPY CEILING	METAL	POWDER COATED	YELLOW GREYRAL 7034	PRG
4	COLUMN	METAL	POWDER COATED	MS19 SILVER PCTT31035	PRG

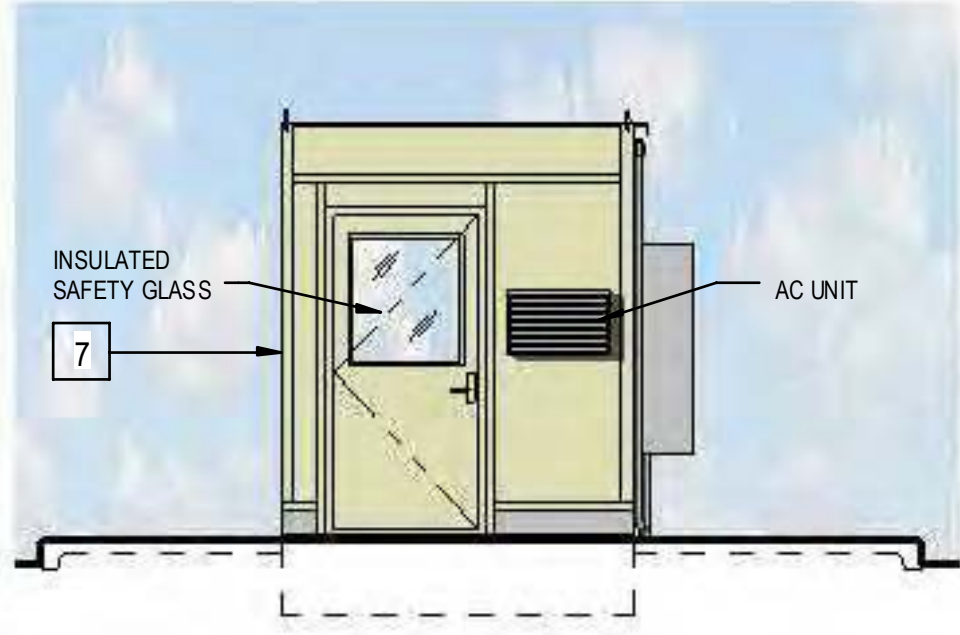
SIGNAGE AREA TABULATION (CANOPY SIGNS)				
QTY	SIGN	SIZE	AREA (SQ. FT.)	TOTAL SF
1	COSTCO WHOLESALE (EAST FACADE)	2'-0" x 7'-0" 1/4"	14.04 SF	14.04 SF
1	COSTCO WHOLESALE (WEST FACADE)	2'-0" x 7'-0" 1/4"	14.04 SF	14.04 SF
1	COSTCO WHOLESALE (NORTH FACADE)	2'-0" x 7'-0" 1/4"	14.04 SF	14.04 SF
1	COSTCO WHOLESALE (SOUTH FACADE)	2'-0" x 7'-0" 1/4"	14.04 SF	14.04 SF
4	TOTAL SIGNAGE AREA			56.16 SF



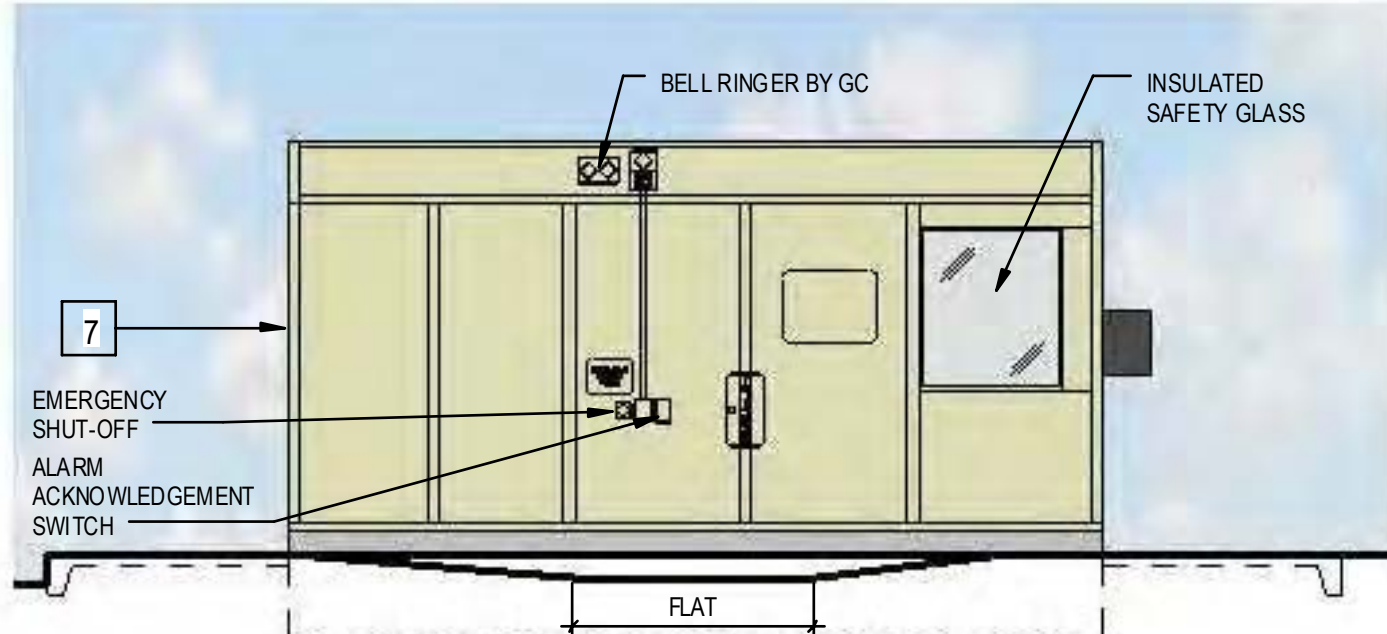
2 CANOPY AND DISPENSER ISLANDS
SCALE: 1/4" = 1'-0"



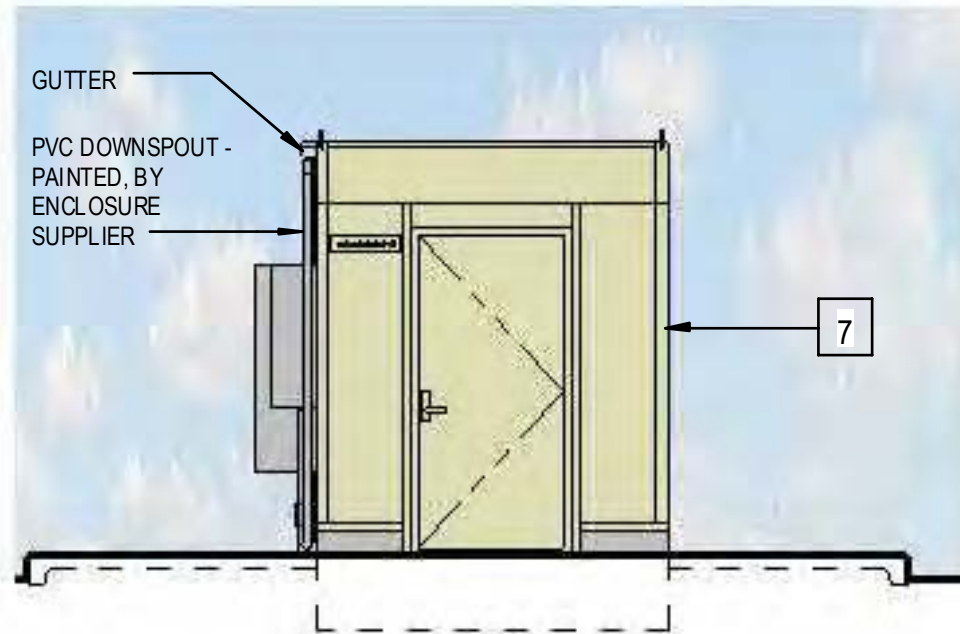
4 SIDE FACING AWAY FROM CANOPY
SCALE: 1/4" = 1'-0"



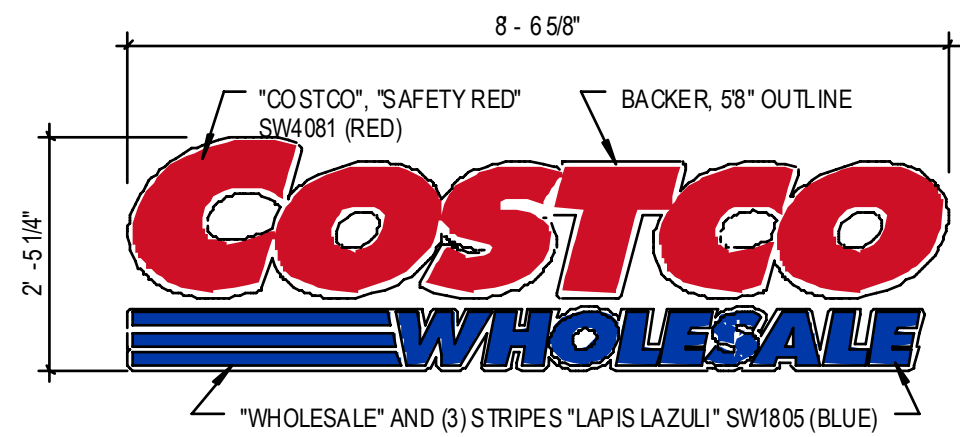
5 ENCLOSURE ENTRY
SCALE: 1/4" = 1'-0"



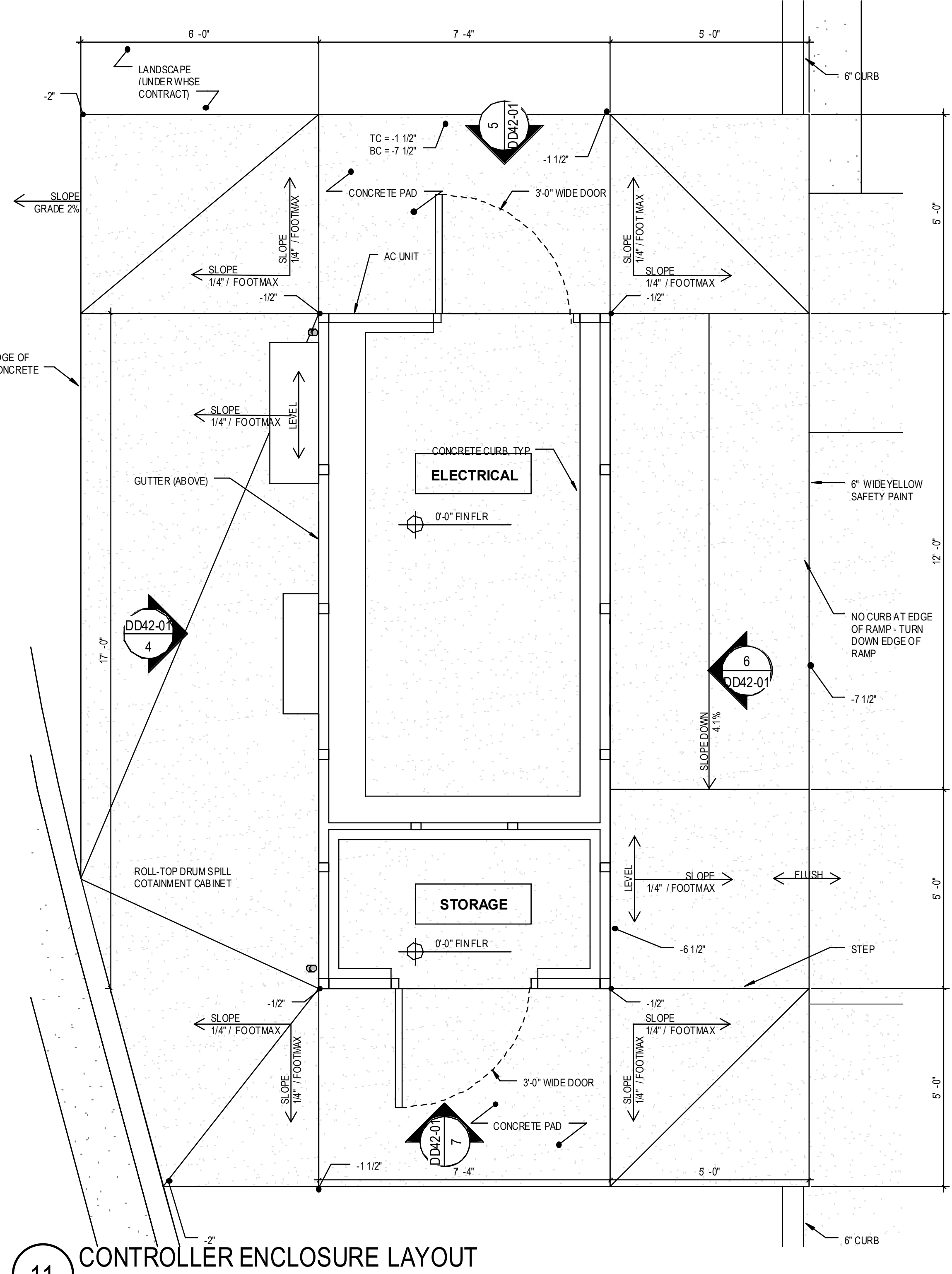
6 SIDE FACING CANOPY
SCALE: 1/4" = 1'-0"



7 ELECTRICAL ENTRY
SCALE: 1/4" = 1'-0"



3 CANOPY SIGN
SCALE: 1/2" = 1'-0"



11 CONTROLLER ENCLOSURE LAYOUT
SCALE: 1/2" = 1'-0"

COSTCO WHOLESALE

STUART, FLORIDA

FUEL FACILITY

DECEMBER 16, 2020

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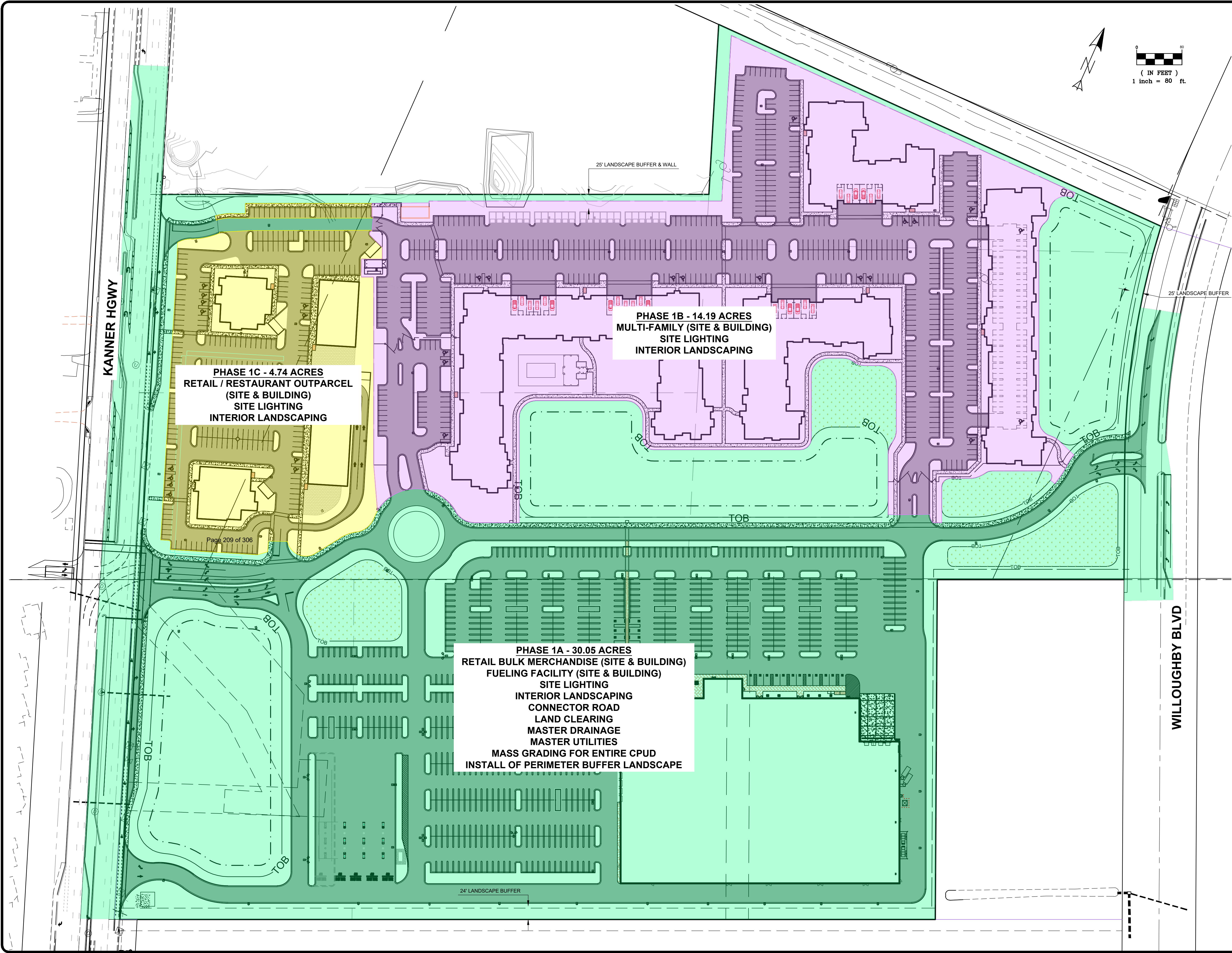
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SOUTH KANNER HIGHWAY (S.R.76)

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L.B. CERTIFICATE OF AUTHORIZATION 8098

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DRAWN BY	JLV
CHECKED BY	JLV
FILE NAME	20-313-01.dwg
PROJECT NAME	20-313-01.dwg
LAYOUT	AS SHOWN
SCALE	AS SHOWN
DATE	04MAR21

KANNER CPUD

PHASING PLAN

STUART

FLORIDA



DAVID C. BAGGETT, P.E.(DATE)
#81375

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

20-313

1 OF 1

2:EDC-202003-313 - Colston Stuart - Kanner Highway/SURVEY/Dwg - PDF/Survey/20-313/313.dwg, 2/26/2021 10:31 AM
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TITLE COMMITMENT
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 807683 A1
COMMITMENT DATE: NOVEMBER 22, 2020, AT 11:00 PM
SCHEDULE B-II ITEMS

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **NOT A SURVEY MATTER.**
- A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2019 AND SUBSEQUENT YEARS. **NOT A SURVEY MATTER.**
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. **NOT A SURVEY MATTER.**
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**
- ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. **NOT A SURVEY MATTER.**
ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. **NOT A SURVEY MATTER.**
- RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. **NOT A SURVEY MATTER.**
EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH RECORDED IN DEED BOOK 42, PAGE 63, AS AFFECTED BY ASSIGNMENT RECORDED IN O.R. BOOK 821, PAGE 1406, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCEL 1) **AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.**
- ORDINANCE NO. 2337-2017, REGARDING ANNEXATION, RECORDED IN O.R. BOOK 2902, PAGE 693, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO BOTH PARCELS) **NOT A SURVEY MATTER, AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.**
- COMMITMENT EXCEPTION #3 IS HEREBY DELETED IN ITS ENTIRETY. **NOT A SURVEY MATTER.**

TITLE COMMITMENT
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 807690 A1
COMMITMENT DATE: NOVEMBER 3, 2020, AT 11:00 PM
SCHEDULE B-II ITEMS

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
- A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2021 AND SUBSEQUENT YEARS. **NOT A SURVEY MATTER.**
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. **NOT A SURVEY MATTER.**
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**
- ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. **NOT A SURVEY MATTER.**
ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. **NOT A SURVEY MATTER.**
- EASEMENT IN FAVOR OF AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED IN DEED BOOK 42, PAGE 63, TOGETHER WITH ASSIGNMENT RECORDED IN O.R. BOOK 821, PAGE 1406, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.**
- RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. **NOT A SURVEY MATTER.**

LEGAL DESCRIPTION:

TITLE COMMITMENT # 807683

PARCEL 1 :
THE REAL PROPERTY LYING AND BEING IN GOVERNMENT LOT 5 AND 6, SECTION 16, TOWNSHIP 38 SOUTH , RANGE 41 EAST, MARTIN COUNTY, FLORIDA, DESCRIBED AS:
BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SHOWN LOT UNIT AND THE CENTERLINE OF STATE ROAD 76, THENCE PROCEED NORTH 66°18'30" EAST ALONG THE NORTH LINE OF THE HANSON GRANT FOR A DISTANCE OF 50.08 FEET TO A CONCRETE MONUMENT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 76, THENCE PROCEED NORTH 20°23'20" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76 FOR A DISTANCE OF 330 FEET AND THE POINT OR PLACE OF BEGINNING, THENCE PROCEED NORTH 66°18'30" EAST FOR A DISTANCE OF 984.42 FEET TO A POINT, THENCE PROCEED NORTH 20°23'20" WEST FOR A DISTANCE OF 350 FEET TO A POINT, THENCE PROCEED SOUTH 66°18'30" WEST FOR A DISTANCE OF 984.42 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76; THENCE PROCEED SOUTH 20°23'20" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76 FOR A DISTANCE OF 350 FEET TO THE POINT OR PLACE OF BEGINNING.
LESS AND EXCEPT PARCEL NO. 145 CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED IN O.R. BOOK 951, PAGE 284, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PART OF GOVERNMENT LOT 5, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 5, THENCE SOUTH 66°02'08" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 127.80 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 76 (KANNER HIGHWAY); THENCE NORTH 20°39'37" WEST ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 20°39'37" WEST ALONG SAID EXISTING RIGHT OF WAY LINE, A DISTANCE OF 350.00 FEET; THENCE NORTH 66°02'08" EAST, A DISTANCE OF 20.03 FEET; THENCE SOUTH 20°39'37" EAST, A DISTANCE OF 350.00 FEET; THENCE SOUTH 66°02'08" WEST, A DISTANCE OF 20.03 FEET.
PARCEL 2:
A PARCEL OF LAND LYING IN GOVERNMENT LOTS 6 AND 7, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF TRACT 2, STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD; THENCE NORTH 23°40'21" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 208.04 FEET TO A POINT OF CURVATURE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE HAVING A RADIUS OF 1420.00 FEET, A CENTRAL ANGLE OF 14°55'37", AND AN ARC LENGTH OF 369.95 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 66°43'59" WEST, FOR A DISTANCE OF 791.02 FEET TO A POINT; THENCE NORTH 20°39'22" WEST FOR A DISTANCE OF 395.23 FEET TO A POINT ON THE SOUTH LINE OF A MARTIN COUNTY ACCESS STRIP RECORDED IN OFFICIAL RECORDS BOOK 882, PAGES 783 AND 785, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°28'43" EAST ALONG SAID MARTIN COUNTY ACCESS STRIP, FOR A DISTANCE OF 859.34 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD, POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE TO THE EAST, RADIAL LINE BEARS NORTH 82°49'31" EAST; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1420.00 FEET, A CENTRAL ANGLE OF 02°01'03", AND AN ARC LENGTH OF 50 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION:

TITLE COMMITMENT # 807690

A PARCEL OF LAND LYING IN GOVERNMENT LOTS 5, 6, AND 7, SECTION 16, TOWNSHIP 38 SOUTH RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :
BEGINNING AT THE NORTHEAST CORNER OF TRACT 2, STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD AND ALSO BEING A POINT ON THE NORTH LINE OF THE HANSON GRANT; THENCE SOUTH 65°51'31" WEST ALONG THE NORTH LINE OF SAID HANSON GRANT, FOR A DISTANCE OF 1738.28 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH KANNER HIGHWAY (S.R. 76); THENCE NORTH 20°39'22" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 330.00 FEET TO A POINT; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 65°51'31" EAST, FOR A DISTANCE OF 964.39 FEET TO A POINT; THENCE NORTH 20°39'22" WEST, FOR A DISTANCE OF 256.55 FEET TO A POINT; THENCE NORTH 66°43'59" EAST, FOR A DISTANCE OF 791.02 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1420.00 FEET, A CENTRAL ANGLE OF 14°55'37", A CHORD BEARING OF SOUTH 16°11'46" EAST AND A CHORD LENGTH OF 368.90 FEET; THENCE TRAVEL COUNTER-CLOCKWISE ALONG THE ARC OF SAID NON-TANGENT CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD, FOR A DISTANCE OF 369.95 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23°40'21" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 208.04 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION:

TITLE COMMITMENT # 807694

A PARCEL OF LAND LYING WITHIN THE HANSON GRANT, MARTIN COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
THE WESTERLY 330.00 FEET OF LOT 2, AND ALL OF LOTS 3 AND 4 OF STUART FARMS, AS RECORDED IN PLAT BOOK I, PAGE 63, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW SITUATED, LYING AND BEING IN MARTIN COUNTY, FLORIDA.
LESS AND EXCEPT
THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS RECORDED IN OFFICIAL RECORDS BOOK 951, PAGE 282, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A 10 FOOT WIDE PARCEL OF LAND OVER THE WESTERLY PORTION OF LOT 4, ACCORDING TO THE PLAT OF STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING EASTERLY OF STATE ROAD 76, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE RUN SOUTH 66°02'08" WEST, ALONG THE NORTH LINE OF SAID LOT 4 AND ALONG THE NORTH LINE OF HANSON GRANT, A DISTANCE OF 376.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 66°02'08" WEST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 10.01 FEET; THENCE SOUTH 20°39'37" EAST, ALONG A LINE THAT IS 10 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF THE 100 FOOT WIDE STATE ROAD 76, A DISTANCE OF 600.56 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 66°06'12" EAST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 10.01 FEET; THENCE NORTH 20°39'37" WEST, ALONG A LINE 20 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF THE SAID 100 FOOT WIDE STATE ROAD 76, A DISTANCE OF 600.56 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH AN ABANDONED 40 FOOT DEDICATED RIGHT OF WAY LYING BETWEEN SAID LOTS 2 AND 3.

TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 807694 A1
COMMITMENT DATE: NOVEMBER 2, 2020, AT 11:00 PM
SCHEDULE B-II ITEMS

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
- A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2019 AND SUBSEQUENT YEARS. **NOT A SURVEY MATTER.**
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. **NOT A SURVEY MATTER.**
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**
- ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.
ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. **NOT A SURVEY MATTER.**
- RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. **NOT A SURVEY MATTER.**
ALL MATTERS CONTAINED ON THE PLAT OF STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW SITUATED, LYING AND BEING IN MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, SHOWN ON SURVEY.**
- RESOLUTION NO. 51-96 CREATING UTILITY EASEMENT RECORDED IN O.R. BOOK 1174, PAGE 761, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, SHOWN ON SURVEY.**
- PERPETUAL EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN O.R. BOOK 2777, PAGE 775, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, SHOWN ON SURVEY.**
- TEMPORARY EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN O.R. BOOK 2777, PAGE 782, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, SHOWN ON SURVEY.**
- RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED, UNDER DEED BOOK 31, PAGE 137; PARTIALLY RELEASED IN O.R. BOOK 318, PAGE 309; TRANSFER OF ROAD RIGHT OF WAY RESERVATION RECORDED IN O.R. BOOK 835, PAGE 1822, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, SHOWN ON SURVEY.**
- EASEMENT TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN O.R. BOOK 179, PAGE 275, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **DOES NOT AFFECT PROPERTY, EASEMENT NOW IN RIGHT-OF-WAY OF STATE ROAD 76.**
- EASEMENT RECORDED IN DEED BOOK 12, PAGE 285, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, SHOWN ON SURVEY.**
- OUTFALL DITCH EASEMENT RECORDED IN DEED BOOK 42, PAGE 432, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, SHOWN ON SURVEY.**
- RIGHT OF WAY RESOLUTION RECORDED IN O.R. BOOK 774, PAGE 1469, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.**
- ORDINANCE NO. 2327-16 RECORDED IN O.R. BOOK 2875, PAGE 760, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, PROVIDING FOR ANNEXATION OF SUBJECT PROPERTY INTO THE CITY OF STUART. **AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.**
- DEED RECORDED IN O.R. BOOK 2822, PAGE 939, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SUBJECT TO AUTOMATIC PHOSPHATE, METALS, MINERALS AND PETROLEUM RESERVATIONS BY VIRTUE OF SEC. 270.11(1), F.S. **AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.**
- SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THAT CERTAIN DEED RECORDED IN O.R. BOOK 2822, PAGE 939, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, RELATED TO PERMITTING REQUIREMENTS. **NOT A SURVEY MATTER.**
- RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED. **NOT A SURVEY MATTER.**
- ANY PORTION OF THE LAND LYING WATERWARD OF THE ORDINARY HIGH WATER MARK OF LAKE, AND LANDS ACCRETED THERETO. **NOT A SURVEY MATTER.**



MARTIN COUNTY, FLORIDA
VICINITY MAP
1" = 3000'

SURVEYORS NOTES AND REPORT:

- REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 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.
- THE LAST DATE OF FIELD WORK WAS NOVEMBER 2, 2020.
- CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
- PARCELS CONTAIN A TOTAL OF 48.99 ACRES, MORE OR LESS.
- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-8 F.A.C.), IS "COMMERCIAL." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
- THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE BOUNDARY SYSTEM-EAST ZONE, NAD 83 (1990).
- THE TOPOGRAPHIC AND TREE DATA COLLECTED AND DEPICTED ON THIS SURVEY IS OF SPECIFIC AREAS PREDETERMINED BY THE CLIENT AT THE TIME OF SURVEY REQUEST.
- REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE HANSON GRANT PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- 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.
- THE OWNERSHIP OF PERMETER 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.
- 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.
- THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12085C0161H, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020, FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
- TREES SHOWN HEREON WERE LOCATED BASED ON THE CONSERVATION CRITERIA ESTABLISHED BY THE CITY OF STUART, FLORIDA.
- SHEETS 7, 8, AND 9 IS A TREE SURVEY BASED ON INFORMATION PROVIDED BY EW CONSULTANTS, JOB NAMED "M&M REALTY KANNER". THE WESTERN HALF BEING COLLECTED ON JULY THROUGH AUGUST OF 2018, THE EASTERN HALF BEING LOCATED IN SEPTEMBER OF 2020.
- ADDITIONAL TOPOGRAPHIC DATA PROVIDED BY SJ BROWN INC. SURVEY JOB # 7227-01-01.

REFERENCE MATERIAL:

- MARTIN COUNTY ENGINEERING DEPT. RIGHT-OF-WAY SURVEY AND MAPPING RIGHT OF WAY MAP WILLOUGHBY BLVD. EXTENSION - MARTIN COUNTY. MAPS PREPARED BY GCY, INC. CIVIL ENGINEERS AND LAND SURVEYORS. DATED SEPTEMBER 1992. JOB# 91-1047
- BOUNDARY SURVEY BY STEPHEN J. BROWN, INC. PREPARED FOR M&M REALTY PARTNERS, LLC. COMPLETED ON 07/03/2018, JOB # 7227-01-01.
- FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY ENGINEERING SECTION, RIGHT OF WAY MAP, STATE ROAD NO. 76, MARTIN COUNTY. SECTION 89060-2510 (2511).
- CERTUS STU OWNER PLAT, LOTS 1 AND 2. PLAT BOOK 18, PAGE 17, MCR.
- STUART FARMS PALM BEACH COUNTY, PLAT BOOK 1, PAGE 63, MCR.
- 3100 SE WILLOUGHBY BLVD, STUART. OFFICIAL RECORD BOOK 2464, PAGE 1992, MCR. PARCEL ID 16-38-41-000-000-00460-3.
- 3171 S KANNER HWY, STUART. OFFICIAL RECORD BOOK 2270, PAGE 399, MCR. PARCEL ID 16-38-41-000-000-00442-6.
- S KANNER HWY, STUART. OFFICIAL RECORD BOOK 2465, PAGE 1851, MCR. PARCEL ID 16-38-41-000-000-00440-8.
- S KANNER HWY, STUART. OFFICIAL RECORD BOOK 2822, PAGE 939, MCR. PARCEL ID 40-38-41-001-002-00000-5.
- FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY OFFICIAL RECORD BOOK951, PAGE 284, MCR.
- FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY OFFICIAL RECORD BOOK951, PAGE 286, MCR.
- 20' NON EXCLUSIVE EASEMENT, OFFICIAL RECORD BOOK 1174, PAGE 761, MCR.
- 60' WIDE MARTIN COUNTY ACCESS STRIP OFFICIAL RECORD BOOK 882, PAGE 783 & 785.
- PARCEL 804 S.F.W.M.D. EASEMENT, OFFICIAL RECORDS BOOK 277, PAGE 775, MCR.
- PARCEL 804 S.F.W.M.D. EASEMENT, OFFICIAL RECORDS BOOK 277, PAGE 782, MCR.
- 40' FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT, DEED BOOK 42, PAGE 432, MCR.
- GCY TOPOGRAPHIC SURVEY JOB # 19-1034-02 DATED NOVEMBER 2019.
- TOPOGRAPHIC SURVEY BY SJ BROWN INC. FOR M&M REALTY PARTNERS, LLC JOB # 7227-01-01 DATED 07/23/2019

CERTIFIED TO:

- M&M STUART LLC, A FLORIDA LIMITED LIABILITY COMPANY
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SHEETS:

- COVER
- BOUNDARY SURVEY
- TOPOGRAPHIC SURVEY
- TREE SURVEY
- TREE SURVEY CONTINUED
- TREE SCHEDULE
- TREE SURVEY BY OTHERS
- TREE SURVEY BY OTHERS CONTINUED
- TREE SCHEDULE BY OTHERS

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



BOUNDARY, TOPOGRAPHIC & TREE SURVEY FOR:

M&M STUART LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RECORD INFORMATION
SEC. 16, TOWNSHIP. 38 SOUTH, RGE. 42 EAST
AND LYING WITHIN THE HANSON GRANT
MARTIN COUNTY, FLORIDA

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

20-313

1 OF 9

A detailed map of the Port of Tampa area, showing the city grid, water bodies, and a red-shaded area labeled 'SITE'. The map includes major roads like I-75, I-4, and US-90, as well as the Alafia River and Little Alafia River. A red-shaded area is labeled 'SITE' with a line pointing to it. The map also shows various parks, schools, and commercial areas.

$$1'' = 3000'$$

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 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.
2. THIS SURVEY WAS COMPLETED ON NOVEMBER 15, 2020.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. PARCELS CONTAIN A TOTAL OF 45.99 ACRES, MORE OR LESS.
5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "COMMERCIAL." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE BOUNDARY SYSTEM-EAST ZONE, NAD 83 (1990).
7. THERE ARE THREE DATA COLLECTED AND SHOWN ON THIS SURVEY. THE DATA COLLECTION METHOD IS UNLESS OTHERWISE PREDETERMINED BY THE CLIENT AT THE TIME OF SURVEY REQUEST.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT "FIELD SURVEY UPDATES" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE HANSON GRANT PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LANDSCAPING. DIMENSIONS SHOWN SHALL ONLY BE USED FOR THE LOCATION OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
11. 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.
12. 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.
13. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF 1.0 FEET OR MORE AND AREAS LESS THAN ONE SQUARE MILE AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 1208500616H, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
14. TREES SHOWN HEREON WERE LOCATED BASED ON THE CONSERVATION CRITERIA ESTABLISHED BY THE CITY OF STUART, FLORIDA.
15. SHEETS 7, 8, AND 9 IS A TREE SURVEY BASED ON INFORMATION PROVIDED BY EW CONSULTANTS, JOB NAMED "M&M REALTY KANNER", THE WESTERN HALF BEING COLLECTED ON JUNE THIRTYTHREE, 2018. THE EASTERN HALF BEING COLLECTED ON SEPTEMBER 2, 2020.
16. ADDITIONAL TOPOGRAPHIC DATA PROVIDED BY SJ BROWN INC. SURVEY JOB # 7227-01-01.

MARTIN COUNTY ENGINEERING DEPT. RIGHT-OF-WAY SURVEY AND MAPPING RIGHT OF WAY MAP WILLOUGHBY BLVD. EXTENSION – MARTIN COUNTY. MAPS PREPARED BY GCY, INC. CIVIL ENGINEERS
 AND LAND SURVEYORS. DATED SEPTEMBER 1992. JOB# 911-1047
 BOUNDARY SURVEY BY STEPHEN J. BROWN, INC. PREPARED FOR M&M REALTY PARTNERS, LLC. COMPLETED ON 07/03/2018, JOB # 7227-01-01.
 FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY ENGINEERING SECTION, RIGHT OF WAY MAP, STATE ROAD NO. 76, MARTIN COUNTY, SECTION 89060–2510 (2511).
 CERTUS STU OWNER PLAT, LOTS 1 AND 2. PLAT BOOK 18, PAGE 17, MCR.
 STUART FARMERS PALM BEACH COUNTY, PLAT BOOK 1, PAGE 63, MCR.
 3100 SE WILLOUGHBY BLVD. STUART. OFFICIAL RECORD BOOK 2464, PAGE 1992, MCR. PARCEL ID 16-38-41-000-000-00460-3
 3171 S KANNER HWY. STUART. OFFICIAL RECORD BOOK 2270, PAGE 399, MCR. PARCEL ID 16-38-41-000-000-00442-6
 S KANNER HWY. STUART. OFFICIAL RECORD BOOK 2465, PAGE 1851, MCR. PARCEL ID 16-38-41-000-000-00440-8.
 S KANNER HWY. STUART. OFFICIAL RECORD BOOK 2822, PAGE 939, MCR. PARCEL ID 40-38-41-000-000-0002-0000
 FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY OFFICIAL RECORD BOOK9051, PAGE 284, MCR.
 FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY OFFICIAL RECORD BOOK9051, PAGE 286, MCR.
 20' NON EXCLUSIVE EASEMENT, OFFICIAL RECORD BOOK 1174, PAGE 761, MCR.
 60' WIDE MARTIN COUNTY ACCESS STRIP OFFICIAL RECORD BOOK 882, PAGE 783 & 785.
 PARCEL 804 S.F.W.M.D. EASEMENT, OFFICIAL RECORDS BOOK 277, PAGE 775, MCR.
 PARCEL 804 S.F.W.M.D. EASEMENT, OFFICIAL RECORDS BOOK 277, PAGE 782, MCR.
 40' FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT, DEED BOOK 42, PAGE 432, MCR.
 GCY TOPOGRAPHIC SURVEY JOB # 19-1034-02 DATED NOVEMBER 2019.
 TOPOGRAPHIC SURVEY BY SJ BROWN INC. FOR M&M REALTY PARTNERS, LLC JOB # 7227-01-01 DATED 07/23/2019

1. M&M STUART LLC, A FLORIDA LIMITED LIABILITY COMPANY
2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

1. COVER
2. BOUNDARY SURVEY
3. TOPOGRAPHIC SURVEY
4. TREE SURVEY
5. TREE SURVEY CONTINUED
6. TREE SCHEDULE
7. TREE SURVEY BY OTHERS
8. TREE SURVEY BY OTHERS CONTINUED
9. TREE SCHEDULE BY OTHERS

SIGNATURE DATE:



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

[illegible]

FOR:

RECORD INFORMATION
SEC. 16, TOWNSHIP 38 SOUTH, RANGE 42 EAST
AND LYING WITHIN THE HANSON GRANT
MARTIN COUNTY, FLORIDA



1 OF 9

Z:\EPC-2020-03-13 - Cotox Stuart - Kanner Highway\SURVEY\Draw - POP\SURVEY-03-1358 - NW.dwg, 2/26/2021 10:31 AM

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 807683 A1
COMMITMENT DATE: NOVEMBER 22, 2020, AT 11:00 PM
SCHEDULE B-II ITEMS

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE OF THE INSURANCE POLICY, WHICH REQUIRE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **NOT A SURVEY MATTER.**
2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2019 AND SUBSEQUENT YEARS. **NOT A SURVEY MATTER.**
B. RICH OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**
3. C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OF THE LAND AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. **NOT A SURVEY MATTER.**
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**
4. 3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING, BUT NOT LIMITED TO, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ADJACENT TO SUCH LANDS. **NOT A SURVEY MATTER.**
5. 4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR OTHER SYSTEMS SERVING SUCH CITY, TOWN, VILLAGE OR PORT AUTHORITY, AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. **NOT A SURVEY MATTER.**
6. 5. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. **NOT A SURVEY MATTER.**
7. 6. EASEMENTS OF THE LESSEES UNDER UNRECORDED LEASES. **NOT A SURVEY MATTER.**
8. 7. ASSIGNMENT OF THE LESSEES TELEPHONE AND TELEGRAPH. **NOT A SURVEY MATTER.**
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67. 66. ASSIGNMENT OF THE LESSEES TELEPHONE AND TELEGRAPH. **NOT A SURVEY MATTER.**
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99. 98. ASSIGNMENT OF THE LESSEES TELEPHONE AND TELEGRAPH. **NOT A SURVEY MATTER.**
100. 99. ASSIGNMENT OF THE LESSEES TELEPHONE

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 807690 A1
COMMITMENT DATE: NOVEMBER 3, 2020, AT 11:00 PM
SCHEDULE B-II ITEMS

- A. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS AFFECTS PROPERTY, **NOT A SURVEY MATTER.**
2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2021 AND SUBSEQUENT YEARS. **NOT A SURVEY MATTER.**
- B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**
- C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. **NOT A SURVEY MATTER.**
- D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**
- E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**
3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ADJACENT TO SUCH LANDS. **NOT A SURVEY MATTER.**
4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. **NOT A SURVEY MATTER.**
5. EASEMENT IN FAVOR OF AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED IN DEED BOOK 42, PAGE 63, TOGETHER WITH ASSIGNMENT RECORDED IN O.R. BOOK 821, PAGE 1406, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.**
6. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. **NOT A SURVEY MATTER.**

TITLE COMMITMENT # 807683

PARCEL 1 :

THE REAL PROPERTY LYING AND BEING IN GOVERNMENT LOT 5 AND 6, PRECUT 211 OF 305 TOWNSHIP 38 SOUTH , RANGE 41 EAST, MARTIN COUNTY, FLORIDA, DESCRIBED AS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE HANSON GRANT AND THE CENTERLINE OF STATE ROAD 76; THENCE PROCEED NORTH 66°18'30" EAST ALONG THE NORTH LINE OF THE HANSON GRANT FOR A DISTANCE OF 50.08 FEET TO A CONCRETE MONUMENT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 76; THENCE PROCEED NORTH 20°23'20" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76 FOR A DISTANCE OF 330 FEET AND THE POINT OR PLACE OF BEGINNING. THENCE PROCEED NORTH 66°18'30" EAST FOR A DISTANCE OF 984.42 FEET TO A POINT, THENCE PROCEED NORTH 20°23'20" WEST FOR A DISTANCE OF 350 FEET TO A POINT, THENCE PROCEED SOUTH 66°18'30" WEST FOR A DISTANCE OF 984.42 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76; THENCE PROCEED SOUTH 20°23'20" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76 FOR A DISTANCE OF 350 FEET TO THE POINT OR PLACE OF BEGINNING.

LESS AND EXCEPT PARCEL NO. 145 CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED IN O.R. BOOK 951, PAGE 284, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF GOVERNMENT LOT 5, SECTION 16, TOWNSHIP SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 5; THENCE SOUTH 66°02'08" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 127.80 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 76 (KANNAH HIGHWAY); THENCE NORTH 20°39'37" WEST ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 20°39'37" WEST ALONG SAID EXISTING RIGHT OF WAY LINE, A DISTANCE OF 350.00 FEET; THENCE NORTH 66°02'08" EAST, A DISTANCE OF 20.03 FEET; THENCE SOUTH 20°39'37" EAST, A DISTANCE OF 350.00 FEET; THENCE SOUTH 66°02'08" WEST, A DISTANCE OF 20.03 FEET.

PARCEL 2:
A PARCEL OF LAND LYING IN GOVERNMENT LOTS 6 AND 7, SECTION 16, TOWNSHIP 38 NORTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF TRACT 2, STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD; THENCE NORTH 23°40'21" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 208.04 FEET TO A POINT OF CURVATURE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE HAVING A RADIUS OF 1420.00 FEET, A CENTRAL ANGLE OF 14°55'37", AND AN ARC LENGTH OF 369.95 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND SAID CURVE, BY A BEARING OF S 82°43'39" WEST, FOR A DISTANCE OF 791.00 FEET TO A POINT; THENCE NORTH 20°22'27" WEST FOR A DISTANCE OF 398.23 FEET TO A POINT ON THE SOUTH LINE OF A MARTIN COUNTY ACCESS STRIP RECORDED IN OFFICIAL RECORDS BOOK 882, PAGES 783 AND 785, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°28'43" EAST ALONG SAID MARTIN COUNTY ACCESS STRIP, FOR A DISTANCE OF 859.34 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD, POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE TO THE EAST, RADIAL LINE BEARS NORTH 82°43'31" EAST; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1420.00 FEET, A CENTRAL ANGLE OF 02°01'03", AND AN ARC LENGTH OF 50 FEET TO THE POINT OF BEGINNING.

TITLE COMMITMENT # 807690

A PARCEL OF LAND LYING IN GOVERNMENT LOTS 5, 6, AND 7, SECTION 16, TOWNSHIP 38 SOUTH RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 2, STUAR ARMS, AS RECORDED IN PLAT BOOK I, PAGE 63, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD AND ALSO BEING A POINT ON THE NORTH LINE OF THE HANSON GRANT; THENCE SOUTH 65°51'31" WEST ALONG THE NORTH LINE OF SAID HANSON GRANT, FOR A DISTANCE OF 1738.28 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH KANHER HIGHWAY (S.R. 76); THENCE NORTH 20°39'22" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 330.00 FEET TO A POINT; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 65°51'31" EAST, FOR A DISTANCE OF 961.51 FEET TO A POINT; THENCE NORTH 20°39'22" WEST, FOR A DISTANCE OF 256.55 FEET TO A POINT; THENCE NORTH 66°50'59" EAST, FOR A DISTANCE OF 791.02 FEET TO A POINT; THENCE WESTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID KANHER HIGHWAY, NORTH 66°50'59" EAST, FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID KANHER HIGHWAY, SOUTH 66°50'59" WEST, FOR A DISTANCE OF 1455°37", A CHORD BEARING OF SOUTH 161°14'46" EAST AND A CHORD LENGTH OF 36.80 FEET; THENCE TRAVEL COUNTER-CLOCKWISE ALONG THE ARC OF SAID NON-TANGENT CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF S.E. WILLOUGHBY BOULEVARD, FOR A DISTANCE OF 366.95 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23°40'21" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 208.04 FEET TO THE POINT OF BEGINNING.

TITLE COMMITMENT # 807694

A PARCEL OF LAND LYING WITHIN THE HANSON GRANT, MARTIN COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

THE WESTERLY 330.00 FEET OF LOT 2, AND ALL OF LOTS 3 AND 4 OF STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW SITUATED, LYING AND BEING IN MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT

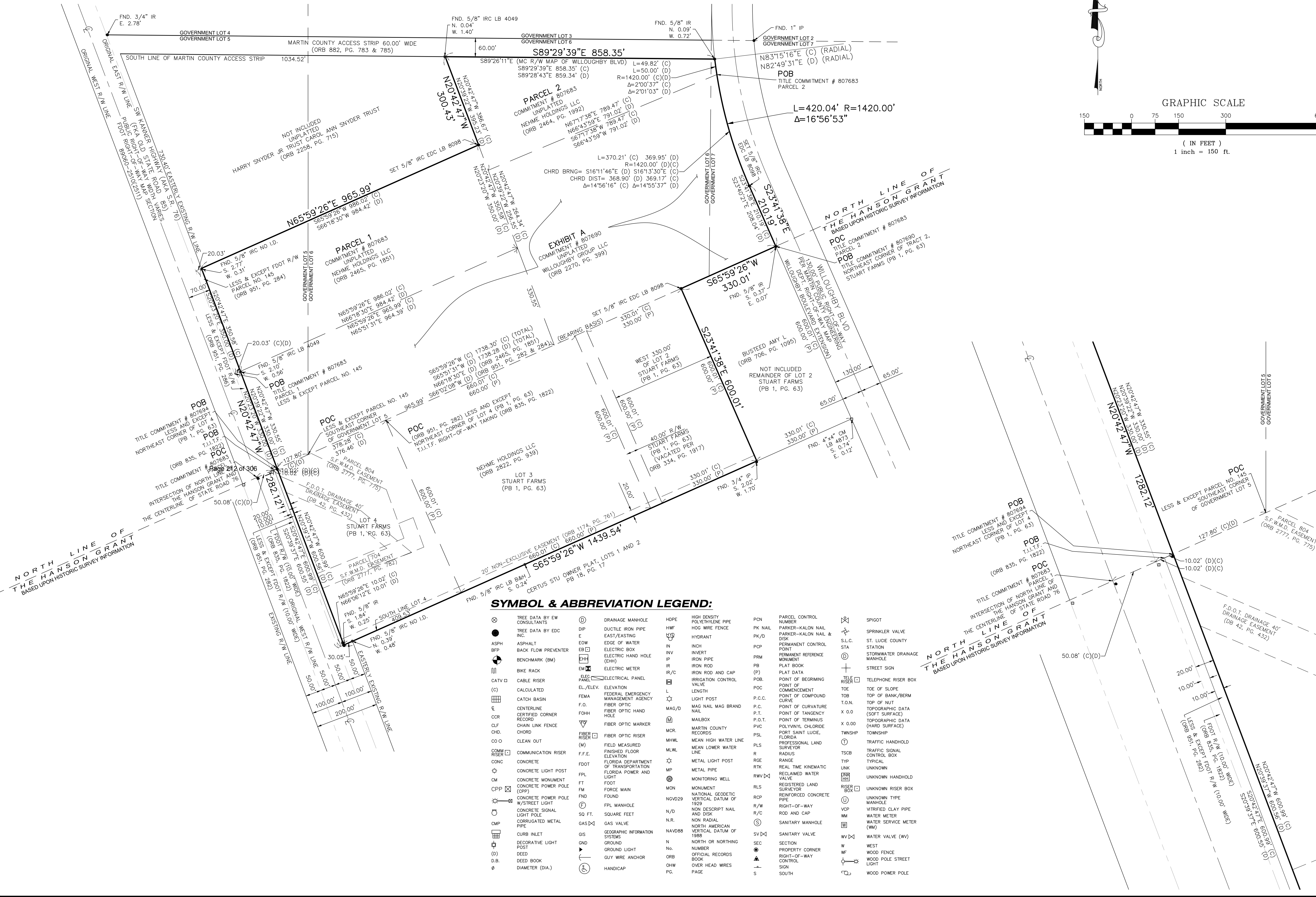
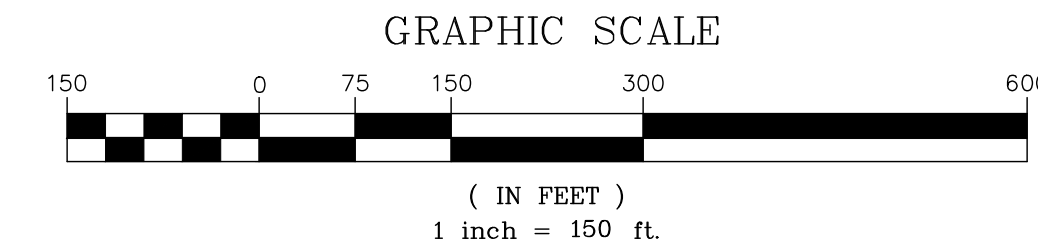
THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS RECORDED IN OFFICIAL RECORDS BOOK 951, PAGE 282, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT WIDE PARCEL OF LAND OVER THE WESTERLY PORTION OF LOT 4, ACCORDING TO THE PLAT OF STUART FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 63, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING EASTERLY OF STATE ROAD 76, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE RUN SOUTH 66°02'08" WEST, ALONG THE NORTH LINE OF SAID LOT 4 AND ALONG THE NORTH LINE OF HANSON GRANT, A DISTANCE OF 376.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 66°02'08" WEST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 10.01 FEET; THENCE SOUTH 20°39'37" EAST, ALONG A LINE THAT IS 10 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF THE 100 FOOT WIDE STATE ROAD 76, A DISTANCE OF 600.55 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 66°06'12" EAST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 10.01 FEET; THENCE NORTH 20°39'37" WEST, ALONG A LINE 20 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF THE SAID 100 FOOT WIDE STATE ROAD 76, A DISTANCE OF 600.56 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN ABANDONED 40 FOOT DEDICATED RIGHT OF WAY LYING BETWEEN SAID LOTS 2 AND 3.

BOUNDARY, TOPOGRAPHY & TREE SURVEY FOR: M&M STUART LLC



SYMBOL & ABBREVIATION LEGEND:

	TREE DATA BY EW CONSULTANTS		DRAINAGE MANHOLE		PARCEL CONTROL NUMBER		SPIGOT
	TREE DATA BY EDC, INC.		DUCTILE IRON PIPE		PK NAIL		SPRINKLER VALVE
	ASPHALT		EAST/EASTING		PK/D		S.L.C. STATION
	BACKFLOW PREVENTER		EDGE OF WATER		PERMANENT CONTROL POINT		STORMWATER DRAINAGE MANHOLE
	BENCHMARK (BM)		ELECTRIC BOX		PERMANENT REFERENCE MONUMENT		STREET SIGN
	BIKE RACK		ELECTRIC HAND HOLE (EHH)		PLAT BOOK		TELEPHONE RISER BOX
	CABLE RISER		ELECTRIC METER		PLAT DATA		TOE OF SLOPE
	CALCULATED		ELECTRICAL PANEL		POINT OF BEGINNING		TOP OF BANK/BERM
	CATCH BASIN		ELEVATION		POINT OF COMPOUND CURVE		TOP OF NUT
	CENTERLINE		FEDERAL EMERGENCY MANAGEMENT AGENCY		POINT OF CURVATURE		TOPOGRAPHIC DATA (SOFT SURFACE)
	CERTIFIED CORNER RECORD		FIBER OPTIC HAND HOLE		POINT OF TANGENCY		TOPOGRAPHIC DATA (HARD SURFACE)
	CHAIN LINK FENCE		FIBER OPTIC HAND HOLE		POINT OF TERMINUS		TOWNSHIP
	CHD.		FIBER OPTIC HAND HOLE		POLYVINYL CHLORIDE		TRAFFIC HANDHOLD
	CLEAN OUT		FIBER OPTIC HAND HOLE		PORT SAINT LUCIE, FLORIDA		UNKNOWN
	COMM. RISER		FIBER OPTIC HAND HOLE		PROFESSIONAL LAND SURVEYOR		UNKNOWN HANDHOLD
	CONC.		FIBER OPTIC HAND HOLE		RADIUS		RISER BOX
	CONCRETE LIGHT POST		FIBER OPTIC HAND HOLE		RANGE		TYPICAL
	CONCRETE MONUMENT		FIBER OPTIC HAND HOLE		REAL TIME KINEMATIC		UNKNOWN
	CONCRETE POWER POLE (OPP)		FIBER OPTIC HAND HOLE		RECLAIMED WATER VALVE		UNKNOWN HANDHOLD
	CONCRETE POWER POLE (W/STREET LIGHT)		FIBER OPTIC HAND HOLE		REGISTERED LAND SURVEYOR		UNKNOWN HANDHOLD
	CONCRETE SIGNAL LIGHT POLE		FIBER OPTIC HAND HOLE		REINFORCED CONCRETE PIPE		UNKNOWN TYPE MANHOLE
	CORRUGATED METAL PIPE		FIBER OPTIC HAND HOLE		RIGHT-OF-WAY		UNKNOWN TYPE MANHOLE
	CURB INLET		FIBER OPTIC HAND HOLE		ROD AND CAP		UNKNOWN TYPE MANHOLE
	DECORATIVE LIGHT POST		FIBER OPTIC HAND HOLE		SANITARY MANHOLE		UNKNOWN TYPE MANHOLE
	D.B.		FIBER OPTIC HAND HOLE		SECTION		UNKNOWN TYPE MANHOLE
	DIAMETER (Dia.)		FIBER OPTIC HAND HOLE		SECTION		UNKNOWN TYPE MANHOLE

BOUNDARY, TOPOGRAPHIC &
TREE SURVEY
FOR:
M&M STUART LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RECORD INFORMATION
SEC. 16, TOWNSHIP. 38 SOUTH, RGE. 42 EAST
AND LYING WITHIN THE HANSON GRANT
MARTIN COUNTY, FLORIDA

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2 OF 9

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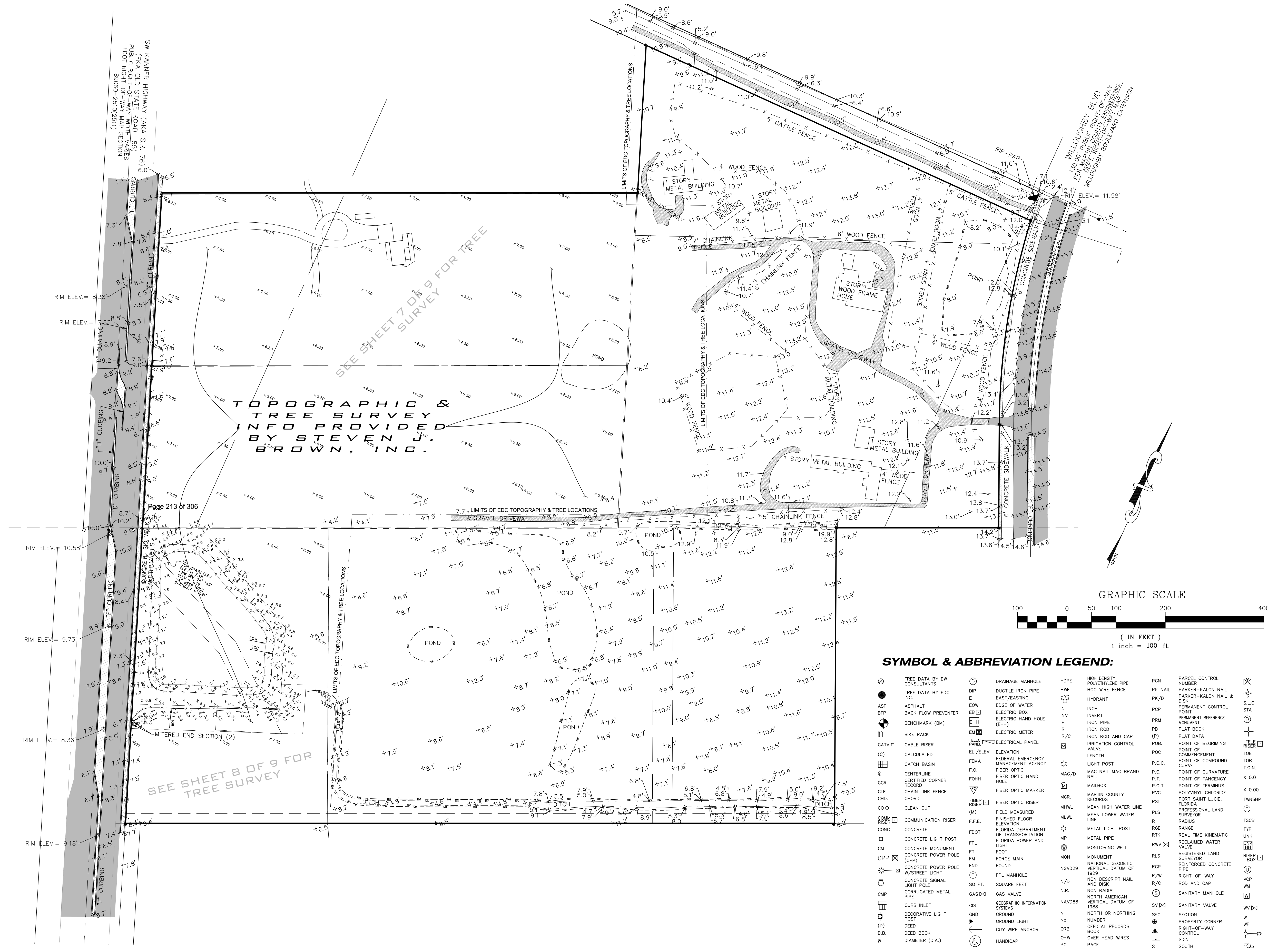
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	EDC
CHECKED BY	EDC
FIELD CREW	20-313/1, 20-313/2
FILE NAME	20-313/1, 20-313/2
BOUNDARY	BOUNDARY
LAYOUT	LAYOUT
AS SHOWN	AS SHOWN
SCALE	SCALE
DATE	February 25, 2021

REVISION COMMENTS
02/25/2021 ADDED TREE DATA FROM EDC CONSULTANTS AND TPO FROM S. BROWN
12/15/2020 ADDED REC. INFO. ABANDONING OF DEDICATED R/W STUART FARMS PLAT
DATE

BOUNDARY, TOPOGRAPHY & TREE SURVEY

FOR: M&M STUART LLC



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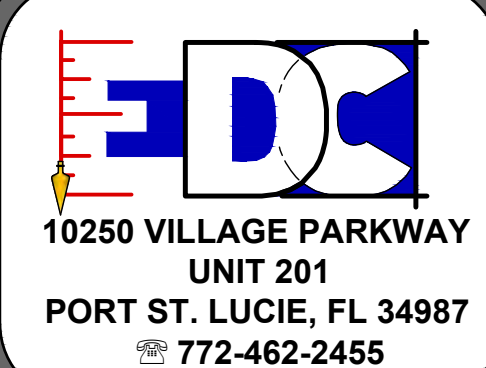
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DRAWN BY: NTO
CHECKED BY: SV
FIELD CREW: 20-313SV (w/1.9kg)
FILE NAME: TOPOGRAPHIC
LAYOUT: AS SHOWN
SCALE: February 25, 2021
DATE

ADDED TREE DATA FROM EDC CONSULTANTS AND TPO FROM S.J. BROWN
ADDED REC. INFO. ABANDONING OF DEDICATED R/W BY STUART FARMS PLAT
12/15/2020
DATE

BOUNDARY, TOPOGRAPHIC &
TREE SURVEY
FOR:
M&M STUART LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RECORD INFORMATION
SEC. 16, TOWNSHIP. 38 SOUTH, RGE. 42 EAST
AND LYING WITHIN THE HANSON GRANT
MARTIN COUNTY, FLORIDA



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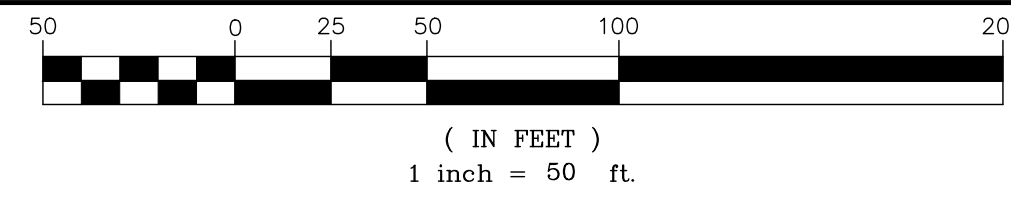
3 OF 9

2:EDC-2020-03-313 - Custer Stuart - Kanner Highway Survey - PDF Survey - 20-313SV (w/1.9kg) 2/25/2021 10:31 AM
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BOUNDARY, TOPOGRAPHIC & TREE SURVEY FOR: M&M STUART LLC

SEE SHEET 5 OF 9

GRAPHIC SCALE



WILLOUGHBY BLVD

STATE ROAD 76

Page 214 of 306

Z:\EDC\2020\20-313 - Cordero Stuart - Kanner Highway\Survey\Draw - PDF\Survey\20-313 TREE.dwg, 2/26/2021 11:07 AM
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OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RECORD INFORMATION
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MARTIN COUNTY, FLORIDA



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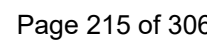
4 OF 9

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

DRAWN BY	INTD	CHECKED BY	SV	FIELD CREW	20-313 TREE.dwg	FILE NAME	SHEET 4	LAYOUT	AS SHOWN	SCALE	November 17, 2020	DATE
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REVISION COMMENTS
DATE
12/15/2020
ADDED REC. INFO. ABANDONING OF DECATED R/W. STUART FARMS PLAT

2/EDEC-2020020-313 - Castro Stuart - Kanner Highway/SURVEY0w - PDF/Survey/20-313 - TREE.dwg, 2/26/2021 11:07 AM
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DAD	DRAWN BY
MTD	
CHECKED BY	
SV	
FIELD CREW	
20-313 TREE (cmg)	
FILENAME	
SHEET 5	
LAYOUT	
AS SHOWN	
SCALE	
November 17, 2020	
DATE	

[illegible]

**BOUNDARY, TOPOGRAPHIC &
TREE SURVEY
FOR:
M&M STUART LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RECORD INFORMATION
SEC. 16, T2NSHP. 38 SOUTH, RGE. 42 EAST
AND LYING WITHIN THE HANSON GRANT
MARTIN COUNTY, FLORIDA**



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

20-313

5 OF 9

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

FOR: M&M STUART LLC

TAG #	TYPE	DBH
EDC-506	PINE	18
EDC-507	PINE	15
EDC-508	PINE	12
EDC-509	PINE	18
EDC-517	PINE	16
EDC-522	PINE	15
EDC-525	PINE	15
EDC-526	PINE	11
EDC-527	PINE	11
EDC-528	PINE	11
EDC-529	PINE	16
EDC-530	PINE	10
EDC-532	WILLOW	12
EDC-533	PINE	12
EDC-535	PINE	11
EDC-537	PINE	15
EDC-538	PINE	11
EDC-539	PINE	11
EDC-542	PINE	11
EDC-543	PINE	14
EDC-544	PINE	12
EDC-546	PINE	14
EDC-550	PINE	10
EDC-551	BAY LEAF	7
EDC-552	BAY LEAF	9
EDC-553	BAY LEAF	9
EDC-554	BAY LEAF	9
EDC-555	BAY LEAF	9
EDC-556	BAY LEAF	8
EDC-557	BAY LEAF	6
EDC-558	BAY LEAF	6 X2
EDC-559	BAY LEAF	8
EDC-560	PINE	13
EDC-561	BAY LEAF	9
EDC-562	PINE	11
EDC-563	PINE	14
EDC-565	GUMBO	8 X5
EDC-566	PINE	14
EDC-568	PINE	13
EDC-569	PINE	14
EDC-571	PINE	11
EDC-572	BAY LEAF	8
EDC-575	PINE	13
EDC-578	PINE	10
EDC-580	PINE	11
EDC-581	PINE	13
EDC-582	PINE	12
EDC-583	PINE	11
EDC-588	PINE	12
EDC-591	PINE	11
EDC-595	PINE	12
EDC-596	PINE	19
EDC-597	BANYAN	8
EDC-601	PINE	16
EDC-602	PINE	16
EDC-603	PINE	16
EDC-604	PINE	16
EDC-605	OAK	18
EDC-606	PINE	20
EDC-607	PINE	15
EDC-611	OAK	12
EDC-612	OAK	16
EDC-613	OAK	18
EDC-614	OAK	12
EDC-615	OAK	6
EDC-616	PINE	24
EDC-617	OAK	6
EDC-618	OAK	6
EDC-619	OAK	12
EDC-620	OAK	8
EDC-621	OAK	20
EDC-622	PINE	14
EDC-623	PINE	14
EDC-624	PINE	20
EDC-625	PINE	18
EDC-626	PINE	15
EDC-627	PINE	14
EDC-628	PINE	13
EDC-629	PINE	16
EDC-631	PINE	11
EDC-632	PINE	12
EDC-635	PINE	12
EDC-637	PINE	12
EDC-638	PINE	18
EDC-639	PINE	11
EDC-640	PINE	12
EDC-641	PINE	18
EDC-643	PINE	17
EDC-644	PINE	14
EDC-651	OAK	12
EDC-652	OAK	15
EDC-653	OAK	19
EDC-654	PINE	15
EDC-655	PINE	17
EDC-656	PINE	14
EDC-657	OAK	16
EDC-658	PINE	17

TAG #	TYPE	DBH
EDC-659	OAK	28
EDC-660	OAK	21
EDC-661	OAK	15
EDC-662	FLOWERING TREE	15
EDC-663	FLOWERING TREE	18
EDC-665	FLOWERING TREE	8
EDC-666	FLOWERING TREE	36
EDC-668	FLOWERING TREE	8
EDC-669	FLOWERING TREE	8
EDC-671	FLOWERING TREE	16
EDC-672	PINE	14
EDC-673	FLOWERING TREE	36
EDC-674	FLOWERING TREE	16
EDC-675	FLOWERING TREE	20
EDC-676	OAK	28
EDC-677	FLOWERING TREE	28
EDC-679	PINE	11
EDC-686	OAK	8
EDC-687	OAK	8
EDC-688	OAK	12
EDC-689	OAK	12
EDC-693	OAK	16
EDC-694	OAK	16
EDC-695	OAK	18
EDC-696	OAK	18
EDC-698	OAK	18
EDC-823	OAK	18
EDC-826	PINE	12
EDC-829	PINE	20
EDC-830	PINE	24
EDC-831	FLOWERING TREE	8
EDC-832	BANYAN	12
EDC-833	BANYAN	12
EDC-835	SLASH PINE	9
EDC-826	SLASH PINE	10
EDC-837	SLASH PINE	14
EDC-838	SLASH PINE	5
EDC-839	SLASH PINE	8
EDC-840	SLASH PINE	5
EDC-841	SLASH PINE	6
EDC-842	SLASH PINE	7
EDC-843	SLASH PINE	5
EDC-844	SLASH PINE	5
EDC-845	SLASH PINE	5
EDC-846	SLASH PINE	6
EDC-847	SLASH PINE	6
EDC-848	SLASH PINE	10
EDC-849	SLASH PINE	8
EDC-850	SLASH PINE	10
EDC-851	SLASH PINE	7
EDC-852	SLASH PINE	6
EDC-853	SLASH PINE	30
EDC-854	SLASH PINE	6
EDC-855	SLASH PINE	6
EDC-857	SLASH PINE	9
EDC-858	SLASH PINE	6
EDC-860	SLASH PINE	7
EDC-861	SLASH PINE	6
EDC-862	SLASH PINE	8
EDC-863	SLASH PINE	8
EDC-864	OAK	8
EDC-865	OAK	30
EDC-866	OAK	12
EDC-867	OAK	24
EDC-868	OAK	6
EDC-869	OAK	12
EDC-870	OAK	36
EDC-871	FLOWERING TREE	18
EDC-872	FLOWERING TREE	8
EDC-873	FLOWERING TREE	18
EDC-874	FLOWERING TREE	18
EDC-876	FLOWERING TREE	8
EDC-877	FLOWERING TREE	12
EDC-883	PINE	15
EDC-884	OAK	24
EDC-885	OAK	16
EDC-886	OAK	16
EDC-887	OAK	12
EDC-888	OAK	16
EDC-889	OAK	12
EDC-890	OAK	12
EDC-891	OAK	18
EDC-892	OAK	18
EDC-893	OAK	12
EDC-894	OAK	12
EDC-895	OAK	12
EDC-896	OAK	12
EDC-897	OAK	12
EDC-898	OAK	14
EDC-899	OAK	14
EDC-900	OAK	18
EDC-902	PINE	21
EDC-905	PINE	13
EDC-906	PINE	13
EDC-907	PINE	13
EDC-908	PINE	16
EDC-909	PINE	15

TAG #	TYPE	DBH
EDC-911	GUMBO	7
EDC-913	PINE	10
EDC-916	PINE	10
EDC-917	PINE	10
EDC-919	PINE	10
EDC-922	PINE	11
EDC-923	PINE	13
EDC-924	PINE	13
EDC-927	PINE	15
EDC-930	PINE	11
EDC-934	BAY LEAF	12
EDC-935	BAY LEAF	7
EDC-936	BAY LEAF	7
EDC-937	BAY LEAF	7
EDC-938	BAY LEAF	7
EDC-939	BAY LEAF	8 X2
EDC-940	BAY LEAF	7 X2
EDC-941	BAY LEAF	8
EDC-942	BAY LEAF	8
EDC-943	BAY LEAF	10
EDC-944	BAY LEAF	6
EDC-945	BAY LEAF	8
EDC-946	BAY LEAF	8
EDC-948	PINE	12
EDC-949	PINE	12
EDC-950	PINE	13
EDC-951	PINE	12
EDC-953	BAY LEAF	8
EDC-954	BAY LEAF	7
EDC-955	BAY LEAF	7
EDC-956	PINE	11
EDC-957	PINE	12
EDC-958	PINE	10
EDC-963	BAY LEAF	11
EDC-964	BAY LEAF	8
EDC-965	BAY LEAF	6
EDC-966	BAY LEAF	7
EDC-967	BAY LEAF	6
EDC-970	OAK	21
EDC-972	PINE	12
EDC-974	PINE	13
EDC-975	BAY LEAF	10
EDC-977	BAY LEAF	7 X2
EDC-978	BAY LEAF	10
EDC-979	BAY LEAF	21
EDC-980	BAY LEAF	14
EDC-981	PINE	11
EDC-983	BAY LEAF	7
EDC-984	GUMBO	8 X3
EDC-986	PINE	11
EDC-987	GUMBO	9
EDC-988	PINE	17
EDC-993	OAK	6
EDC-994	OAK	6
EDC-995	OAK	6
EDC-996	OAK	6
EDC-997	OAK	6
EDC-998	PINE	12
EDC-999	BAY LEAF	12
EDC-1000	BAY LEAF	15
EDC-1001	SLASH PINE	7
EDC-1002	SLASH PINE	9
EDC-1003	SLASH PINE	7
EDC-1004	SLASH PINE	7
EDC-1005	SLASH PINE	6
EDC-1006	PINE	12
EDC-1007	SLASH PINE	7
EDC-1008	SLASH PINE	5
EDC-1009	SLASH PINE	6
EDC-1010	PINE	11
EDC-1011	SLASH PINE	12
EDC-1012	SLASH PINE	13
EDC-1013	SLASH PINE	11
EDC-1014	SLASH PINE	5
EDC-1016	SLASH PINE	11
EDC-1017	PINE	16
EDC-1018	PINE	18
EDC-1019	PINE	13
EDC-1020	PINE	11
EDC-1021	PINE	13
EDC-1022	BAY LEAF	7
EDC-1023	BAY LEAF	8
EDC-1024	BAY LEAF	20
EDC-1026	GUMBO	7
EDC-1027	GUMBO	6
EDC-1032	OAK	10
EDC-1033	PINE	18
EDC-1034	SLASH PINE	6
EDC-1035	SLASH PINE	6
EDC-1036	SLASH PINE	6
EDC-1037	SLASH PINE	6
EDC-1038	SLASH PINE	8
EDC-1039	SLASH PINE	5
EDC-1041	SLASH PINE	6
EDC-1042	SLASH PINE	11
EDC-1043	SLASH PINE	6
EDC-1045	SLASH PINE	6

TAG #	TYPE	DBH
EDC-1046	SLASH PINE	9
EDC-1047	SLASH PINE	9
EDC-1048	PINE	13
EDC-1049	PINE	14
EDC-1050	PINE	14
EDC-1051	PINE	13
EDC-1052	PINE	15
EDC-1053	PINE	13
EDC-1054	PINE	12
EDC-1055	PINE	14
EDC-1057	OAK	6
EDC-1058	OAK	6
EDC-1059	OAK	9
EDC-1060	PINE	12
EDC-1061	SLASH PINE	9
EDC-1062	PINE	15
EDC-1063	OAK	7
EDC-1064	OAK	7
EDC-1065	OAK	7
EDC-1066	OAK	7
EDC-1067	PINE	17
EDC-1068	PINE	16
EDC-1069	SLASH PINE	7
EDC-1070	SLASH PINE	7
EDC-1071	PINE	13
EDC-1072	PINE	11
EDC-1073	PINE	11
EDC-1074	PINE	12
EDC-1075	SLASH PINE	11
EDC-1076	SLASH PINE	9
EDC-1077	PINE	11
EDC-1078	SLASH PINE	6
EDC-1079	SLASH PINE	9
EDC-1080	SLASH PINE	6
EDC-1081	SLASH PINE	5
EDC-1082	SLASH PINE	5
EDC-1083	SLASH PINE	6
EDC-1084	SLASH PINE	5
EDC-1085	SLASH PINE	5
EDC-1086	SLASH PINE	6
EDC-1088	BAY LEAF	6
EDC-1089	GUMBO	6 X5
EDC-1091	PINE	10
EDC-1092	PINE	14
EDC-1094	PINE	12
EDC-1097	PINE	11
EDC-1099	PINE	12
EDC-2001	OAK	14
EDC-2002	OAK	18
EDC-2005	OAK	9
EDC-2006	PINE	16
EDC-2007	OAK	18
EDC-2008	OAK	12
EDC-2009	OAK	24
EDC-2010	OAK	18
EDC-2012	OAK	24
EDC-2013	OAK	12
EDC-2014	PINE	17
EDC-2015	OAK	12
EDC-2016	BANYAN	14
EDC-2017	OAK	6
EDC-2018	OAK	18
EDC-2020	OAK	24
EDC-2021	OAK	24
EDC-2022	BANYAN	18
EDC-2031	PINE	12
EDC-2038	PINE	24
EDC-2040	PINE	15
EDC-2041	PINE	20
EDC-2045	PINE	20
EDC-2051	PINE	14
EDC-2052	PINE	14
EDC-2054	PINE	16
EDC-2055	PINE	16
EDC-2056	PINE	16
EDC-2057	PINE	18
EDC-2059	PINE	20
EDC-2062	PINE	18
EDC-2063	PINE	10
EDC-2064	PINE	20
EDC-2065	PINE	18
EDC-2070	PINE	20
EDC-2073	PINE	12
EDC-2074	PINE	20
EDC-2076	PINE	24
EDC-2078	PINE	14
EDC-2079	PINE	14
EDC-2081	PINE	18
EDC-2083	PINE	12
EDC-2086	PINE	12
EDC-2088	PINE	12
EDC-2090	PINE	18
EDC-2091	PINE	18
EDC-2093	PINE	15
EDC-2095	PINE	15
EDC-2097	PINE	10
EDC-2099	PINE	14

TAG #	TYPE	DBH
EDC-2100	PINE	18
EDC-2102	PINE	12
EDC-2103	PINE	16
EDC-2105	PINE	12
EDC-2106	PINE	12
EDC-2110	PINE	12
EDC-2113	PINE	12
EDC-2114	PINE	12
EDC-2117	PINE	20
EDC-2118	PINE	12
EDC-2119	PINE	12
EDC-2120	PINE	12
EDC-2121	PINE	20
EDC-2132	PINE	12
EDC-2133	PINE	12
EDC-2134	PINE	18
EDC-2136	PINE	18
EDC-2141	PINE	20
EDC-2145	PINE	15
EDC-2146	PINE	15
EDC-2149	PINE	15
EDC-2155	PINE	18
EDC-2158	PINE	13
EDC-2159	PINE	13
EDC-2161	PINE	16
EDC-2162	PINE	16
EDC-2165	PINE	12
EDC-2169	PINE	12
EDC-2170	PINE	24
EDC-2172	PINE	18
EDC-2173	PINE	20
EDC-2175	PINE	20
EDC-2176	PINE	20
EDC-2178	PINE	20
EDC-2180	PINE	15
EDC-2181	PINE	30
EDC-2182	PINE	16
EDC-2184	PINE	18
EDC-2185	PINE	12
EDC-2186	PINE	18
EDC-2187	PINE	28
EDC-2189	PINE	10
EDC-2191	PINE	18
EDC-2192	PINE	18
EDC-2197	PINE	20
EDC-2198	PINE	30
EDC-2199	PINE	20
EDC-2201	PINE	15
EDC-2202	PINE	20
EDC-2203	PINE	16
EDC-2205	PINE	16
EDC-2208	PINE	20
EDC-2209	PINE	24
EDC-2210	PINE	24
EDC-2211	PINE	18
EDC-2213	PINE	30
EDC-2214	PINE	12
EDC-2215	PINE	16
EDC-2219	PINE	18
EDC-2220	PINE	12
EDC-2222	PINE	18
EDC-2224	PINE	18
EDC-2227	PINE	12
EDC-2229	PINE	14
EDC-2230	PINE	18
EDC-2233	PINE	16
EDC-2235	PINE	12
EDC-2236	PINE	12
EDC-2238	PINE	12
EDC-2240	PINE	15
EDC-2244	PINE	18
EDC-2247	PINE	12
EDC-2248	PINE	10
EDC-2249	PINE	12
EDC-2250	PINE	12
EDC-2252	PINE	20
EDC-2253	PINE	18
EDC-2254	OAK	12
EDC-2255	PINE	18
EDC-2259	PINE	12
EDC-2261	PINE	12
EDC-2265	PINE	10
EDC-2269	PINE	14
EDC-2270	PINE	10
EDC-2271	PINE	12
EDC-2273	PINE	15
EDC-2277	PINE	10
EDC-2279	PINE	10
EDC-2281	PINE	10
EDC-2282	PINE	12
EDC-2283	PINE	14
EDC-2284	PINE	20
EDC-2286	PINE	14
EDC-2288	PINE	18
EDC-2289	PINE	12
EDC-2291	PINE	14

A north arrow pointing upwards, labeled "NORTH" at the bottom. Below it is a graphic scale bar with alternating black and white segments. The scale is marked with numbers 50, 0, 25, 50, 100, and 200. Below the scale bar, the text "(IN FEET)" and "1 inch = 50 ft." is printed.

TREE DATA BY OTHERS

SEE SHEET 8 OF 9

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

DRAWN BY	
MITO	
CHECKED BY	
SV	
FIELD CREW	
20-313 TREE.dwg	
FILENAME	
SHEET 5	
LAYOUT	
AS SHOWN	
SCALE	
DATE	November 17, 2020

[illegible]

RECORD INFORMATION
SEC. 16, TWSHP. 38 SOUTH, RGE. 42 EAST
AND LYING WITHIN THE HANSON GRANT
MARTIN COUNTY, FLORIDA



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

20-313

7 OF 9

[illegible]

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

FOR: M&M STUART LLC



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

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

DRAWN BY	INTO
CHECKED BY	SV
FIELD CREW	20-313 TREE.AWG
FILE NAME	SHEET 5
LAYOUT	AS SHOWN
SCALE	November 17, 2020
DATE	

ADDED REC. INFO. ABANDONING OF DEDICATED R/W, STUART FARMS PLAT
REVISION COMMENTS
DATE

BOUNDARY, TOPOGRAPHIC &
TREE SURVEY
FOR:
M&M STUART LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RECORD INFORMATION
SEC. 16, TOWNSHIP 38 SOUTH, RGE. 42 EAST
AND LYING WITHIN THE HANSON GRANT
MARTIN COUNTY, FLORIDA



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

20-313

8 OF 9

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
FOR: M&M STUART LLC

TREE DATA BY OTHERS

Table with 3 columns: TAG#, TYPE, DBH. Rows include EW-2 through EW-227 with various tree types like Slash Pine, Live Oak, and Red Bay.

Table with 3 columns: TAG#, TYPE, DBH. Rows include EW-228 through EW-382 with various tree types like Strangler Fig, Slash Pine, and Magnolia.

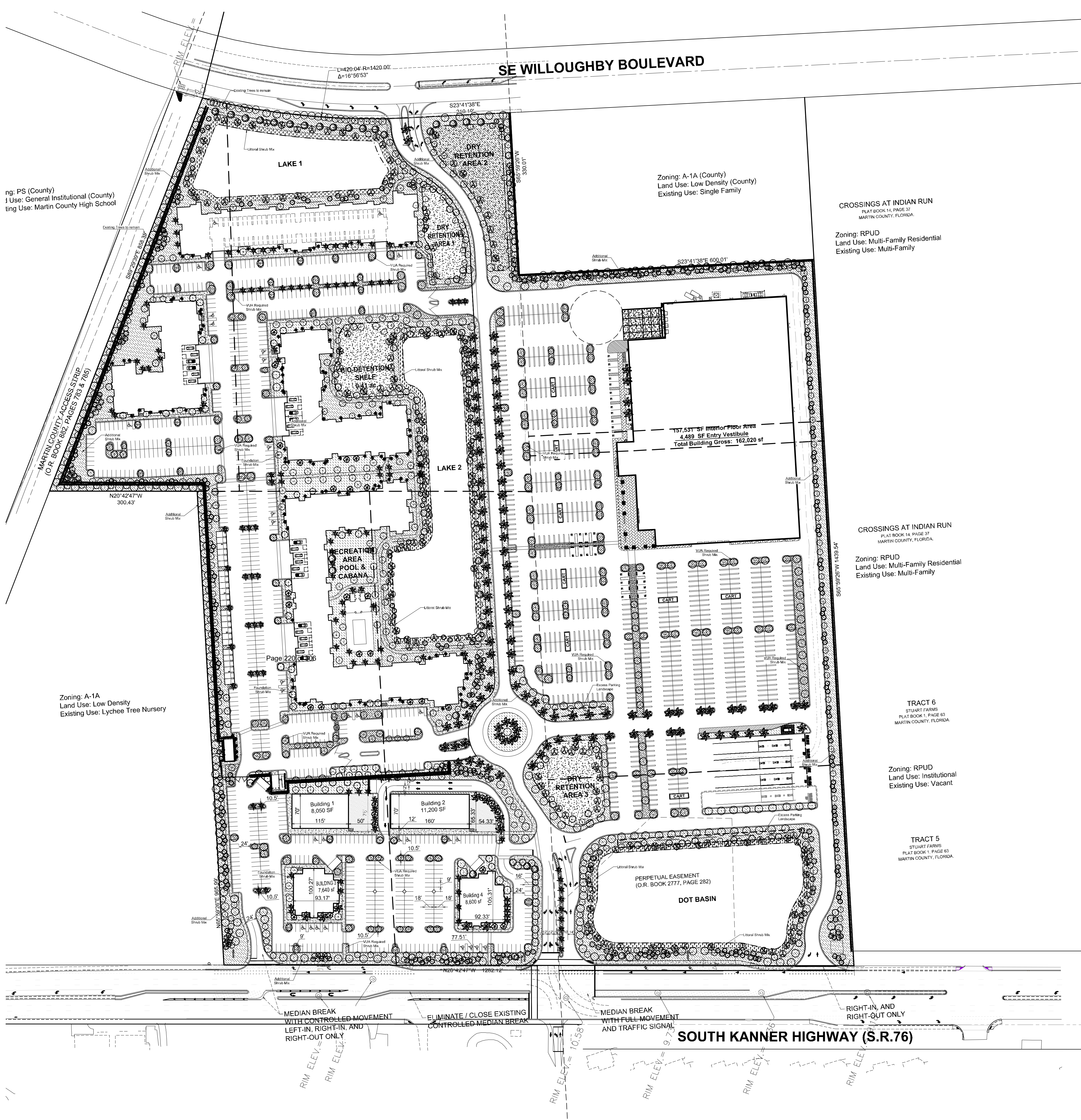
Table with 3 columns: TAG#, TYPE, DBH. Rows include EW-383 through EW-427 with various tree types like Slash Pine, Magnolia, and Live Oak.

Table with 3 columns: TAG#, TYPE, DBH. Rows include EW-428 through EW-459 with various tree types like Slash Pine, Live Oak, and Sand Pine.

Table with 3 columns: TAG#, TYPE, DBH. Rows include EW-460 through EW-494 with various tree types like Slash Pine, Live Oak, and Sand Pine.

Table with 3 columns: TAG#, TYPE, DBH. Rows include EW-495 through EW-963 with various tree types like Slash Pine, Live Oak, and Sand Pine.

EDC ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098
DRAWN BY: MTO
CHECKED BY: SV
FIELD CREW: 20-313 TREE.dwg
FILENAME:
SHEET 5
LAYOUT: AS SHOWN
SCALE:
November 17, 2020
DATE:
BOUNDARY, TOPOGRAPHIC & TREE SURVEY FOR:
M&M STUART LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
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SEC. 16, TOWNSHIP. 38 SOUTH, RGE. 42 EAST
AND LYING WITHIN THE HANSON GRANT
MARTIN COUNTY, FLORIDA
20-313
9 OF 9



Landscape Data:

Total Site Area:	2,133,987 sf. (48.99 Ac.)
Zoning:	CPUD
Future Land Use Designation:	CPUD
Building Coverage:	370,876 sf.
Site Area Landscape:	
Site Development Area:	2,133,987 sf.
Required Site Area Trees:	1,083 trees
Commercial:	
1 tree per 2,500 sf @ 1,274,576 sf.	510 trees
Residential:	
1 tree per 1,500 sf @ 859,411 sf.	573 trees
Provided Site Area Trees:	1,803 trees

Perimeter Landscape:	
Perimeter Landscape Length:	5,438 lf.
Required Perimeter Trees:	181 trees
(1 tree per 30 lf. @ 5,438 lf.)	
Provided Perimeter Trees:	329 Trees
Required Perimeter Shrubs:	2,175 Shrubs
(1 shrub per 2.5 lf. @ 5,438 lf.)	
Provided Perimeter Shrubs:	2,200 Shrubs

Interior Vehicular Use Landscape:	
Required Interior Trees:	Trees (256 Terminal Trees)
Provided Interior Trees:	Trees (256 Terminal Trees)

Multi-Family Foundation Landscape	
Required Foundation Trees:	68 trees
(1 tree per 20 lf. @ 1,355 lf.)	
Provided Foundation Trees:	108 trees

Native Tree Requirement	
Total Trees Required:	1,083 Trees
Total Native Trees Required (75%):	816 Trees
Total Native Trees Provided:	1,516 Trees (100%)

Native Shrubs	
Total Shrubs Provided:	Shrubs (75%)

Excess Parking Landscape Requirements	
Parking Required:	1,651 spaces
Parking Provided:	1,725 spaces
Excess Parking:	74 spaces
Additional Landscape Required:	7,400 sf

Landscape Notes:

- Encroachment into required bufferlands and landscaped areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscaped areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.
- Required landscaping shall be maintained so as to at all times present a healthy, neat and orderly appearance, free of refuse and debris. If vegetation which is required to be planted dies, it shall be replaced with equivalent vegetation. All trees for which credit was awarded and which subsequently die shall be replaced by the requisite number of living trees according to the standards established in the City of Stuart Landscape Code.
- All landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance as needed and in accordance with acceptable horticultural practices. Perpetual maintenance shall be provided to prohibit the reestablishment of harmful exotic species within landscaping and preservation areas.
- Regular landscape maintenance shall be provided for repair or replacement, where necessary, of any screening or buffering required as shown on this plan. Regular landscape maintenance shall be provided for the repair or replacement of required walls, fences or structures to a structurally sound condition as shown on this plan.
- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Stuart Growth Management Department prior to installation.
- All prohibited exotic species must be removed and all required landscape improvements must be inspected and approved by City of Stuart prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch or Red Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Stuart Landscape Code. As-built drawings will be submitted to City of Stuart Growth Management with Certification of Landscaping Installation and Maintenance.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled "Plant the right tree in the Right Place".
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Large trees (height at maturity of more than 30') shall be planted no closer than a horizontal distance of 30' from the nearest overhead power line.
- Medium height trees (height at maturity between 20' and 30') shall be offset at least 20' and small trees (height at maturity of less than 20') require no offset.
- No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire, or pad-mounted transformer.
- Palm trees shall be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.

Irrigation Notes:

- Adequate irrigation of landscaped areas shall be provided for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition.
- Irrigation systems shall conform to the following standards: Irrigation systems shall be continuously maintained in working order and shall be designed not to overlap water zones, or to water impervious areas.
- No irrigation system shall be installed or maintained abutting any public street which causes water from the system to overspray onto the roadway or to strike passing vehicular traffic.

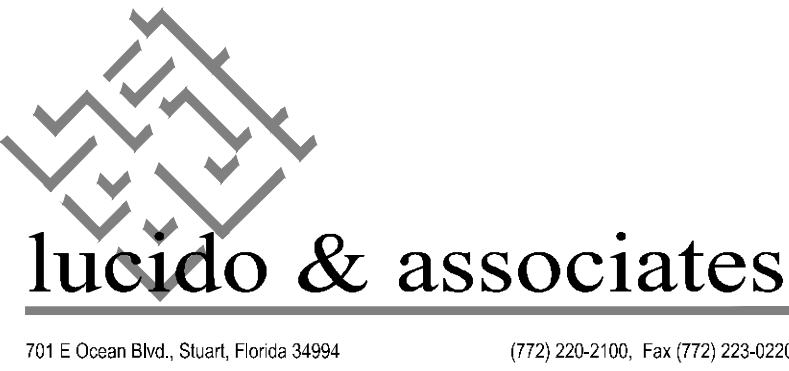
Index of Drawings:

Overall Plan	CV-1
Plant Schedules, Sections & Mitigation	LA-1
Landscape Plan	LA-2
Landscape Plan	LA-3
Landscape Plan	LA-4
Landscape Details	LA-5
Landscape Specifications	LA-6

Required Xeriscape Points

At least 51% of the grass areas are made up of drought-tolerant grass species	10 points
At least 51% of the required shrubs are made up of drought-tolerant species	10 points
At least 51% of the required trees are made up of drought-tolerant species	10 points
Utilization of moisture sensing controller other than a rain-sensor override device	5 points
Plan submitted with low, moderate and high water usage zones indicated on the landscape plan*	5 points
Utilization of compacted mulch with a 3" min. depth in all planted areas except ground cover.	10 points
	50 total points

*Refer to Irrigation Notes for water usage zones.



Key / Location:



Project Team:

Applicant:
M&M Realty Partners
1280 Statton Rd
Piscataway, NJ 07704
703-839-3776

Engineer:
Maser Consulting
410 Eagleview Blvd, Suite 104
Exton, PA 19341
610-254-9140

Surveyor:
Stephen J Brown Inc
619 E. 5th St
Stuart, FL 34994
772-288-7176

Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

KANNER CPUD

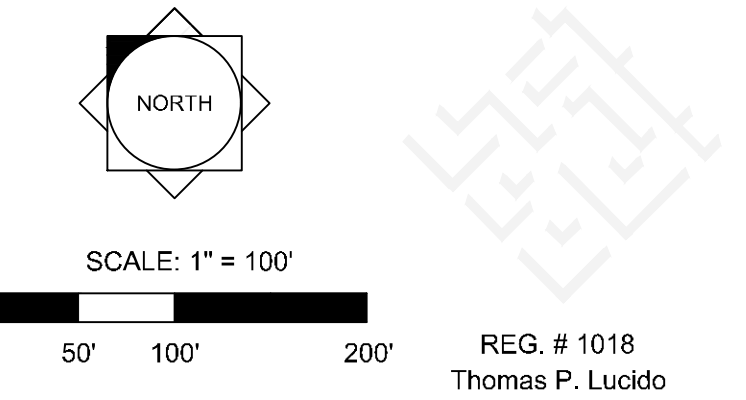
Landscape Plan

Landscape Plans

Cover Sheet

City of Stuart, Florida

Date	By	Description
12.17.20	SAW	Initial Submittal
03.19.21	SAW	2nd ReSubmittal
04.22.21	SAW	3rd ReSubmittal



Designer	SAW	Sheet
Manager	DF	
Project Number	20-620	
Municipal Number	---	
Computer File		

CV-1

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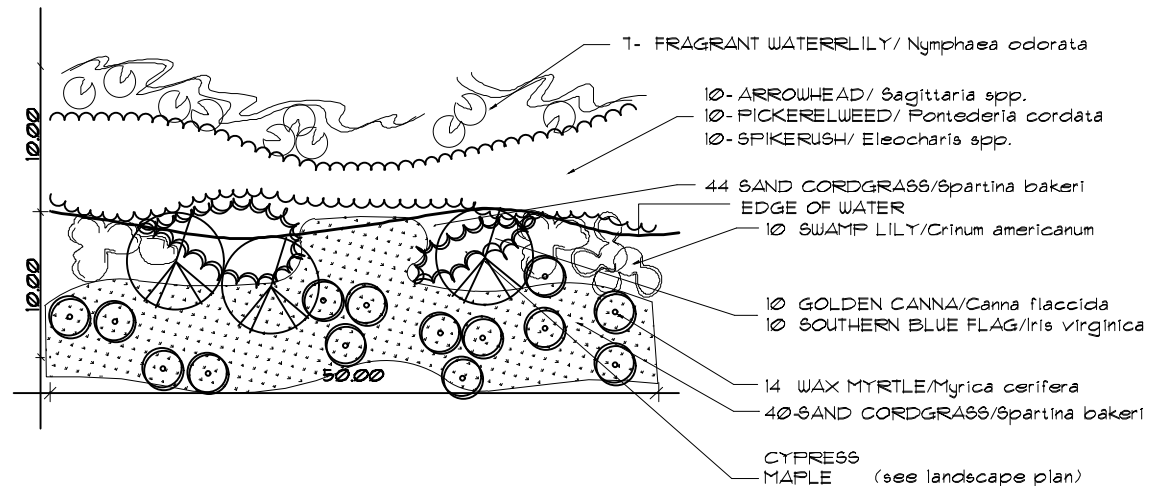
Landscape Note:

- Tree material may vary in height and width. The 4'5" caliper requirement must be met.

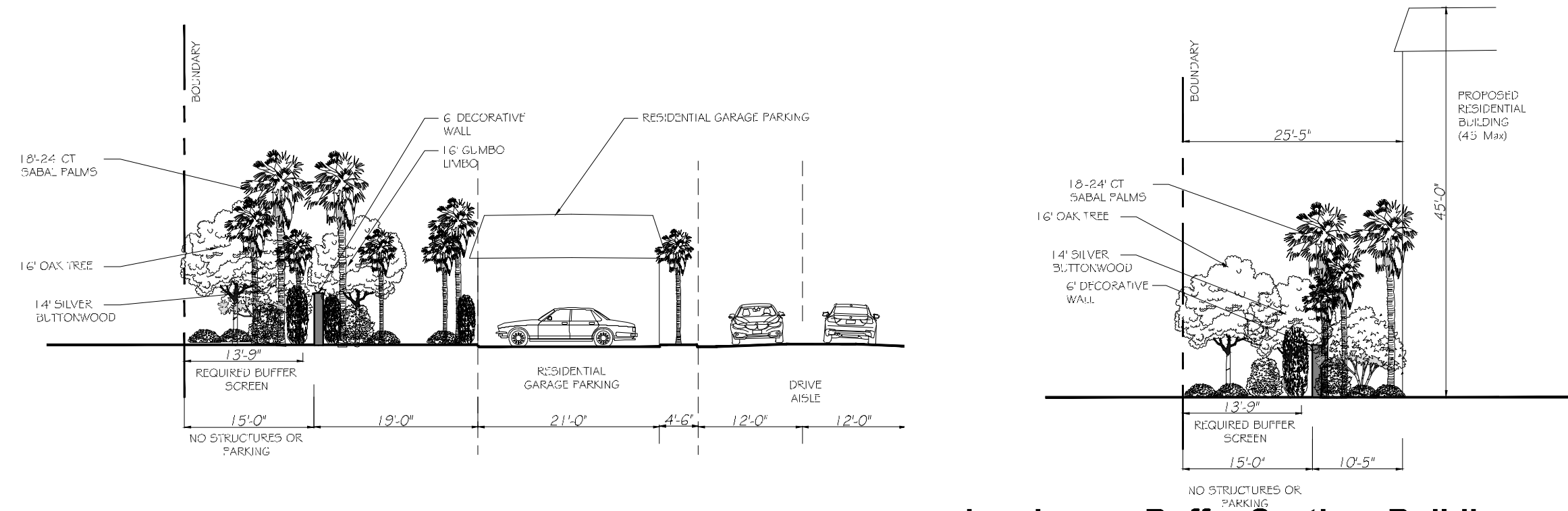


*NOTE: LAKES TO BE EXCAVATED TO A MINIMUM OF 12' BELOW CONTROL ELEVATION UNLESS THE BORING LOGS REVEAL EXCEPTIONAL MATERIAL AND LAKE SIZE ALLOWS FOR DEEPER MATERIAL.

(typ.)



(typ.)



Costco - TREE MITIGATION DATA

		Total Inches Required	23,744.0
Hardwood Calculation			
	2,789.00 inches (x)		
		2.5 "	=
			6,973 Inches
	Total Inches Required (4.5" DBH min.)		8,835 Inches
	Total Inches Provided for Mitigation:		2070 Inches
	343 Quercus virginiana (4.5" DBH)	4.5 "	1543.5 Inches
	117 Quercus virginiana (4.5" DBH)	4.5 "	526.5 Inches
Pine Calculation			
	11,181 inches (x)	1.5 "	=
			16,771.50 Inches
	Total Inches Required (3" DBH min.)		13,219.50 Inches
	Total Inches Provided for Mitigation:		10,569 Inches
	133 Pinus elliotii (6" DBH)	6 "	798 Inches
	98 Ilex x attenuata 'Eagleston' (3" DBH) Holly	5 "	490 Inches
	113 Taxodium ascendens (6" DBH) Cypress	6 "	678 Inches
	34 Tabebuia caraliba (3" DBH)	4.5 "	153 Inches
	43 Magnolia grandiflora Southern Magnolia	4.5 "	193.5 Inches
	60 Coccoloba uvifera Seagrape	4.5 "	270 Inches
	133 Wodyetia bifurcata Foxtail Palm 14 ct	4.5 "	598.5 Inches
	123 Roystonea regia Florida/Cuban Royal Palm 18ct	8.5 "	1045.5 Inches
	157 Conocarpus erectus Buttonwood	4.5 "	706.5 Inches
	125 Conocarpus erectus sericeus Silver Buttonwood	4.5 "	562.5 Inches
	357 Sabal palmetto Sabal Palm 20ct	10.5 "	3748.5 Inches
	130 Ptychosperma elegans Alexander Palm	4.5 "	585 Inches
	67 Bursera simaruba Gumbo Limbo	4.5 "	301.5 Inches
	55 Acer Rubrum Red Maple	4.5 "	247.5 Inches
	47 Tabebuia impetiginosa Pink Trumpet tree	3 "	141 Inches
	20 delonix regia Royal Poinciana	2.5 "	50 Inches
Shrubs			
	6,126 Additional Shrubs	12	511 Inches
	19,064 Upland Shrubs	12	1,589 Inches
	5,398 Open Space	12	450 Inches



Project Team:

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Piscataway, NJ 07704
703-839-3776

Engineer:
Maser Consulting
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Exton, PA 19341
610-254-9140

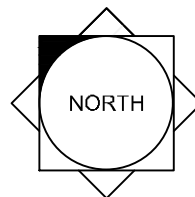
Surveyor:
Stephen J Brown Inc
619 E. 5th St
Stuart, FL 34994
772-288-7176

Landscape Architect/Land Planner
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

Landscape Plan

Plant Schedules, Sections & Mitigation Calculation

City of Stuart, Florida

[illegible]

SCALE: 1" =

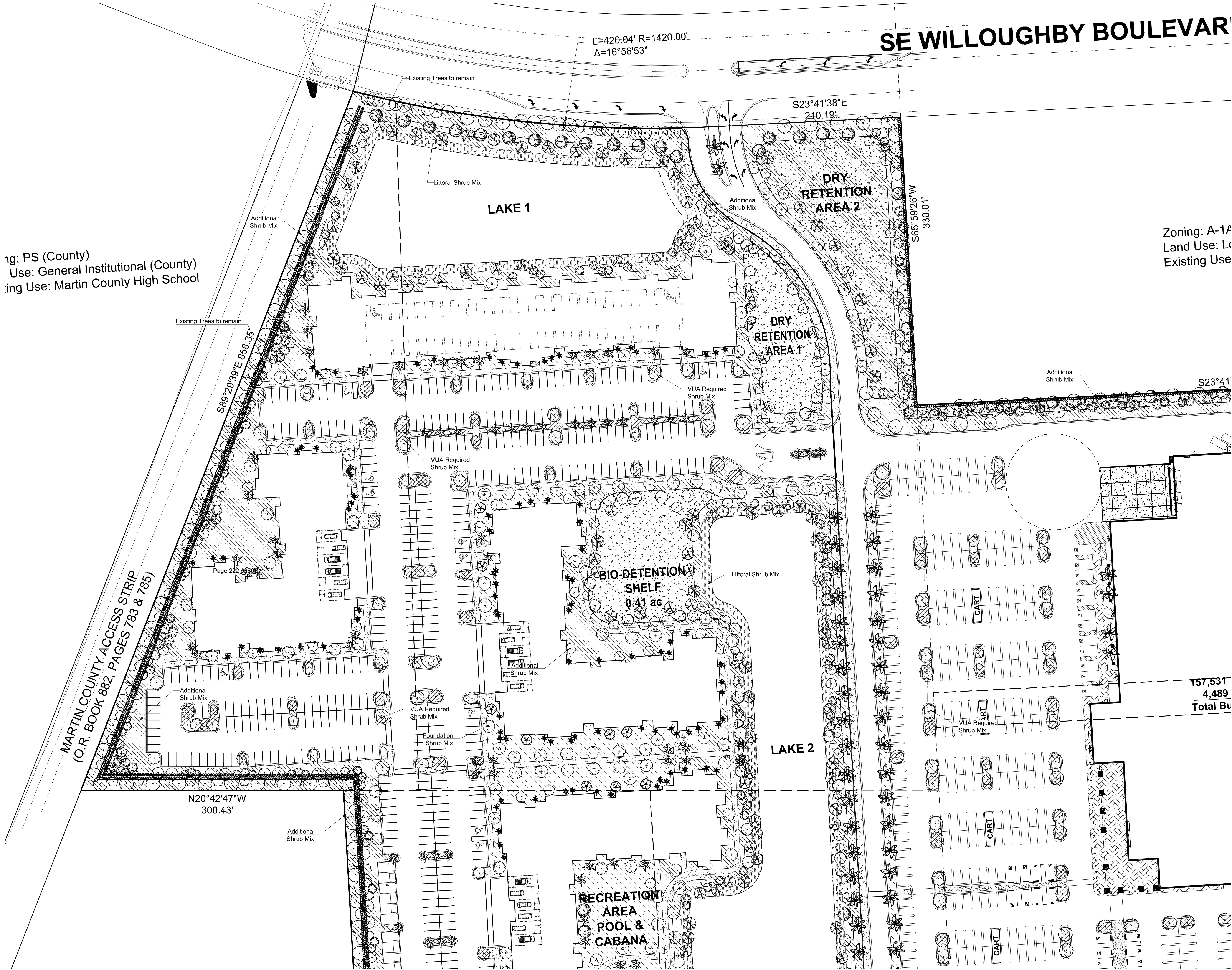


REG. # 1018
Thomas P. Lucido

Designer SAW Sheet
 Manager DF
 Project Number 20-620
 Municipal Number --
 Computer File

LA1

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g: PS (County)
Use: General Institutional (County)
ing Use: Martin County High School

Zoning: A-1A
Land Use: L
Existing Use

Key / Location:



Project Team:

Applicant:
M&M Realty Partners
1260 Stelton Rd
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703-839-3776

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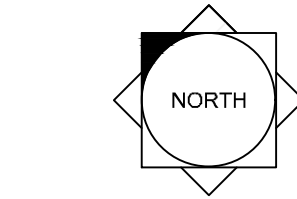
Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

KANNER CPUD

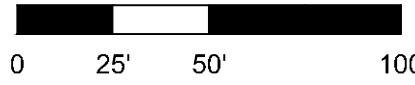
Landscape Plan

City of Stuart, Florida

Date	By	Description
12.17.20	SAW	Initial Submittal
03.19.21	SAW	2nd ReSubmittal
04.22.21	SAW	3rd ReSubmittal



SCALE: 1" = 50'



REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	DF	
Project Number	20-620	
Municipal Number	---	
Computer File		

LA2

Zoning: A-1A
Land Use: Low Density
Existing Use: Lychee Tree Nursery

Page 223 of 306

Key / Location:



Project Team:

Applicant:
M&M Realty Partners
1260 Stelton Rd
Piscataway, NJ 07704
703-839-3776

Engineer:
Maser Consulting
410 Eagleview Blvd, Suite 104
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610-254-6140

Surveyor:
Stephen J Brown Inc
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Stuart, FL 34994
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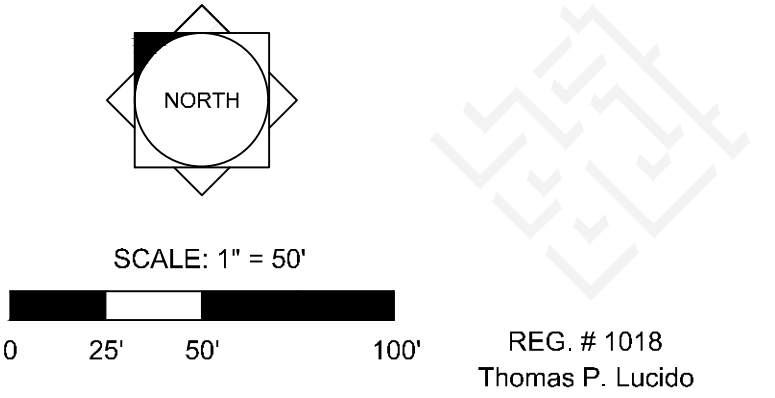
Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

KANNER CPUD

Landscape Plan

City of Stuart, Florida

Date	By	Description
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Designer	SAW	Sheet
Manager	DF	
Project Number	20-620	
Municipal Number	---	
Computer File		

LA3

CROSSINGS AT INDIAN RUN
PLAT BOOK 14, PAGE 37
MARTIN COUNTY, FLORIDA.

Zoning: RPUD
Land Use: Multi-Family Residential
Existing Use: Multi-Family

S23°41'38"E 600.01'

Page 224 of 306

157,531 SF Interior Floor Area
4,489 SF Entry Vestibule
Total Building Gross: 162,020 sf

Additional
Shrub Mix

CROSSINGS AT INDIAN RUN
PLAT BOOK 14, PAGE 37
MARTIN COUNTY, FLORIDA.

Zoning: RPUD
Land Use: Multi-Family Residential
Existing Use: Multi-Family

Existing Use: Multi-Family

TRACT 6
STUART FARMS
PLAT BOOK 1, PAGE 63
MARTIN COUNTY, FLORIDA.

Zoning: RPUD
Land Use: Institutional
Existing Use: Vacant

TRACT 5
STUART FARMS
PLAT BOOK 1, PAGE 63
MARTIN COUNTY, FLORIDA.

UAL EASEMENT
OK 2777, PAGE 282)

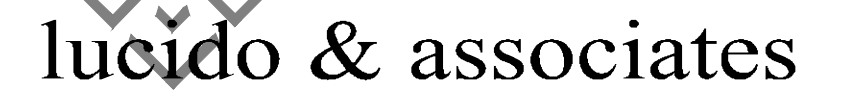
DOT BASIN

— Littoral Shrub Mix

MENT GNAL

SOUTH KANNER HIGHWAY (S.R.76)

RIGHT-IN, AND
RIGHT-OUT ONLY



(772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

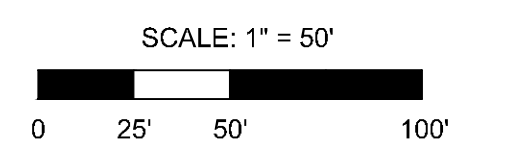
Landscape Architect/Land Planner:
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701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

KANNER CPUD

Landscape Plan

City of Stuart, Florida

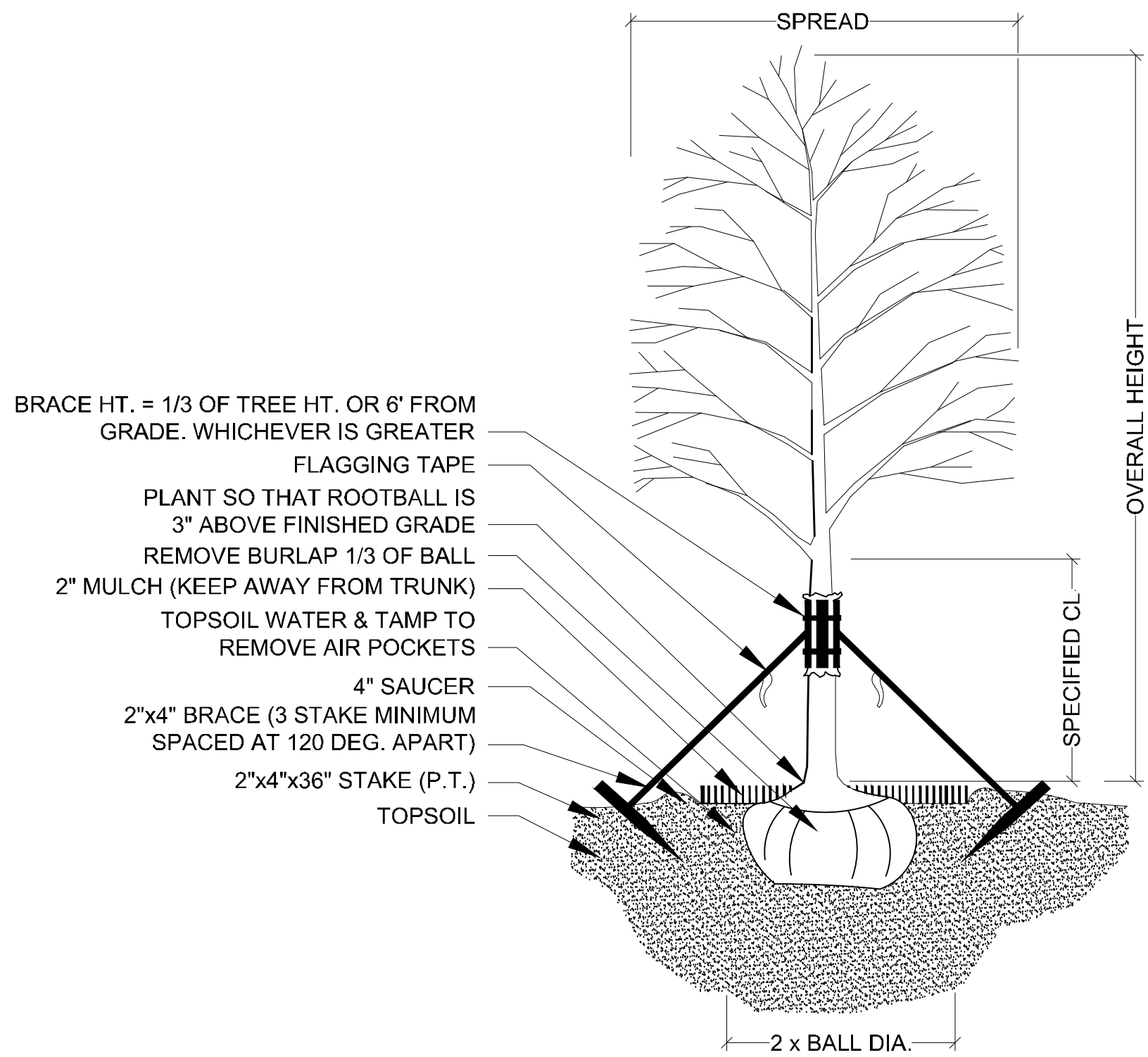
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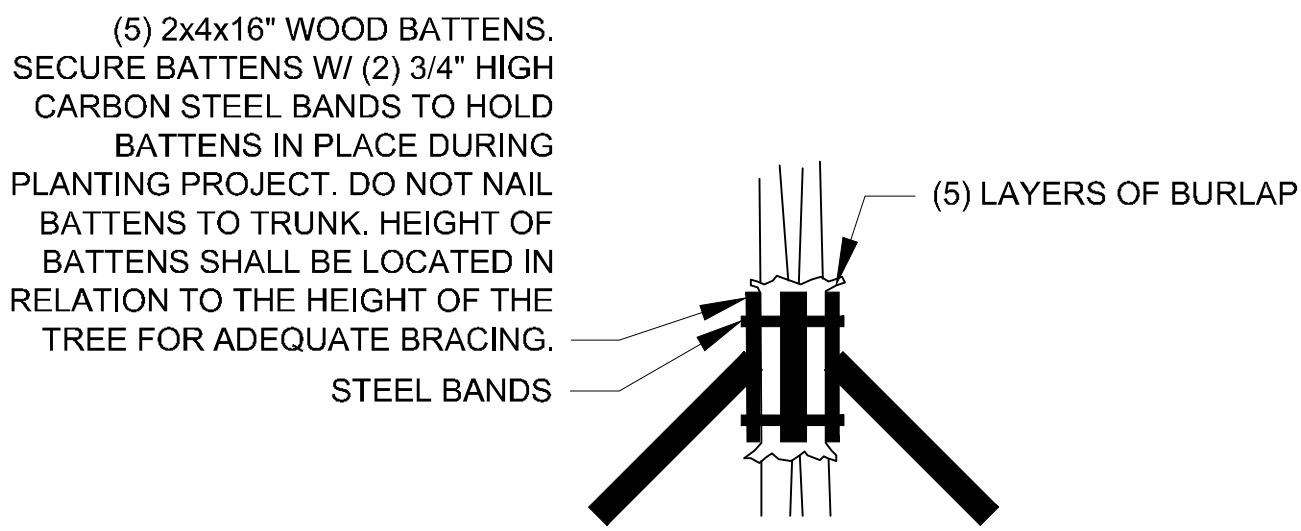
REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	DF	LA4
Project Number	20-620	
Municipal Number	---	
Computer File		

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TREE PLANTING & STAKING
NOT TO SCALE

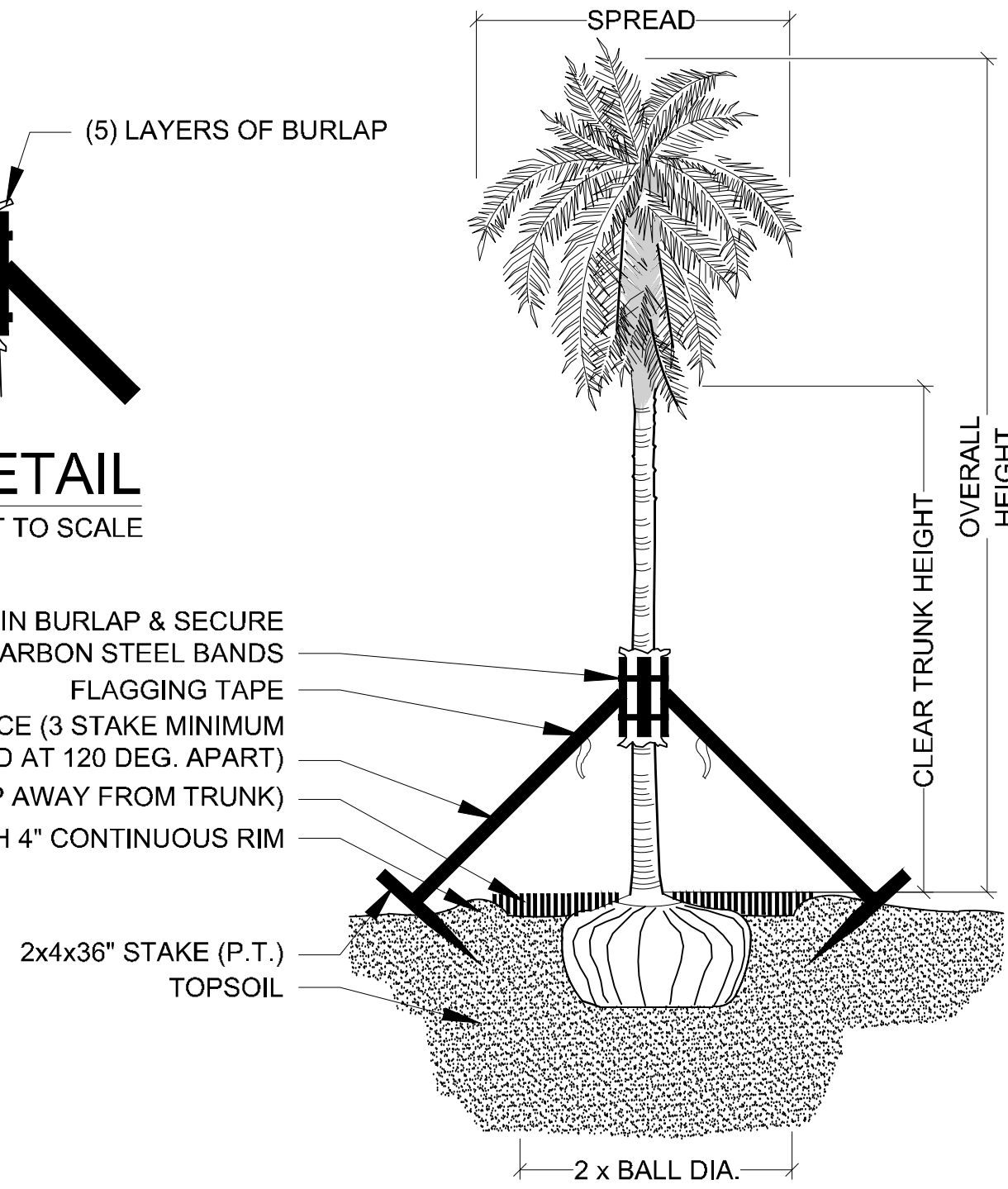


BRACING DETAIL
NOT TO SCALE

WRAP TRUNK IN BURLAP & SECURE BATTENS W/ 3/4" HIGH CARBON STEEL BANDS
FLAGGING TAPE
2"x4" BRACE (3 STAKE MINIMUM SPACED AT 120 DEG. APART)
2" MULCH (KEEP AWAY FROM TRUNK)
FORM SAUCER WITH 4" CONTINUOUS RIM

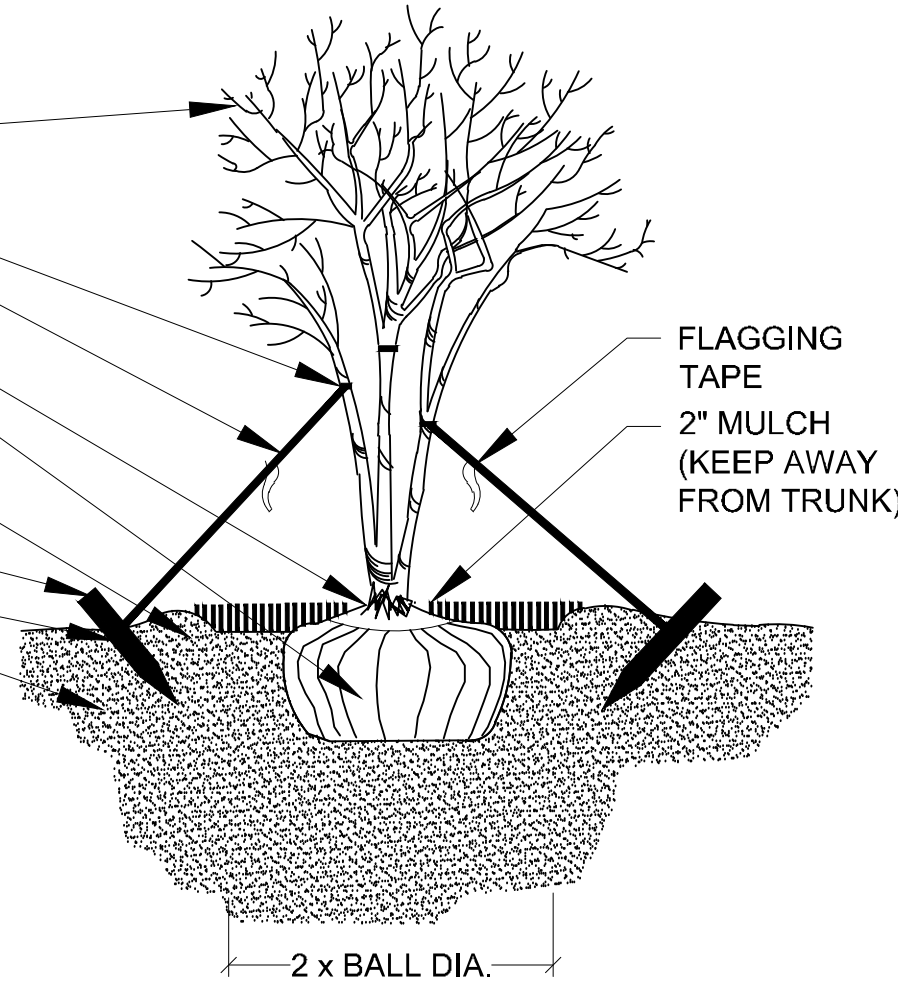
2x4x36" STAKE (P.T.)
TOPSOIL

PALM PLANTING - ANGLE STAKE
NOT TO SCALE

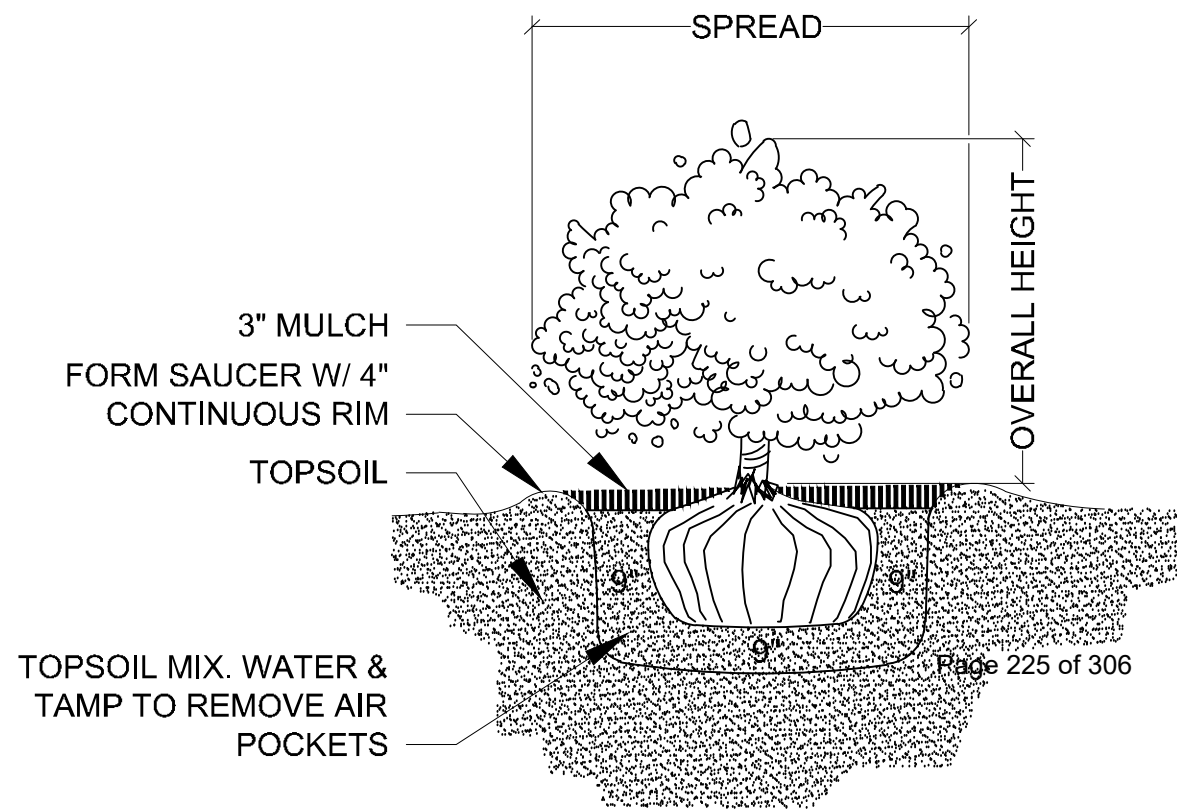


THIN BRANCHES BY 1/4 OF TOTAL MASS. RETAIN NAT. SHAPE
1/2" DIA. BLACK RUBBER HOSE TIED W/ DOUBLE STRAND 12 GAUGE GALV. WIRE, 3 GUYS PER TREE MIN.

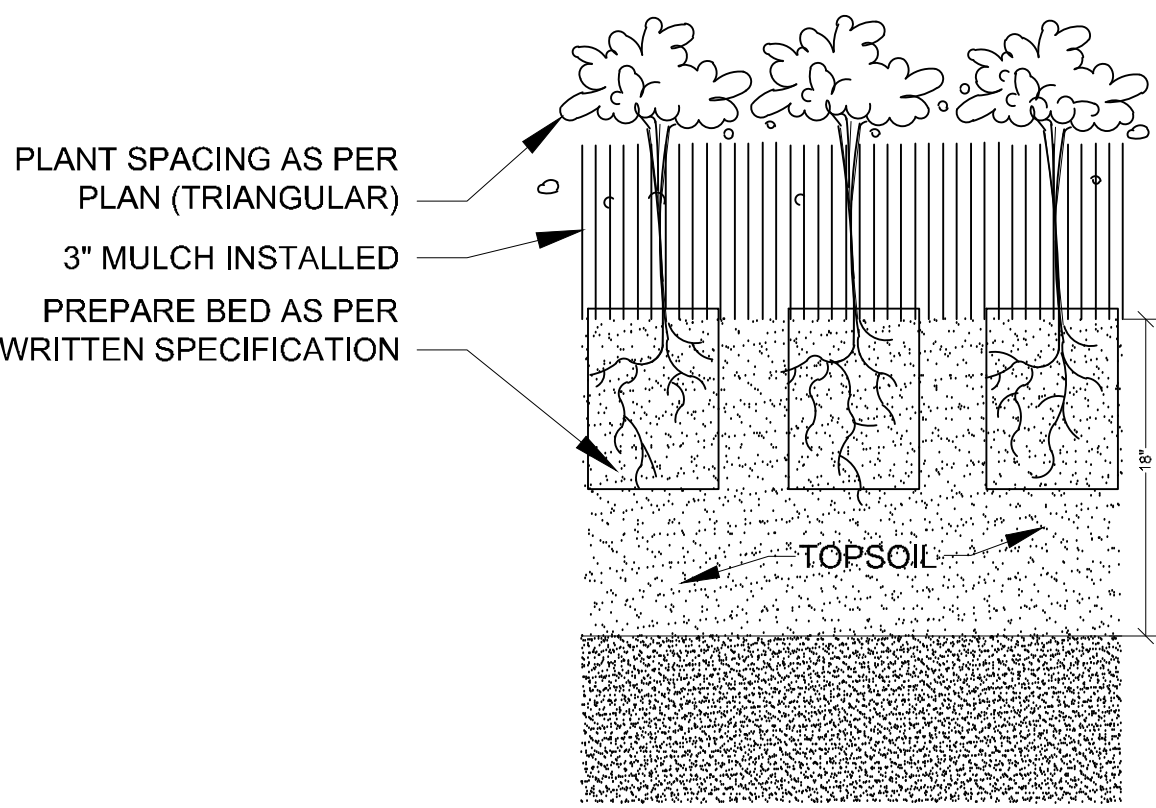
WHITE FILM
PLANT SO THAT ROOTBALL IS 3" ABOVE FINISHED GRADE
REMOVE BURLAP 1/3 OF BALL
FORM SAUCER WITH 3" CONTINUOUS RIM
2"x4"x36" STAKE (P.T.)
FINISHED GRADE
TOPSOIL



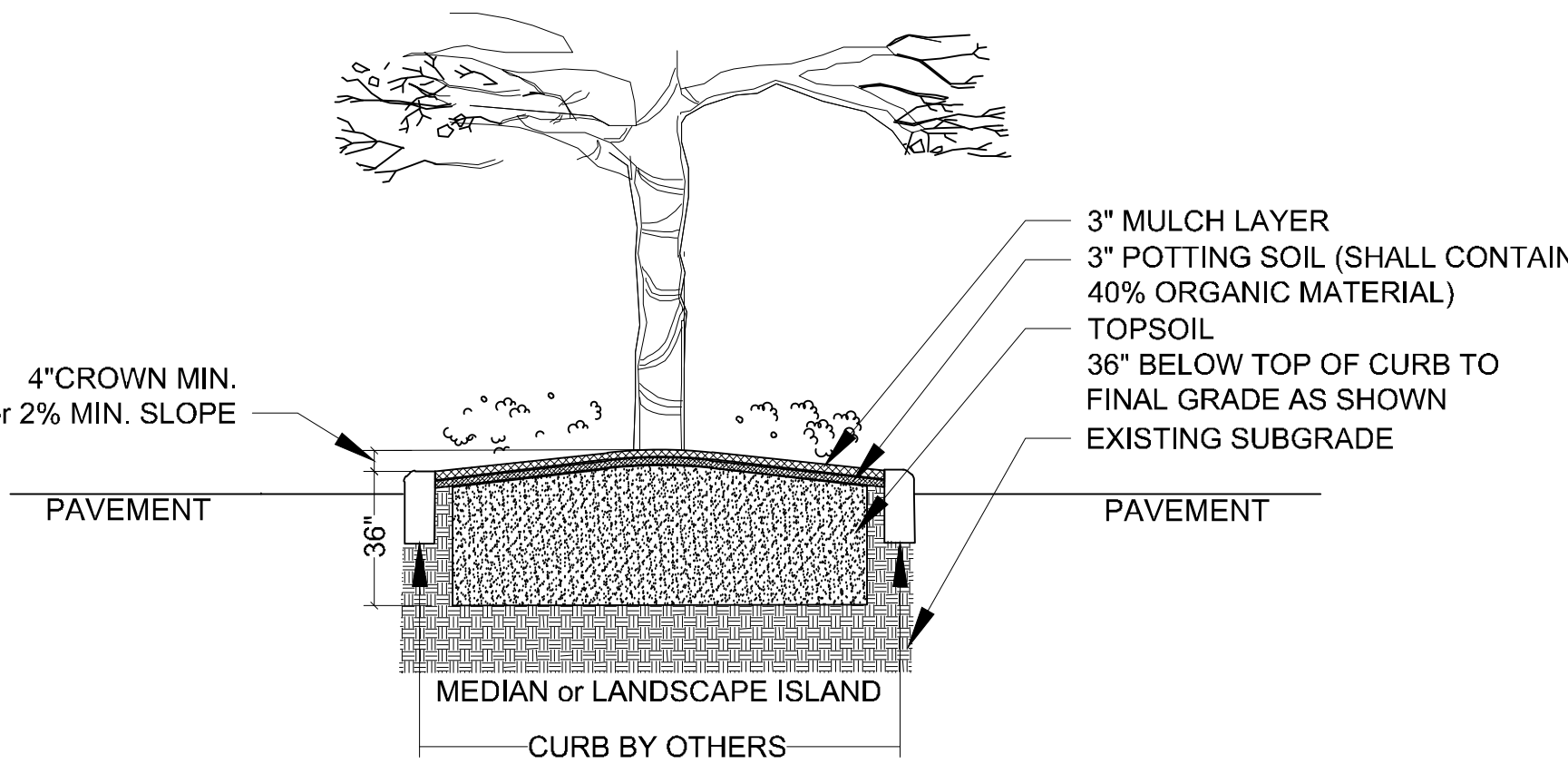
MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



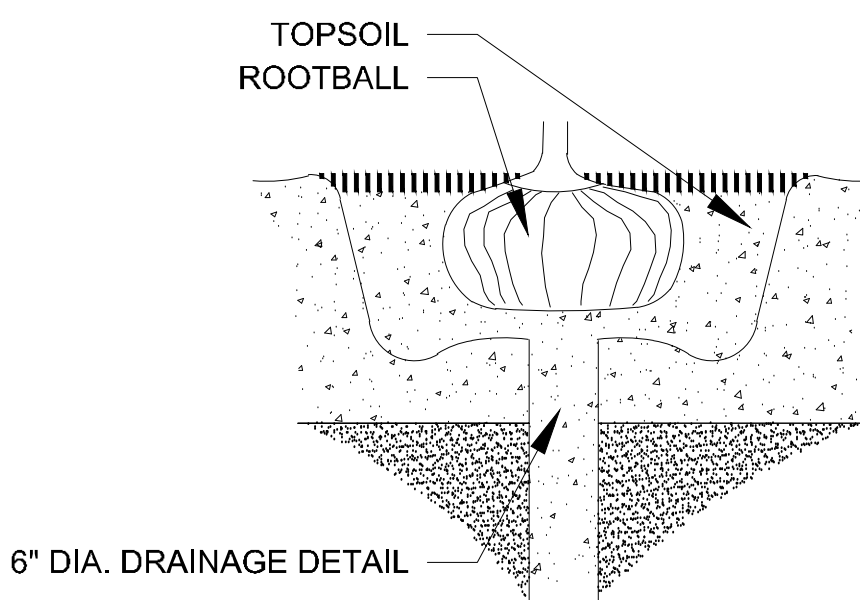
GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



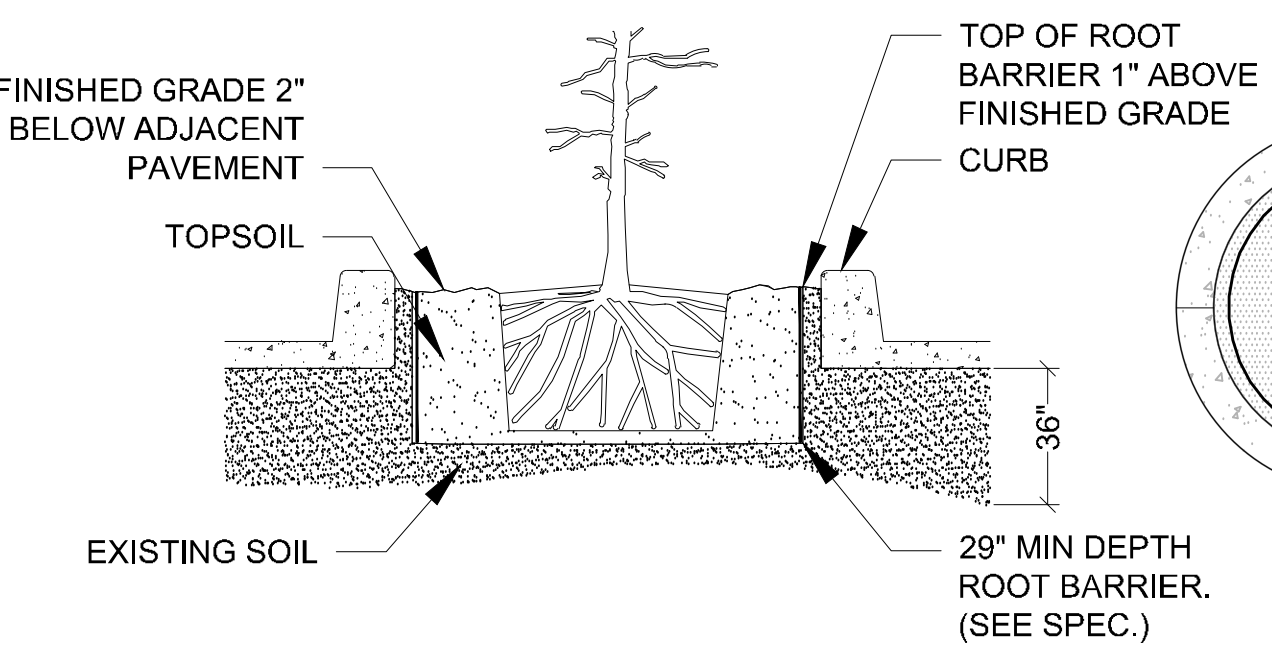
THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL
NOT TO SCALE

- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING

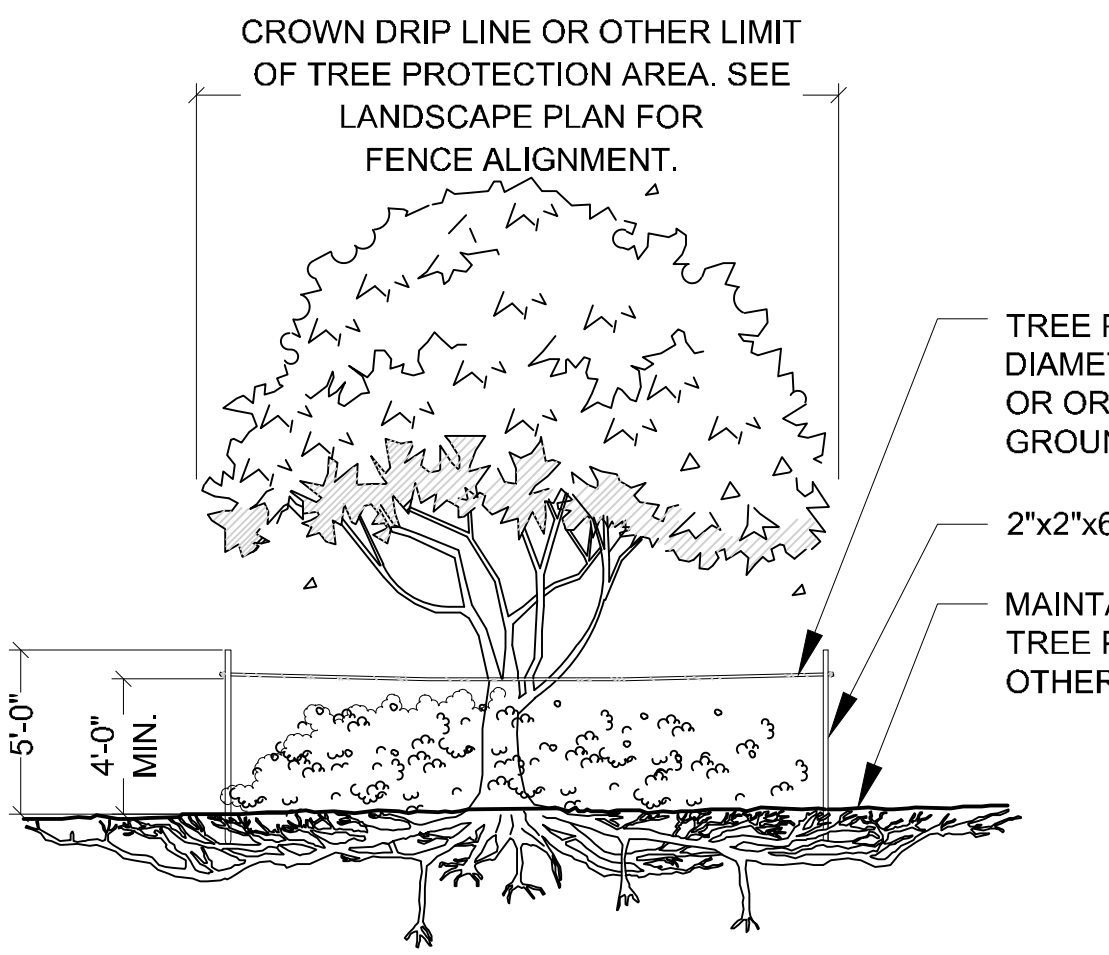
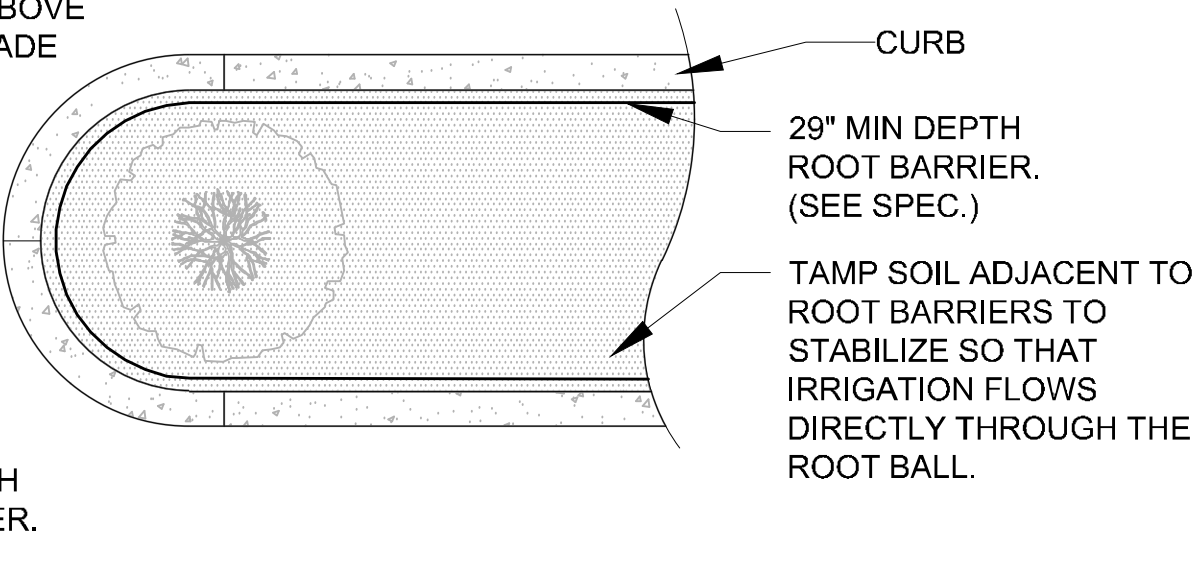


DRAINAGE TESTING DETAIL
NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

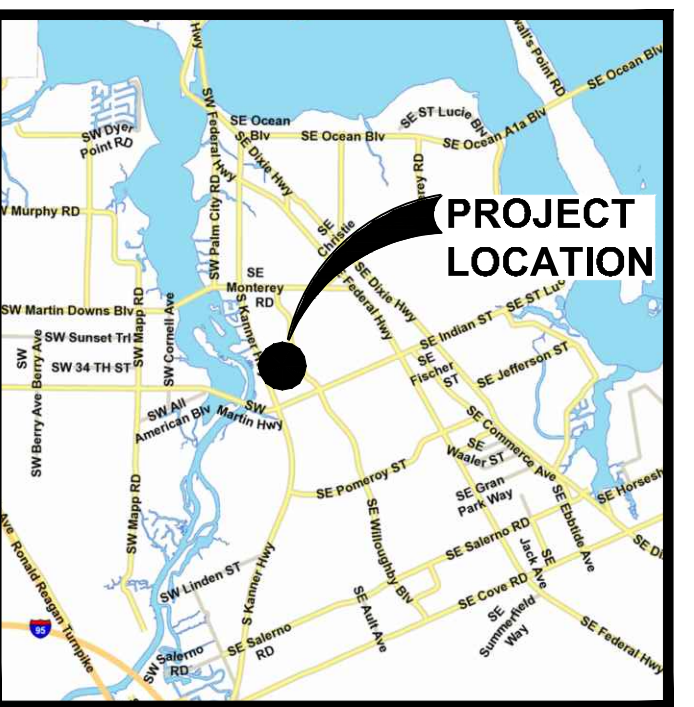
- NOTES:
- 1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
 - 2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE
NOT TO SCALE

- NOTES:
- 1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
 - 3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 - 4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

Key / Location:



Project Team:

Applicant:
M&M Realty Partners
1260 Stelton Rd
Piscataway, NJ 07704
703-839-3776

Engineer:
Maser Consulting
410 Eagleview Blvd, Suite 104
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Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

KANNER CPUD

Landscape Plan
Details

City of Stuart, Florida

Date	By	Description
12.17.20	SAW	Initial Submittal
03.19.21	SAW	2nd ReSubmittal
04.22.21	SAW	3rd ReSubmittal

SCALE: 1" = 0

REG. # 1018
Thomas P. Lucido

Designer SAW Sheet
Manager DF
Project Number 20-620
Municipal Number ---
Computer File

LA5

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

- 1.01

A.

SCOPE:
The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
- 1.02

A.

AGENCY STANDARDS:
Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
- 1.03

A.

SITE EXAMINATION:
The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.
- 1.04

A.

ERRORS AND OMISSIONS:
The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.
- 1.05

A.

EXECUTION OF THE WORK:
The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.
- 1.06

A.

PROTECTION OF PUBLIC AND PROPERTY:
The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.
- 1.07

A.

CHANGES AND EXTRAS:
The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.
- 1.08

A.

GARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.
- 1.09

A.

CARE AND MAINTENANCE:
The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

Page 226 of 306

The Owner agrees to execute the instructions for such care and maintenance.
- 1.10

A.

SAFETY:
It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).
- 1.11

A.

CONTRACTOR QUALIFICATION:
The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:

1.

A financial statement showing assets and liabilities of the company current to date.

2.

A listing of not less than (3) completed projects of similar scope and nature.

3.

Permanent name and address of place of business.

4.

The number of regular employees of the organization and length of time the organization has been in business under the present name.
- 1.12

A.

INSURANCE AND BONDING:
The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.
- 1.13

A.

PERMITS AND CERTIFICATES:
All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

- 2.01

A.

PLANT MATERIALS:
A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.
- B.

Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.
- C.

All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.
- D.

All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.
- E.

Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
- F.

The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

- A.

The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

- 2.03

A.

PROTECTION OF PLANT MATERIALS:
Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

- B.

Plants with broken, damaged or insufficient rootballs will be rejected.
- C.

All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

- D.

Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

- 2.04

A.

STORAGE
All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

- B.

No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

- C.

The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

- D.

All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

- 2.05

A.

PROTECTION DURING PLANTING:
Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

- 2.06

A.

TOP SOIL:
Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

- B.

Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (see Landscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

- A.

Existing soils must meet all definitions of "Topsoil" as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the "Landscape Area Preparation" detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

- 2.07

A.

FERTILIZER:
Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

- B.

Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

- C.

Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

- 1 gallon container

1 tablet

3 gallon container

2 tablets

5 gallon container

3 tablets

7 gallon container

5 tablets

- A.

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

- 2.08

A.

MULCH:
Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

- B.

All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

- PART 3

3.01

A.

EXECUTION DISCING:
The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

- 3.02

A.

GRADING:
Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

- B.

It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

- 3.03

A.

PLANTING:
Planting shall take place during favorable weather conditions.

- B.

The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

- C.

Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

- D.

Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

- E.

A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

- F.

Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail:
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

- G.

No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

- H.

Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

- I.

All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

- J.

All flagging ribbon shall be removed from trees and shrubs before planting.

- K.

Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

- L.

All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

- 3.04

A.

PRUNING:
Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

- B.

Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

- C.

Trees shall not be poled or topped.

- D.

Remove all trimming from site.

- 3.05

A.

GUYING:
All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

- B.

Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

- C.

Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

- D.

Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

- 3.06

A.

WATER:
Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

- B.

Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

- 3.07

A.

SOD:
The Landscape Contractor shall sod all areas indicated on the drawings.

- B.

It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

- C.

The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

- D.

Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

- E.

6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

- F.

Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

- G.

The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

- H.

If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

- 3.08

A.

SEEDING:
The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

- B.

Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

- C.

Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

- D.

Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

- 3.09

A.

CLEANING UP:
The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

- 3.10

A.

MAINTENANCE:
Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

- B.

Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

- C.

Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

- D.

In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

- E.

Trees or other plant material which fail or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

- 3.11

A.

COMPLETION, INSPECTION AND ACCEPTANCE:
Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

- B.

Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

- C.

All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

- D.

After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

- E.

All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.



Key / Location:



Project Team:

Applicant:
M&M Realty Partners
1260 Stelton Rd
Piscataway, NJ 07704
703-839-3776

Engineer:
Maser Consulting
410 Eagleview Blvd, Suite 104
Exton, PA 19341
610-254-9140

Surveyor:
Stephen J Brown Inc
619 E. 5th St
Stuart, FL 34994
772-288-7176

Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

KANNER CPUD

Landscape Plan
Specifications

City of Stuart, Florida

Date	By	Description
12.17.20	SAW	Initial Submittal
03.19.21	SAW	2nd ReSubmittal
04.22.21	SAW	3rd ReSubmittal

NORTH

SCALE: 1" =

0

REG. # 1018
Thomas P. Lucido

Designer: SAW

Manager: DF

Project Number: 20-620

Municipal Number: ---

Computer File:

Sheet

LA6

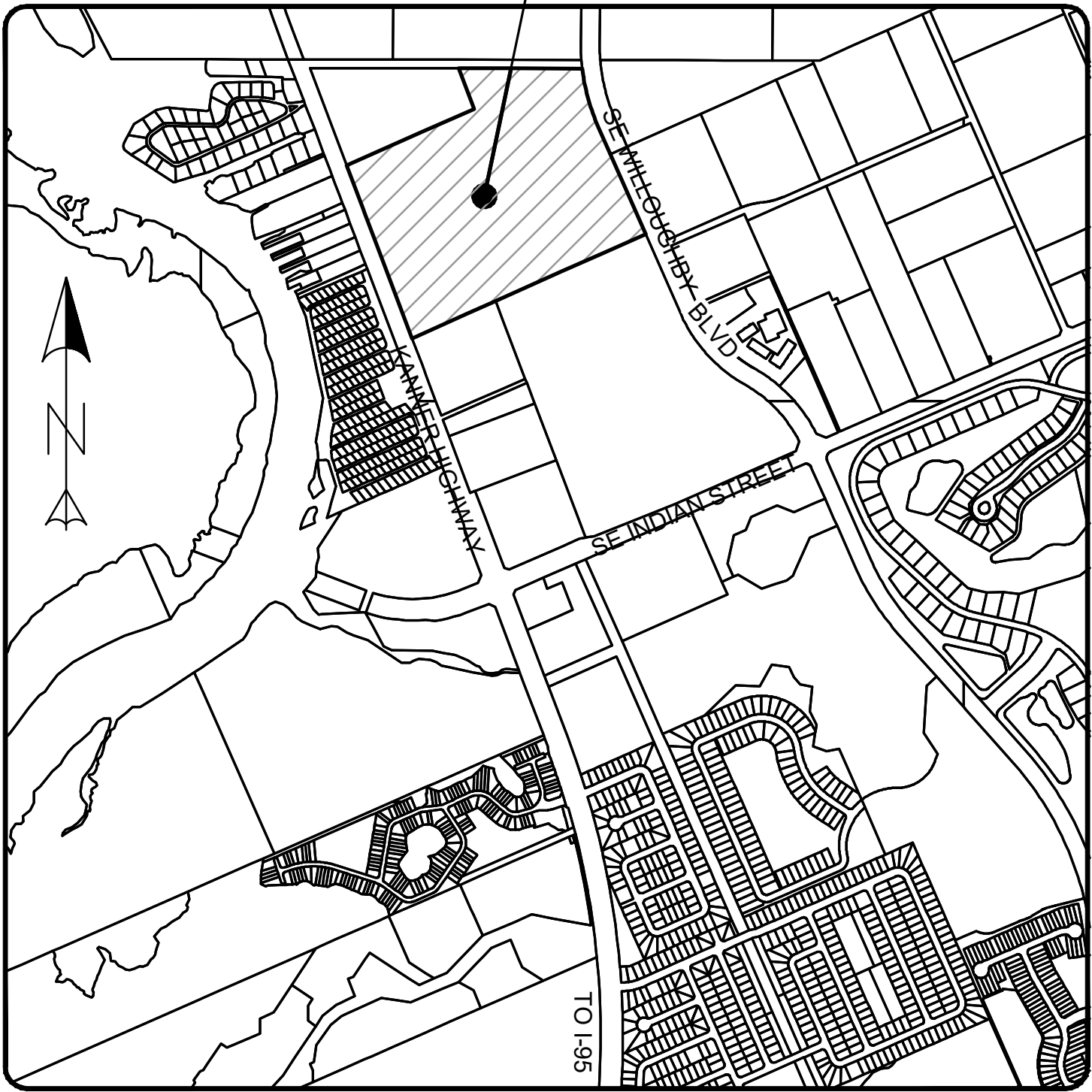
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PRELIMINARY ENGINEERING PLANS AND SPECIFICATIONS
FOR
KANNER CPUD
SECTION 16, TOWNSHIP 38S, RANGE41E
STUART, FLORIDA

LOCATION MAP



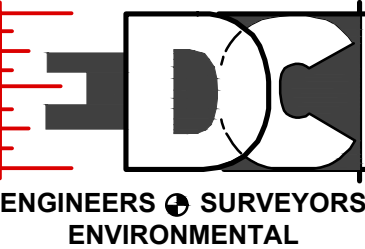
Project Location



VICINITY MAP

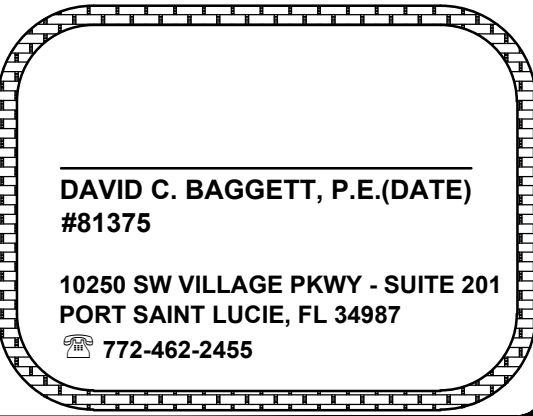
INDEX OF SHEETS

1. COVER
2. OVERALL PAVING, GRADING, & DRAINAGE PLAN
3. OVERALL UTILITY PLAN
4. PAVING, GRADING & DRAINAGE DETAILS
5. UTILITY DETAILS
6. UTILITY DETAILS
7. UTILITY DETAILS
8. UTILITY DETAILS
9. UTILITY DETAILS



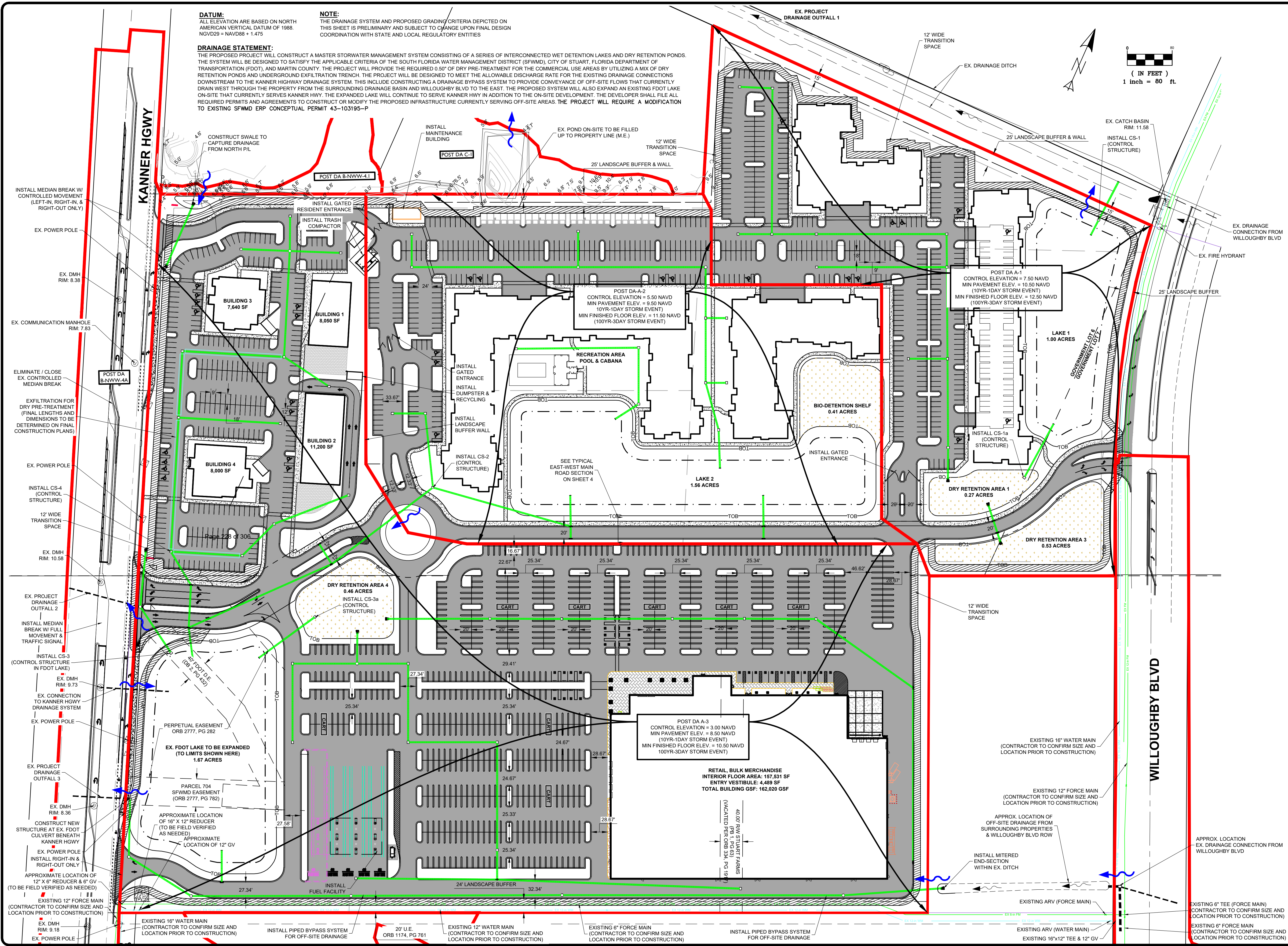
PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 8935
L.B. CERTIFICATE OF AUTHORIZATION 8989



Z:\EDC-2020\20-313 - Corco Stuart - Kanner Highway\ENGINEERING\AutoCAD\DWG\20-313 Preliminary Eng Pl.dwg, Overall PGD, 3/19/2021 8:49:36 AM, Jessica, EDC, Inc.

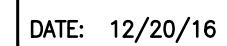
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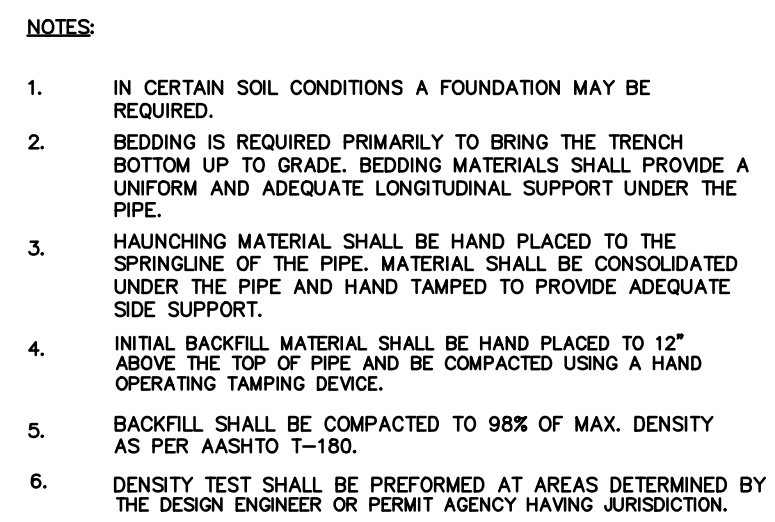


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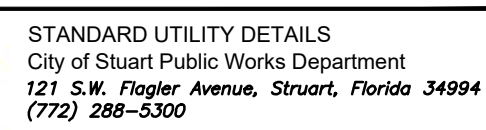
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4 OF 9

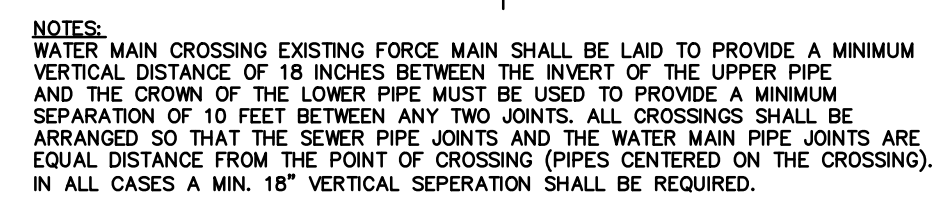




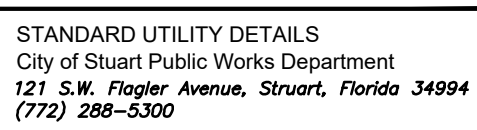
BACKFILLING REQUIREMENTS OVER CITY OF STUART UTILITIES



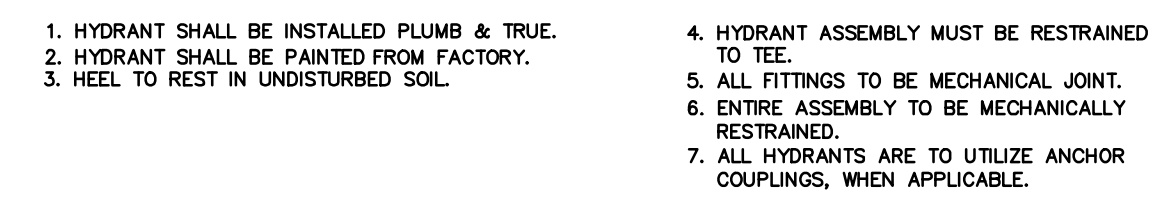
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DATE: OCTOBER, 2016	10	
FILE NAME: 2016 COS Std Details.dwg		



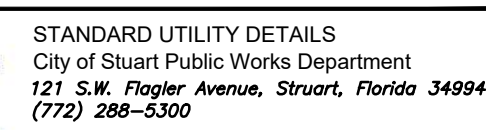
UTILITY CROSSING DETAIL



UTILITY CROSSING DETAIL		SHEET NUMBER
DATE: OCTOBER, 2016	15	
FILE NAME: 2016 COS Std Details.dwg		



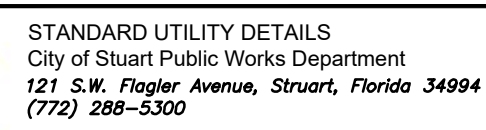
TYPICAL FIRE HYDRANT ASSEMBLY



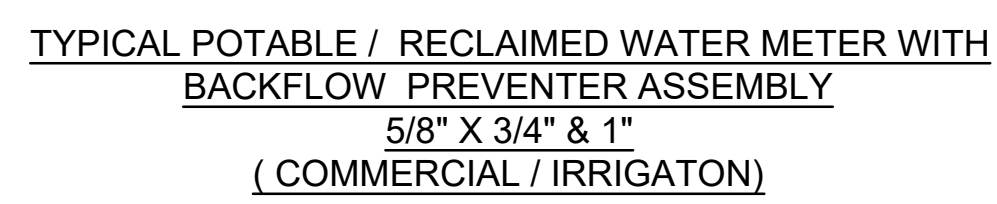
TYPICAL FIRE HYDRANT ASSEMBLY	
DATE: OCTOBER, 2016	SHEET NUMBER
FILE NAME: 2016 COS Std Details.dwg	25



NOTE: ADD LAMINATED SIGN NOTING THAT
"TESTING IS IN PROGRESS - DO NOT DISTURB"
WHILE SAMPLE POINT IS IN SERVICE.

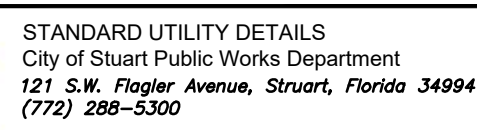


BACTERIOLOGICAL SAMPLING POINT DETAIL	
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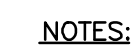


NOTES

1. RECLAIMED WATER BACKFLOW PREVENTER ASSEMBLY MUST BE PAINTED PURPLE PANTONE 522.
2. METER TO BE SUPPLIED BY THE CITY OF STUART

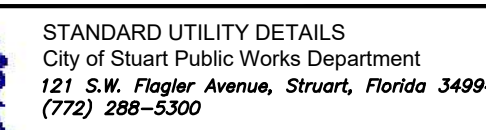


TYPICAL BACKFLOW PREVENTER ASSEMBLY	
DATE: OCTOBER, 2016	SHEET NUMBER
FILE NAME: 2016 COS Std Details.dwg	29



1. LANDSCAPING REQUIRED PER CITY OF STUART ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS. MUST BE SCREENED, NO GROW IN PERIOD.
2. ASSEMBLY TO BE 18" FROM FINISH GRADE TO CENTERLINE OF THE 90° BEND.
3. RECLAIMED WATER METER ASSEMBLY MUST BE PAINTED PANTONE PURPLE 522.
4. NO SOLDER JOINTS.

1.5" & 2" POTABLE / RECLAIMED
WATER METER & BACKFLOW
PREVENTER ASSEMBLY SERVICE
(COMMERCIAL)



TYPICAL BACKFLOW PREVENTER ASSEMBLY		
DATE:	OCTOBER, 2016	SHEET NUMBER
FILE NAME:	2016 COS Std Details.dwg	30



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

DCB _____
DESIGNED BY _____
JLW _____
DRAWN BY _____
UTILITY DETAILS (2) _____
LAYOUT _____
AS SHOWN _____
SCALE _____
04MAR21 _____
DATE _____

[illegible]

KANNER CPUD

UTILITY DETAILS

FLORIDA

STUART



20-313

6 OF 9

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.

208V, 3ø, 4W, DUPLEX LIFT STATION EQUIPMENT SCHEDULE							
SERVICE CONDUIT & WIRE	MOTOR H.P.	STARTER NEMA SIZE	PUMP C.B. RATING	MOB & ECB RATING	SERVICE DISC. RATING	GEN. RECEPT.	SPECIFIC NOTES
5ø8.1" C	1/2	1	15	30	30/30	(7)	
5ø8.1" C	3/4	1	15	30	30/30	(7)	
5ø8.1" C	1	1	15	30	30/30	(7)	
5ø8.1" C	1-1/2	1	15	30	30/30	(7)	
5ø8.1" C	2	1	15	30	30/30	(7)	
5ø8.1-1/4" C	3	1	20	40	40/60	(7)	
5ø8.1-1/4" C	5	1	40	60	60/60	(7)	
5ø8.1-1/4" C	7-1/2	1	50	80	80/100	(7)	
4ø3.1ø4.1-1/4" C	10	2	60	100	100/100	(7)	
4-1/0.1ø4.2" C	15	3	90	150	150/200	(6)	
4-3/0.1ø4.2-1/2" C	20	3	90	150	200/200	(6)	(3)
240V, 1ø, 3W, DUPLEX LIFT STATION EQUIPMENT SCHEDULE (6)							
SERVICE CONDUIT & WIRE	MOTOR H.P.	STARTER NEMA SIZE	PUMP C.B. RATING	MOB & ECB RATING	SERVICE DISC. RATING	GEN. RECEPT.	SPECIFIC NOTES
4ø8.1" C	1/4	1	15	30	30/30	(9)	
4ø8.1" C	1/3	1	15	30	30/30	(9)	
4ø8.1" C	1/2	1	15	30	30/30	(9)	
4ø8.1" C	3/4	1	15	30	30/30	(9)	
4ø8.1" C	1	1	15	40	40/60	(9)	
4ø8.1" C	1-1/2	1	20	40	40/60	(9)	
4ø8.1" C	2	1	25	50	50/60	(9)	
3ø8.1ø8.1" C	3	1	35	60	60/60	(9)	(4)



STANDARD UTILITY DETAILS
City of Stuart Public Works Department
121 S.W. Flagler Avenue, Stuart, Florida 34994
(772) 288-5300

LIFT STATION
EQUIPMENT SCHEDULE

DATE: OCTOBER, 2016
FILE NAME: 2016 COS Std Details.dwg

SHEET NUMBER
59

GENERAL ELECTRICAL NOTES									
1. SERVICE CONDUIT AND WIRE INDICATED IN SCHEDULE SHALL BE 100 FEET OR LESS. FOR LENGTHS GREATER THAN 100 FEET, PROVIDE FLORIDA REGISTERED ELECTRICAL ENGINEER'S DESIGN.									
2. INTERRUPTING RATINGS OF ALL SHORT CIRCUIT AND GROUND FAULT PROTECTION EQUIPMENT SHALL BE PROVIDED AS PER THE DESIGN OF A FLORIDA REGISTERED ELECTRICIAN ENGINEER. A FAULT CURRENT LETTER FROM FPL SHALL BE PROVIDED.									
3. FOR MOTOR HP NOT EQUAL TO NEC STANDARD SIZE, USE THE NEXT STANDARD SIZE RATING.									
4. THE PREFERRED POWER SUPPLY FOR LIFT STATIONS SHALL BE 240V, 3ø, 4W.									
5. GRINDER LIFT STATIONS (LESS THAN 2 HP) SHALL BE PROVIDED WITH AN AUTO DIALER SYSTEM AND REGULAR LIFT STATIONS (LARGER THAN 2 HP) SHALL BE PROVIDED WITH AN RTU SYSTEM.									
SPECIFIC ELECTRICAL NOTES									
(1) SPECIAL SERVICE VOLTAGE MAY BE PERMITTED BY PERMISSION OF THE CITY OF STUART. THE PREFERRED VOLTAGE FOR 15 HP AND LESS IS 230V, 3ø, 4W.									
(2) COORDINATE WITH ELECTRICAL UTILITY. PROVIDE REDUCED VOLTAGE STARTERS AS REQUIRED.									
(3) SPECIAL SERVICE VOLTAGE MAY BE PERMITTED BY PERMISSION OF THE CITY OF STUART. THE PREFERRED VOLTAGE FOR 20 HP AND GREATER IS 480V, 3ø, 3W.									
(4) SPECIAL SERVICE VOLTAGE MAY BE PERMITTED BY PERMISSION OF THE CITY OF STUART. THE PREFERRED VOLTAGE FOR 3 HP AND LESS IS 230V, 3ø, 4W.									
(5) FOR SMALL GRINDER PUMP STATIONS WHERE ONLY 1ø, 240, 3W SERVICE IS AVAILABLE; PROVIDE CAPACITOR SYSTEM TO PROVIDE 3ø POWER OUTPUT TO PUMPS.									
(6) CITY DOES NOT CURRENTLY USE 480V STANDBY PORTABLE GENERATORS. THEREFORE DIESEL ENGINE PUMPS OR LOCAL DIESEL STAND BY GENERATORS SHALL BE PROVIDED.									
(7) PROVIDE 120/240V, 3ø, 4W, WITH GROUND, MALE RECEPTACLE, 100 AMP, PYLE NATIONAL PART NUMBER JRE4100, CONFIRM WITH CITY BEFORE CONSTRUCTION.									
(8) PROVIDE 120/240V, 3ø, 4W, WITH GROUND, MALE RECEPTACLE, 200 AMP, RUSSELSTOLL PART NUMBER F03144, CONFIRM WITH CITY BEFORE CONSTRUCTION.									
(9) PROVIDE 120/240V, 1ø, 3W, WITH GROUND, MALE RECEPTACLE, HUBBLE 8450A, CONFIRM WITH CITY BEFORE CONSTRUCTION.									



STANDARD UTILITY DETAILS
City of Stuart Public Works Department
121 S.W. Flagler Avenue, Stuart, Florida 34994
(772) 288-5300

ELECTRICAL
NOTES

DATE: OCTOBER, 2016
FILE NAME: 2016 COS Std Details.dwg

SHEET NUMBER
60

ELECTRICAL LEGEND			
A	AMBER LENS	IL	INDICATING LIGHT
AB	ALARM BELL	ISR	INTRINSICALLY SAFE RELAY
AL	ALARM LIGHT	LA	LIGHTNING ARRESTOR
ALT	ALTERNATOR	LS	LEVEL SWITCH
ASB	ALARM SILENCE PUSH BUTTON	MCB	MAIN CIRCUIT BREAKER
ASR	ALARM SILENCE RELAY	MS	STARTER
CR	CONTROL RELAY	OL	HEATER
CCB	CONTROL CIRCUIT BREAKER	PCB	PUMP CIRCUIT BREAKER
ETM	ELAPSED TIME METER	PM	PHASE MONITOR
ECB	EMERGENCY CIRCUIT BREAKER	PS	PRESSURE SWITCH
FL	FLASHER	R	RED LENS
F	FUSE	RL	RUN LIGHT
GFI	CONVENIENCE RECEPTACLES	RTU	REMOTE TELEMETRY UNIT
GP	GENERATOR PLUG	SC	SURGE CAPACITOR
GR	GENERATOR RECEPTACLE	XFMR	TRANSFORMER
HOA	HAND OFF AUTO SWITCH		

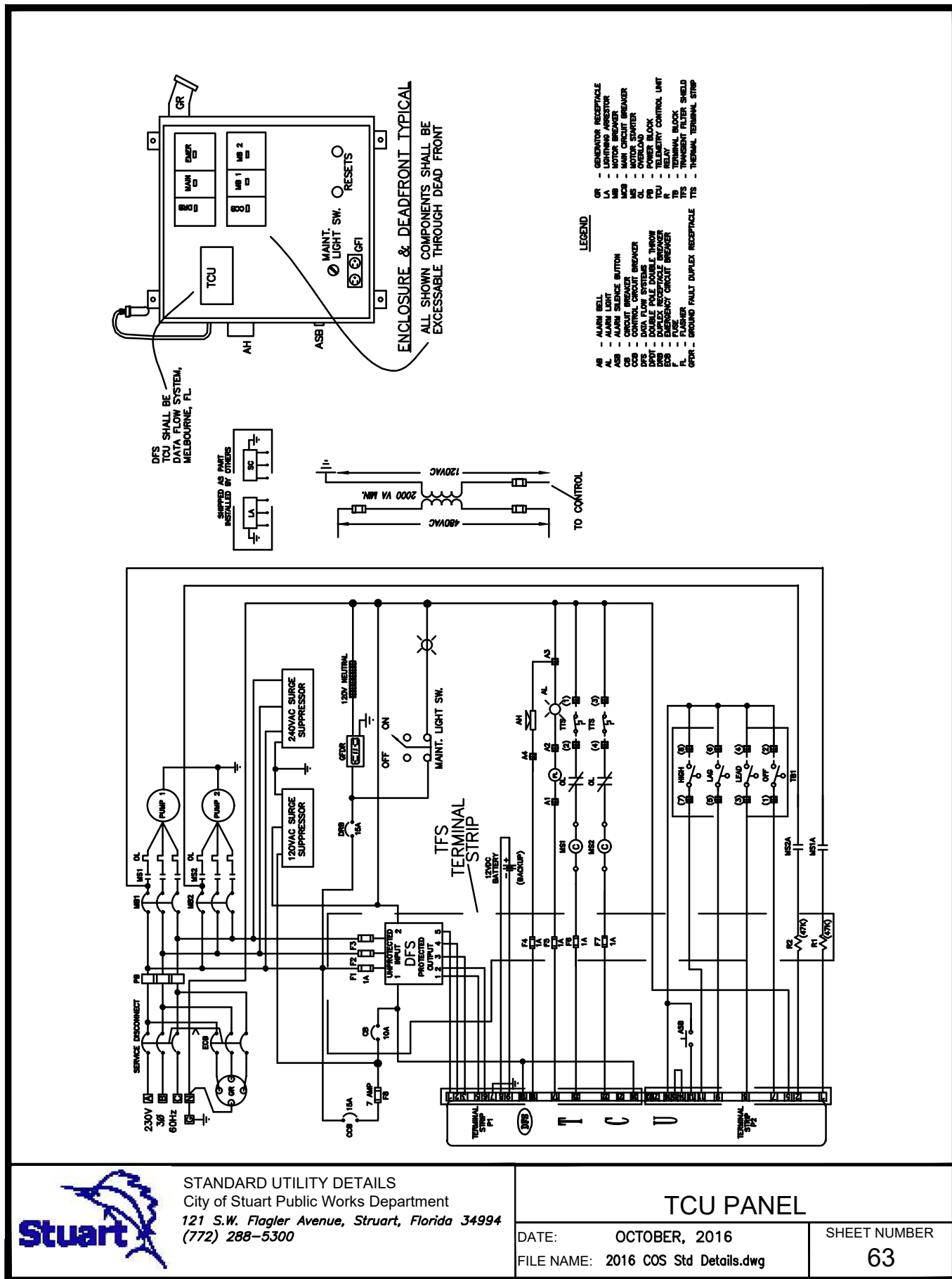
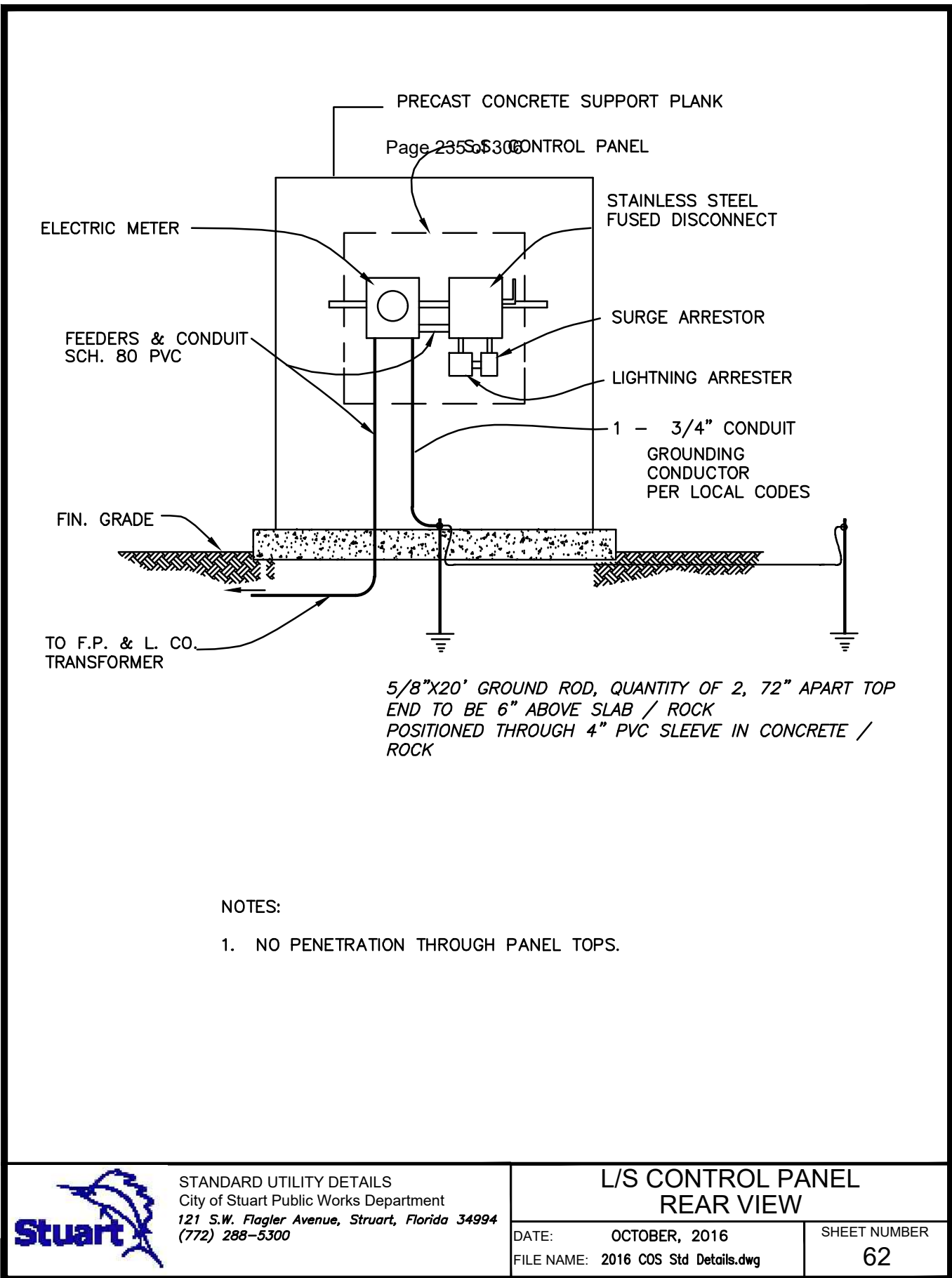


STANDARD UTILITY DETAILS
City of Stuart Public Works Department
121 S.W. Flagler Avenue, Stuart, Florida 34994
(772) 288-5300

ELECTRICAL
LEGEND

DATE: OCTOBER, 2016
FILE NAME: 2016 COS Std Details.dwg

SHEET NUMBER
61





ENGINEERS & SURVEYORS
ENVIRONMENTAL

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

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

DESIGNED BY
JLV

DRAWN BY
JLV

CHECKED BY
JLV

DATE
10/10/2016

DATE
10/10/2016

REVISION COMMENTS

KANNER CPUD

UTILITY DETAILS

FLORIDA

STUART

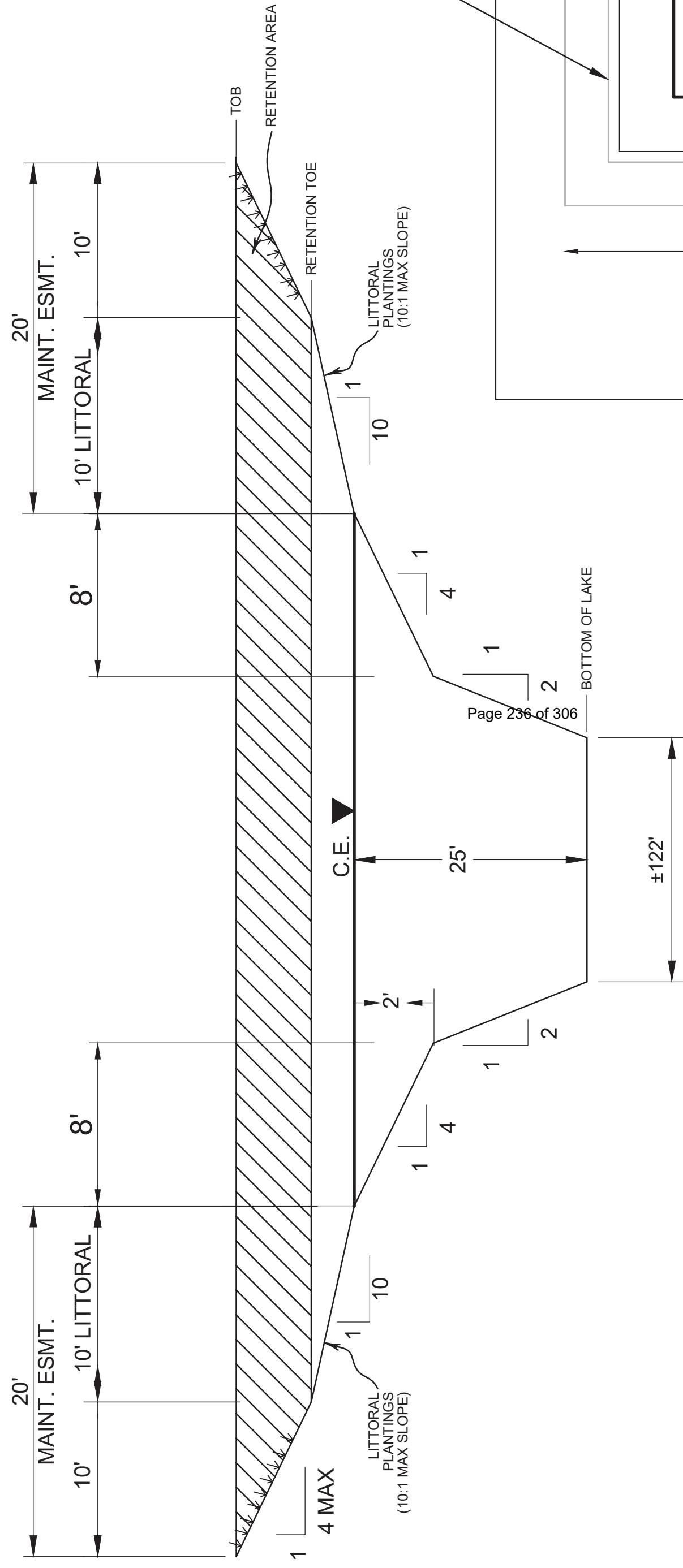
DAVID C. BAGGETT, P.E.(DATE)
#81375



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

20-313

9 OF 9



TYPICAL LAKE SECTION A-A

Cut/Fill Report

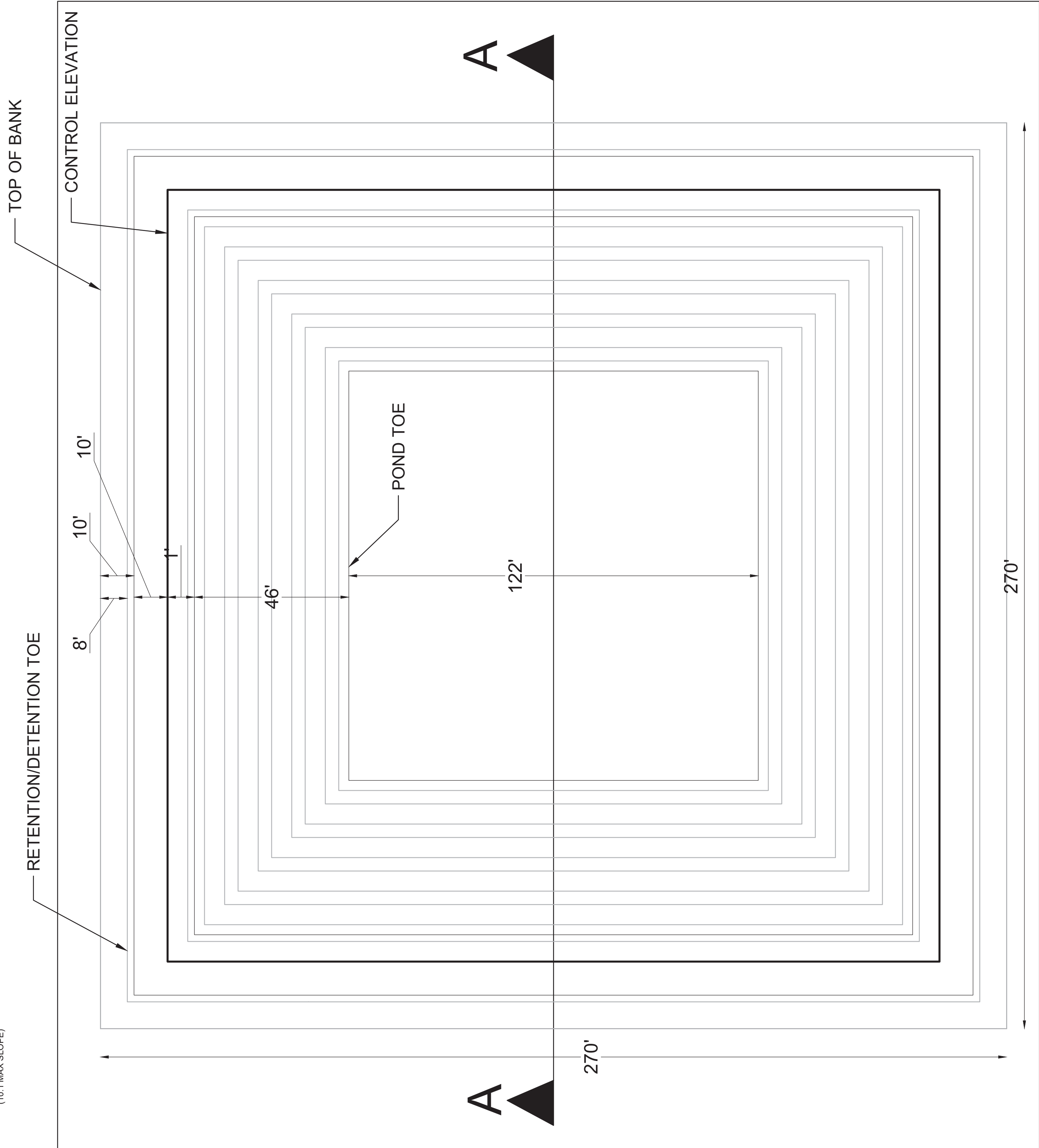
Page 1 of 1

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Volume Summary

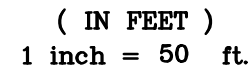
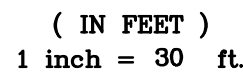
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Totals						
Total			72900.00	31606.35	0.00	31606.35<Cut>

* Value adjusted by cut or fill factor other than 1.0

[illegible]



A diagram of a rectangular plate with a width of 38.08 and a height of 22.00. The plate is supported by two rollers. A coordinate system is shown with the origin at the bottom-left corner, and the x and y axes are labeled. The dimensions are indicated by red arrows and blue lines.



LEGEND



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

www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 99

DESIGNED BY _____
JUL
DRAWN BY _____

DATE	REVISION COMMENTS
------	-------------------

KANNER CPUD

GARBAGE TRUCK TURNING EXHIBIT

FLORIDA

STUART



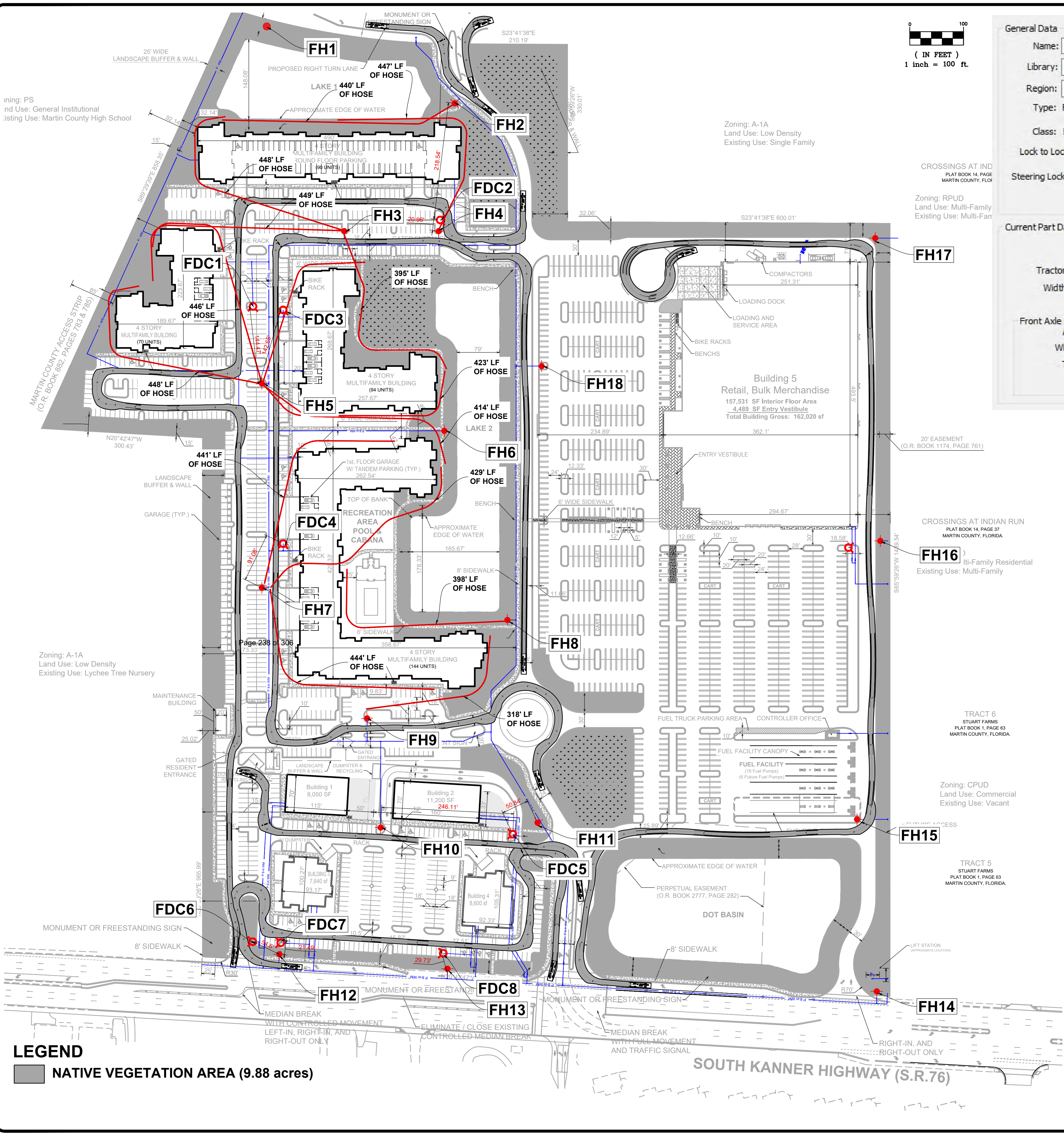
10250 SW VILLAGE PARKWAY - SUITE 200
PORT SAINT LUCIE, FL 34987
772-462-2455

20-313

01 OF 01

Z:\EDC-2020\20-313 - Corcoo Stuart - Kanner Highway Engineering\AutoCAD\DWG\20-313 - Corcoo Master Site Plans Auto Turn.dwg FIRE PROTECTION PLAN, 4/20/2021 4:50:09 PM, James EDC, Inc.

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.



LEGEND
NATIVE VEGETATION AREA (9.88 acres)

General Data

Name: CITY OF STUART-FIRE

Library: Custom

Region: North America

Type: Fire Truck Pumper

Class: Emergency Vehicle

Lock to Lock Time: 6.0 sec.

Steering Lock Angle: 45.0 deg.

Displayed Data

Plan View Data

Creation Units: feet

Overall Vehicle Length: 38.00 ft

Current Part Data

Tractor: Full

Width: 9.60

Steering: Front Only

Front Axle Group

Axes: 1

Wheels: 2

Track: 6.91 ft

Rear Axle Group

Axes: 1

Wheels: 4

Track: 6.91 ft

LEGEND			
	EXISTING METER		PROPOSED FDC
	PROPOSED SIGN		PROPOSED FIRE HYDRANT
	PROPOSED MITERED END SECTION		HOSE AS THE LINE LIES
	HANDICAP PARKING SYMBOL		
	EXISTING CONCRETE		
	EXISTING PAVEMENT		
	PROPOSED PAVEMENT		
	PROPOSED CONCRETE		

ENGINEERS & SURVEYORS

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

DESIGNED BY	JUL	DRAWN BY	FLORIANE	LAYOUT	AS SHOWN	SCALE	19MARCH2021	DATE
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KANNER CPUD

FIRE PROTECTION & ACCESS

EXHIBIT

FLORIDA

STUART

DAVID C. BAGGETT, P.E.(DATE)
#81375

20-313

01 OF 01



ELECTRICAL SHEET INDEX	
E0.1	ELECTRICAL NOTES, LEGEND & INDEX
E1.1	SITE PHOTOMETRIC PLAN
E1.2	SITE PHOTOMETRIC PLAN
E1.3	SITE PHOTOMETRIC PLAN
E1.4	SITE PHOTOMETRIC PLAN
E1.5	SITE PHOTOMETRIC PLAN
E1.6	SITE PHOTOMETRIC PLAN
E1.7	SITE PHOTOMETRIC PLAN
E1.8	SITE PHOTOMETRIC PLAN
E1.9	SITE PHOTOMETRIC PLAN
E1.10	SITE PHOTOMETRIC PLAN
E1.11	SITE PHOTOMETRIC PLAN

LIGHTING FIXTURE SCHEDULE										
TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	Qty	Type	Total Wattage	DIMMING	VOLTS	MOUNTING	REMARKS
P	VISIONARE LIGHTING	EA-24-40-35-U-D	SINGLE HEAD LED SITE LUMINAIRE FOR COSTCO SITE, MOUNTED 33.5' AFG	NCL	LED	421	DYNA-DIMMER ONBOARD	PER PLAN	POLE	1,2,3
P1	VISIONARE LIGHTING	B5100LED-2HT-LO-WT35-120-27TV	SINGLE HEAD LED SITE LUMINAIRE FOR COSTCO SITE, MOUNTED 33.5' AFG	NCL	LED	353	DYNA-DIMMER ONBOARD	PER PLAN	POLE	1,2,3
P2	VISIONARE LIGHTING	48230Z	DOUBLE HEAD LED SITE LUMINAIRE FOR COSTCO SITE, MOUNTED 33.5' AFG	NCL	LED	706	DYNA-DIMMER ONBOARD	PER PLAN	POLE	1,2,3
P3	VISIONARE LIGHTING	632282-PR	TRIPLE HEAD LED SITE LUMINAIRE FOR COSTCO SITE, MOUNTED 33.5' AFG	NCL	LED	1059	DYNA-DIMMER ONBOARD	PER PLAN	POLE	1,2,3
P4	VISIONARE LIGHTING	PEH-1-A-T	QUAD HEAD LED SITE LUMINAIRE FOR COSTCO SITE, MOUNTED 33.5' AFG	NCL	LED	1412	DYNA-DIMMER ONBOARD	PER PLAN	POLE	1,2,3
P5	VISIONARE LIGHTING	V44-R-SA-A-T	SINGLE HEAD SITE LUMINAIRE FOR COSTCO SITE, MOUNTED 28' AFG	NCL	LED	267	DYNA-DIMMER ONBOARD	PER PLAN	POLE	1,2,3
W	VISIONARE LIGHTING	ALP2-100-40-S-U-SLA-D-ALP2-S-BLS	SINGLE WALL MOUNT LED SITE LUMINAIRE FOR COSTCO SITE, MOUNTED 20' AFG	NCL	LED	177	DYNA-DIMMER ONBOARD	PER PLAN	WALL	1,2
SA	VISIONARE LIGHTING	EA-24-40-35-U-D	SINGLE HEAD LED SITE LUMINAIRE ON CONCRETE POLE, MOUNTED 28' AFG	NCL	LED	267	DYNA-DIMMER ONBOARD	PER PLAN	POLE	1,2,4
SB	VISIONARE LIGHTING	B5100LED-2HT-LO-WT35-120-27TV	SINGLE HEAD LED SITE LUMINAIRE ON CONCRETE POLE, MOUNTED 28' AFG	NCL	LED	266	DYNA-DIMMER ONBOARD	PER PLAN	POLE	1,2,4
SC	VISIONARE LIGHTING	48230Z	SINGLE HEAD LED SITE LUMINAIRE ON CONCRETE POLE, MOUNTED 28' AFG	NCL	LED	171	DYNA-DIMMER ONBOARD	PER PLAN	POLE	1,2,4
LIGHTING SCHEDULE NOTES:										
1. PROVIDE SUBMITTALS FOR ARCHITECT/ENGINEER REVIEW PRIOR TO ORDERING. NO SUBSTITUTIONS ALLOWED.										
2. PROVIDE MOTOR SENSOR AND DYNA-DIMMER FOR EACH LUMINAIRE TO AUTOMATICALLY DIM EACH TO 50% NO LATER THAN MIDNIGHT TO 6AM, 1-HOUR AFTER BEFORE CLOSING/OPENING, OR WHEN NO ACTIVITY FOR 15 MINUTES, PER 7TH EDITION FBC, C405-2.6.										
3. POLE MOUNT PER COSTCO POLE DETAIL. PROVIDE CERTIFIED WIND LOAD CALCULATION TO MEET 170MPH, SIGNED AND SEALED BY FLORIDA REGISTERED ENGINEER.										
4. POLE MOUNT ON DIRECT BURIAL CONCRETE POLE. PROVIDE CERTIFIED WIND LOAD CALCULATION TO MEET 170MPH, SIGNED AND SEALED BY FLORIDA REGISTERED ENGINEER.										

Luminaire Schedule										
Project: COSTCO STUART SITE: 02/24/2021										
Symbol	Qty	Label	(BAU/UFAC)	Description	Air Lum. Lumens	LLF	Lum. Watts	Total Watts		
	4	P		Visionare Lighting LLC	VLX-1-T3-100LC-7-4K-UNV	POLE MOUNT 33.5' AFG	48616	0.000	421	1884
	1	P1		Visionare Lighting LLC	VLX-1-T5W-160LC-7-4K-UNV	POLE MOUNT 33.5' AFG	43091	0.000	353	353
	20	P2		Visionare Lighting LLC	VLX-1-T5W-160LC-7-4K-UNV	POLE MOUNT 33.5' AFG	86182	0.000	353	14120
	8	P3		Visionare Lighting LLC	VLX-1-T5W-160LC-7-4K-UNV	POLE MOUNT 33.5' AFG	120273	0.000	353	6364
	2	P4		Visionare Lighting LLC	VLX-1-T5W-160LC-7-4K-UNV	POLE MOUNT 33.5' AFG	172364	0.000	353	2624
	13	P5		Visionare Lighting LLC	VLX-1-T2-160LC-5-4K-UNV-CLS	POLE MOUNT 28' AFG	22774	0.000	267	3471
	5	W		Visionare Lighting LLC	VWX-1-T4-80LC-7-4K-UNV	WALL MOUNT 20' AFG	20569	0.000	177	885
	20	SA		Visionare Lighting LLC	VLX-1-T2-160LC-5-4K-UNV-CLS	POLE MOUNT 28' AFG	22774	0.000	267	5340
	24	SB		Visionare Lighting LLC	VLX-1-T5W-160LC-5-5K-UNV	POLE MOUNT 28' AFG	32951	0.000	266	6364
	7	SC		Visionare Lighting LLC	VLX-1-T3-100LC-3-4K-UNV	POLE MOUNT 28' AFG	23138	0.000	171	1197

Calculation Summary									
Project: COSTCO STUART SITE: 02/24/2021									
Label	Calc Type	Units	Avg	Max	Min	AvgMin	MaxMin		
RESIDENTIAL PROP LINE NO. 8' AFG	Illuminance	Fc	0.06	0.2	0.0	N.A.	N.A.		
RESIDENTIAL PROP LINE 50. 8' AFG	Illuminance	Fc	0.15	0.2	0.0	N.A.	N.A.		
COSTCO WAREHOUSE PARKING	Illuminance	Fc	9.24	12.1	2.5	3.10	4.84		
COSTCO MAIN WAREHOUSE ENTRANCE	Illuminance	Fc	7.87	9.5	3.2	1.48	1.83		
ENTRY ROAD	Illuminance	Fc	3.05	7.0	0.8	0.08	11.67		
MIXED USE SITE & PARKING	Illuminance	Fc	1.82	5.7	0.6	0.03	9.50		

ELECTRICAL LEGEND

- ▽ TELEPHONE OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
- ▼ DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
- ✈ TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNTED ABOVE COUNTER, SEE ARCHITECTURAL DRAWING FOR SPECIFIC REQUIREMENTS.
- ▽ TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
- ☑ TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT RUN TO THE NEAREST STUD WALL AND STUBBED OUT FROM WALL 6" ABOVE CEILING. PROVIDE BRASS COVER PLATE AND CARPET FLANGE.
- ☑ TELEVISION RECESSED OUTLET. LEGRAND "TV1WMTVSSWC2". MOUNT AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
- 20 AMP SINGLE RECEPTACLE (NEMA 5-20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
- 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
- 20 AMP QUADRUPLX RECEPTACLE (NEMA 5-20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
- 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) WITH GROUND FAULT CIRCUIT INTERRUPTER, MOUNT AT 18" A.F.F. TO CENTER LINE OF OUTLET. UNLESS NOTED OTHERWISE.
- 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) MOUNTED ABOVE COUNTER. SEE ARCHITECTURAL DRAWINGS FOR SPECIFIC REQUIREMENTS.
- 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) WITH ISOLATED GROUND, MOUNT AT 18" A.F.F. TO CENTERLINE OF OUTLET UNLESS OTHERWISE NOTED.
- 20 AMP QUADRUPLX RECEPTACLE (NEMA 5-20R) WITH ISOLATED GROUND, MOUNT AT 18" A.F.F. TO CENTERLINE OF OUTLET UNLESS OTHERWISE NOTED.
- 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R), RECESS FLOOR MOUNTED. PROVIDE BRASS COVER PLATE AND CARPET FLANGE.
- 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R), CEILING MOUNTED.
- ☑ SPECIAL--PURPOSE RECEPTACLE
- ☑ JUNCTION BOX
- ☑ SINGLE GANG JUNCTION BOX FOR POWER CONNECTION TO MODULAR FURNITURE SYSTEM. INSTALL IN EXACT MANNER AS DIRECTED BY FURNITURE SUPPLIER.
- ☑ DOUBLE GANG JUNCTION BOX FOR TELEPHONE/DATA CONNECTION TO MODULAR FURNITURE SYSTEM. INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER. EXTEND (2) 3/4" EMPTY CONDUITS FROM JUNCTION BOX TO ABOVE CEILING AND TERMINATE WITH INSULATING BUSHING 6" FROM WALL.
- ☑ TELE/POWER POLE FOR TELEPHONE/DATA/POWER CONNECTION TO MODULAR FURNITURE 8 WIRE SYSTEM (SEE DETAIL THIS SHEET). INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER, WIREMOLD CATALOG # 25DTP--4D W/IVORY FINISH.
- ☑ SPECIAL PURPOSE RECEPTACLE MOUNTED BELOW RAISE FLOOR.
- ☑ EXHAUST FAN. SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS.
- \$ SINGLE POLE, 20 AMP, SWITCH. MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
- \$3 3-WAY, 20 AMP, SWITCH. MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
- \$0 SINGLE POLE, 20 AMP, SWITCH WITH DIMMER. MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
- \$W MOTOR RATED SWITCH
- \$5 VACANCY SENSOR SWITCH, WATTSTOPPER, MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
- \$ TWO POLE, 30 AMP SWITCH. MOUNT ADJACENT EQUIPMENT TO BE CONTROLLED.
- ☑ FACTORY MOUNTED DISCONNECT/STARTER (SEE MECHANICAL SCHEDULE)
- ☑ FUSIBLE DISCONNECT SWITCH A = POLES, B= FRAME SIZE, C= FUSE RATING
- ☑ FUSIBLE MOTOR STARTER DISCONNECT SWITCH A = POLES, B= NEMA SIZE, C= FUSE RATING
- ⊥ GROUNDING ELECTRODE & CONDUCTOR SYSTEM
- ☑ TRANSFORMER
- ☑ ELECTRICAL PANELBOARD
- ☑ TELEPHONE WALL BACKBOARD
- WP WEATHERPROOF
- T/C TIME CLOCK
- RE RELOCATED
- E EXISTING TO REMAIN
- A.F.F. ABOVE FINISH FLOOR
- ☉ CEILING MOUNTED DUAL TECHNOLOGY MOTION SENSOR BY WATTSTOPPER.
- ☉ LV CEILING MOUNTED LOW VOLTAGE DUAL TECHNOLOGY MOTION SENSOR BY WATTSTOPPER.
- ☉ DS CEILING MOUNTED DAY LIGHTING SENSOR. SENSOR TO CONTROL THE DIMMING OF ALL FIXTURES WITHIN 15' OF THE WINDOWS WITH IN ROOM.

ELECTRICAL SPECIFICATIONS

PART 1 -- GENERAL

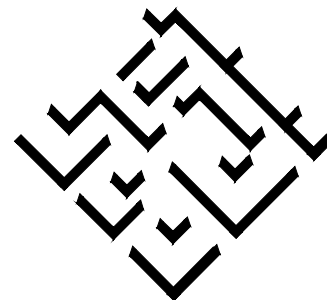
- A. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INDICATED. CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND APPLICABLE SPECIFICATIONS. IF A PROBLEM IS ENCOUNTERED IN COMPLYING WITH THIS REQUIREMENT, CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL ARCHITECT/ENGINEER HAS DIRECTED CORRECTIVE ACTION TO BE TAKEN.
- B. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF.
- C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION) AND ALL CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION. THE SPECIFICATION, CODES AND STANDARDS LISTED BELOW ARE UTILIZED IN THIS PROJECT.
- NATIONAL ELECTRICAL CODE (NFPA-70)
 - CODE FOR SAFETY TO LIFE (NFPA-101)
 - STANDARD FOR THE INSTALLATION, MAINTENANCE AND USE OF LOCAL PROTECTIVE SIGNALING SYSTEMS (NFPA-72)
 - UNDERWRITERS' LABORATORIES (UL)
 - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
 - AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
 - FEDERAL SPECIFICATION (FED. SPEC.)
 - INSULATED POWER CABLE ENGINEERS ASSOCIATION (IPCEA)
 - FLORIDA BUILDING CODE. FBC 2017 EDITION
 - INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
 - CITY OF STUART BUILDING CODE. (AMENDMENTS TO FLORIDA BUILDING CODE FBC 2017)
 - ADDITIONALLY, DESIGNS, WORK PRACTICES AND CONDITIONS MUST CONFORM WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA)
- D. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER'S REPRESENTATIVE.
- E. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- F. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FROM A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
- G. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THERE BY.
- H. ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT. THE TERM "PROVIDE" USED IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL MEAN THAT THE CONTRACTOR IS TO FURNISH, INSTALL AND CONNECT COMPLETE.

PART 2 -- PRODUCTS

- A. MINIMUM WIRE SIZE SHALL BE #12 A.W.G. (EXCEPT AS NOTED OTHERWISE FOR CONTROL WRING). ALL CONDUCTORS SHALL BE 98X CONDUCTIVITY, COPPER WITH "THIN-THIN" INSULATION UNLESS OTHERWISE NOTED.
- B. ELECTRICAL METALLIC TUBING (EMT) SHALL BE OF BEST QUALITY STEEL, SMOOTH INSIDE AND OUT AND SHALL BE HOT-DIPPED GALVANIZED.
- C. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS
- I. IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
- D. RIGID NONMETALLIC CONDUIT SHALL BE SCHEDULE 40 PVC.
- E. ALL MATERIALS SHALL BE NEW AND BEAR UNDERWRITERS' LABELS WHERE APPLICABLE.
- F. PANELBOARDS.
- CURRENT CARRYING BUSES SHALL BE COPPER. GROUND BUS BARS SHALL BE COPPER.
 - ALL CIRCUIT BREAKERS SHALL BE BOLT ON. PLUG-IN BREAKERS ARE NOT ACCEPTABLE.
 - CIRCUIT BREAKERS USED AS SWITCHES IN FLUORESCENT OR HID LIGHTING CIRCUITS SHALL BE LISTED AND MARKED "SWD"
 - ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE.
 - A.I.C. RATINGS SHALL BE AS INDICATED ON PANELBOARD SCHEDULES
 - ALL PANELBOARDS SHALL BE FURNISHED WITH PLASTIC LAMINATE NAMEPLATES WITH 1/4" ENGRAVED LETTERING FOR PANEL IDENTIFICATION.
 - ALL PANELBOARDS SHALL BE PROVIDED WITH TYPE-WRITTEN DIRECTORY OF BRANCH CIRCUIT DESIGNATIONS.
- G. DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK-MAKE, QUICK-BREAK. ENCLOSURES SHALL BE NEMA-1 FOR INDOOR LOCATIONS, NEMA 3R FOR OUTDOOR LOCATIONS OR OTHERWISE NOTED.
- H. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC AS INDICATED ON THE ELECTRICAL DRAWINGS, WITH OVERLOAD RELAYS IN EACH PHASE. WIRING DEVICES (GENERAL PURPOSE RECEPTACLES AND WALL SWITCHES) COLOR SHALL BE COORDINATED WITH CLIENT.

PART 3 -- EXECUTION

- A. COLOR CODING OF CONDUCTORS SHALL BE AS FOLLOWS:
- 208/120 VOLTS, 3 PHASE, 4-WIRE SYSTEM; UNGROUNDED CONDUCTORS: 1 BLACK, 1 RED AND 1 BLUE. GROUNDED (NEUTRAL) CONDUCTORS: WHITE. GROUNDED CONDUCTORS SHALL BE GREEN.
 - 480/277 VOLT, 3-PHASE, 4-WIRE SYSTEM; UNGROUNDED CONDUCTORS: 1 BROWN, 1 YELLOW, AND 1 PURPLE. GROUNDED (NEUTRAL) CONDUCTORS; GREY. GROUNDED CONDUCTORS SHALL BE GREEN.
 - BRANCH CIRCUIT WIRING (#6 AND SMALLER) SHALL BE COLOR CODED BY CONTINUOUS INSULATION COLOR AND FEEDERS AND SERVICES (#4 AND LARGER) SHALL BE CODED AT ALL JUNCTION OR PULL POINTS (EXCEPT LB'S OR LBD'S) USING COLOR MARKERS OR PLASTIC TAPE MANUFACTURED FOR THE PURPOSE.
- B. WIRING METHODS
- ALL CONDUCTORS SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING (EMT) UNLESS OTHERWISE NOTED, SPECIFIED OR AS SPECIFICALLY PROHIBITED BY THE AUTHORITY HAVING JURISDICTION. ALL FITTINGS AND COUPLINGS FOR EMT CONDUIT SHALL BE ALL STEEL. RAIN TIGHT COMPRESSION TYPE OR ALL STEEL CONCRETE TIGHT SET SCREW TYPE.
 - SCHEDULE 40 PVC CONDUIT, WITH FITTINGS AND COUPLINGS APPROPRIATE FOR THE USE, SHALL BE INSTALLED UNDERGROUND OR BELOW SLABS ON GRADE.
 - TYPE MC CABLE WITH ALUMINUM ARMOR AND INTERNAL GROUND IS ACCEPTABLE FOR USE AS GENERAL BRANCH CIRCUIT WIRING FOR CIRCUITS 20 AMPERES OR LESS AND CONCEALED IN WALLS OR ABOVE SUSPENDED CEILING AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- C. ELECTRICAL SYSTEM SHALL BE COMPLETE AND EFFECTIVELY GROUNDED AS REQUIRED BY THE LATEST EDITION OF THE N.E.C. AND LOCAL CODES.
- D. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY ENGINEER/ARCHITECT.
- E. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- F. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES, AND SHALL BE FULLY COORDINATED WITH THEM PRIOR TO COMMENCEMENT OF WORK.
- G. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES, AND WIRING DEVICES, FOR ALL OUTLETS AS INDICATED.
- H. MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SUCH AS APPEAR ON THE UL LIST OF APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF NEC, NEMA, AND IEEE.
- I. CONTRACTOR SHALL SUBMIT AT LEAST FIVE (5) SETS OF SHOP DRAWINGS OR CUT SHEETS OF LIGHTING FIXTURES, SWITCHES, AND OTHER ELECTRICAL ITEMS FOR APPROVAL BY ENGINEER/ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED OF HIS WORK.
- K. ALL LAY-IN LIGHTING FIXTURES SHALL BE SECURED TO THE SUSPENDED CEILING GRID AT EACH CORNER.
- L. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL WIRING.
- M. ALL ELECTRICAL POWER WIRING FOR THE HVAC SYSTEM INCLUDING WIRING THRU LINE VOLTAGE CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- N. THE CONTRACTOR SHALL CONFIRM WITH THE ELECTRICAL UTILITY COMPANY ANY AND ALL REQUIREMENTS SUCH AS: METERING EQUIPMENT REQUIREMENTS AND METERING EQUIPMENT LOCATION, TRANSFORMER SIZE AND LOCATION OR SERVICE POINT, CONDUIT ENTRY AND LUG SIZE RESTRICTIONS. THE CONTRACTOR SHALL SCHEDULE ALL REQUIRED DOWN TIME FOR THE OWNERS CONFIRMATION. ANY CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.
- O. PER NEC 210.8(B)(2) ALL 15- AND 20-AMPERE, 125-VOLT RECEPTACLES IN NONDWELLING--TYPE KITCHENS TO BE GFCI PROTECTED.
- P. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED FOR A MAXIMUM VOLTAGE DROP OF 3% DESIGN LOAD. FBC 2017 FBC ENERGY CONSERVATION SECTION 405.7.3.
- Q. FEEDER CONDUCTORS SHALL BE SIZED FOR A MAXIMUM OF 2% VOLTAGE DROP PER 405.7.3.

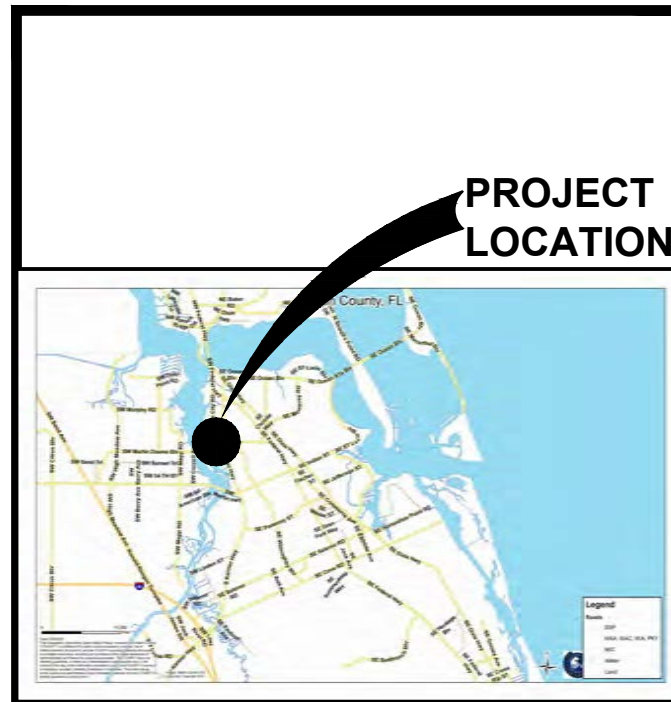


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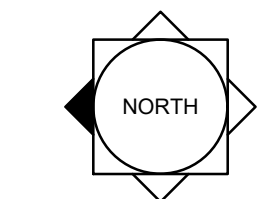
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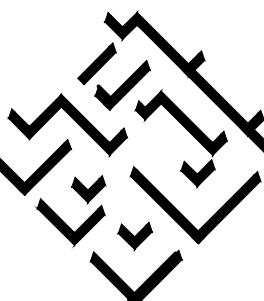
Master Site Plan

Date	By	Description
8.21.2020	SL	Initial Submittal
12.18.2020	SL	1st Resubmittal



SCALE: 1" = 100'

50' 100' 200'



REG. # 1018
Thomas P. Lucido

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Manager ---

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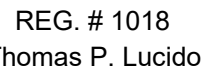
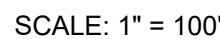
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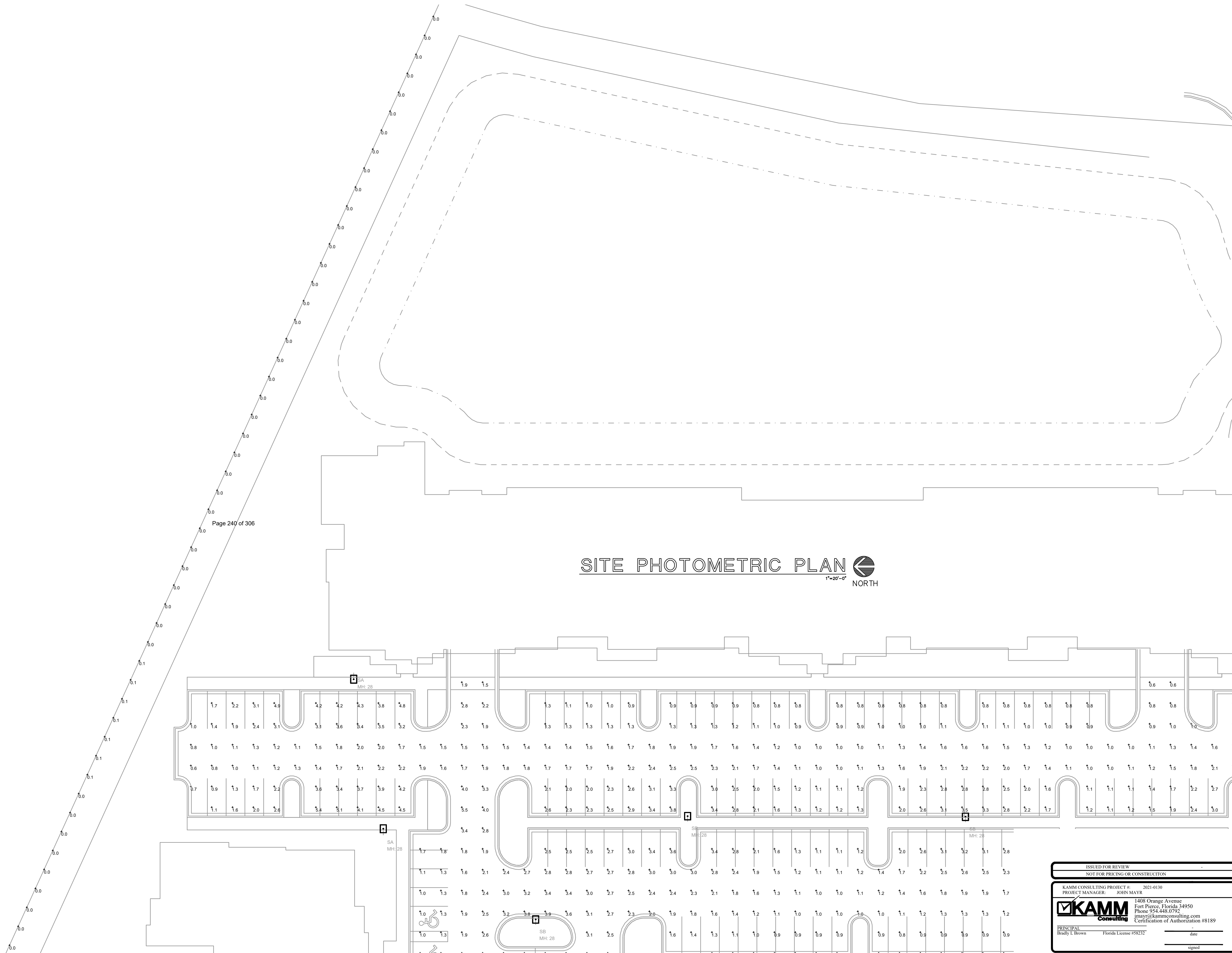
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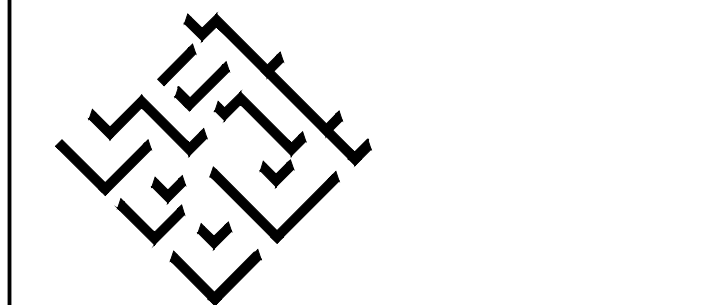
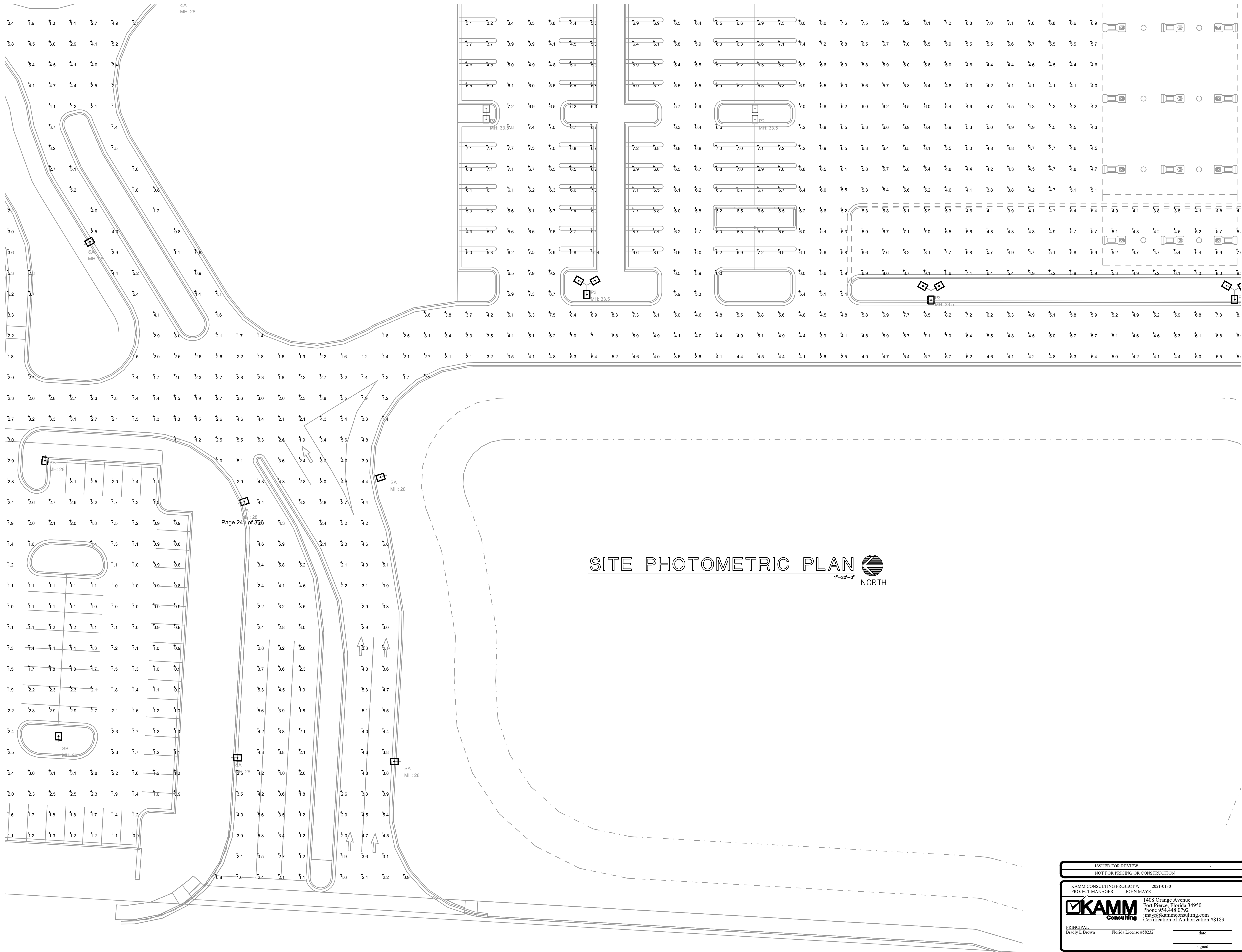
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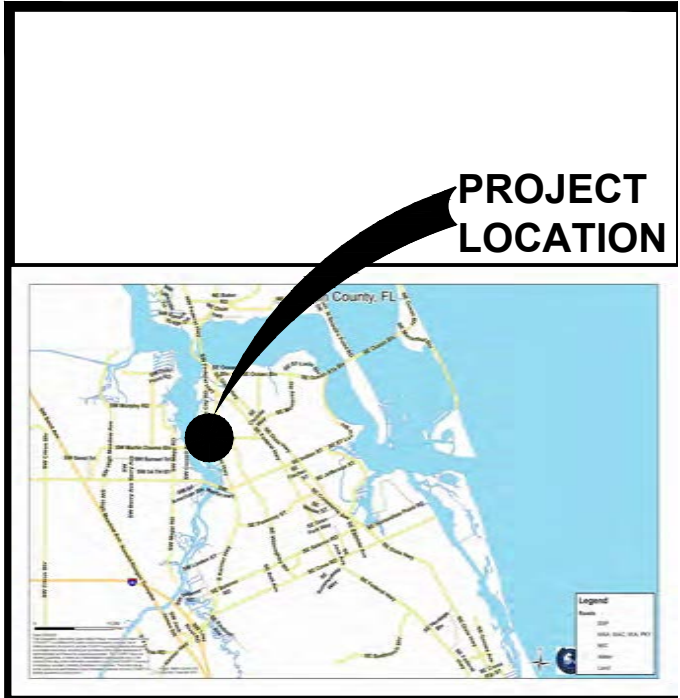
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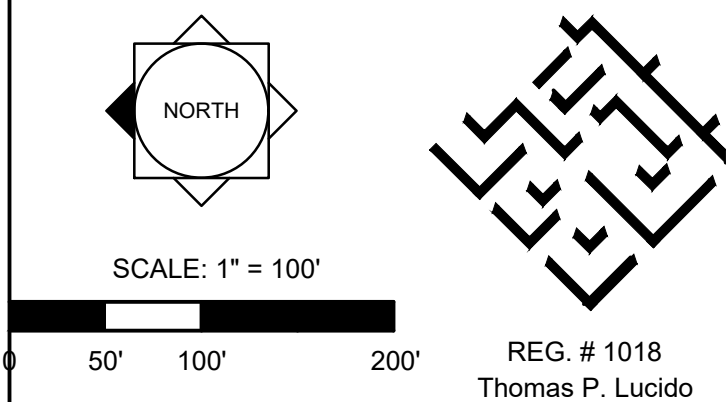
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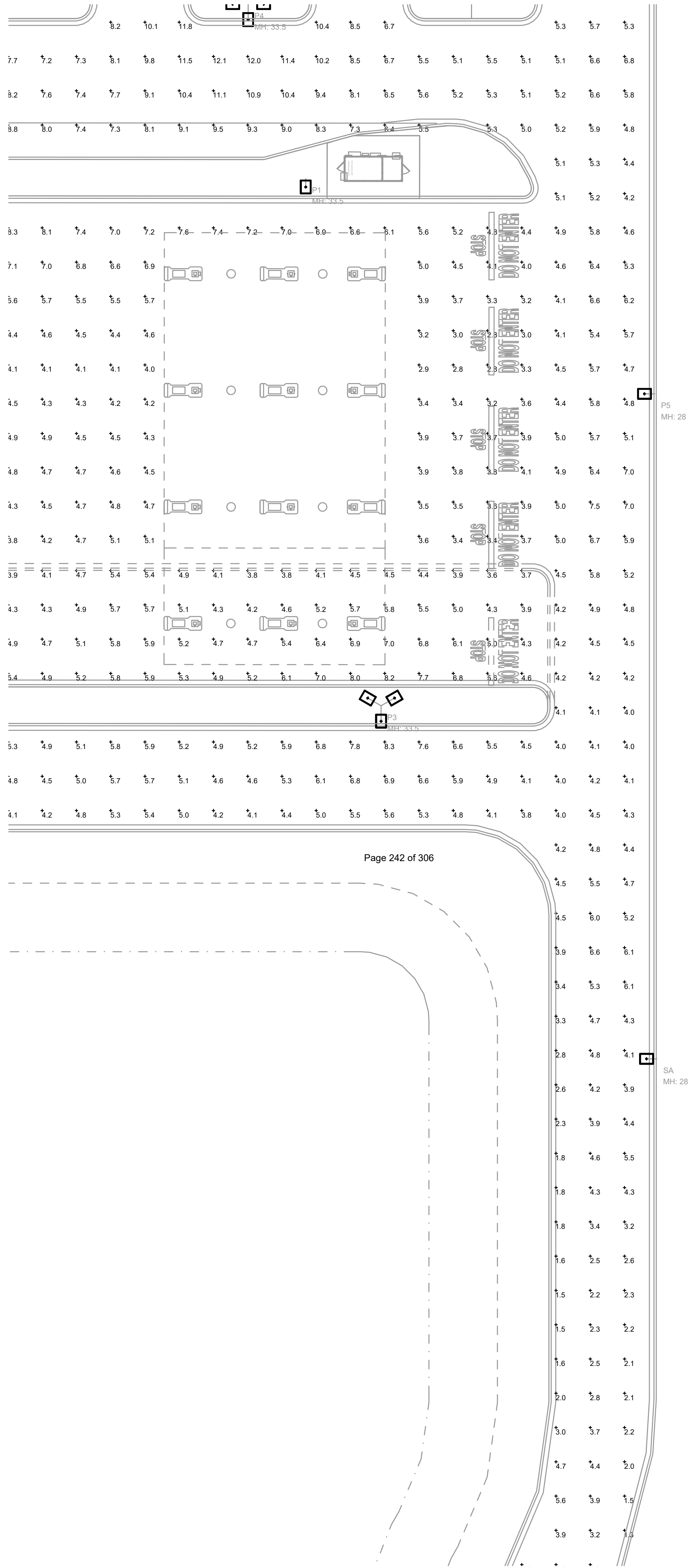
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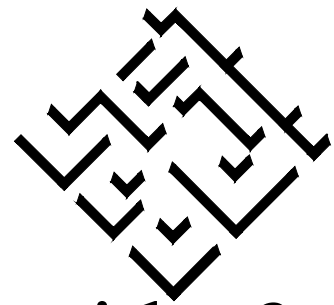
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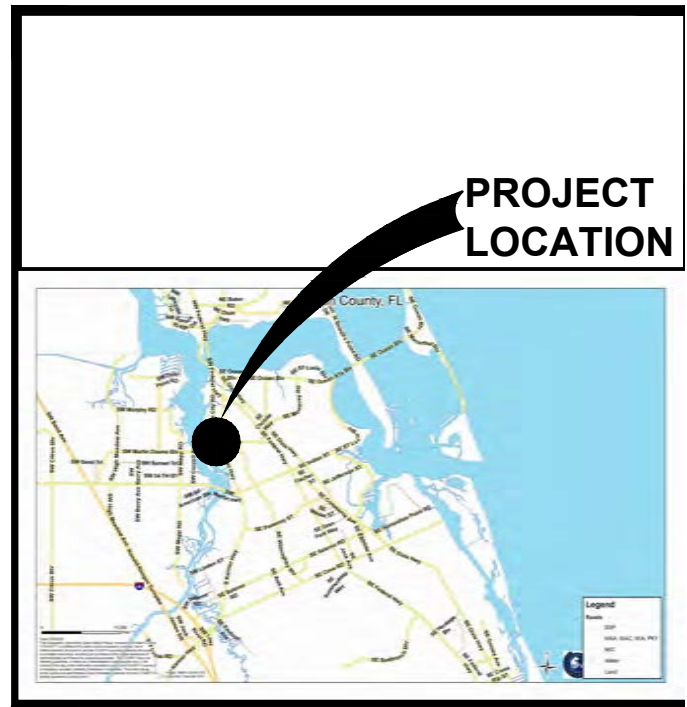
SITE PHOTOMETRIC PLAN



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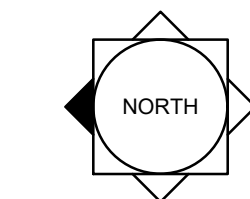
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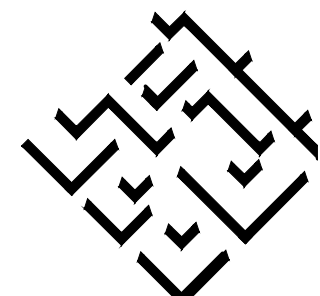
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SCALE: 1" = 100'



REG. # 1018
Thomas P. Lucido

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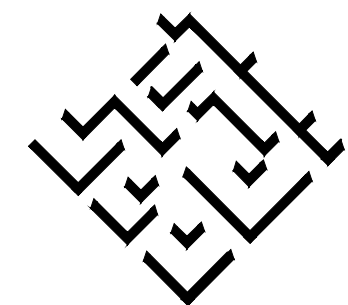
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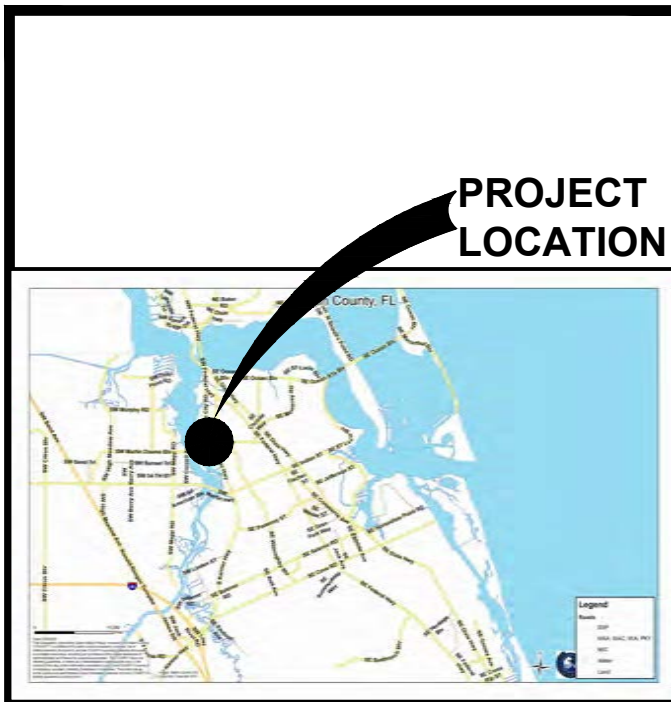
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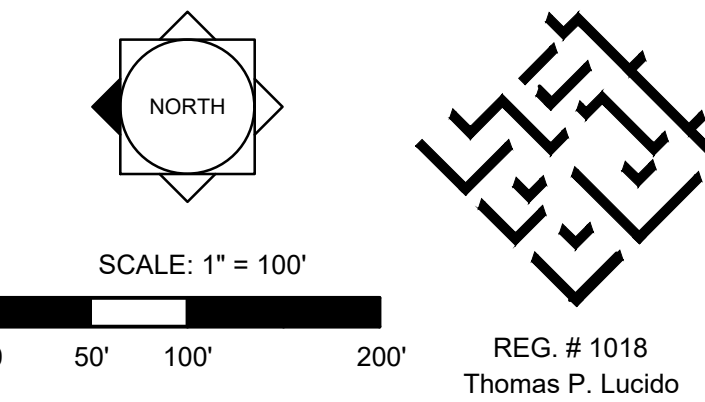
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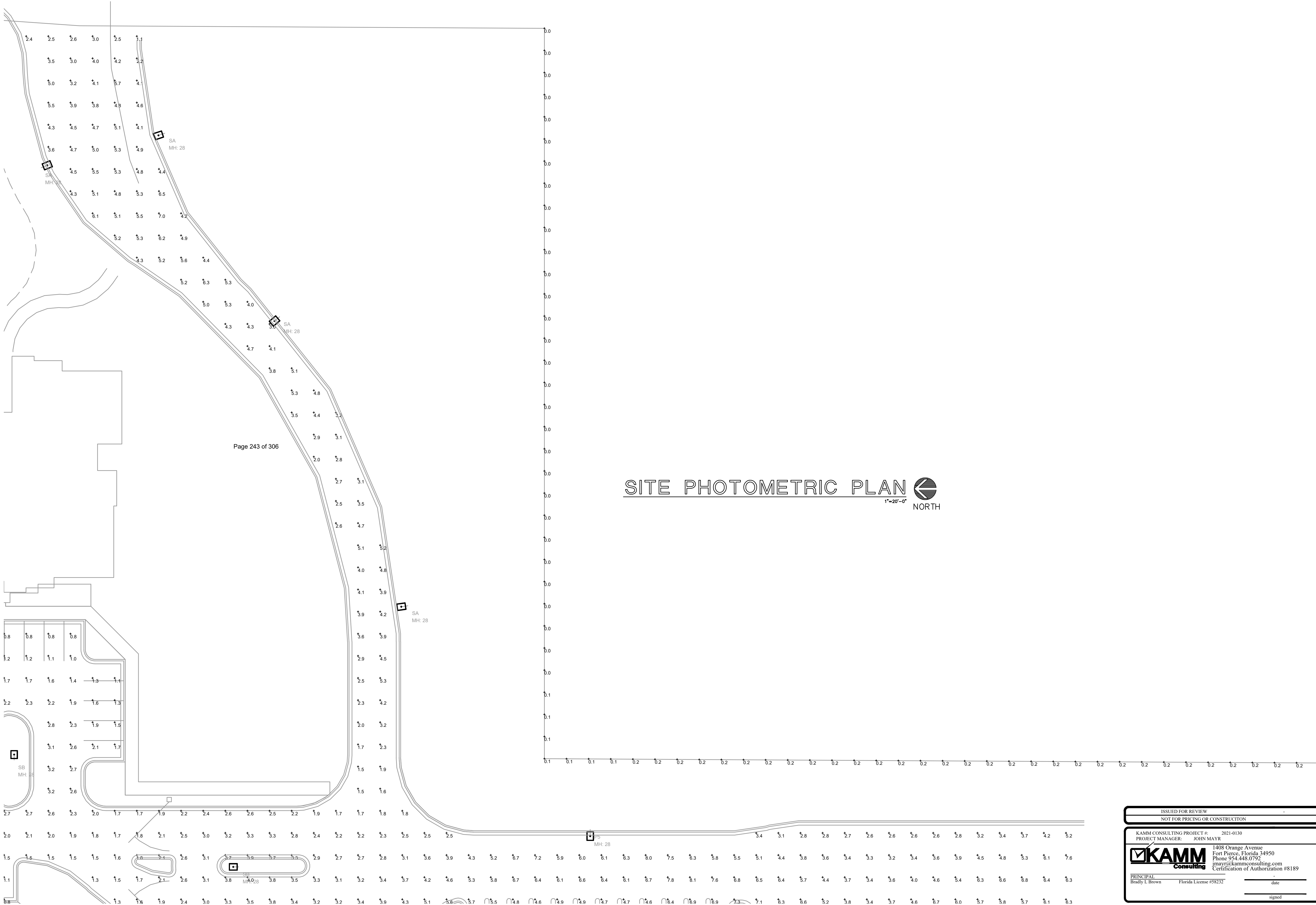
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PRINCIPAL Brady L. Brown	Florida License #58232
date	
signed	



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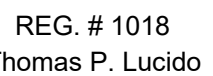
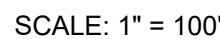
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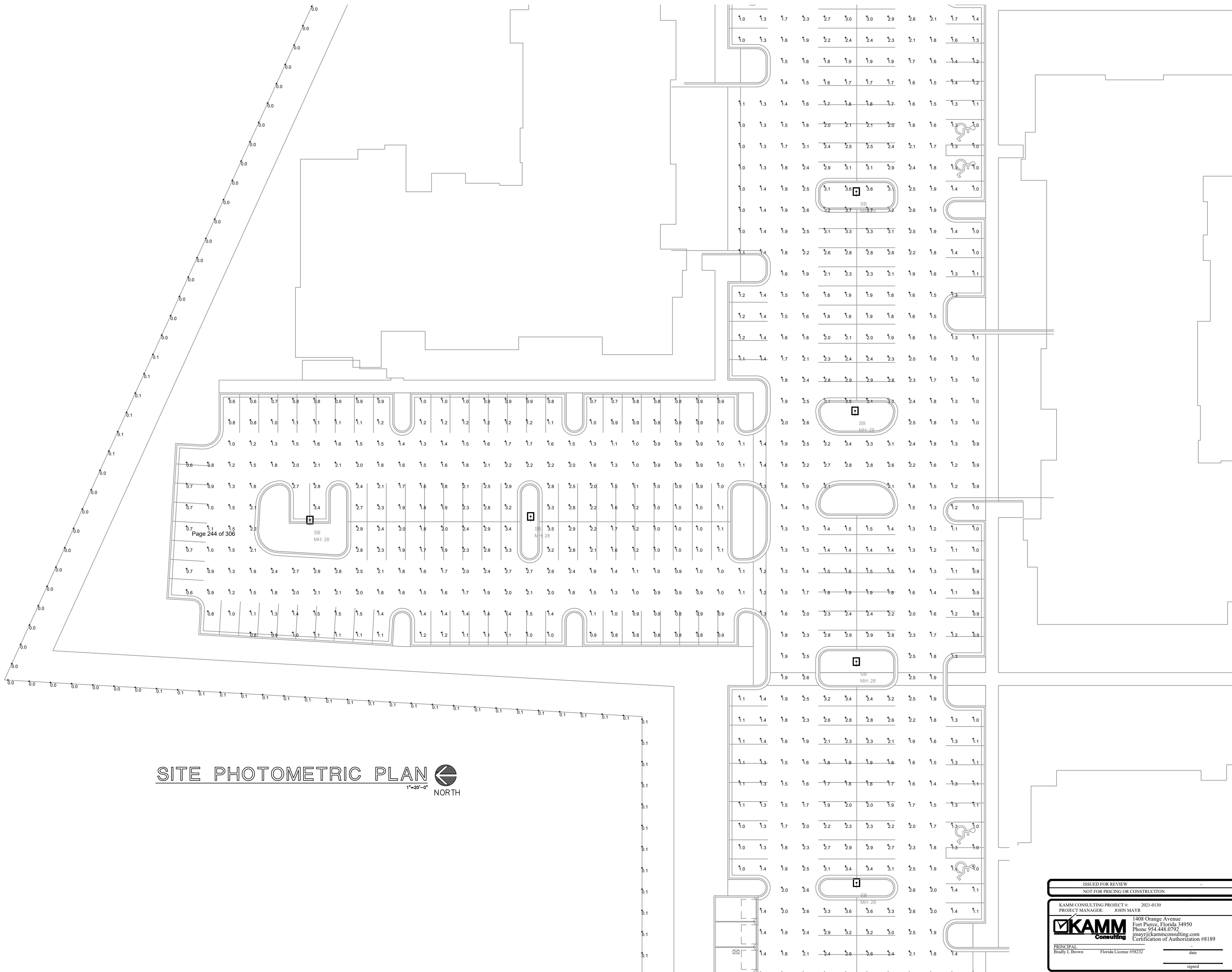
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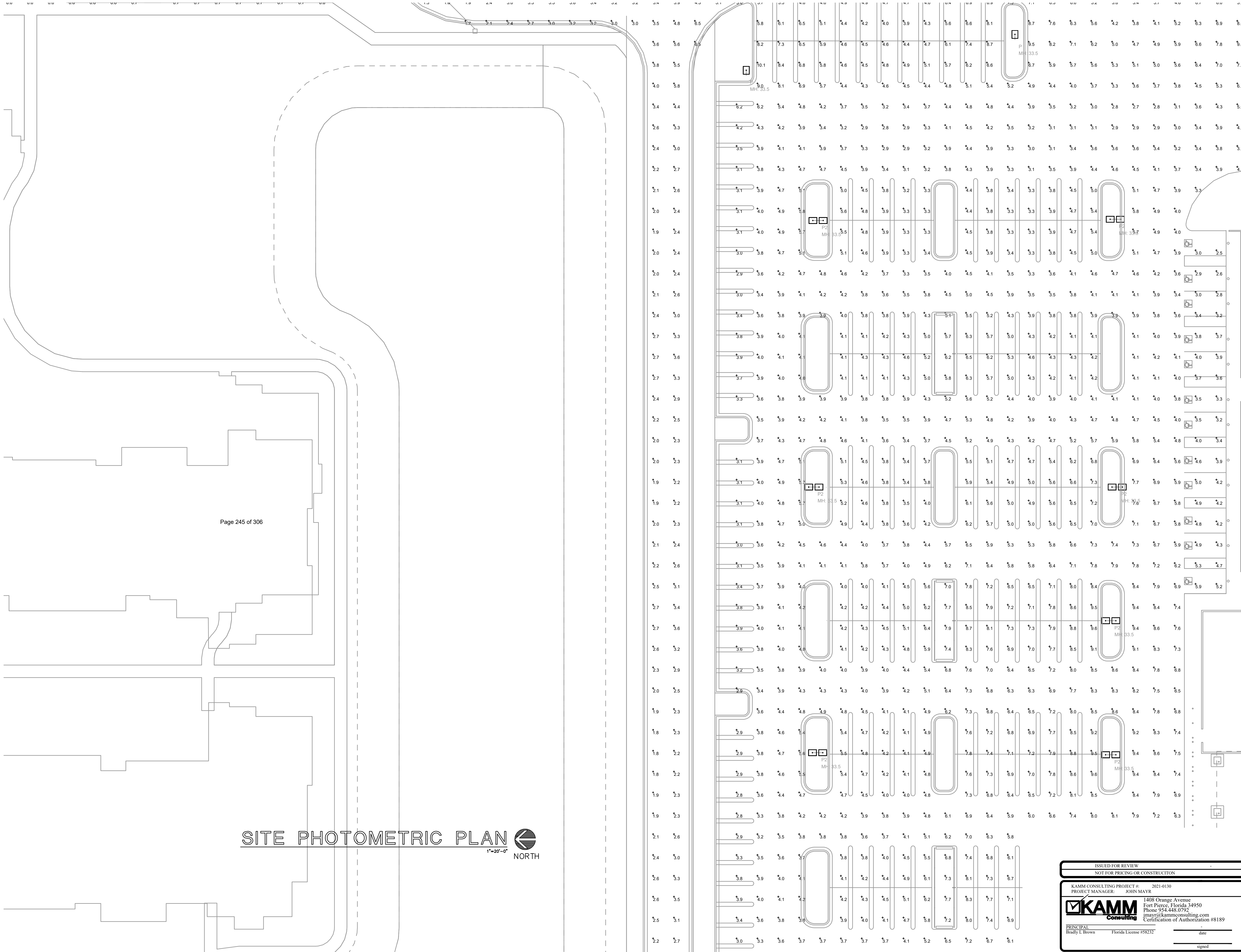
KAMM CONSULTING PROJECT #: 2021-0130
PROJECT MANAGER: JOHN MAYR

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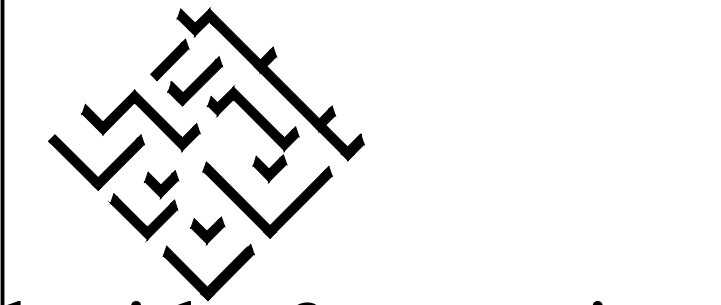
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SITE PHOTOMETRIC PLAN
1"=20'-0" NORTH

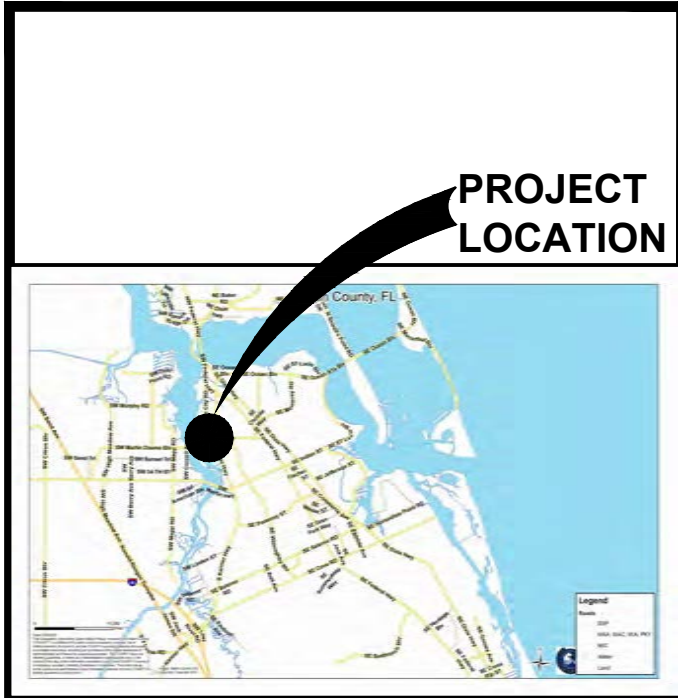
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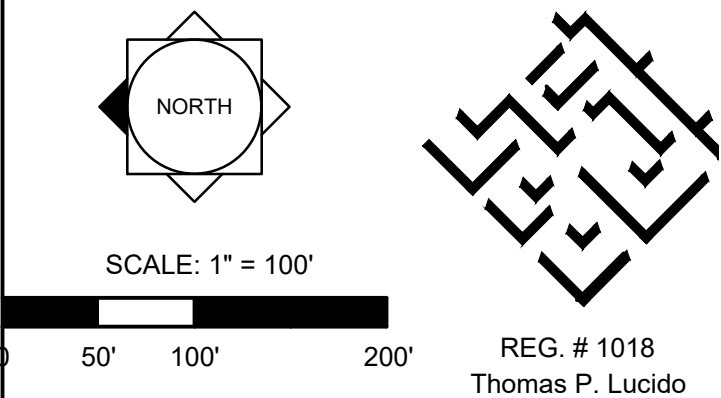
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KANNER CPUD

City of Stuart, Martin County, Florida

Master Site Plan

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8-21-2020	SL S	Initial Submittal
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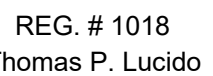
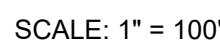
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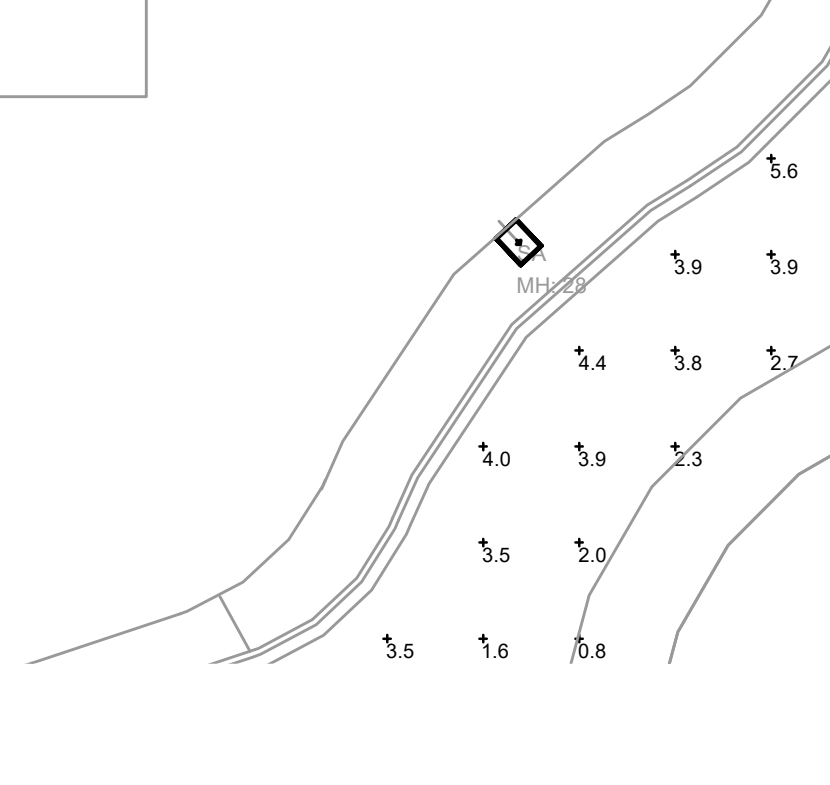
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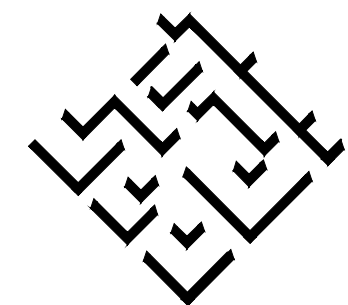
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PRINCIPAL	
Bradly L Brown	Florida License #58233

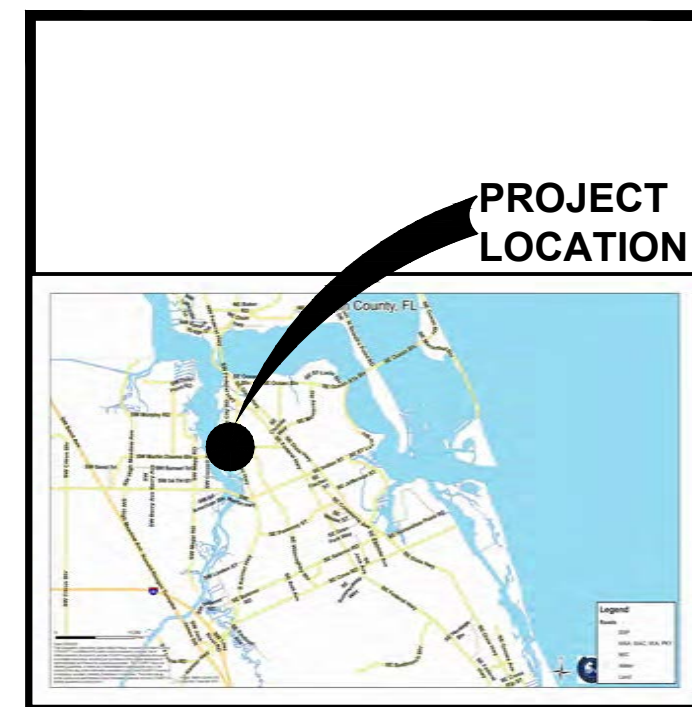
signed



lucido & associate

701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 22

Key / Location:



Project Team:

Applicant:
M&M Realty Partners
1260 Stelton Rd
Piscataway, NJ 07704
703-639-3776

Engineer:
Maser Consulting
410 Eagleview Blvd, Suite 104
Exton, PA 19341
610-254-9140

Surveyor:
Stephen J Brown Inc
619 E. 5th St
Stuart, FL 34994
772-288-7176

Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

KANNER CPUD

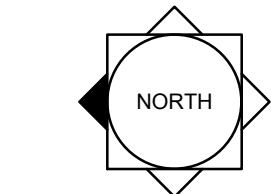
City of Stuart, Martin County, Florida

Master Site Plan

Date By Description

8-21-2020 SJS Initial Submittal

12-18-2020 SJS 1st Resubmittal



SCALE: 1" = 100'

50' 100' 200'

REG. # 1018

Thomas P. Lucido

Designer --- Sheet

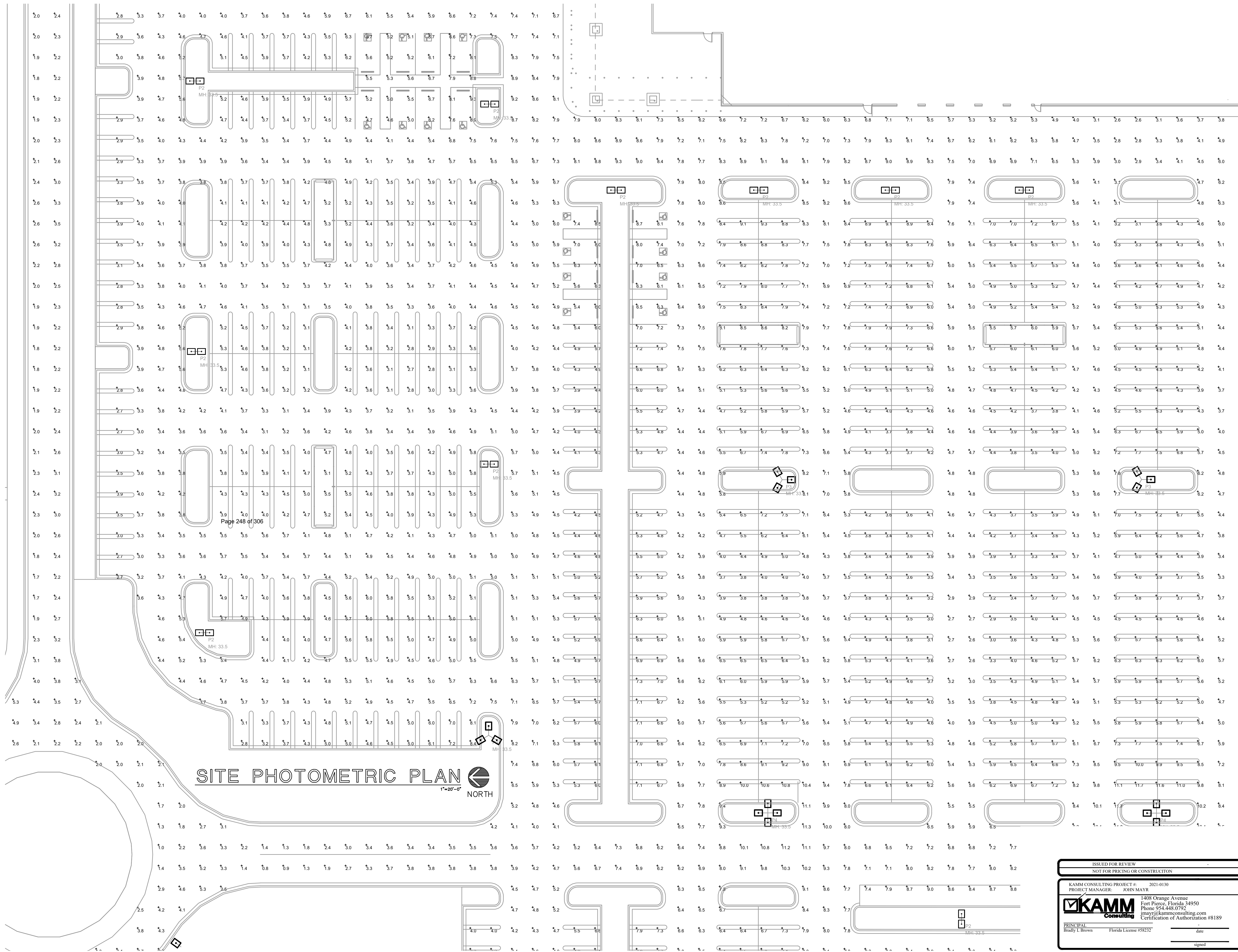
Manager ---

Project Number ---

Municipal Number ---

Computer File

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

ISSUED FOR REVIEW
NOT FOR PRICING OR CONSTRUCTION

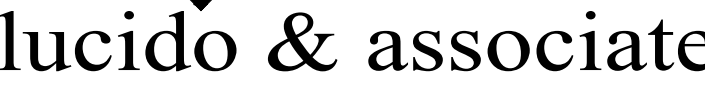
KAMM CONSULTING PROJECT # 2021-0130
PROJECT MANAGER: JOHN MAYR

1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 954-448-0792
jmayr@kammconsulting.com
Certification of Authorization #8189

PRINCIPAL
Bradley L Brown Florida License #58232

date

signed



(772) 220-2100, Fax (772) 220-2101

PROJECT LOCATION

The map shows the project location in the County of Inverclyde, Scotland. A black dot marks the site, with a large black arrow pointing to it from the text 'PROJECT LOCATION'. The map includes labels for various locations such as Glasgow, Paisley, and Inverclyde, as well as the River Clyde and the Firth of Clyde. A legend in the bottom right corner indicates the map scale and other details.

Applicant:
M&M Realty Partners
1260 Stetlon Rd
Piscataway, NJ 07704
703-839-3776

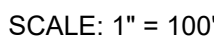
Engineer:
Maser Consulting
104 Eagleview Blvd, Suite 104
Exton, PA 19341
610-254-9140

Surveyor:
Stephen J Brown Inc
619 E. 5th St
Stuart, FL 34994
772-288-7176

Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

City of Stuart, Martin County, Florida

Date	By	Description
8/21/2020	SL S	Initial Submittal
12/18/2020	SL S	1st Resubmittal



REG. # 1018
Thomas P. Lucio

E1.8

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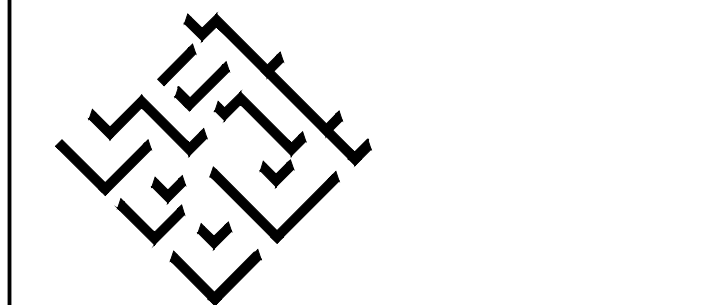
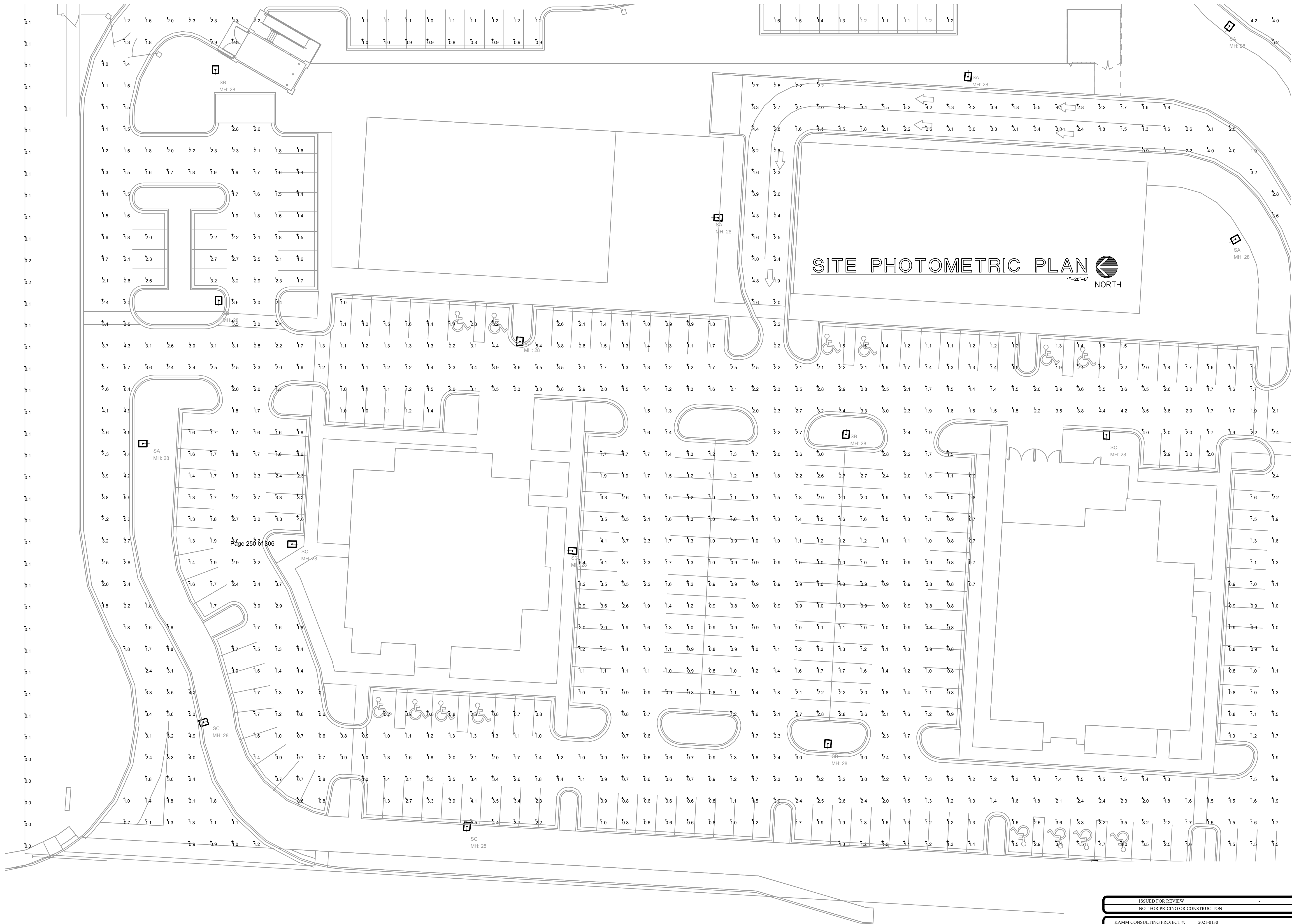
SITE PHOTOMETRIC PLAN

1"=20'-0"

NORTH

SITE PHOTOMETRIC PLAN

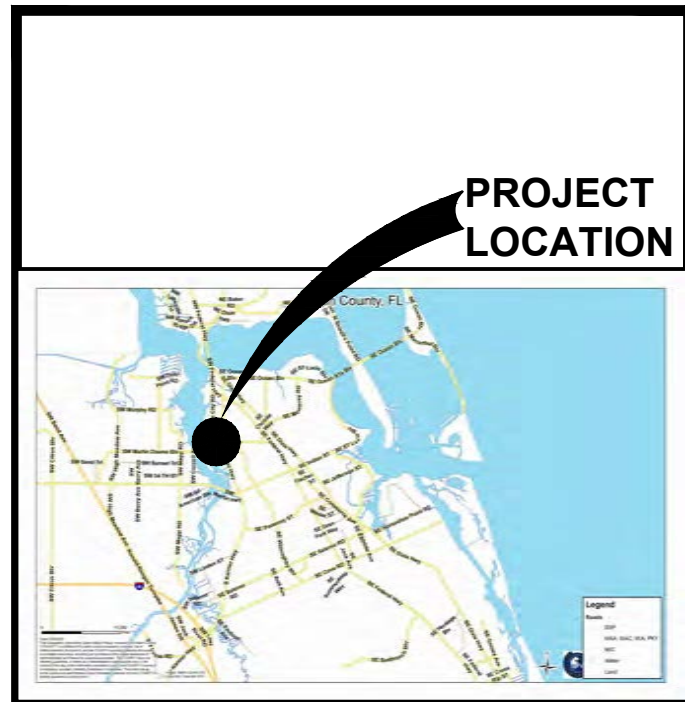
KAMM CONSULTING PROJECT #: 2021-0130	
PROJECT MANAGER: JOHN MAYR	
	1408 Orange Avenue
	Fort Pierce, Florida 34950
	Phone 954-448-0792
	myay@kammconsulting.com
Certification of Authorization #8189	
PRINCIPAL	-
Brady L Brown	Florida License #58232
	date
	signed



lucido & associate

701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 22

Key / Location:



Project Team:

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KANNER CPUD

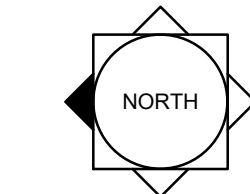
City of Stuart, Martin County, Florida

Master Site Plan

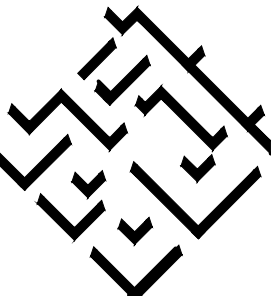
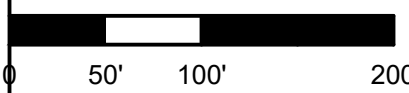
Date By Description

8.21.2020 SJS Initial Submittal

12.18.2020 SJS 1st Resubmittal



SCALE: 1" = 100'



REG. # 1018
Thomas P. Lucido

Designer --- Sheet

Manager ---

Project Number ---

Municipal Number ---

Computer File

E1.9

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ISSUED FOR REVIEW
NOT FOR PRICING OR CONSTRUCTION

KAMM CONSULTING PROJECT # 2021-0130
PROJECT MANAGER: JOHN MAYR

KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 954-448-0792
jmayr@kammconsulting.com
Certification of Authorization #8189

PRINCIPAL
Bradley L. Brown Florida License #58232
date
signed



Staff Review Report

A. Application

Kanner CPUD – Costco w/Residential

Applicant	M&M Realty Partners
Property Owner	Joe Marino M&M Realty Partners; Nehme Holdings, LLC; Willoughby Group, LLC
Agent for Applicant	Doug Fitzwater - Lucido & Associates
Project Planner	Tom Reetz – City of Stuart
Date of Report	4.20.21

B. Project Description

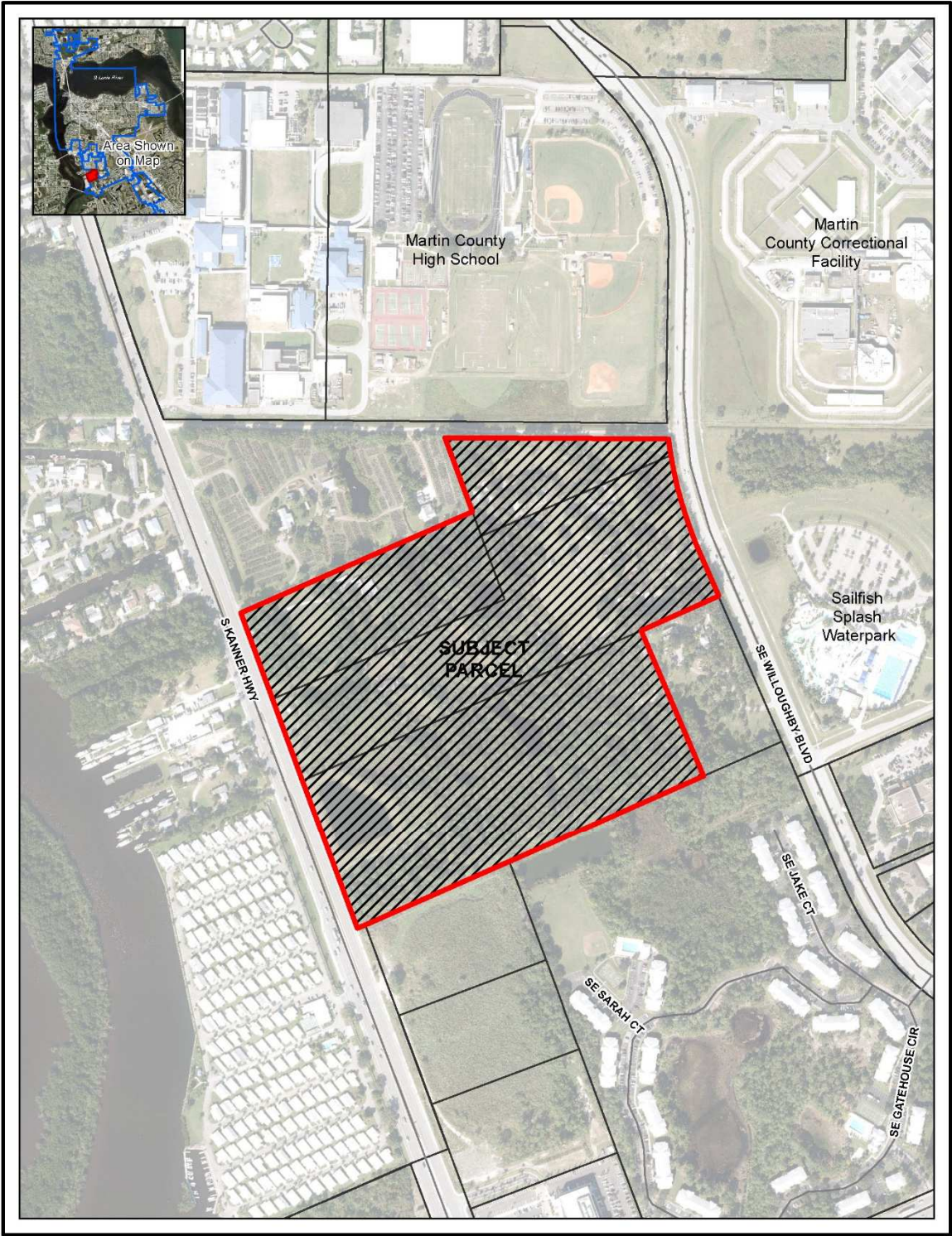
Address	Undeveloped 49 +- Acres
Parcel Number(s)	16-38-41-000-000-00440-8;16-38-41-000-000-00442-6;40-38-41-001-002-00000-5
Existing Zoning	A-1A Agricultural (County)
Proposed Zoning	CPUD 49+- acres
Existing Future Land Use	Low Density Residential (County)
Proposed Future Land Use	Neighborhood Special District
Site Area (acres)	49+- acres

SUMMARY

Assigning a Commercial Planned Unit Development Zoning and a Neighborhood Special District Land Use for annexed lands as described by the City's maps and a Boundary Survey provided by the applicant. For the 49+/- acre property, owned by Nehme Holdings, LLC and willoughby group, LLC located along SR-76 Kanner Highway, south of martin county high school and abutting Lychee Tree Nursery, annexed by ordinance no. 2327-2016 and ordinance no. 2337-2017, and concurrently assigning "CPUD" zoning to said land on the city's official zoning map establishing the Kanner CpuD commercial planned unit development, consisting of 162,020 square feet of retail, bulk merchandise, and automobile repair services building footprint with a stand-alone kiosk and fuel facility, 398 residential apartment units and retail and restaurant pads providing for approval of a Master Site Plan.

C. Location and site information

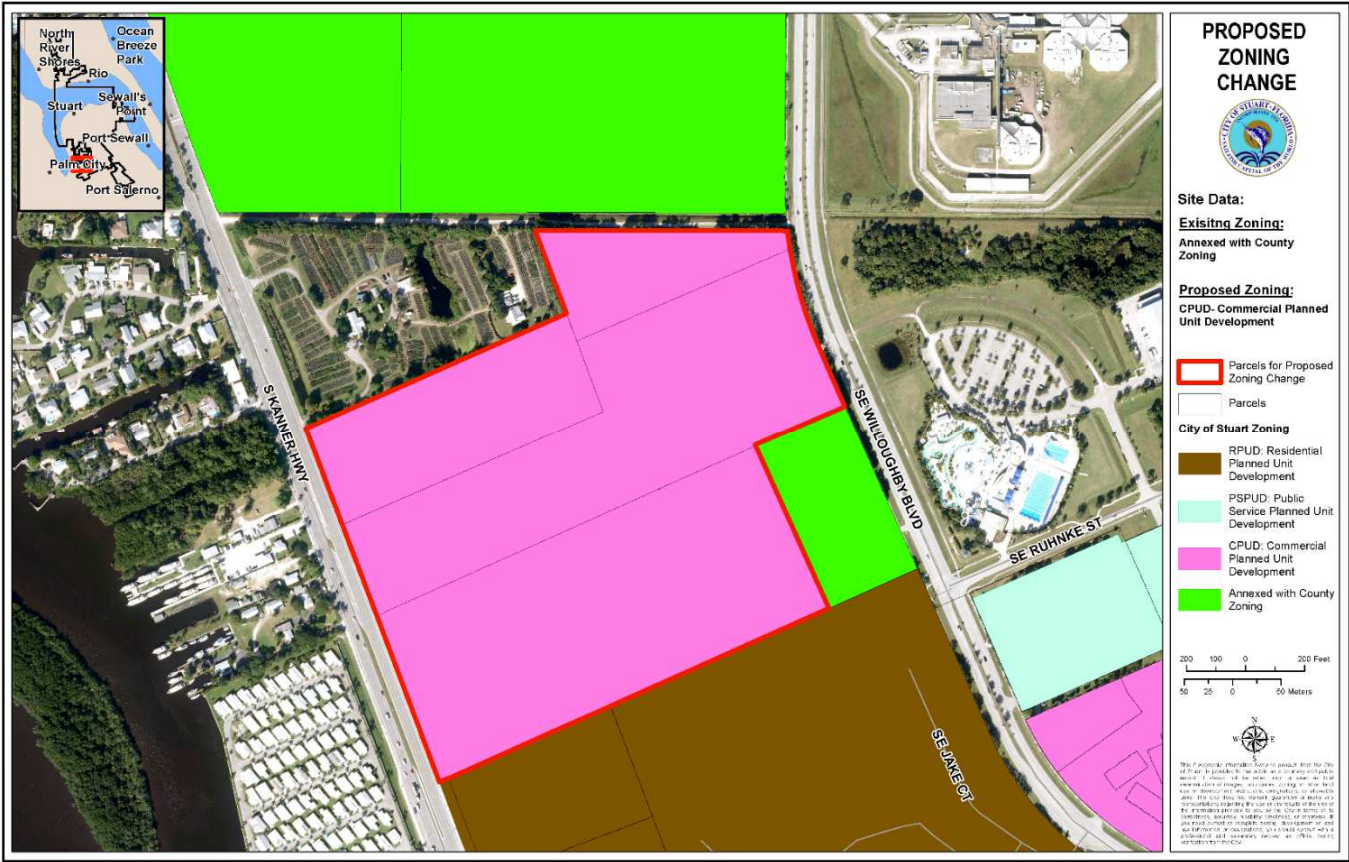
Location - Aerial Map



Existing Zoning: A-1A Agricultural - Martin County



Proposed Zoning: CPUD – C.O.S.



EXISTING LAND USE

Site Data:
Existing Land Use:
 Martin County:
 Low Density up to 5 UPA
Proposed Land Use:
 Neighborhood/Special District

Legend:
 [Red Box] Parcels for Proposed Land Use Change
 [White Box] Parcels
 [Yellow Box] Martin County Land Use: Low Density- Up to 5 UPA
 [Blue Box] Commercial
 [Orange Box] Annexed With County Land Use
 [Green Box] Institutional
 [Light Blue Box] Multi-Family Residential
 [Pink Box] Neighborhood/Special District
 [Dark Green Box] Public

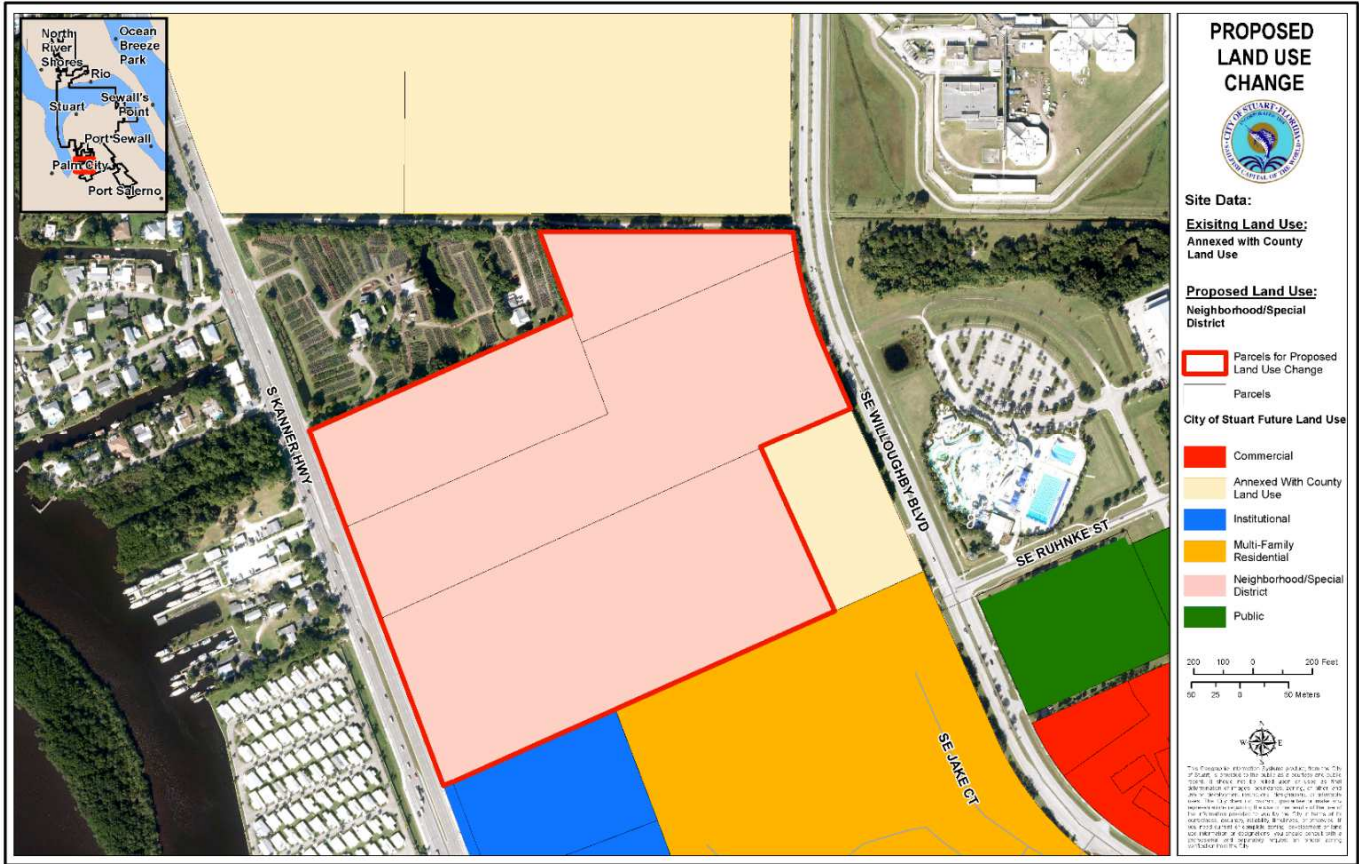
City of Stuart Future Land Use

Scale:
 0 100 200 Feet
 0 25 50 Meters

North Arrow

Disclaimer:
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Proposed Land Use: Neighborhood Special District – C.O.S.



D. Determination of compliance with Comp Plan

Objective A7. - Future land use categories.

The future land use categories defined below provide general descriptions intended to encompass all present and future land uses in the City of Stuart. The "Table of Land Use Densities and Intensities" provides specific density and intensity measures that shall establish the maximum density and intensity allowed in each land use category. The Future Land Use Map establishes the optimum, overall distribution of land uses as well as can be established on a City-wide basis. Neither these policies nor the Future Land Use Map shall be construed to mean that every parcel in a designated area is suitable for the designated use. Other plan objectives and policies will be applied to ensure that any proposed development will be suitable for the particular site. Similarly, the Future Land Use Map does not assure the landowner the right to the most intense use allowable under the designated future land use category. The City shall have the discretion to decide that the permitted land use shall be more limited than the maximum allowable under the future land use category; provided, that the City shall approve some development that is consistent with the City's plan.

Policy A7.1. The City of Stuart has designated the following land use categories and allowed uses for all land within the City of Stuart:

J. Neighborhood/Special District: Mixed-use category allowing residential, commercial, and recreation land uses such that a functional vertical or horizontal mix of uses is achieved. Developments shall include a mix of residential and commercial or office. Uses may be mixed within a single building and on a single site provided that impacts from differing uses are mitigated through urban design techniques. Also, public facilities and electric distribution substations are allowed.

Policy A7.2. Gross densities, gross intensities and proportional use amounts for each land use category are established in the "Table of Land Use Densities and Intensities" that is adopted as part of this element.

TABLE OF LAND USE DENSITIES AND INTENSITIES

		Residential			Non-Residential			
			RPUD or Major UCE ²					
Land Use Category	In/Out CRA ¹	General	Not ALF ⁴	ALF	% Residential	General	>2.0 FAR ³	% Non-residential
Neighborhood/Special District	Out	<15 du/ac		<30 du/ac	30—90%	<2.0 FAR		10—70%

The TABLE OF LAND USE DENSITIES AND INTENSITIES (extract above) indicates that more than 30% and less than 90% of the site will need to be Residential Use at a density of no greater than 15 units/acre (using total site area).

Applicant's Response: According to the Table of Land Use Densities and Intensities in Policy A7.2 the maximum density for the Neighborhood Special District Land Use outside the CRA is 15 du/ac. The proposed mixed used project is 48.99 acres with a proposed 398 apartments which yields 8.1 du/ac which is less than the maximum allowed density of 15 du/ac.

- ¹ CRA = Community Redevelopment Agency. A delineated area.
- ² RPUD = Residential Planned Unit Development; Major UCCU = Major Urban Code Conditional Use.
- ³ The total number of acres in developments approved and constructed after the policy effective date that exceed 2.0 FAR shall not exceed the specified amount.
- ⁴ ALF = Assisted Living Facility

Policy A7.3. The term "mixed use project" means one which allows for a mix of residential, non-residential and recreational land uses such that a functional vertical or horizontal mix of uses is achieved. These uses may be mixed within a single building or on a single site, providing that any impacts are mitigated through urban design techniques.

Applicant's Response: The Kanner CPUD project provides a horizontal mix of retail, apartments and restaurants which satisfies Policy A7.3.

Objective F1. - Development standards for Neighborhood/Special District land use category.

The City shall allow mixed-use and traditional neighborhood development, pedestrian accessibility, and innovative planning and land use techniques that strengthen the small-town character of Stuart through the application of the Neighborhood/Special District land use category.

Policy F1.1. Of the developable acreage of the site, not less than 30 percent shall consist of residential use and not less than ten percent shall consist of non-residential and non-recreational land uses.

Applicant's Response: Of the Kanner CPUD, 30% of the site consists of a residential use and the plan provides for 70% non-residential and non-recreational land uses.

Policy F1.2. Mixed-use development within the Neighborhood/Special District category shall integrate distinct uses together in order to create a functioning, multifaceted type of development. Integration is defined as the combination of distinct uses on a single site where impacts from differing uses are mitigated through urban design techniques and where differing uses are expected to benefit from the close immediate proximity of complementary uses. This may include horizontal and vertical integration.

Applicant's Response: The proposed mixed-use development provides distinct and interconnected uses on a single site. The proposed retail and restaurant uses will benefit from the connection to the proposed 396 residential apartments.

Policy F1.3. To promote pedestrian friendly and neighborhood-scale development, blocks within a mixed-use development should not exceed an average block perimeter of more than 1,600 linear feet, or a five-minute walk, unless the block perimeter has pedestrian access points at intervals not exceeding 550 feet. No block frontage along a single street should exceed 550 feet.

Applicant's Response: Within the project, no building frontage exceeds 550 feet and pedestrian access points have been provided at intervals not exceeding 550 feet.

Policy F1.4. Large expanses of parking area discourage neighborhood scale and pedestrian friendliness. Therefore, where possible, development shall include smaller scattered parking lots of "nodes" that are approximately located such that the massing or "bunching" of parking into large expanses of parking area is prevented.

Applicant's Response: The proposed parking is configured in the most efficient manner possible to service the proposed retail, restaurant, and residential uses. By consolidating the parking areas in an efficient manner allows the project to provide a consolidated stormwater system which is augmented with native landscape.

E. Applicant's Response to Review Comments**City of Stuart Zoning - Landscaping & Site Design**

The proposal to assign a commercial planned unit development and a neighborhood special district land use that will allow for the mixed use development consisting of the Costco wholesale with fueling station, Commercial Retail, Restaurant, and Multi-Family Residential on the 49+- acres described in the Maps above. The applicant has provided the following responses to review comments.

The Master Site plan has been updated to show 18 fuel pumps and a future expansion area of 6 fuel pumps.

Directional arrows have been provided to show the flow of traffic.

The amount of open space has been recalculated and exceeds the required 25% per the CPUD zoning codes.

The applicant has updated the tree inventory calculations to inches provided for tree mitigation.

A grade transition space is provided on the plans to delineate where native trees can be saved. The perimeter grading has been reviewed and the applicant is able to save 25 oak trees in the northeastern corner of the property along Willoughby Boulevard.

The applicant's engineer has reviewed the feasibility of a pedestrian bridge spanning Lake 2 and determined that due to the proposed depth of the lake that a pedestrian bridge would be exceedingly difficult to construct and would cause the lake to become shallower, adversely impacting nutrient removal. A 6' sidewalk is proposed on the northside of the lake which reduces the block perimeter intervals to less than 550-feet.

The required transition buffer for the multifamily project adjacent to a single-family zone is 25' with an additional 10' for each additional story. The total transitional buffer width is 55', however according to the City of Stuart Land Development Code, the required landscape buffer screen is limited to 25% of the required buffer, or 13.75'. The majority of the provided landscape buffer is 33.8' with a minimum width of 25' which exceeds City of Stuart requirements.

The proposed buffer for the Kanner CPUD exceeds the requirements outlined in Section 6.04.06.

Twenty-five oak trees in the northeastern portion of the project along Willoughby Boulevard have been identified to be preserved on the landscape plan.

A hedge and berm have been provided adjacent to the Kanner Highway right-of-way.

Elevations and building footprints for the proposed restaurants and retail buildings have been provided

A 200-SF outdoor patio has been provided on the northeast side of the proposed Costco and a bench has been provided at the main entry.

The proposed sidewalk with bench along the connector road with shade trees and large palms having been provided on the pedestrian walkways.

A departure from the code to provide one cart coral for every 25 parking stalls. Based on 720 parking spaces for the bulk retail, 28 cart corals are required. The applicant is providing 7 cart corals strategically placed at the parking area.

The parking data table has been updated to show the proposed unit breakdown. Within the multi-family portion of the project 722 parking spaces are required based on the City of Stuart Parking Code. Based on other similar multifamily projects owned and operated by the applicant, 700 parking spaces is more than adequate for this project.

Bike parking has been included on the site data table. Bicycle parking racks have been provided at the proposed Costco, the retail, restaurants, and the multi-family portions of the project,

The landscape buffer has been increased to 25'.

A screen wall has been provided to the east of the Costco and called out on the site plan.

A departure from the code regarding parking that exceeds 10 spaces between landscape areas.

The private fire protection lines have been added to the Auto-TURN analysis for reference. In addition, all multi-family buildings will be sprinkled.

The site plan has been updated to show proposed walls and gates. The multifamily site will not be open to the general public.

Dumpsters have been provided at the restaurant buildings.

Commercial PUD

Project:	Kanner CPUD
Date	4.20.21
Adjacent N	A-1A Agricultural - Martin County
Adjacent S	RPUD C.O.S.
Adjacent E	R-2 Low Density Martin County
Adjacent W	A-1A Agricultural - Martin County
Total Floor Space (sq.ft)	See Site Plan

LDR Reference	Land Development Regulations	CPUD REVIEW STATUS
2.07.00 E.1	Land Use Designation	COMPLY
2.07.00 E.2 a	Uses	NOT APPLICABLE
2.07.00 E.2 b	Residential (<30%)	COMPLY
2.07.00 E.2 c	Commercial Residential (<30%)	COMPLY
2.07.00 E.2 c	Commercial Uses	COMPLY
2.07.03 E.3.b	Open Space (>25%)	COMPLY
2.07.03 E.3.c	Native Vegetation (>25%)	TO BE REVIEWED

AREA, IMPERVIOUS SURFACE, SETBACK AND HEIGHT

2.04.03	Supplemental impervious surface	COMPLY
2.04.04	Supplemental setback requirements	COMPLY
2.04.05	Waterfront setbacks	NOT APPLICABLE
2.04.06	Certain street setbacks	NOT APPLICABLE
2.04.07	Supplemental building height	COMPLY
2.06.00	Supplemental Use standards	NOT APPLICABLE

4.04.01	Traffic Concurrency	COMPLY
4.09.00	School Concurrency	TO BE REVIEWED

RESOURCE PROTECTION

5.02.00	Environmental Assessment	COMPLY
5.03.02	Wetland Protection	COMPLY
5.04.00	Environmentally sensitive lands	COMPLY
5.04.03	Monitoring & Maintenance	REVIEWED AT SITE PLAN
5.05.01	Tree Survey	REVIEWED AT SITE PLAN
5.05.02	Tree removal	REVIEWED AT SITE PLAN
5.06.00	Mangrove & Shoreline	NOT APPLICABLE
5.07.00	Floodplain Management	TO BE REVIEWED
Comp Plan	Comprehensive Plan	COMPLY

DEVELOPMENT STANDARDS

6.00.03	Principles of Design	COMPLY
---------	----------------------	--------

6.00.04.A	Qualitative Design	COMPLY	Page 262 of 306
6.00.04.B	Qualitative Design Standards	COMPLY	

TRANSPORTATION

6.01.02	Streets	COMPLY
6.01.03	Rights of Way	TO BE REVIEWED
6.01.04	Sidewalks/bikeways	COMPLY
6.01.05	Bike Ped (LCD)	COMPLY
6.01.06	Access	COMPLY
6.01.07	Drive-through	NOT APPLICABLE
6.01.08	Vehicular Access	COMPLY
6.01.09	Parking Code - Residential 6.01.13	EXCEPTION REQUESTED
6.01.14	Off-Street Parking Design.6.01.14.C.3.c	EXCEPTION REQUESTED
6.01.18	Off-Street Loading	COMPLY
6.01.19	PILOP	NOT APPLICABLE

STORMWATER

6.03.01	Generally	COMPLY
6.03.04	Management	COMPLY
6.03.08	Erosion	TO BE REVIEWED

LANDSCAPING

6.04.02	General Standards	COMPLY
6.04.02 A.1	Native Landscaping	COMPLY
6.06.02 A.2	Shade Trees Required	COMPLY
6.06.02 A.4	Banyan, Fiscus & Rubber Trees	NOT APPLICABLE
6.06.02 A.5	Proximity to power lines	TO BE REVIEWED
6.06.02 A.6	Shrubs	COMPLY
6.06.02 A.7	Hedges	COMPLY
6.06.02 A.8	Vines	COMPLY
6.06.02 A.9	Ground cover	COMPLY
6.06.02 A.10	Grass Area	COMPLY
6.06.02 B	Irrigation	COMPLY

LANDSCAPE DESIGN

6.04.03 A	Utility Lines (Existing and Proposed)	COMPLY
6.04.03 B.1	Landscaped Area >20%	COMPLY
6.04.03 B.2	Interior landscaping >50%	COMPLY
6.04.03 B.3	location of impervious	COMPLY
6.04.03 B.4	Mulch	COMPLY
6.04.03 B.5	Shoreline protection	NOT APPLICABLE

6.04.03 B.8	Visibility triangles	REVIEWED AT SITE PLAN	Page 263 of 306
6.04.06	Land Use Transitions	COMPLY	

LANDSCAPING - PARKING AREAS

6.04.07 A.1	Landscaped strip adjacent to street	COMPLY
6.04.07 A.2	Landscaped strip length linear feet	COMPLY
6.04.07 A.2a	Parking area adjacent to street	COMPLY
6.04.07 A.2b	Hedge/wall/berm on outside of strip	COMPLY
6.04.07 A.2c	Other Landscaping	COMPLY
6.06.07 A.2d	Grass	COMPLY
6.04.07 A.3	Shrubs/ground cover	COMPLY
6.04.07 B	parking screened from private property	COMPLY
6.04.07 B.1	Landscaped strip adjacent to private property	COMPLY
6.04.07 B.2a	Parking area adjacent to private property	COMPLY
6.04.07 B.2b	Hedge/wall/berm on outside of strip	COMPLY
6.04.07 B.2c	Other Landscaping	COMPLY
6.04.07 B.2d	Grass	COMPLY
6.04.07 B.3	Shrubs/ground cover	COMPLY
6.04.07 C.1	Parking Area (Major Dev't only)	TO BE REVIEWED
6.04.07 C.2	Parking area rear and sides of building	COMPLY
6.04.07 C.3	Interior trees	COMPLY
6.04.07 C.4	Vehicle encroachment	COMPLY
6.04.07 C.5	Interior landscaped islands	EXCEPTION REQUESTED
6.04.07 C.6	Terminal landscaped islands	COMPLY
6.04.07 C.7	Interior landscaped medians	COMPLY
6.04.07 C.8	Interior shade trees	COMPLY
6.04.07 D	Visibility triangles	COMPLY
6.04.08	Tree Requirements	COMPLY
6.04.10	Loading Storage	COMPLY

COMMERCIAL DEVELOPMENT STANDARDS

6.05.02 B	Building Location	COMPLY
6.05.02 C	Building Orientation	COMPLY
6.05.02 D	Façade Design	TO BE REVIEWED
6.05.02 E	Massing	TO BE REVIEWED
6.05.02 F	Other Features	TO BE REVIEWED
6.05.02 G	Transitional Elevations	NOT APPLICABLE
6.05.03 B	Blank Wall Area	TO BE REVIEWED
6.05.03 C	Repeating Façade	COMPLY
6.05.04	Additional Façade	COMPLY
6.05.05	Roof Treatments	COMPLY

6.05.06	Entryways and customer entrance	COMPLY
6.05.07	Materials and Color	NOT APPLICABLE
6.06.00	Green Development	NOT APPLICABLE
6.07.00	Lighting	COMPLY
6.08.00	Dumpster & Recycling	COMPLY
6.09.05	Fences	TO BE REVIEWED
6.11.00	Signs	TO BE REVIEWED



City of Stuart
121 SW Flagler Ave
Stuart, FL 34994

Page 265 of 306
Received by: _____

Reviewed by: _____

Approved by: _____

(772) 288-5326

Application to Rezone Real Property (including Planned Unit Developments)

Project ID# _____
(Staff Entry)

Agricultural / Vacant

Pre-App Conference Date: July 2018	Application Date: 10/23/2018
Project Name: Kanner CPUD	
Parcel ID#	Project Address: TBD
Current Zoning: A-1A (Martin Co)	Current Land Use: Low Density (Martin Co)
Proposed Zoning: CPUD	Proposed Land Use: Commercial
Present Use:	Site Area/Acreage: 29.23 ac
Fees (check box): This does not include fees that may be charged as a result of application review by the City's consultants	
Rezoning to CPUD \$3,584.00 ☐	Site space must be greater than 20,000 sq. ft.
Rezoning to RPUD \$3,584.00 ☐	Site area must be greater than .5 acre
Rezoning to MXPUD \$3,584.00 ☐	Site area must be greater than .5 acre
Rezoning to Industrial IPUD \$3,584.00 ☐	Site area must be greater than 1 acre
Rezoning to Public Service PSPUD \$3,584.00 ☐	Site area must be greater than 2.5 acres
Non-PUD District Rezoning \$1,433.00 ☐	
Submittal Requirements: A completed application form, the payment of fees, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and a site plan. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) The data requirements for a site plan and a concept plan are available at the Development Department.	
Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application. The Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. The City Commission is also required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.	
Written justification supporting the application and demonstrating how the application: (a) is consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses and (b) complies with the relevant development standards of the City of Stuart Land Development Code (include additional pages if needed).	
(over)	

General Information

(Please Print or Type)

1. Property Owner, Lessee, Contract Purchaser, or Applicant (circle one):

Name:	City/State/Zip Code:
Title:	Telephone Number:
Company:	Facsimile Number:
Company Address:	Email Address (optional):

2. Agent of Record (if any): The following individual is designated as the Agent of Record for the property owner, lessee, or contract purchaser and should receive all correspondence related to the application review.

Name:	City/State/Zip Code:
Title:	Telephone Number:
Company:	Facsimile Number:
Company Address:	Email Address (optional):

3. 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:	City/State/Zip Code:
Title:	Telephone Number:
Company:	Facsimile Number:
Company Address:	Email Address (optional):

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

4. Signed this _____ day of _____, 20____.

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

State of Florida, Martin County The foregoing instrument was acknowledged before me on this ____ day of _____ by _____ who is personally known to me, or who has produced _____ as identification and who did/did not take an oath.

Notary Signature

Commission Expires:

ITEM #	TYPICAL PLAN COMPONENTS Page 267 of 306
1	Schedule a pre-application meeting
2	Plans shall be 24" x 36" in size (2 sets)- "State Plane Coordinates"
3	All drawings to be folded to nominal 9" x 12" size
4	Legible graphic scale displayed on each sheet of both sets
5	Title Block including: north arrow, street address of the zoning lot, date of preparation, name and address of the firm that prepared the site plan, type of plan, project or development name project (includes any former name if existing)
6	Site data summary to include but limited to: a) Tabulation of total project area b) Total anticipated phases/units c) Lot coverage of structures d) Number of buildings with square footage e) Impervious/pervious surface coverage f) Density units per acre, if applicable g) No. of off-street parking spaces, required and provided, including handicapped spaces h) No. of off-street loading space(s) i) Existing and proposed zoning j) Future Land Use designation k) Existing and proposed use l) Floor area ratio m) Open space or urban open space, if applicable n) Handicapped access to structures, including type of ramping and slope
7	Legal description and parcel boundary(s) survey of the property prepared by a licensed surveyor registered in the State of Florida
8	Vicinity map preferably at a scale of 1' = 2,000'
9	Zoning Map, Future Land Use Map, Aerial of subject property
10	All submittals shall be on a CD in PDF downloadable file
11	Final submittal of plan documents shall be signed and sealed in a PDF downloadable file on a disc
12	All revised plans must be clouded and must be accompanied by a cover letter indicating all changes and their locations (Include it with the application form)
13	Access and Traffic Flow Plans including parking, loading and internal traffic circulation patterns (Turning radius trucks)
14	Any traffic lights installed by the proposed project will include installation of traffic pre-emption device as approved by the development director
15	Fire Department Access and Water Supply a) Fire department access road shall extend to within 50 ft of a single exterior door providing access to the interior of the building;

	b) Fire department access roads shall have an unobstructed width of not less than 20 ft; c) Fire department access roads shall be provided such that any portion of the facility is located not more than 150 ft from the fire dept. access road; d) Required fire lanes shall be provided with the inner edge of the roadway no closer than 10 feet and no further than 30 feet from the building; e) Turning radius (25' inside, 45' outside and height minimum of 13'6") f) Fire Department Connection Location g) Fire Hydrant Locations, existing and proposed - clearance of 7'6" in front of and to the side of the fire hydrant, with a 4' clearance to the rear of the hydrant h) Fire mains - minimum 6" supply; minimum 8" dead end main as approved by MCU
16	Existing buildings and structures on the project zoning lot(s) and within fifty (50) feet of the project's property lines, or such additional distance as may be necessary in order to show major features or conditions that may affect the project
17	Existing Uses and zoning on all adjacent property
18	Locations of the nearest available public water supply and wastewater disposal system and the proposed tie-in points, or an explanation of alternative systems to be used
19	Proposed development shall include but not limited to: a) Location and size of all proposed buildings and structures, labeled with allowable use, height, total and gross floor area, and distance to all property lines and between buildings b) Number, height, and type of residential units; Provide density units per acre (Gross) c) Architectural elevations of all sides of all buildings d) Height and Type of Fencing and Walls, existing and proposed e) Off-Street Parking and Loading layout including typical size and number of spaces by location (parking bays). If structured parking, include parking layout of each level (ground and typical) f) Minimum of six-foot wide sidewalks g) Drive-thru windows, including vehicle queuing or stacking spaces and queuing lane dimensions, if any h) Passenger drop-off/pick-up areas; Decorative benches, if provided
20	Building setback distances from property lines, abutting right-of-way centerlines, and all adjacent buildings and structures
21	Minimum floor elevations of buildings and finished floor elevations of subject property and adjacent property
22	Pedestrian Circulation System and Points of Ingress and egress (including proposed public street modifications)
23	Concurrency Review: a) Demonstrate ability to meet concurrency (Traffic, School, Utility, Parks & Recreation) b) A <u>traffic statement</u> shall be required if proposed development have the potential to generate 19 or less peak-hour trips b) A traffic study shall be required if proposed development have the potential to generate 20 or more new peak-hour trips d) School Concurrency requirement - Residential developments shall comply with bus stops size, location and turning radius to accommodate a school bus by coordinating with the Martin County Zoning, Planning and Engineering Departments, as well as the Martin County School

24	Phasing, if any; Total acreage in each phase and gross/net intensity (non-residential) and gross/net density (residential) of each phase; What will be built in each phase; Construction phase lines
25	Dumpsters: a) Refuse and recycling collection areas b) Dumpster enclosure details per City of Stuart's standard specification
26	Various plans including: a) Site Lighting Plan including location, type, height and intensity pattern of all exterior lights, if applicable b) Signage plan/Unified signage plan c) Landscape plan and specifications, signed/sealed/dated by a Florida Registered Landscape Architect
27	Location, names and widths of existing and proposed streets, highways, easements, building lines, alleys, parks, public spaces, and Rights-of-Way and similar facts regarding adjacent property
28	Utility Lines and Structures such as water, sewer, gas, electric, telephone, hydrants, main size to support fire flows and FDC locations, on the project site, including size and/or capacity and similar facts regarding adjacent property
29	Cross sections and specifications of all proposed pavements
30	Location of proposed retention/detention areas
31	Typical and special roadway and drainage sections
32	Locations of all land to be abandoned, dedicated or reserved for all public or private uses including rights-of-way, easements, special reservations
33	Location of onsite well and any wells within 1,500 feet of any property line
34	PRE-APPLICATION MEETING(S) REQUIRED TO REVIEW POTENTIAL ENVIRONMENTAL IMPACTS Before creating a detailed conceptual site plan or seeking environmental permits from federal, state or other agencies, the applicant shall first schedule and attend at least one pre-application meeting with Town Officials to discuss the project's probable environmental impacts. For the pre-application meeting, the applicant shall provide an environmental report, prepared by a qualified environmental professional (i.e. Certified Ecologist, Certified Environmental Professional, Professional Wetland Scientist, or other recognized certification), in accordance with the Town's Land Development Code. The applicant is also encouraged to provide a rough layout of the proposed site plan, if available. The primary purpose of the pre-application meeting(s) is to ensure that before detailed site planning begins and substantial costs are incurred, the applicant is made fully aware of the Town's environmental design standards, particularly its "avoidance or minimization" of impact standards, and that this awareness is ultimately reflecting in the site's final design.
34A	Avoidance or Minimization of Wetland and Other Environmental Impacts

1. Can another vertical level be added to a building to decrease the overall building footprint?
2. Can the building footprint be reduced and still achieve the project's purpose and need?
3. Can a building be repositioned on the parcel to reduce or eliminate environmental impacts?
4. Can multiple structures be clustered to reduce or eliminate impacts?
5. Can road or utility alignments be reconfigured?
6. Can spans and bridges be used instead of culverts?
7. Can grading be minimized by incorporating natural topography?
8. Can more trees and vegetation be preserved?
9. Can lot layout be reconfigured?
10. Can state waters, including wetlands, be concentrated into subdivision "common areas"?
11. Can the project's storm water facilities be designed using Low Impact Development (LID) Techniques?

34B

On-Site Minimization:

1. Can some of the above listed techniques be used to further minimize impacts?
2. Can directional drilling be used to install underground utilities instead of excavation and backfill?
3. Can equipment fitted with low pressure tires or tracks be used?
4. Can any permanent impacts (e.g. access roads) be converted to temporary impacts?
5. Can construction staging or stockpiling of materials occur in areas outside of environmentally sensitive lands?

34C

All water bodies, watercourses, wetlands and associated buffers on-site and immediately adjacent to the site and within the watershed, inclusive of all environmentally sensitive land on the site, including wetlands, and any proposed disturbance thereof.

34D

Vegetation – existing vegetation on site, including each separate type of upland vegetation or land cover and each type of wetland vegetation cover mapped and described in accordance with the Florida Land Use, Cover, and Forms Classification System (FLUCCS), including total acreage calculations of each vegetative type shown on the map, as well as a recent aerial photograph of the subject property.

34E

Wetlands – a copy of a wetland delineation map according to the State of Florida, including a separate map determining the existence of outstanding resource wetlands, if applicable, including an opinion from the Florida Fish & Wildlife Conservation Commission (FWCC) or U.S. Fish and Wildlife Service (USFWS), or a professional biologist rendering an opinion as to whether the wetland or wetlands on site have significant wildlife values.

34F

Wildlife – a description of the wildlife observed or expected to be present on site, based on habitat, using indicators such as tracks, burrows, nests, and live sightings of species listed by Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service as endangered, threatened or of special concern, including an account of field reconnaissance and identification efforts, as well as all correspondence, documents, reports, etc. to and from all pertinent environmental regulatory agencies.

34G

Preserve area and upland buffer evaluation -- calculation of the preserve area and upland buffer requirements, including a summary of total site area, acreage of wetlands, acreage of native upland and of non-native upland, as well as a map depicting each area type and location of

	wildlife observations from the wildlife evaluation. Native vegetation constituting up to 25 percent of a development site shall be preserved.
34H	Native Vegetation Preserve Area Onsite/Offsite -- for proposed upland native vegetation preserve areas – either onsite or offsite – the location of the proposed relocation area, consisting of the same type of vegetative community, provided on-site and offsite preserve areas of a different type may be proposed, providing that the area is a native vegetative community that is rare within the City or Martin County.
34I	Use of drought-tolerant, native vegetation in landscaping.
34J	Exotic and invasive vegetation to be removed upon development or redevelopment.
35	Frontage Type(s)
36	Minimum percentage of façade along front lot line, indicate amount required and provided
37	Location of transition line, if applicable
38	Minimum percentage of glass, indicate amount required and provided
39	Slope of pitched roof, if provided
40	Height of parapet wall, if any
41	List of exterior materials, colors and finishes
42	Except for single-family residential, all developments which are less than 20,000 square feet shall incorporate a minimum of four of the following building design standards, and all developments which exceed 20,001 square feet shall incorporate a minimum of five of the following building treatments: a. Overhangs; b. Arcades as defined by this Code; c. Sculptured artwork and/or fountains; d. Raised cornice parapets over doors; e. Peaked roof forms; f. Display windows; g. Ornamental and structural architectural details, other than cornices, which are integrated into the building structure and overall design; h. Clock or bell towers; i. Decorative light fixtures; j. Decorative landscape planters or planting areas, a minimum of five feet in width, and areas for shaded seating consisting of a minimum of 100 square feet; k. Integration of specialty pavers, or stamped, colored concrete along the building's walkway to constitute a minimum of 60 percent of walkway area; l. Water elements, a minimum of 50 square feet in area; and m. Courtyards along the front building facade.
43	Curb cut, if any

44	Outbuildings, if any	Page 272 of 306
45	Height/length/depth/projection of balconies and balcony rails	
46	Traffic drive aisle width	
47	Material of roofs and gutters	
48	Specifications of arcades and porches, if any	
49	Materials, configuration, and operations of windows and doors	
50	Garden wall, if any	



121 SW Flagler Ave
 Stuart, FL 34994
 Tel: 772-288-5326
 Fax: 772-288-5388

COMPREHENSIVE PLAN AMENDMENT/REZONING

(LDR 11.06.00, 11.09.00 & 11.10.00)

Please print clearly and provide all required information

DEVELOPMENT DEPARTMENT USE ONLY	
APP Ref#	

A.	REZONING \$1,433.60		
	SMALL SCALE COMPREHENSIVE PLAN (FLU) AMENDMENT FEE \$1,792.00		LESS THAN 10 ACRES
	COMPREHENSIVE PLAN (FUTURE LAND USE MAP) AMENDMENT FEE \$1,792.00		GREATER THAN 10 ACRES WILL REQUIRE DISTRIBUTION TO DCA WITHIN ONE OF THE TWO WINDOWS ALLOWED (USUALLY APRIL AND NOVEMBER EACH YEAR)

PROPERTY INFORMATION				
B.	PROJECT TITLE			
	PARCEL ID#			
	CURRENT ZONING			
	PROPOSED ZONING			
	CURRENT FUTURE LAND USE			
	PROPOSED FUTURE LAND USE			
	PRESENT USE			
	SITE AREA			
	STREET ADDRESS			
	AGENT			
	COMPANY			
	PHONE		FAX	

PETITIONER INFORMATION				
C.	NAME			
	STREET ADDRESS			
	CITY			
	STATE		ZIP	
	PHONE		FAX	
	SIGNATURE OF OWNER OR AGENT	_____ Date _____		

D.	SUBMITTAL REQUIREMENTS (9 sets of all documents)							
	SITE PLAN			LANDSCAPE PLAN			TRAFFIC ANALYSIS	
	BOUNDARY SURVEY			LEGAL DOCUMENTS DEMONSTRATING UNIFIED CONTROL			ARCHITECTURAL ELEVATIONS	
	ZONING MAP EXTRACT			FUTURE LAND USE MAP EXTRACT			AFFIDAVIT PERMITTING REPRESENTATION	
	DATE OF PRE-APPLICATION						LIST OF SURROUNDING PROPERTY OWNERS WITHIN 300ft	

BRIEF EXPLANATION OF PROPOSAL	

LOCATIONS & ENTITIES V9.0

DATE: 04/23/2021

TIME: 11:36:35

Client Name

Zoning And Development Notes

PAGE NUMBER: 1

MODULE : libNotes

SELECTION CRITERIA: Permit No = Z18100004 and Review Stop = PW and Revision =

Note Date/Time	Date of Record	Operator	Note Code	Reminder Date
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2021-04-08 09:34:56	04/08/2021	mrogolin		
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Date: 4-8-2021

To: Tom Reetz

Subject: S. Kanner Hwy- Costco Rezoning #Z18100004revII

In reviewing the above referenced project, this Department does approve the submitted Rezoning application only. Please address the following comments:

- This review is not for construction. Per discussion with David Baggett (EDC) on April 7, 2021 further discussions/review will be required for construction.

- The City of Stuart Utility Availability Fees- all fees must be paid prior to the activation of utility service(s). Please contact Marc Rogolino @ 772 221-4700 for calculation of fees.

- The Developer is responsible for all costs associated with the construction of proposed utilities (water, sanitary sewer, etc.) & Public Right-of-way improvements.

- Eng. Of Record to provide a Prj. cost estimate for (Water & sanitary sewer items broken-out separately) for the calculating of required PW Dept. Inspection fees. Public Works Dept. inspection fees must be paid prior to activation of water service.

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.

LOCATIONS & ENTITIES V9.0

DATE: 04/23/2021

TIME: 11:36:35

Client Name

Zoning And Development Notes

PAGE NUMBER: 2

MODULE : libNotes

SELECTION CRITERIA: Permit No = Z18100004 and Review Stop = PW and Revision =

Note Date/Time

Date of Record Operator

Note Code

Reminder Date

Please forward comments to applicant. If there are any
questions, please contact me at your earliest
convenience at (772) 221-4700



April 22nd, 2021

Hand Delivery

Tom Reetz, Senior Planner
City of Stuart Development Department
121 SW Flagler Avenue
Stuart, FL 34994

RE: Kanner CPUD
Our reference number: 20-620

Dear Tom:

Please accept this correspondence as our formal resubmittal in response to the staff comments received on April 19, 2021. The response to the traffic comments have been addressed separately by Susan O'Rourke. Please find enclosed the original resubmittal packet containing the revised documents and plans referenced below, a CD with PDF copies of the resubmitted materials. The enclosed revised materials are listed as follows:

1. Response to traffic comments by Susan O'Rourke, dated April 21, 2021
2. Master plan, dated April 21, 2021;
3. AutoTURN exhibit for a fire truck, dated March 19, 2021;
4. Costco sign elevations, dated December 16, 2020;
5. Fuel station sign elevations, dated December 16, 2021
6. Tree Replacement- Innovative Stormwater Treatment Letter, Dated March 12, 2021
7. Traffic Signal Warrant Analysis, dated April 22, 2021
8. Kanner CPUD Traffic Analysis, dated April 21, 2021;
9. Kanner CPUD Land Use Traffic Analysis, dated April 21, 2021;
10. Landscape plan, dated April 22, 2021;

Itemized responses:

Engineering – Drainage/Stormwater

Site Plan

1. Original Comment 2: Provide entry features and outdoor patio of 200 sf at the Costco building in accordance with Section 6.05.06.

2nd Review Comment: There is a hatched area shown on the site plan, but it is not labeled.
Please label as 200 sf outdoor area.

Response:

Acknowledged.

2. Original Comment 5: Per Section 6.01.14.C.3.c, one cart coral shall be provided for every 25 parking stalls. Based on the parking of 720, 28 cart corals would be required.

2nd Review Comment: The City will include the deficit of cart corrals in the CPUD as a deviation from code.

Response:

Acknowledged.

3. Original Comment 7: In the parking calculations, provide justification for the 1.76 spaces per unit for Multi-family. The code is 1.5 per 1 bedroom and 2 per 2 bedroom. The breakdown of units was not found on the site plan.

2nd Review Comment: The City will include the deficit of residential parking spaces in the CPUD as a deviation from code.

Response:

Acknowledged.

4. Include in the revised memo a total tree mitigation cost to compare with the stormwater credit.

2nd Review Comment: The Applicant indicated a revised memo was included in the resubmittal, however, it was not included. Per discussion with Tom Reetz, the City needs to see the total tree mitigation cost to evaluate the potential credits for stormwater quality offsets.

Response:

The tree mitigation calculation has been provided on the landscape plans which include the 81% Nitrogen Removal Credit and Phosphorus Removal Credit from the Tree Mitigation Stormwater Letter provided by EDC.

Environmental Comments:

Initial Comment

Item 34A – Avoidance and Minimization and Other Environmental Impacts – According to the EA there are disturbed wetlands and surface waters on-site and pine flatwoods. The current site plan provides no avoidance or minimization of wetlands or native upland habitat. Also, there are some discrepancies on the acreage of wetland and surface waters in the information provided. The site plan references 8.33 acres of wetlands and surface waters. The EA references 8.67 acres in the text, 7.6 acres on Figure 5 and 8.32 acres on Figure 4 (Florida Land Use, Cover and Forms Classification (FLUCFCS) Map). This needs to be explained/corrected as it also affects preserve calculations for the site.

1.2019 Response: Though updated information has been provided in the Environmental Assessment (Revised December 2018), the wetland acreages still do not match. The wetland graphic attached to the South Florida Water Management District (SFWMD) informal jurisdictional determination (JD) shows 5.39 acres of wetlands and 0.78 acres of other surface waters and 2.5 acres permitted surface water management facility (8.67 acres total), while the text, FLUCFCS map (Figure 4) and Wetland Map (Figure 5) describes 5.27 acres of wetlands. It appears there is a discrepancy in the acreage of wetland 7 between the EA (3.17 acres) and the SFWMD maps (3.29 acres). The acreage of wetlands and surface waters provided on the site plan match the SFWMD map. This discrepancy needs to be explained.

Note: The Wetland Assessment Report provided with this response to comments does match the EA, but

does not match the SFWMD informal JD or Site Plan.

1.2021 Comment: The wetland acreages remain inconsistent, with the SFWMD ERP showing 5.59 acres of wetlands and 0.86 acres of 'other surface waters', while the environmental assessment mentions 6.5 acres of wetlands, and 4.1 acres of 'other surface waters', of which 3.7 is previously permitted. This discrepancy needs to be explained.

4.2021 Response: the discrepancy has been explained and it has been clarified that the SFWMD ERP acreage should be used over the EA acreage, as the EA acreage covers additional land. We have no additional comments.

Applicant Response:
Acknowledged.

Initial Comment

Based on the descriptions of the wetlands and upland habitat provided in the EA, the site has been highly disturbed and exotic and nuisance vegetation has reduced the quality of the habitat on-site. There is approximately 4.61 acres of pine flatwoods. Also, the wetlands and surface waters for the most part occur scattered throughout the center portions of the site, which may limit avoidance and minimization. However, an explanation should be provided to the City to describe why avoidance and minimization is not possible.

1.2019 Comment: An explanation has been provided and appears to be sufficient. In addition, a Wetland Assessment Report was submitted in response to the City's comments regarding the comprehensive plan compliance. This report demonstrates that all the wetlands are isolated and disturbed. The documentation provided in the Wetland Assessment Report appears to be complete and supports the low ecological value of the on-site wetlands.

1.2021 Comment: no additional comments.

Applicant Response:
Acknowledged.

Initial Comment:

Item 34B – On-site minimization. See comments in 34A. 1.2019

Comment: See comments above for item 34A.

1.2021 Comment: See comments above for item 34A.

4.2021 Response: no additional comments.

Applicant Response:
Acknowledged.

Initial Comment:

Item 34C- The site plan does not show any of the wetlands, surface waters or proposed preserve areas. The wetlands and surface waters and the impacts to such should be shown on the site plan.

1.2019 Comment: Comment not addressed. There are 3 features labeled as ponds shown on the site plan, but the wetlands have not been included on the site plan.

1.2021 Comment: comment not addressed, no wetlands have been included on the site plan.

4.2021 Response: All wetlands, regardless of planned impacts, need to be shown on a site plan for review.

Response:

The proposed site plan will result in impacts to all wetlands and all other surface waters. The wetlands proposed for impacts will be permitted through the SFWMD and proposed to be mitigated offsite at a mitigation bank (Bluefield Ranch) as was authorized in the original conceptual permit for the Kanner CPUD project. Existing wetlands are proposed for impact and thus are not shown on the site plan.

Initial Comment:

Item 34D – Partially complete. A FLUCFCS Map and descriptions and an aerial are provided in the EA. Please see comments in 34A above regarding the discrepancies in the acreages provided for the wetlands and surface waters.

1.2019 Comment: See comments above. There are still discrepancies in the EA and Wetland Assessment Report from what is shown on the SFWMD informal JD and the Site Plan

1.2021 Comment: See comments above, the acreage discrepancies still exist.

4.2021 Response: no further comments.

Response:

Acknowledged.

Initial Comment:

Item 34E – A preliminary wetland and surface water map was provided in the EA (Figure 5) and the report indicates that South Florida Water Management District (SFWMD) has field verified the line. The informal jurisdictional determination (JD) letter should be provided to the City when received. There is no indication or documentation in the materials provided as to the status of the US Army Corps of Engineers review or JD. There is no correspondence from Florida Fish and Wildlife Conservation Commission (FWC) or the US Fish and Wildlife Service (USFWS), but an opinion of the wetland habitat quality has been provided by a professional biologist. The wetlands and surface waters appear to be degraded and provide limited habitat value.

1.2019 Comment: The SFWMD informal JD has been provided in the response along with a discussion of coordination that has been initiated with USACE and USFWS. Response is sufficient.

1.2021 Comment: no additional comments.

4.2021 Response: no additional comments.

Tom Reetz
April 22, 2021
Page 5 of 5

Response:
Acknowledged.

Initial Comment:

Item 34G – The EA provides a description of the native upland on-site – Pine flatwoods and provides a calculation of the approximate upland preserve required. But as described in 34A and in the engineering comments, there are discrepancies in the calculation of wetlands and thus the amount of preserve based on 25% upland preserve requirement. It does not appear that any native upland is being preserved, but instead the 25% is being achieved as perimeter buffers that are planted with native vegetation.

1.2019 Response: Based on the wetland discrepancies that remain the acreages in the EA and Site Plan do not match for upland preserve. However, the Site Plan does match the upland acreage based on the SFWMD informal JD.

1.2021 Response: Wetland discrepancies still need to get clarified to determine exact acreage requirements for upland preserve, however, the site plan does appear to provide enough acreage in the landscaping to satisfy this criteria.

4.2021 Response: no additional comments.

Response:
Acknowledged.

Initial Comment:

Item 34H – See comments for 34G. 1.2019 Response: See response for 34G.

1.2021 Response: See response for 34G.

4.2021 Response: no additional comments

Response:
Acknowledged.

Please feel free to contact me if you have any questions or need any additional materials.

Sincerely,



Doug Fitzwater
Copy to team



O'Rourke Engineering & Planning has received the comments for the Land Use Plan Amendment Traffic Analysis (dated March 16, 2021), Site-Specific Traffic Analysis (dated March 16, 2021), and Signal Warrant Analysis (Dated March 16, 2021) for the M & M Retail Development. Our response is outlined below.

In addition to editing the report to address your comments, we made a few additional changes that we want to point out to you. Those changes include project descriptions updated to match the land use in the trip generation table (some text references were one version out of data), updated the intersection geometrics at Driveway 2 to reflect aligning with the driveway on the west side of Kanner Highway, updated intersection analysis that included those geometrics.

Land Use Plan Amendment Traffic Analysis

1. Please update the **Table 2b** to include the correct AM peak hour directional split for ITE LUC 857 (Discount Club).

The AM Peak Hour directional split for ITE LUC 857 (Discount Club) was revised to the correct 70/30 split. You will note the internal capture changed as a result. The net trips increased by 1. Therefore, all AM table were revised to reflect this change and the internal capture matrix was revised as well.

2. Please update **Table 6a and Table 6b** for roadway segments to show Willoughby Blvd from Salerno Rd to Pomeroy St as a 2-Lane undivided roadway per the Martin County Roadway LOS Inventory Report.

The lane description for Willoughby Blvd in Table 6a and Table 6b was revised to reflect the 2-lane section.

3. Please revise language within the "Five-Year Analysis -2025" and "Conclusion" sections of the report to include the updated trip generation potential for the site.

All text and analyses referencing the trip generation numbers have been revised to match the updated trip generation.

4. Please include the Allowable Pass-By Calculations within Appendix C of the site-specific report in the land-use plan amendment traffic analysis. Additionally, please revise the Allowable Pass-By Calculations to exclude background traffic growth.

The pass-by calculations have been included in Appendix B of the LUPA analysis. Based on further discussion, the background traffic growth was retained for purposes of this study.

Site Specific Traffic Impact Analysis

1. Please update the **Table 2b** to include the correct AM peak hour directional split for ITE LUC 857 (Discount Club).

The AM Peak Hour directional split was revised to the correct 70/30 split.

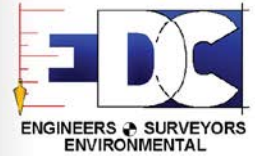
2. Please revise the Allowable Pass-By Calculations within Appendix C of the report to exclude background traffic growth.

Based on further discussion, the background traffic growth was retained for purposes of this study.

Signal Warrant Analysis

1. Please confirm that the “M&M Retail - Total Retail Land Use” daily trip generation calculations within Table 1 are accurate. It appears that they are different than what is shown in the site-specific traffic impact analysis.

The daily trip generation in the Signal Warrant is correct. It is presented differently than what is in the LUPA and TIA in that it only includes the total and external trips. It does not show the net external trips affected by pass-by.



Revised March 12, 2021

Via: *Electronic Mail*

City of Stuart Planning Department
121 SW Flagler Avenue
Stuart, FL 34994

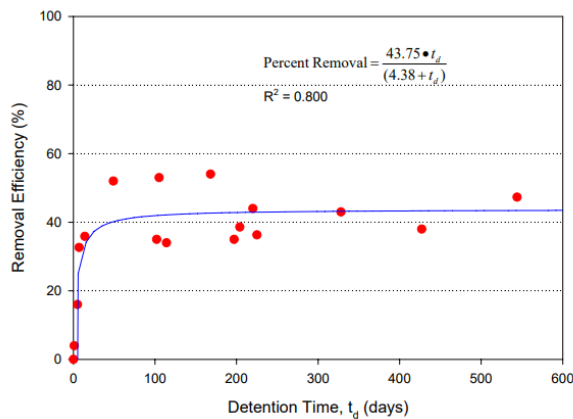
Re: Costco – Kanner PUD
City of Stuart LDC 5.05.02(i) Tree Replacement – Innovative Stormwater Treatment

To Whom it May Concern:

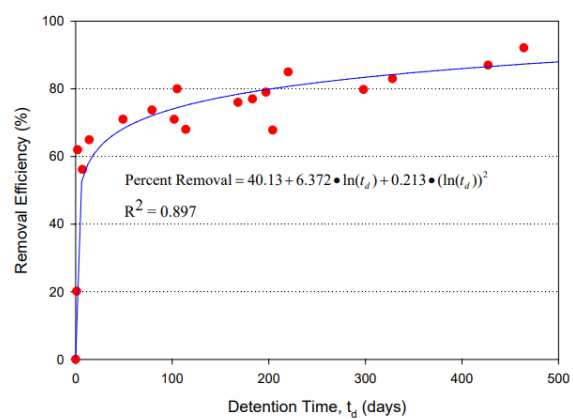
Please find below and enclosed an analysis for the above referenced PUD in accordance with City of Stuart Land Development Code (LDC). The applicant seeks approval of the proposed tree replacement fund credit based on the PUD's stormwater management system removal efficiency of nitrogen and phosphorus per Section 5.05.02(i).

The proposed PUD will convert the existing property from a ruderal upland pine and wet flatwood land coverage to a mixed-use development. The most practical type of stormwater system to serve a development of this size is a wet detention lake system. Lakes provide the required treatment and attenuation per regulations set forth by the City of Stuart, SFWMD, and FDOT while also providing the developer a cost-efficient means of generating fill for their project.

Per the LDC, the City's minimum removal efficiency to qualify for tree replacement credit is 81% for both nitrogen and phosphorus. While wet detention lakes can achieve upwards of 90% removal of phosphorus, the maximum removal efficiency of nitrogen is approximately 45% (Evaluation of Current Stormwater Design Criteria within the State of Florida, Harper, 2007).



Nitrogen Removal Efficiency



Phosphorus Removal Efficiency

As such, the developer is proposing to integrate additional dry retention ponds, a bio-detention shelf, and littoral zone plantings into the stormwater management system serving the PUD. These measures will allow for a higher removal efficiency of both nitrogen and phosphorus.

Please see the enclosed BMP Trains calculations for proposed nutrient removal efficiency. Calculations are based on preliminary engineering of the stormwater management system. The final removal efficiencies will be determined at time of final construction level plan design. The wet detention permanent pool volumes are based on an anoxic depth of 12' below control (not to the maximum depth of 25').

Provided Nitrogen Removal = 81%
 Provided Phosphorus Removal = 90%

Tree Replacement Credit:

As a result of constructing additional dry retention ponds the developer is foregoing the opportunity to serve the entire development with wet detention lakes. This will result in additional fill costs to the project that would otherwise be offset by excavating lakes of a total equivalent footprint. Below is a cost breakdown of the result fill costs.

Potential Wet Detention Lake Excavation Volume to be Offset*:

Total Loss of Excavation Volume = 31,606 cu yds

**Potential excavation depth and volume has been calculated assuming a typical wet detention lake section that is consistent with the lakes to be constructed for the project. Loss of potential excavation is assumed to bottom of the proposed dry retention ponds and bio-detention shelf as compared to a lake of equivalent net size. Maximum potential lake depth is assumed to be the same as the proposed lakes at 25' deep. Dry pond bottoms are assumed to start 1' above the lake control elevation. See enclosed Lake Excavation Exhibit included in this submittal.*

Cost of Fill = \$10.00/cuyd
 = \$10.00/cuyd x 31,606 cu yds = **\$316,060.00**

Per the City of Stuart LDC:

Table 2: Credit for Providing Additional Nitrate and Phosphate Removal

Percentage of Nitrate and Phosphate Loading Reduction from Stormwater	Maximum Pollutant Removal Factor for Construction Value of Additional Stormwater Treatment ^a
81% to 85%	1.25
86% to 89%	1.5
90%+	2.0

To account for varying treatment efficiencies in the proposed system the tree replacement credit calculations will assume a proportionate cost share for nitrogen and phosphorus removal that is equal; \$197,537.50 multiplied by the allowable credit. As such:

81% Nitrogen Removal Credit = \$197,537.50 x 1.25 = \$197,537.50

90% Phosphorus Removal Credit = \$197,537.50 x 2.0 = \$316,060.00

Total Credit for Providing Nutrient Removal = \$513,597.50

We feel this analysis and the enclosed calculations provide sufficient support for the above tree removal credit to offset a portion of the overall required tree replacement fund. Should you have any questions or comments do not hesitate to contact our office.

Respectfully,
ENGINEERING DESIGN & CONSTRUCTION, INC.

A handwritten signature in blue ink, appearing to read 'David C. Baggett', is positioned above the printed name.

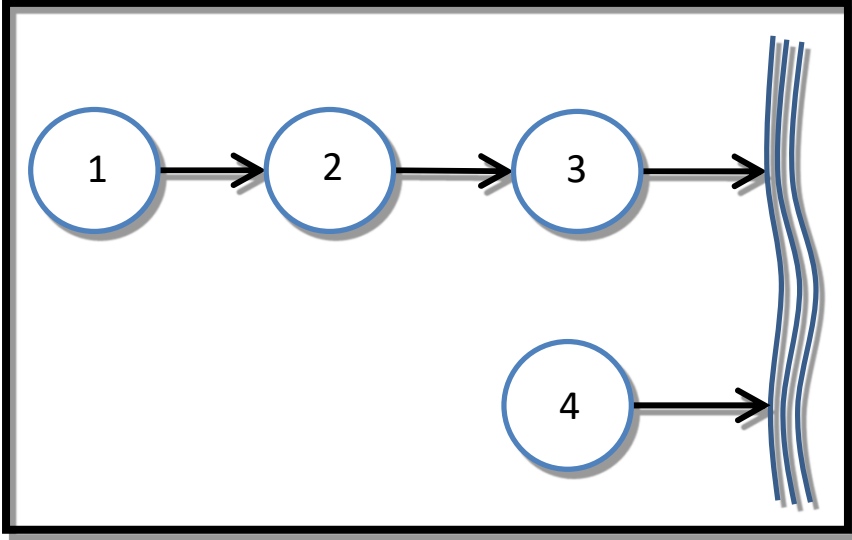
David C. Baggett, P.E.
Professional Engineer

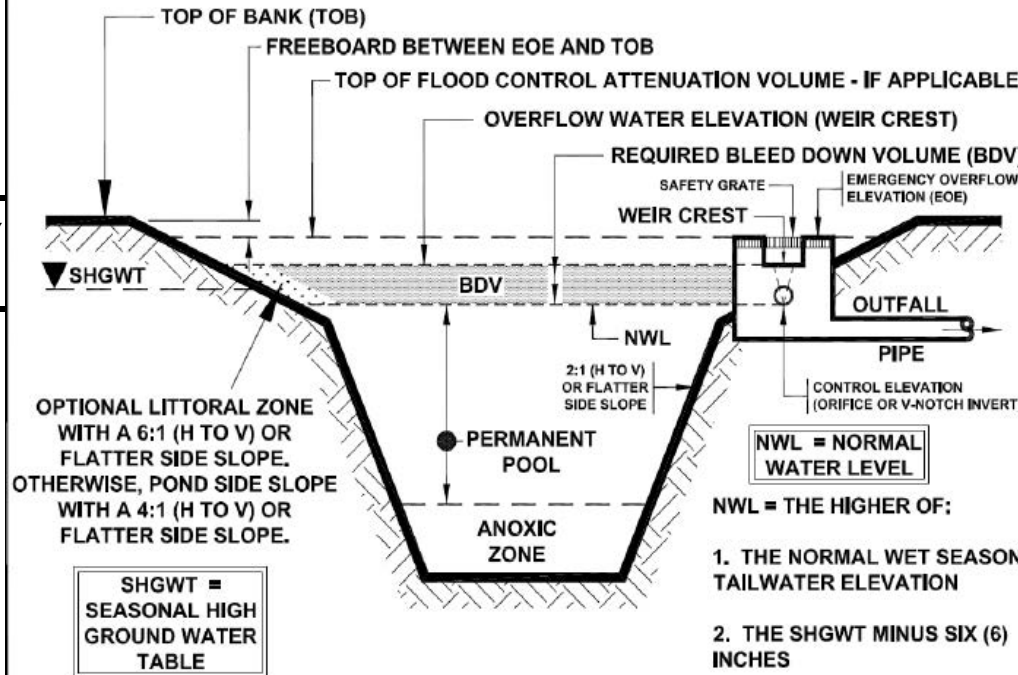
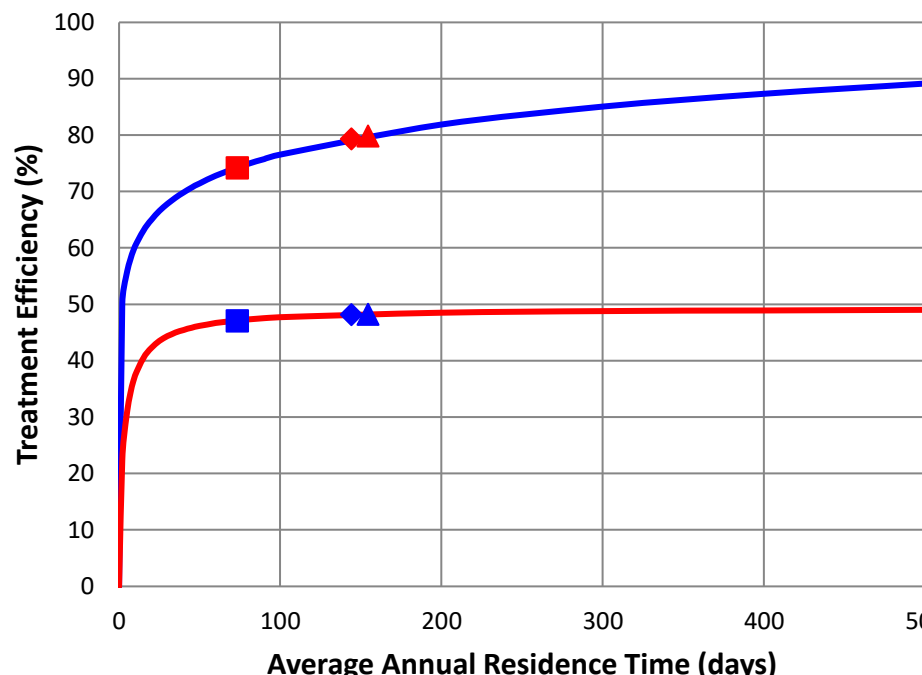
Cc: Doug Fitzwater – Lucido and Associates

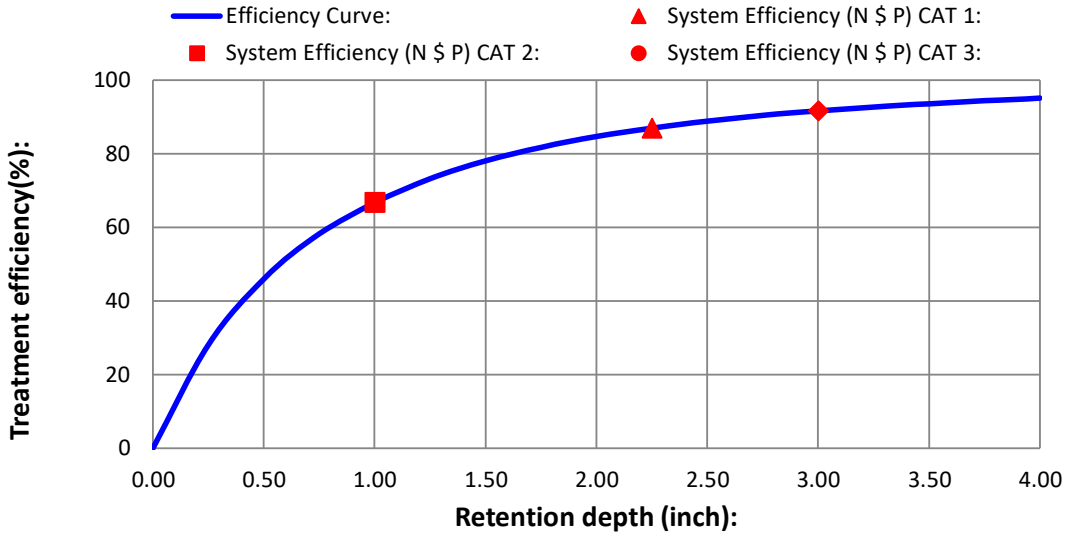
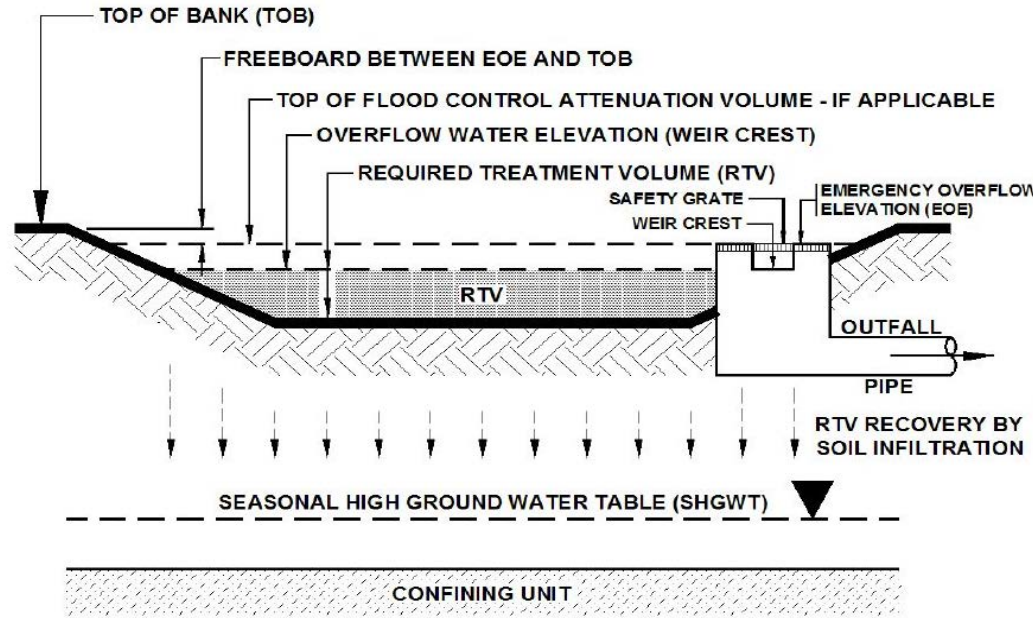
Z:\EDC-2020\20-313 - Costco Stuart - Kanner Highway\ENGINEERING\Documents\Submittal Documents\Applications\2021-03-12\CoS_PUD_Site_Plan_1st_Response\2021-03-12_Revised_Tree_Mitigation_Stormwater_Letter.docx

GENERAL SITE INFORMATION:		V 8.6	GO TO INTRODUCTION PAGE		3/12/2021	Blue Numbers =	Input data
Select the appropriate Meteorological Zone, input the appropriate Mean Annual Rainfall amount and select the type of analysis		NAME OF PROJECT		HELP Rainfall			
		Cost Co / Kanner Hwy PUD		VIEW ZONE MAP			
Meteorological Zone (Please use zone map): Mean Annual Rainfall (Please use rainfall map): Type of analysis: Treatment efficiency (N, P) (ex 80 70 (no decimal points) use only for specified removal efficiency):		CLICK ON CELL BELOW TO SELECT Zone 5 57.00 Inches CLICK ON CELL BELOW TO SELECT Specified removal efficiency 81 81 %		VIEW MEAN ANNUAL RAINFALL MAP GO TO WATERSHED CHARACTERISTICS			
Select the STORMWATER TREATMENT ANALYSIS Button below to begin analyzing the effectiveness of Best Management Practices.				Model documentation and example problems.			
STORMWATER TREATMENT ANALYSIS Systems available for analysis: - Retention Basin with option for calculating effluent concentration - Wet Detention - Exfiltration Trench - Pervious Pavement - Stormwater Harvesting - Biofiltration - Greenroof - Rainwater Harvesting - Managed Aquatic Plants Detention - Vegetated Natural Buffer - Vegetated Filter Strip - Swale - Rain Garden - Tree Well - Lined reuse pond - User Defined BMP				There is a user's manual for the BMPTRAINS model. It can be downloaded from www.stormwater.ucf.edu . The results from the example problems shown in the manual however may not reflect current model results due to ongoing updates of the model.			
RESET INPUT FOR STORMWATER TREATMENT ANALYSIS				METHODOLOGY FOR CALCULATING REQUIRED TREATMENT EFFICIENCY			
				METHODOLOGY FOR RETENTION SYSTEMS		METHODOLOGY FOR WET DETENTION SYSTEMS	
				METHODOLOGY FOR GREENROOF SYSTEMS		METHODOLOGY FOR WATER HARVESTING SYSTEMS	

WATERSHED CHARACTERISTICS		V 8.6	Page 288 of 306		GO TO STORMWATER TREATMENT ANALYSIS		Blue Numbers =	Input data	LAND USES/EMC		
SELECT CATCHMENT CONFIGURATION		3/12/2021	CLICK ON CELL BELOW TO SELECT CONFIGURATION		VIEW CATCHMENT CONFIGURATION						
				J - Mixed-4 Catchment-3 Series-Parallel							
For comingling, the off-site catchment must be upstream. The delay is only for retention BMPs and must be used in hours as measured by the time of concentration at a one inch/hour rain				COMINGLING		MULTI-LAND USE		GO TO GENERAL SITE INFORMATION PAGE			
Delay [hrs]		CATCHMENT NO.1 NAME:		POST DA A-2		VIEW AVERAGE ANNUAL RUNOFF "C" Factor		OVERWRITE DEFAULT CONCENTRATIONS USING:			
max delay = 15 hrs.		CLICK ON CELL BELOW TO SELECT		Undeveloped - Ruderal/Upland Pine: TN=1.694 TP=0.162		VIEW EMC & FLUCCS		PRE: mg/L POST: mg/L			
Pre-development land use: with default EMCs		CLICK ON CELL BELOW TO SELECT		Multi-Family: TN=2.320 TP=0.520		GO TO GIS LANDUSE DATA		EMC(N): mg/L EMC(P): mg/L			
Post-development land use: with default EMCs								USE DEFAULT CONCENTRATIONS			
Total pre-development catchment area:		11.910		AC		Average annual pre runoff volume:		7.626 ac-ft/year			
Total post-development catchment or for BMP analysis:		11.910		AC		Average annual post runoff volume (note no BMP area):		29.121 ac-ft/year			
Pre-development Non DCIA CN:		77.00				Pre-development Annual Mass Loading - Nitrogen:		15.932 kg/year			
Pre-development DCIA percentage:		0.00		%		Pre-development Annual Mass Loading - Phosphorus:		1.524 kg/year			
Post-development Non DCIA CN:		88.00				Post-development Annual Mass Loading - Nitrogen:		83.321 kg/year			
Post-development DCIA percentage:		74.50		%		Post-development Annual Mass Loading - Phosphorus:		18.675 kg/year			
Estimated BMP Area (No loading from this area)		2.730		AC							
CATCHMENT NO.2 NAME:		POST DA A-3						OVERWRITE DEFAULT CONCENTRATIONS:			
Pre-development land use: with default EMCs		CLICK ON CELL BELOW TO SELECT		Undeveloped - Wet Flatwoods: TN=1.213 TP=0.021				PRE: mg/L POST: mg/L			
Post-development land use: with default EMCs		CLICK ON CELL BELOW TO SELECT		High-Intensity Commercial: TN=2.40 TP=0.345				EMC(N): mg/L EMC(P): mg/L			
Total pre-development catchment area:		27.130		AC				USE DEFAULT CONCENTRATIONS			
Total post-development catchment or BMP analysis area:		27.130		AC		Average annual pre runoff volume:		17.371 ac-ft/year			
Pre-development Non DCIA CN:		77.00				Average annual post runoff volume (note no BMP area):		77.720 ac-ft/year			
Pre-development DCIA percentage:		0.00		%		Pre-development Annual Mass Loading - Nitrogen:		25.987 kg/year			
Post-development Non DCIA CN:		88.00				Pre-development Annual Mass Loading - Phosphorus:		0.450 kg/year			
Post-development DCIA percentage:		74.50		%		Post-development Annual Mass Loading - Nitrogen:		230.038 kg/year			
Estimated BMP Area (No loading from this area)		2.630		AC		Post-development Annual Mass Loading - Phosphorus:		33.068 kg/year			
CATCHMENT NO.3 NAME:		Post DA B-NWW-4A						OVERWRITE DEFAULT CONCENTRATIONS:			
Pre-development land use: with default EMCs		CLICK ON CELL BELOW TO SELECT		Highway: TN=1.520 TP=0.200				PRE: mg/L POST: mg/L			
Post-development land use: with default EMCs		CLICK ON CELL BELOW TO SELECT		Highway: TN=1.520 TP=0.200				EMC(N): mg/L EMC(P): mg/L			
Total pre-development catchment area:		9.386		AC				USE DEFAULT CONCENTRATIONS			
Total post-development catchment or BMP analysis area:		9.386		AC		Average annual pre runoff volume:		26.765 ac-ft/year			
Pre-development Non DCIA CN:		80.00				Average annual post runoff volume (note no BMP area):		26.765 ac-ft/year			
Pre-development DCIA percentage:		68.08		%		Pre-development Annual Mass Loading - Nitrogen:		50.172 kg/year			
Post-development Non DCIA CN:		80.00				Pre-development Annual Mass Loading - Phosphorus:		6.602 kg/year			
Post-development DCIA percentage:		68.08		%		Post-development Annual Mass Loading - Nitrogen:		50.172 kg/year			
Estimated BMP Area (no loading from this area)		0.000		AC		Post-development Annual Mass Loading - Phosphorus:		6.602 kg/year			
CATCHMENT NO.4 NAME:		POST DA A-1						OVERWRITE DEFAULT CONCENTRATIONS:			
Pre-development land use: with default EMCs		CLICK ON CELL BELOW TO SELECT		Undeveloped - Ruderal/Upland Pine: TN=1.694 TP=0.162				PRE: mg/L POST: mg/L			
Post-development land use: with default EMCs		CLICK ON CELL BELOW TO SELECT		Multi-Family: TN=2.320 TP=0.520				EMC(N): mg/L EMC(P): mg/L			
Total pre-development catchment area:		9.950		AC				USE DEFAULT CONCENTRATIONS			
Total post-development catchment or BMP analysis area:		9.950		AC		Average annual pre runoff volume:		6.371 ac-ft/year			
Pre-development Non DCIA CN:		77.00				Average annual post runoff volume (note no BMP area):		20.733 ac-ft/year			
Pre-development DCIA percentage:		0.00		%		Pre-development Annual Mass Loading - Nitrogen:		13.310 kg/year			
Post-development Non DCIA CN:		83.00				Pre-development Annual Mass Loading - Phosphorus:		1.273 kg/year			
Post-development DCIA percentage:		61.40		%		Post-development Annual Mass Loading - Nitrogen:		59.320 kg/year			
Estimated BMP Area (no loading from this area)		2.270		AC		Post-development Annual Mass Loading - Phosphorus:		13.296 kg/year			

STORMWATER TREATMENT ANALYSIS:		V 8.6	GO TO GENERAL SITE INFORMATION PAGE	Blue Numbers =	Input data
				Red Numbers =	Calculated
If not done, specify pre- and post-development watershed characteristics.			3/12/2021		
GO TO WATERSHED CHARACTERISTICS					
<u>Total Required Treatment Efficiency:</u> Required Treatment Eff (Nitrogen): 81 % Required Treatment Eff (Phosphorus): 81 %					
Select one of the BMPs below to analyze efficiency or review the summary data.					
RETENTION BASIN	WET DETENTION / MAP	EXFILTRATION TRENCH	RAIN GARDEN / depression storage	SWALE	USER DEFINED BMP
PERVIOUS PAVEMENT	STORMWATER HARVESTING	FILTRATION	View Media Mixes	NOTE !!!: All individual system must be sized prior to being analyzed in conjunction with other systems. Please read instructions in the CATCHMENT AND TREATMENT SUMMARY RESULTS tab for more information.	
GREENROOF	RAINWATER HARVESTING	LINED REUSE POND & UNDERDRAIN INPUT	GO TO COST ANALYSIS WORKSHEET		
VEGETATED NATURAL BUFFER	VEGETATED FILTER STRIP	TREE WELL	CATCHMENT AND TREATMENT SURFACE		

WET DETENTION / MANAGED AQUATIC PLANTS:		3/12/2021 V 8.6																																																																																	
Also called: FLOATING ISLANDS and includes a wet detention pond:		Cost Co / Kanner Hwy PUD																																																																																	
Total pre-development catchment area: Total post-development catchment area: Average annual residence time (between 1 and 500 days) Littoral Zone or other improvements used? * Littoral Zone or other improvement efficiency credit: Floating Wetland or Mats used in the design: Floating Wetland or Mats credit: Total Nitrogen removal required: Total Phosphorus removal required: Total Nitrogen removal efficiency: Total Phosphorous removal efficiency: Is the wet detention sufficient: Average annual runoff volume: * pond coverage must follow Regulatory Requirements <u>Wet Detention Pond Characteristic:</u> Minimum Pond Permanent Pool Volume:	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>POST DA A-2</th> <th>POST DA A-3</th> <th>DA B-NWW</th> <th>POST DA A-1</th> <th></th> </tr> </thead> <tbody> <tr> <td>11.910</td> <td>27.130</td> <td>9.386</td> <td>9.950</td> <td>ac</td> </tr> <tr> <td>9.180</td> <td>24.500</td> <td>9.386</td> <td>7.680</td> <td>ac</td> </tr> <tr> <td>154.55</td> <td>73.30</td> <td></td> <td>144.20</td> <td>days</td> </tr> <tr> <td>YES</td> <td>YES</td> <td></td> <td>YES</td> <td></td> </tr> <tr> <td>10.00</td> <td>10.00</td> <td></td> <td>10.00</td> <td>%</td> </tr> <tr> <td>NO</td> <td>NO</td> <td></td> <td>NO</td> <td></td> </tr> <tr> <td>0.00</td> <td>0.00</td> <td></td> <td>0.00</td> <td>%</td> </tr> <tr> <td>81.000</td> <td>81.000</td> <td>81.000</td> <td>81.000</td> <td>%</td> </tr> <tr> <td>81.000</td> <td>81.000</td> <td>81.000</td> <td>81.000</td> <td>%</td> </tr> <tr> <td>48.290</td> <td>47.155</td> <td>0.000</td> <td>48.214</td> <td>%</td> </tr> <tr> <td>79.894</td> <td>74.281</td> <td>0.000</td> <td>79.363</td> <td>%</td> </tr> <tr> <td>NO</td> <td>NO</td> <td></td> <td>NO</td> <td></td> </tr> <tr> <td>29.121</td> <td>77.720</td> <td>26.765</td> <td>20.733</td> <td>ac-ft/yr</td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>POST DA A-2</th> <th>POST DA A-3</th> <th>DA B-NWW</th> <th>POST DA A-1</th> <th></th> </tr> </thead> <tbody> <tr> <td>12.331</td> <td>15.608</td> <td></td> <td>8.191</td> <td>ac-ft</td> </tr> </tbody> </table>	POST DA A-2	POST DA A-3	DA B-NWW	POST DA A-1		11.910	27.130	9.386	9.950	ac	9.180	24.500	9.386	7.680	ac	154.55	73.30		144.20	days	YES	YES		YES		10.00	10.00		10.00	%	NO	NO		NO		0.00	0.00		0.00	%	81.000	81.000	81.000	81.000	%	81.000	81.000	81.000	81.000	%	48.290	47.155	0.000	48.214	%	79.894	74.281	0.000	79.363	%	NO	NO		NO		29.121	77.720	26.765	20.733	ac-ft/yr	POST DA A-2	POST DA A-3	DA B-NWW	POST DA A-1		12.331	15.608		8.191	ac-ft	GO TO STORMWATER TREATMENT ANALYSIS REQUIRED REMAINING TREATMENT EFFICIENCIES OF TREATMENT SYSTEM IN SERIES WITH FLOATING ISLANDS WITH WET DETENTION. USE FOR SIZING OF TREATMENT SYSTEM IN SERIES WITH FLOATING ISLANDS WITH WET DETENTION.  TYPICAL X-SECTION OF A WET DETENTION SYSTEM Source of Graphic: draft STORMWATER QUALITY APPLICANT'S HANDBOOK dated March 2010, by the Department of Environmental Protection, available at: http://www.dep.state.fl.us/water/wetlands/erp/rules/stormwater, March 2010	
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 NOTE FOR TREATMENT EFFICIENCY GRAPH: The purpose of the treatment efficiency graphs is to help illustrate the treatment efficiency of the wet detention system as the function of average annual residence time (and permanent pool volume). The graph illustrates that there is a point of diminished return as the permanent pool volume is substantially increased. Therefore, to provide the most economical BMP treatment system, other alternatives such as "treatment trains" and compensatory treatment should be considered.																																																																																			

RETENTION BASIN:		3/12/2021	V 8.6	Blue Numbers = Red Numbers =	Input data Calculated or Carryover
RETENTION BASIN SERVING:		Cost Co / Kanner Hwy PUD		GO TO STORMWATER TREATMENT ANALYSIS	
Loadings from BMP area are contained by the BMP, thus no BMP area load. Watershed area cotributing to basin: Required Treatment Eff (Nitrogen): Required Treatment Eff (Phosphorus): Required retention depth over the watershed to meet required efficiency: Required water quality retention volume:		POST DA A-2	POST DA A-3	POST DA B-NWW-4	POST DA A-1
		9.180	24.500	9.386	7.680
		81.000	81.000	81.000	81.000
		81.000	81.000	81.000	81.000
		1.694	1.694	1.694	1.694
		1.296	3.458	1.325	1.084
RETENTION BASIN FOR MULTIPLE TREATMENT SYSTEMS (if there is a need for additional removal efficiencies in a series of BMPs):					
Retention volume based on retention depth and Total area - BMP area		1.721	2.042	0.000	1.920
Provided retention depth (0.1-3.99 inches over the watershed)		2.250	1.000		3.000
Provided treatment efficiency (Nitrogen):		87.044	66.793	0.000	91.712
Provided treatment efficiency (Phosphorus):		87.044	66.793	0.000	91.712
Remaining treatment efficiency (Nitrogen):		0.000	42.783	81.000	0.000
Remaining treatment efficiency (Phosphorus):		0.000	42.783	81.000	0.000
Remaining retention depth needed:		0.000	0.694	1.694	0.000
		NOTE FOR TREATMENT EFFICIENCY GRAPH: The purpose of this graph is to help illustrate the treatment efficiency of the retention system as the function of retention depth for a single BMP and in a single catchment . The graph illustrates that there is a diminished return as the retention depth is increased. Thus evaluations of other alternatives in "treatment trains" and compensatory treatment should be considered. NOTE: the retention volume can not exceed 3.99 inches to be within the range of data used to determine effectiveness.			
HELP - EXAMPLE PROBLEM 3 View Media Mixes					
Estimate of groundwater impacts Use only down flow media mix before water enters the ground, specify type Nitrogen mass reduction in groundwater discharge (%) Phosphorus mass reduction in groundwater discharge (%)		Catchment 1	Catchment 2	Catchment 3	Catchment 4

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

CATCHMENTS AND TREATMENT SURFACE DISCHARGE SUMMARY

V 8.6

CALCULATION METHODS:

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

PROJECT TITLE	Cost Co / Kanner Hwy PUD	Optional Identification	Cost Co / Kanner Hwy PUD
	POST DA A-2	POST DA A-3	Post DA B-NWW-4A POST DA A-1
BMP Name	Retention Basin	Retention Basin	Retention Basin
BMP Name	Wet Detention/ MAPs	Wet Detention/ MAPs	Wet Detention/ MAPs
BMP Name			

REVIEW, ONE OR MORE CATCHMENT HAS BEEN SPECIFIED WITHOUT A BMP

Surface Water Discharge Summary Performance of Entire Watershed

Catchment Configuration	J - Mixed-4 Catchment-3 Series-Parallel	Treatment Objectives or Target for TN MET TP MET	3/12/2021
Nitrogen Pre Load (kg/yr)	105.40		BMPTRAINS MODEL
Phosphorus Pre Load (kg/yr)	9.85		<pre> graph LR 1((1)) --> 2((2)) 2 --> 3((3)) 3 --> 4((4)) 4 --> WaterBody[Water Body] </pre>
Nitrogen Post Load (kg/yr)	422.85		
Phosphorus Post Load (kg/yr)	71.64		
Target Load Reduction (N) %	81		
Target Load Reduction (P) %	81		
Target Discharge Load, N (kg/yr)	80.34		
Target Discharge Load, P (kg/yr)	13.61		
Provided Overall Efficiency, N (%)	81		
Provided Overall Efficiency, P (%)	90		
Discharged Load, N (kg/yr & lb/yr):	81.57	179.67	
Discharged Load, P (kg/yr & lb/yr):	7.25	15.97	
Load Removed, N (kg/yr & lb/yr):	341.28	751.70	
Load Removed, P (kg/yr & lb/yr):	64.39	141.83	

Letter in Support of Costco on Kanner Highway in Stuart, Florida

April 8, 2021

Dear City of Stuart Board of Commissioners,

I, along with my friends and neighbors, ask you to please approve the plans for Costco along with the proposed additional stores and housing on Kanner Highway.

The vast majority of Treasure Coast residents have been waiting for years for this to happen. We were sorely disappointed when the previous Costco plan for Palm City was withdrawn. But this current plan is better for Stuart residents and those in the surrounding areas.

I am confident that 99% of all Stuart and Martin County residents are strongly in favor of the current full Costco proposal and will be overjoyed if it is approved. It is only a small but very vocal minority who are trying to sway the city commissioners to vote no on this hugely popular plan.

Voting YES on the Costco plan will be a big win for all the residents of the City of Stuart, Martin County and all others within range of this phenomenal store with all of its premium products and services. And the 400 housing units will be a big plus for all the people who will appreciate more housing opportunities in Stuart.

In addition, all the current loyal Costco shoppers who now shop at other Costco locations far from Stuart will be able to spend their Costco dollars in Stuart, directly benefiting the City of Stuart!!!

Thank You for voting YES for the COSTCO PLAN!!!!

Enthusiastically Yours,

HOBE SOUND RESIDENTS

Mark Elliott

Fred Cone

Cindy Cone

Christopher Cone

Marilyn Spitz

Dee Dee Smith

Kathy Pantazopoulos

Tony Pantazopoulos

John Minichielli

Karen Tyree
John Cullity
Richard Renshaw
David Evans
Linda Wolf
Eric Wolf
Damon Spitz
Sarah Kashdan
Todd Kashdan
Jordana Spitz
Mary Anne Fiduccia
Celanne Ziegler
Frank Ziegler
Linda Stephens
John Stephens
Mary Ann Scarnechia
Robert Scarnechia
Kathleen Nagro
Robert Nagro
Karole Ellmann
William Ellmann
Lorraine Grant-Perri
Vito Perri
Marcia Prevost
Bruce Prevost
Cindy Sullivan
Kevin Knoop
Colleen Sullivan
Tina Egge
Steven Egge
Alene Sirott-Cope
Deborah Fletcher
Sara Shahr
Aviv Shahr
Pam Truman
Frank Truman
Pat O'Neill
Denise Ryan
Kevin Ryan
Barbara Winham
Carol Clarey
Bonnie Rich

Brenda Snow
Audrey Cherney
John Bolton
Tom Hinks
Carolyn Hinks
Kathy Barry
Jane Olivadoti
Marilyn Eisenstat
Ann Ryan
Lyn Hanlon
LaVerne Preece
Marie Cataldo

STUART RESIDENTS

Mike Way
Angelo Goegan
Brenda Koskita
Darrell Schmirownd

From: [Michael Rubio](#)
To: [Reetz, Thomas](#); [Mike Rubio](#)
Subject: RE: Costco
Date: Wednesday, April 21, 2021 12:55:01 PM

This message has originated from an **[EXTERNAL EMAIL ADDRESS]**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

Hi

We are in favor of the proposed Costco on Kanner Hwy and reside in Riverland.

Can u let me know will access be a right in right out only from Kanner or will there be a widening of median and break to to allow for left turn lanes onto Kanner. Will there be a decal lane on Kanner and what is the access limited to onto Willoughby.

Will Costco own the land or will they be leasing?

Lastly what is the estimated let date and how long of a construction time.

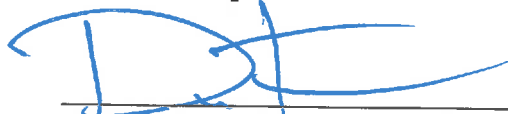
Thanks Mike Rubio

Sent from [Mail](#) for Windows 10

AFFIDAVIT ATTESTING TO NOTIFICATION

I, DOUG FITZWATER, being first duly sworn, depose and say:

1. That Lucido & Associates is the applicant's authorized agent;
2. That said property Is the subject of a request for a Large-Scale Comprehensive Plan Amendment to assign a future land use designation of Neighborhood/Special District and concurrently apply a Commercial Planned Unit Development 'CPUD' zoning designation to the 49+/- acre combination of parcels for the approval of residential and commercial uses including a Costco Wholesale club with fueling facility as part of an overall site plan.;
3. That the notice for the public hearings before the City of Stuart Local Planning Agency on Thursday, April 29, 2021 and the City Commission on Monday, May 24, 2021 was sent by U.S. Mail on April 14, 2021 to the property owners within 300 feet of the subject property, a copy of which notice is attached hereto and made a part hereof;
4. That the list of the property owners and their addresses within 300 feet of the subject property prepared by Prestige Title Agency dated December 21, 2020 is attached hereto and made a part hereof;
5. That the notification signs were posted on April 14, 2021, of which photographs of the signs are attached hereto and made a part hereof.

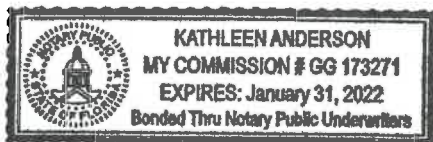


Doug Fitzwater

STATE OF FLORIDA
COUNTY OF MARTIN

SWORN TO AND SUBSCRIBED before me this 21 day of April, 2021 by DOUG FITZWATER, who [☒] is personally known to me or [☐] has produced _____ as identification.

(Notarial Seal)





NOTARY PUBLIC
My Commission Expires:

Notice to Surrounding Property Owners

Subject:

Notice of Public Hearings Before:

The Local Planning Agency (LPA) &
The City of Stuart City Commission (CC)

Petitioner:

M&M Realty Partners (Applicant)
Nehme Holdings, LLC (Property Owner)
Willoughby Group, LLC (Property Owner)

Parcel ID #:

16-38-41-000-000-00440-8; 16-38-41-000-000-00442-6
40-38-41-001-002-00000-5; 16-38-41-000-000-00460-3

Address of Property:

Approximately 49 +/- acres consisting of four parcels between S. Kanner Hwy and S.E. Willoughby Blvd., south of Martin County High School and Lychee Tree Nursery and north of Indian Street in the City of Stuart, Florida (see attached location map)

Proposed Request:

The applicant is requesting a Large Scale Comprehensive Plan Amendment to assign a future land use designation of Neighborhood/Special District and concurrently apply a Commercial Planned Unit Development 'CPUD' zoning designation to the 49+/- acre combination of parcels for the approval of residential and commercial uses including a Costco Wholesale club with fueling facility as part of an overall site plan.

Dear Property Owner:

Please be advised that the City of Stuart will conduct public hearings before the Local Planning Agency and City Commission on the dates and times as listed below:

City of Stuart Local Planning Agency on **Thursday April 29, 2021 at 5:30 P.M.** (Special Meeting) &
City of Stuart City Commission on **Monday, May 24, 2021 at 5:30 P.M.** to consider the above request.

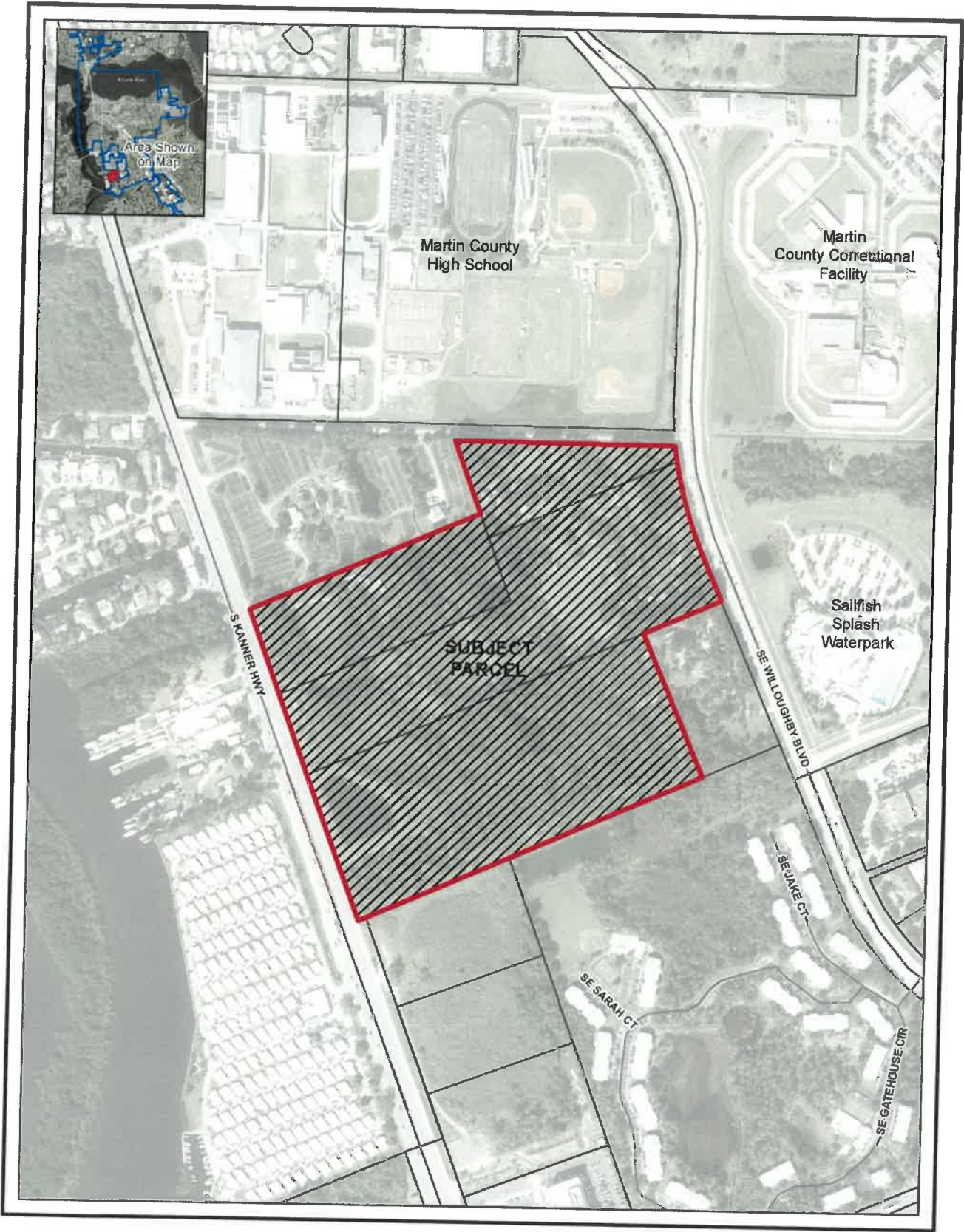
The public hearing(s) will take place in the Stuart City Hall Commission Chambers, located at 121 S. W. Flagler Avenue in Stuart.

All interested parties and citizens may appear and be heard as to any and all matters pertinent to the request. A copy of the application is available for inspection at the Office of the City Development Department located at 121 S.W. Flagler Avenue in Stuart. If you have any questions regarding this notice, please feel free to call the City's Project Planner, Tom Reetz at (772) 600-1284, M-F 8:30 A.M. – 5:00 P.M.

Tom Reetz

Thomas J. Reetz
Senior Planner
Development Department, City of Stuart

LOCATION MAP:



PT Prestige title agency, inc.

736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

December 21, 2020

TO: GUNSTER

RE: 300 Radius Search
Nehme Holdings LLC
Willoughby Group LLC
Monterey Station, Inc.
File #P20-11615/IC

=====

INVOICE

Radius Search

\$500.00

THANK YOU.

Please remit payment within 30 days to avoid a late fee of 10%.

3118 S KANNER HIGHWAY LAND TRUST
4755 TECHNOLOGY WAY #205
BOCA RATON FL 33431

CIABATTONI NAZZORINE & THERSA
3500 S KANNER HWY #30
STUART FL 34994

HENSLEY THERESA L
3500 S KANNER HWY #49
STUART FL 34994

BAILEY WILLIAMANASTASIO BRENDA
3500 S KANNER HWY #60
STUART FL 34994

DEZIEL JEFFREY B
240 SW WILLOW LAKE TRL
STUART FL 34997

HORTON STEPHAN WDURNIN PEGGY S
3500 S KANNER HWY LOT 22
STUART FL 34994

BLAAKMAN DANIEL EBLAAKMAN MICHAEL L
3500 S KANNER HWY 50
STUART FL 34994

DEZIEL JEFFREY B
240 SW WILLOW LAKE TRL
STUART FL 34997

KANAWHA REVOCABLE TRUST
334 SE CARDINAL WAY
STUART FL 34996

BROWN VIRGINIA
3500 S KANNER HIGHWAY #39
STUART FL 34994

DONAHUE KEVIN
3500 S KANNER HWY LOT 59
STUART FL 34994

KANNER STUART LLC
3307 N LAKE BLVD STE 107
PALM BEACH GARDENS FL 33403

BURR YACHT SALES STUART FLORIDA LLC
1106 TURKEY POINT RD
EDGEWATER MD 21037

DONALDSON PAUL & DORETHIA
3500 S KANNER HWY LOT 21
STUART FL 34994

KELLY-MAGRANE PAULAMAGRANE ROBERT L
3500 S KANNER HWY LOT 40
STUART FL 34994

BURR YACHT SALES STUART FLORIDA LLC
1106 TURKEY POINT RD
EDGEWATER MD 21037

FRENCH GEORGE RFRENCH PAMELA J
3500 S KANNER HWY LOT 70
STUART FL 34994

KENNETH J & JOANNE M SUNAFRANK REVOC
3500 S KANNER HWY #4
STUART FL 34994

BUSSEY KENNETH ABUSSEY DALIA
7833 SUGAR PINE BLVD
LAKELAND FL 33810

GLEICHAUF RAYMOND AGLEICHAUF CYNTHIA
A
233 OLDE HARBOUR TRL
ROCHESTER NY 14612

KERSHNER BRIAN
3500 S KANNER HWY #78
STUART FL 34994

BUSTEED AMY L
3250 SE WILLOUGHBY BLVD
STUART FL 34994

HARDING LEE G & MARY
23 SW WATERCRESS WAY
STUART FL 34994

LAUTH KENNETH W L/ELAUTH JEFFREY M
3500 S KANNER HWY LOT 69
STUART FL 34994

CATES HOWARD B JRCATES JUNE
3500 S KANNER HWY LOT 31
STUART FL 34994

HARRY SNYDER JR TRUSTCAROL ANN
SNYDER TRUST
3151 S KANNER HWY
STUART FL 34994

LYNCH ELLEN LOUISE
3500 S KANNER HWY #1
STUART FL 34994

CERTUS STU OWNER LLC
1969 S ALAFAYA TRAIL #377
ORLANDO FL 32828

HASTINGS CAROLEHASTINGS KIMBERLY
3500 S KANNER HWY LOT 29
STUART FL 34994

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

RONALD LUZAR DECLARATION OF
TRUSTANNA MARIE LUZAR DECLARATION OF
TRUS
3500 S KANNER HWY #68
STUART FL 34994

WILLOUGHBY GROUP LLC
2578 SW MANOR HILL DR
PALM CITY FL 34990

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

SCARINGI, DALE
3500 S KANNER HWY LOT 12
STUART FL 34994

MARY ANN BLEASE REVOCABLE TRUST
3500 S KANNER HWY LOT 58
STUART FL 34994

SCHOOL BOARD OF MARTIN COUNTY
500 E OCEAN BLVD
STUART FL 34994

MOSLEY, JOE T (EST)
3400 SE ASTER LN APT 138
STUART FL 34994

SOUTH FLORIDA WATER MANAGEMENT DISTR
PO BOX 24680
WEST PALM BEACH FL 33416

NEHME HOLDINGS LLC
44 S SEWALLS POINT RD
STUART FL 34996

SP CROSSINGS LLC
5403 W GRAY ST
TAMPA FL 33609

NEHME HOLDINGS LLC
44 S SEWALLS POINT RD
STUART FL 34996

SPERRY, TED ESPERRY, SHARON
3500 S KANNER HWY LOT 2
STUART FL 34994

NEHME HOLDINGS LLC
44 S SEWALLS POINT RD
STUART FL 34996

STARR SUSAN J
3500 S KANNER HWY #79
STUART FL 34994

PAWLAK, BRADLY R
PO BOX 851
STUART FL 34995-0851

TAVARES DAVID
3500 S KANNER HWY #38
STUART FL 34994

PHILLIPS REBECCA S
3500 S KANNER HWY #48
STUART FL 34994

VAN ACKER THOMAS DVAN ACKER TONI M
3500 S KANNER HWY LOT 11
STUART FL 34994

RIVERLAND INC
3500 S KANNER HWY
STUART FL 34994-4841

WALKER MARIANNE JOYJUSSAUME MARY C
7720 SE FORK RIVER DR
STUART FL 34997



Sign 1- Northside



Sign 1- Southside



Sign 2- Northside



Sign 2- Southside



Sign 3- Northside



Sign 3- Southside



Sign 4- Northside



Sign 4- Southside