



City of Stuart

A G E N D A
LOCAL PLANNING AGENCY / PLANNING ADVISORY BOARD
TO BE HELD NOVEMBER 4, 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 - Margaret Bromfield
Board Member - Larry Massing
Board Member - Bill Mathers
Board Member - Campbell Rich
Board Member - Ryan Strom
Board Member - Jackie Vitale
Ex Officio Board Member - Kimberly Everman

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

Approval of October 14, 2021 Minutes

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

COMMENTS FROM THE BOARD MEMBERS

ACTION ITEMS

1. SILVERTHORN RPUD - FIRST READING (QUASI-JUDICIAL)(RC):

ORDINANCE No. 2472-2021: 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 CHANGING THE FUTURE LAND USE DESIGNATION FROM "COMMERCIAL" TO "MULTI-FAMILY RESIDENTIAL" FOR A 9.43 ACRE PARCEL ANNEXED BY ORDINANCE NO. 1527-97, OWNED BY TED GLASRUDD ASSOCIATES FL LLC, LOCATED ON THE SOUTH EAST CORNER OF SE INDIAN STREET AND SE COMMERCE AVENUE, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY BE REZONED FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO RESIDENTIAL PLANNED UNIT DEVELOPMENT "RPUD" ON THE CITY'S OFFICIAL ZONING MAP; ESTABLISHING THE SILVERTHORN RPUD CONSISTING OF EIGHTY SIX (86) ATTACHED HOMES; APPROVING A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

STAFF UPDATE

ADJOURNMENT

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

Meeting Date: 11/4/2021

Prepared by: Jordan Pinkston

Title of Item:

Approval of October 14, 2021 Minutes.

Summary Explanation/Background Information on Agenda Request:

N/A.

Funding Source:

N/A.

Recommended Action:

Approve.

ATTACHMENTS:

Description	Upload Date	Type
☐ LPA Minutes 10.14.2021	10/27/2021	Cover Memo



MINUTES

**LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD
TO BE HELD OCTOBER 14, 2021 AT 5:30PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FL 34994**

LOCAL PLANNING AGENCY

**Chair – Kelly Larine
Vice Chair – Margaret Bromfield
Board Member – Campbell Rich
Board Member – Ryan Strom
Board Member – Larry Massing
Board Member – Bill Mathers
Board Member – Jackie Vitale**

ADMINISTRATIVE

**Development Director – Kev Freeman
Board Secretary – Jordan Pinkston**

CALL TO ORDER

ROLL CALL

Present: Kelly Laurine, Margaret Bromfield, Larry Massing, Jackie Vitale, Campbell Rich

Absent: Bill Mathers, Ryan Strom

PLEDGE OF ALLEGIENCE

OATH OF OFFICE



5:32 PM

The City Attorney read the Oath of Office for newly appointed Local Planning Agency Board Member, Campbell Rich.

APPROVAL OF MINUTES:

Approval of September 9, 2021 Minutes

Action: Approve.
Moved by: Larry Massing
Second by: Jackie Vitale
Motion passed unanimously.

APPROVAL OF AGENDA

Action: Approve.
Moved by: Jackie Vitale
Second by: Larry Massing
Motion passed unanimously.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS (3 minutes max): None.

COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEMS: None.

ACTION ITEMS:

1. **AMENDMENT TO THE LAND DEVELOPMENT CODE SIGN CODE ORDINANCE No. 2469-2021; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE EXISTING SECTION 6.11.03 ENTITLED “NONCONFORMING SIGNS; AMORTIZATION OF CERTAIN SIGNS” IN CHAPTER 6 OF THE CITY OF STUART LAND DEVELOPMENT CODE TO REMOVE DEADLINE FOR THE AMORTIZATION PERIOD FOR EXISTING, NON-CONFORMING POLE SIGNS AND PROVIDE PROVISIONS TO ACCELERATE POLE SIGN REMOVAL; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.**

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

PUBLIC COMMENT (3-minute max): None.

PUBLIC COMMENTS VIA ZOOM: None.

BOARD COMMENT:

Larry Massing asked for confirmation of the current ordinance.

Mike Mortell confirmed the current situation.

Campbell Rich voiced his concerns about creating ordinances that the city ignores.

Mike Mortell clarified the history of the sign code ordinance.

Kelly Laurine asked what the penalty was to not meet the deadline.

Mike Mortell said that has not happened yet, but gave examples on what could have happened.

Jackie Vitale said that she had a business with an offending pole sign and it would have been very difficult to afford a new sign.

Action: Approve.

Moved by: Larry Massing

Second by: Jackie Vitale

Motion passed unanimously.

- 2. REQUEST TO CONTINUE THE ITEM WITH NO SET DATE: Silverthorn Townhomes - (Land Use change to Multi-family and Rezoning to RPUD)**
ORDINANCE 2472-2021; 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 CHANGING THE FUTURE LAND USE DESIGNATION FROM "COMMERCIAL" TO "MULTI-FAMILY RESIDENTIAL" FOR A 9.43 ACRE PARCEL ANNEXED BY ORDINANCE NO. 1527-97, OWNED BY TED GLASRUD ASSOCIATES FL LLC, LOCATED ON THE SOUTH EAST CORNER OF SE INDIAN STREET AND SE COMMERCE AVENUE, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY BE REZONED FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO RESIDENTIAL PLANNED UNIT DEVELOPMENT "RPUD" ON THE CITY'S OFFICIAL ZONING MAP; ESTABLISHING THE SILVERTHORN RPUD CONSISTING OF EIGHTY SIX (86) ATTACHED HOMES; APPROVING A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

PRESENTATION: Tom Reetz, Senior Planner  5:42 PM

PUBLIC COMMENT (3-minute max): None.

BOARD COMMENT: None.

MOTION

Action: Approve.

Moved by: Margaret Bromfield

Second by: Jackie Vitale

Motion passed unanimously.

STAFF UPDATE:

Mike Mortell gave an update on the appeal of the Costco case, which will be addressed on November 15, 16 and 17.

ADJOURNMENT

Action: Approve.

Moved by: Larry Massing
Second by: Margaret Bromfield
Motion passed unanimously.

Kelly Laurine, Chair

Jordan Pinkston, Board Secretary

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Local Planning Agency

Meeting Date: 11/4/2021

Prepared by: Tom Reetz

Title of Item:

SILVERTHORN RPUD - FIRST READING (QUASI-JUDICIAL)(RC):

ORDINANCE No. 2472-2021: 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 CHANGING THE FUTURE LAND USE DESIGNATION FROM "COMMERCIAL" TO "MULTI-FAMILY RESIDENTIAL" FOR A 9.43 ACRE PARCEL ANNEXED BY ORDINANCE NO. 1527-97, OWNED BY TED GLASRUDD ASSOCIATES FL LLC, LOCATED ON THE SOUTH EAST CORNER OF SE INDIAN STREET AND SE COMMERCE AVENUE, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY BE REZONED FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO RESIDENTIAL PLANNED UNIT DEVELOPMENT "RPUD" ON THE CITY'S OFFICIAL ZONING MAP; ESTABLISHING THE SILVERTHORN RPUD CONSISTING OF EIGHTY SIX (86) ATTACHED HOMES; APPROVING A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The property was annexed into the City via Ordinance 1527-97 with a Commercial future land use designation and a Commercial Planned Unit Development zoning designation. The applicant is requesting to change the land use from Commercial to Multi-family residential and a rezoning to a Residential Planned unit Development allowing for an 86-unit attached town-home community.

The project is located at the southeast corner of SE Indian Street and SE Commerce Avenue. The Silverthorn RPUD project proposes 86 attached town-home units within 14 buildings with a gross density of 9.05 units per acre.

The proposed land use is appropriate for the area due to the surrounding retail businesses as well as the large commerce center nearby which could provide local jobs for the residents of the proposed town-homes. In addition, with the addition of the AHS at Harbor Grove Apartment project and the Trillium RPUD this area is becoming a horizontally mixed-use area with nearby job and shopping opportunities for local residents.

The developer's architect has submitted contemporary elevations for the Town Home community. Site elements such as a cabana and pool area with connecting sidewalks make for a pedestrian friendly neighborhood. Other amenities include a lake with native plantings at the lake's perimeter. PVC fencing and native landscaping with a minimum width of 25 feet will buffer the project from the surrounding commercial businesses and the FEC Railway. Staff has conditioned that the developer install 'Low Impact Development' techniques that include littoral planting around the proposed retention area and lake to help maintain a healthy habitat.

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. *Section 2.07.00.D.4.d - Native vegetation. Excluding wetlands defined by the SFWMD, not less than 25 percent of the total development site shall remain as undeveloped native vegetation area. The required native vegetation area may include open space areas and the landscape buffer between the site and adjacent property; however, other required landscaping such as parking area interior landscaping shall not count towards the native vegetation requirement. The location of the native vegetation area shall be determined using a study of the site with consideration to the value of existing vegetation.* The applicant's environmental assessment states that no native upland habitat was observed on the property and the City's environmental consultant confirms that no wetlands or native habitat occur on-site, and no avoidance and minimization efforts regarding wetlands and environmental impacts will be required per Chapter 5 of the City's Land Development Code, however, staff's interpretation of the code Sec 2.07.00D4.d above requires the applicant to provide 25 percent of the site as native vegetation area. The applicant has made efforts to offset the required native vegetation and identified certain trees to remain and trees to be relocated. **See Landscape Plan LA-6 Ord 2472-2021 Exhibit D**

2. *Sec. 6.01.04.B Minimum width. Except as otherwise provided by this Code or b ordinance, where practicable, all sidewalks and bikeways within the city shall be not less than eight feet in width.* A 6 feet wide sidewalk exist at both SE Indian Street and SE Commerce Avenue right of ways. Martin County's engineering department has been contacted to determine if an 8 feet wide sidewalk would be allowed in both right of ways.

The developer's traffic engineer has coordinated with Martin County for necessary improvements. An ingress southbound left-turn lane along SE Commerce Avenue will be constructed at the driveway. The applicant will contribute to improvements at the intersection of SE Indian Street & SE Commerce Avenue. Improvements include eliminating the northbound left-turn lane and converting the northbound approach to right-out only. City staff and professional consultants have reviewed and approved the project.

Funding Source:

N/A.

Recommended Action:

Staff's recommendation is that the LPA consider the application and either find the application:

- A. In compliance – Approved
- B. In compliance - Subject to stated conditions or modifications; or
- C. Not in compliance – Not approved

ATTACHMENTS:

	Description	Upload Date	Type
▣	A.1 Ordinance 2472-2021 Silverthorn RPUD	10/25/2021	Ordinance add to Y drive
▣	A.2 Ordinance 2472-2021 Exhibit D	10/25/2021	Ordinance add to Y drive
▣	B.1 Staff Report	10/24/2021	Staff Report
▣	B.2 Staff Review LDC	10/24/2021	Staff Report
▣	C.1 Land Use and Rezoning applications	10/24/2021	Backup Material
▣	D.1 Review comments and applicant response	10/24/2021	Backup Material
▣	D.2 Email request from staff	10/25/2021	Backup Material
▣	D.3 Environmental Assessment	10/24/2021	Backup Material



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

ORDINANCE NUMBER 2472-2021

* * * * *

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 CHANGING THE FUTURE LAND USE DESIGNATION FROM "COMMERCIAL" TO "MULTI-FAMILY RESIDENTIAL" FOR A 9.43 ACRE PARCEL ANNEXED BY ORDINANCE NO. 1527-97, OWNED BY TED GLASRUD ASSOCIATES FL LLC, LOCATED ON THE SOUTH EAST CORNER OF SE INDIAN STREET AND SE COMMERCE AVENUE, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY BE REZONED FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO RESIDENTIAL PLANNED UNIT DEVELOPMENT "RPUD" ON THE CITY'S OFFICIAL ZONING MAP; ESTABLISHING THE SILVERTHORN RPUD CONSISTING OF EIGHTY SIX (86) ATTACHED HOMES; APPROVING A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by Lucido and Associates and Meritage Homes representing Ted Glasrud Associates Fl, LLC (owner), for a 9.43-acre parcel of land located on the south east corner of S.E. Indian Street and Commerce Avenue; and

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

WHEREAS, the City Commission, has considered the Petitioner's voluntary request for land use and zoning designations, and has also considered the recommendation of the City staff.

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

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

WHEREAS, the RPUD development will be in harmony with surrounding properties and their anticipated development;

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

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

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

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

- a. Master Site Plan, Sheet SP-1, prepared by Lucido & Associates, dated 04.01.21, & resubmitted on 08.02.21 & 10.22.21.
- b. Boundary Survey with Tree Locations, dated 04.01.21, Sheets 1 thru 6, prepared by Caulfield & Wheeler, Inc., dated 11/02/2020, and revised with Legal description on 01.26.21
- c. The Landscape Plans, Tree Plan, Tree Mitigation Plan/Plant Schedule, Landscape Details, and Landscape Specifications, Sheets LA-1, LA-2, LA-3, LA-4, LA-5, LA-6, LA-7, LA-8 & LA-9 prepared by Lucido & Associates, dated 04.01.21, & resubmitted on 08.02.21 & 10.22.21.
- d. Architectural Floor Plans with Elevation and Rendering, Sheets A1.1L, A1.1R, A1.4Le, A1.4Re & A3.1 by Fieldstone Architecture & Engineering for Meritage Homes, with control date of 12.2.19.
- e. Paving, Grading & Drainage Plan, Sheets 4 & 5, prepared by The Milcor Group, Inc., dated 07.23.21, 09.20.21 and last revised on 10.20.21.
- f. The Model/Phasing Plan, Sheet SP-1, prepared by Lucido & Associates, dated 04.01.21, & resubmitted on 08.02.21.

SECTION 2: The Future Land Use designation in the City's Comprehensive Land Use Plan shall be established as "Multi-Family Residential". The Land Development (Zoning) District designation on the City of Stuart Official Zoning Map shall be established as "RPUD" Residential Planned Unit Development amended by this ordinance to allow for 86 attached townhome units.

SECTION 3: This ordinance becomes effective upon adoption.

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

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

ordinance conflicts with any contractual provision between the City and the developer of the site, this ordinance shall prevail.

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

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

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

Any breach of any provision or condition of this PUD ordinance by the developer shall be considered a zoning violation subject to any remedies provided herein, or as otherwise provided

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

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

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

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

Passed on first reading the __th 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

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

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

WITNESSES:

Ted Glasrud Associates FL, LLC

By: _____

Print Name: _____

Theodore G. Glasrud (President of Glasrud Management, Inc.)

Print Name: _____

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this ____ day
of _____, 2021, by Theodore G. Glasrud, President of Glasrud Management, Inc.

Notary Public, State of Florida
My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

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 I:**

TRACTS 65, 66 AND 67 LYING EAST OF SE COMMERCE AVENUE AND SOUTH OF SE INDIAN STREET AND WEST OF THE FLORIDA EAST COAST RAILWAY, SEWALL'S POINT LAND COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS AND EXCEPTING FROM TRACT 65 AND 66 LANDS CONVEYED TO HAROLD H. DUBNER, AS TRUSTEE IN OFFICIAL RECORDS BOOK 450, PAGE 1798 MORE PARTICULARLY DESCRIBED AS FOLLOWS:



A PORTION OF LOTS 65 AND 66, PORT SEWALL, AS RECORDED IN PLAT BOOK 3, PAGE 7, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE NORTHEASTERLY CORNER OF LOT 65 (BEING THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INDIAN AVENUE). THENCE SOUTH 66°46'28" WEST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INDIAN AVENUE A DISTANCE OF 290 FEET; THENCE SOUTH 23°13'32" EAST A DISTANCE OF 190 FEET; THENCE NORTH 66°46'28" EAST A DISTANCE OF 352.85 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 41°31'42" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 200.12 FEET TO THE POINT OF BEGINNING.

PARCEL II:

The Easterly 100 feet of Lot F-78, Plat Book 1, Page 129, Sheet Two, Public Records of Palm Beach County, Florida, also described as the Easterly 100 feet of the Southerly 301 feet of Lot 65 and the Easterly 100 feet of the Northerly 123 feet of Lot 106, Port Sewall Subdivision, Plat Book 3, Page 7, Public Records of Palm Beach County, Florida, more particularly described as follows, to wit:

Begin at the intersection of the Westerly limit of the right of way of the Florida East Coast Railway, and the North line of said Lot F-78, said point of intersection being 499.26 feet distance, southerly, from the intersection of said right-of-way limit and the center of Indian Avenue; thence Southerly along said right of way limit 446.59 feet, more or less, to the South line of said Lot F-78; thence Westerly along said South line, 105.33 feet to a point; thence Northerly, parallel to and 100 feet distance from said right of way limit, 446.59 feet, more or less, to the North line of said Lot F-78; thence Easterly along the North line of said Lot F-78, 105.33 feet to the Place of Beginning.

LESS AND EXCEPTING THE FOLLOWING:

A parcel of land being a portion of lands described in Official Records Book 441, Page 2161, Martin County, Florida, Public Records.

Being more particularly described as follows:

Commence at the intersection of the Southwesterly right-of-way line of the Florida East Coast Railroad and the Southeasterly right-of-way line of S.E. Indian Street; thence South 41°59'54" East along the Southwesterly right-of-way line of the Florida East Coast Railroad, a distance of 762.83 feet to the Point of Beginning; thence continue South 41°59'54" East a distance of 130.35 feet; thence, departing said right-of-way, South 66°19'23" West a distance of 105.33 feet; thence North 41°59'54" West a distance of 130.35 feet; thence North 66°19'23" East a distance of 105.33 feet to the Point of Beginning.

CONTAINING 9.503 ACRES, MORE OR LESS.

EXHIBIT B – LOCATION MAP



EXHIBIT C – DEVELOPMENT CONDITIONS**Approved Plans and Documents**

The Silverthorn RPUD project and use thereof shall comply with the following drawings:

- a. Master Site Plan, Sheet SP-1, prepared by Lucido & Associates, dated 04.01.21, & resubmitted on 08.02.21 & 10.22.21.**
 - b. Boundary Survey with Tree Locations, dated 04.01.21, Sheets 1 thru 6, prepared by Caulfield & Wheeler, Inc., dated 11/02/2020, and revised with Legal description on 01.26.21**
 - c. The Landscape Plans, Tree Plan, Tree Mitigation Plan/Plant Schedule, Landscape Details, and Landscape Specifications, Sheets LA-1, LA-2, LA-3, LA-4, LA-5, LA-6, LA-7, LA-8 & LA-9 prepared by Lucido & Associates, dated 04.01.21, & resubmitted on 08.02.21 & 10.22.21.**
 - d. Architectural Floor Plans with Elevation and Rendering, Sheets A1.1L, A1.1R, A1.4Le, A1.4Re & A3.1 by Fieldstone Architecture & Engineering for Meritage Homes, with control date of 12.2.19.**
 - e. Architecture Floor Plans and Elevations Set by Fieldstone Architecture & Engineering for Meritage Homes, no date, with Architectural Rendering.**
 - f. Paving, Grading & Drainage Plan, Sheets 4 & 5, prepared by The Milcor Group, Inc., dated 07.23.21, 09.20.21 and last revised on 10.20.21.**
 - g. The Model/Phasing Plan, Sheet SP-1, prepared by Lucido & Associates, dated 04.01.21, & resubmitted on 08.02.21.**
1. Any modifications to the Master RPUD Site Plan less than 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, and location of landscaping may be approved by the City's Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via a public hearing.

2. Development of the Subject Property as a RPUD shall include an impervious area of not more than 225,275 sf or 5.17 acres (54.4% of the site) within the RPUD. The maximum building height within the RPUD shall be 2 stories or 30 feet. Height shall be measured from the lowest permissible finished first floor elevation to the surface of a flat roof or to the eave of a pitched roof. The peak of a pitched roof may not exceed 15 feet above the maximum building height.
3. The developer shall post a sign at the mailboxes located along perpendicular stalls reserving spaces specifically for mail delivery and pick-up only.

Landscaping

4. The common areas including the projects cabana and pool area shall be provided with landscaping with an irrigation system of enough capacity to maintain the landscaping in a healthy growing condition.
5. The City's landscape inspector shall have the opportunity to inspect all trees and/or landscape material with the landscape architect prior to installation. The developer shall bear the pass-thru fee for landscape consulting fees not to exceed \$1,500.00.
6. A Landscape maintenance plan, executed in accordance with the Land Development Regulations, shall be submitted to the Development Department and approved prior to the issuance of a certificate of occupancy.

Required Pervious and Open Space

7. Not less than 4.59 acres of the RPUD or shall be open space that may include landscaped buffer areas as depicted on the Master Site Plan by Lucido and Associates as described in Exhibit C.

Tree Mitigation

8. The project shall comply with project's Tree Mitigation/Plant Schedule plan, Sht. LA-7 by Lucido and Associates.

Prior to Issuance of Site Permits

9. Applicant shall provide a digital boundary survey and civil plan prior to the issuance of a site permit.
10. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.
11. All regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the commencement of any development activities.
12. All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.

Development and Construction

13. The Developer shall construct the project's infrastructure in one phase and is required to control the sales of lots in blocks according to the Model/Phasing plan by Lucido and Associates. The last building's townhouse unit shall obtain a certificate of occupancy by December 30, 2025.
14. The Developer shall install landscaping and gates at the development's entry as shown on the landscaping plan prior to the first certificate of occupancy for a residential unit. The entry gates shall be made operational with gate code coordination for accessibility by the City's Public Works Department for trash pickup and meter reading prior to issuance of the third certificate of occupancy.
15. The proposed cabana and pool landscaping shall be completed before the certificate of occupancy has been issued for the 10th residential unit or within 12 months from the start of any development activity.
16. The developer shall eradicate all invasive vegetation for the entire site to be completed and inspected prior the first building permit being issued.
17. The property owner shall provide easements for licensed cable services.

18. Water and Sewer Services shall be provided by Martin County Utilities. Additionally, the development shall use reclaimed water (Purple Pipe) for watering common areas and make available to individual lots if made available by Martin County.
19. The Developer shall provide a six-foot white vinyl privacy fence at the perimeter of the property.
20. In the event of any conflict in the provisions of Exhibit 'C' Development Conditions and attached exhibits, Exhibit 'C' shall prevail.
21. Prior to certificate of occupancy of the last building, the applicant shall provide an engineer's written confirmation attesting that the RPUD's storm water system is in place and functioning in compliance with all approved plans and specifications.
22. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.
23. All utility improvements constructed by the developer within Martin County's right-of-way, shall be constructed in a manner and form acceptable to the County's Engineering department.
24. The developer shall provide both transponders and individual gate access codes for Public Works sanitation pickup.
25. The project's Native Planting schemes at the lake 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".
26. Temporary or freestanding storage units are prohibited on the property once construction is complete.
27. The installation of a Knox key switch to operate the gate is required for City of Stuart fire rescue and Martin County Fire Rescue and the gate codes are to be posted with the City's Police Department.

28. A lighting plan shall be included on the Landscape plan for the community's common areas including any street lighting at permitting. All lights at the common areas shall be limited to 15 feet in height and shielded from neighboring property.
29. Site work including but not limited to land preparation, lake excavation, clearing and grading, drainage and water, sewer and irrigation lines, and private road shall be reviewed and approved by the City's Public Works department and the City's engineering consultant prior to permitting. Specifically,
- a. Private Road (entry and within the development)
 - b. Proposed Lake
 - c. Cabana and Pool
30. The Developer shall coordinate with Martin County's Engineering department to implement and be responsible for the cost of improvements to SE Indian Street and SE Commerce Avenue to include eliminating the northbound left-turn lane on to Indian Street and converting the northbound approach on Commerce Avenue to right-out only.

Signage

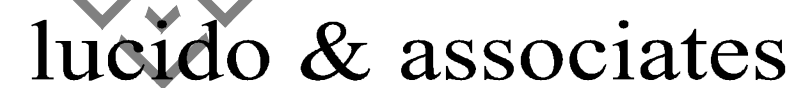
31. All signs throughout the PUD must have a consistent treatment, as to number, location, size, height, lighting, and materials with a unified theme throughout the Planned Unit Development. The development's monument sign shall adhere to the City of Stuart Land Development Code.

Platting- HOA Requirements & Future Amendments

32. Plat approval per Section 11.01.06.1 shall occur prior to any future development permit for any development activity, no permit for development including site work and infrastructure, shall be issued by the City unless and until a plat has been approved by the City Commission and recorded in the public records.
33. The PUD may be conveyed to 86 separate homeowners without further amendment to this Ordinance. Prior to application for any development, the applicant/developer shall form a

HOA (Homeowners Association) or other similar entity acceptable to the City Attorney, which shall be singularly responsible for the perpetual maintenance of the common site features and include restrictions regarding boats, boat trailers, sheds, etc.

34. City of Stuart waste receptacles, including recycle shall be stored in garages only. The developments HOA shall be responsible for enforcing this waste receptable policy. The receptacles at the amenity areas shall be stored inside the clubhouse or outside in an approved enclosure. The developments HOA shall be responsible for enforcing this waste receptable policy. The property-owners association shall pay for initial bins (one trash bin and one recycle bin) for each unit including the cabana for a total of 87 trash bins and 87 recycle bins at the time of permitting. The City will provide a single bill to the HOA for trash pick-up.
35. There shall be no on street parking on trash/recycle collection days. The developer and home-owners association shall request and consent to law enforcement entry to property and enforcement of state and city laws to include traffic enforcement. Additionally, the City of Stuart Police Department shall have authority to enforce city laws and all conditions of development of Ordinance 2472-2021.
36. No yard waste shall be placed in the street.
37. All new fences shall be maintained by the Silverthorn Home-Owners Association.
38. Any applications to amend this Ordinance shall be limited to the developer or the Home-Owners Association.
39. The Home-Owner's Association shall regulate any permits for guest parking.



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

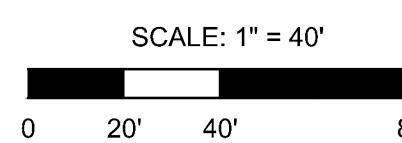
PROJECT LOCATION

N.T.S

PROPERTY OWNER:	TEP GLASSRUDD ASSOCIATES FL LLC 1700 W HIGHWAY 36 #650 ROSEVILLE, MN 55113
APPLICANT:	MERITAGE HOMES 5337 MILLENIA LAKES BLVD, SUITE 410 ORLANDO, FL 32839
LAND PLANNER/ LANDSCAPE ARCHITECT:	LUCIDO & ASSOCIATES 701 EAST OCEAN BOULEVARD STUART, FL 34984
ENGINEER:	THE MILCOR GROUP, INC. 10975 SE FEDERAL HIGHWAY HOBE SOUND, FL 33455
SURVEYOR:	GAULFIELD & WHEELER, INC. 7900 CLADES ROAD, SUITE 100 BOCA RATON, FL 33434

MASTER SITE PLAN

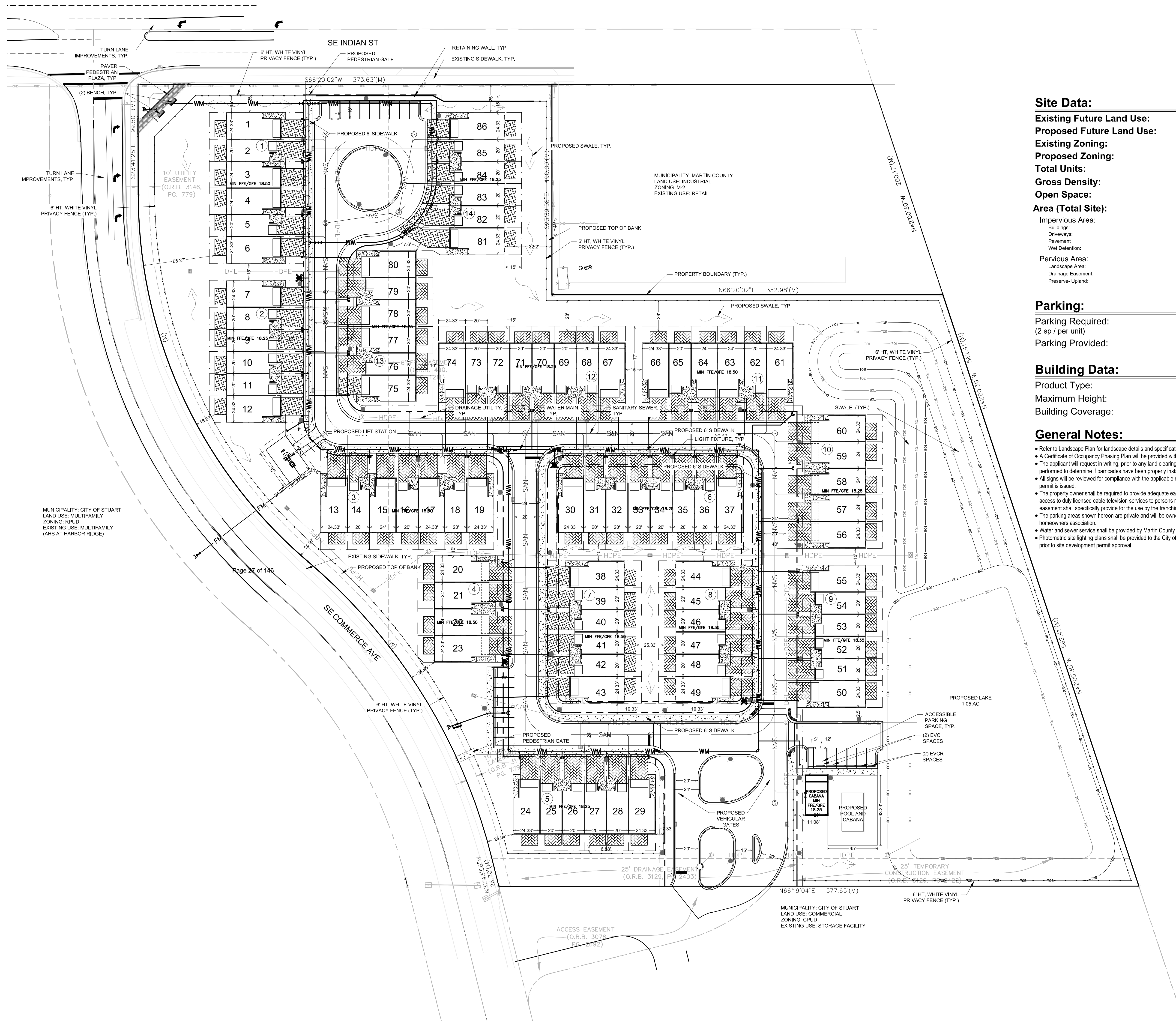
Date	By	Description
04.01.21	KV	INITIAL SUBMITTAL
08.02.21	KV	RESUBMITTAL
10.22.21	KV	ADDRESS STAFF COMMENTS



REG. # 1018
Thomas P. Lucido

Designer	KV	Sheet
Manager	DF	SP-1
Project Number	20-605	
Municipal Number	---	
Computer File		

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DESCRIPTION:

PARCEL 1:

TRACTS 65, 66 AND 67 LYING EAST OF SE COMMERCE AVENUE AND SOUTH OF SE INDIAN STREET AND WEST OF THE FLORIDA EAST COAST RAILWAY, SEWALL'S POINT LAND COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS AND EXCEPTING FROM TRACT 65 AND 66 LANDS CONVEYED TO HAROLD H. DUBNER, AS TRUSTEE IN OFFICIAL RECORDS BOOK 450, PAGE 1798
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 65 AND 66, PORT SEWALL, AS RECORDED IN PLAT BOOK 3, PAGE 7, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE NORTHEASTERLY CORNER OF LOT 65 (BEING THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INDIAN AVENUE). THENCE SOUTH 66°46'28" WEST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INDIAN AVENUE A DISTANCE OF 290 FEET; THENCE SOUTH 23°13'32" EAST A DISTANCE OF 190 FEET; THENCE NORTH 66°46'28" EAST A DISTANCE OF 352.85 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 41°31'42" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 200.12 FEET TO THE POINT OF BEGINNING.

PARCEL II:

The Easterly 100 feet of Lot F-78, Plat Book 1, Page 129, Sheet Two, Public Records of Palm Beach County, Florida, also described as the Easterly 100 feet of the Southerly 301 feet of Lot 65 and the Easterly 100 feet of the Northerly 123 feet of Lot 106, Port Sewall Subdivision, Plat Book 3, Page 7, Public Records of Palm Beach County, Florida, more particularly described as follows, to wit:

Begin at the intersection of the Weary limit of the right of way of the Florida East Coast Railway, and the North line of said Lot F-78, said point of intersection being 499.26 feet distance, southerly, from the intersection of said right-of-way limit and the center of Indian Avenue; thence Southerly along said right of way limit 446.59 feet, more or less, to the South line of said Lot F-78; thence Westerly along said South line, 105.33 feet to a point; thence Northerly, parallel to and 100 feet distance from said right of way limit, 446.59 feet, more or less, to the North line of said Lot F-78; thence Easterly along the North line of said Lot F-78, 105.33 feet to the Place of Beginning.

LESS AND EXCEPTING THE FOLLOWING:

A parcel of land being a portion of lands described in Official Records Book 441, Page 2161, Martin County, Florida, Public Records.

Being more particularly described as follows:

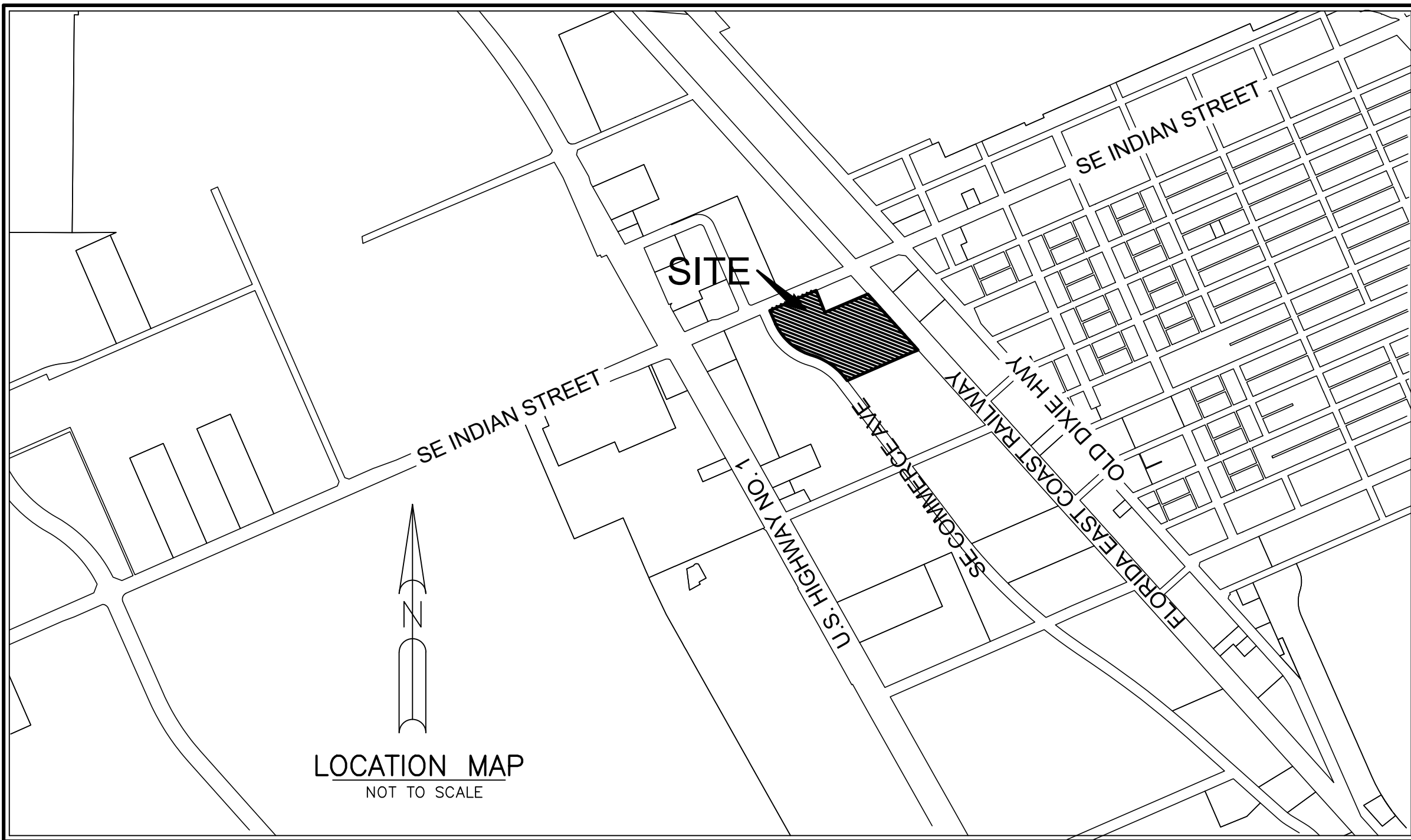
Commence at the intersection of the Southwesterly right-of-way line of the Florida East Coast Railroad and the Southeasterly right-of-way line of S.E. Indian Street; thence South 41°59'54" East along the Southwesterly right-of-way line of the Florida East Coast Railroad, a distance of 762.83 feet to the Point of Beginning; thence continue South 41°59'54" East a distance of 130.35 feet; thence, departing said right-of-way, South 66°19'23" West a distance of 105.33 feet; thence North 41°59'54" West a distance of 130.35 feet; thence North 66°19'23" East a distance of 105.33 feet to the Point of Beginning.

CONTAINING 9.503 ACRES, MORE OR LESS.

THE FOLLOWING IS A PARTIAL LIST OF NUMBERED EXCEPTIONS WHICH CORRESPOND TO THE NUMBERED EXCEPTIONS CONTAINED IN SCHEDULE B OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE HAVING A FILE NUMBER: 2037-5017406, WITH AN COMMITMENT DATE OF OCTOBER 09, 2020 @ 8:00 A.M.

SCHEDULE "BII" EXCEPTIONS

- Restrictions, dedications, conditions, reservations, easements and other matters shown on
- Page 28 of 146
10. Declaration of Protective Covenants recorded in Book 450, Page 945; Amendment recorded in Book 624, Page 1191; Amendment recorded February 25, 1986, in Book 665, Page 1397; Amendment recorded January 24, 1995, in Book 1106, Page 1383; Assignment recorded May 16, 2017, in Book 2925, Page 2705.
- (AFFECTS NOTHING TO PLOT)
11. Easement in favor of Florida Power & Light Company recorded February 29, 1980, in Book 490, Page 1211.
- (AFFECTS PLOTTED)
12. Restrictive Covenant Running With the Land recorded August 4, 1982, in Book 550, Page 2332.
- (AFFECTS NOTHING TO PLOT)
13. Easement Maintenance Agreement in favor of Martin County recorded in Book 631, Page 1635.
- (AFFECTS NOTHING TO PLOT)
14. Planned Unit Development Agreement recorded December 12, 1997, in Book 1277, Page 1707; Amendment recorded December 12, 1997, in Book 1277, Page 1753; Amendment recorded July 11, 2000, in Book 1787, Page 2271; Amendment recorded October 4, 2006, in Book 2185, Page 2040; Amendment recorded September 7, 2007, in Book 2277, Page 156.
- (AFFECTS NOTHING TO PLOT)
15. Easements in favor of Level 3 Communications LLC etc. recorded January 17, 2013, in Book 2625, Page 199; recorded June 12, 2013 in Book 2657, Page 13; Amendment recorded October 16, 2013, in Book 2682, Page 1312; Amendment recorded November 18, 2013, in Book 2688, Page 512.
- (AFFECTS NOTHING TO PLOT)
16. Ordinance No. 2411–2019 recorded September 26, 2019, in Book 3085, Page 416.
- (DOES NOT AFFECT)
17. Drainage Easement in favor of Plantation Storage of Stuart, LLC recorded May 18, 2020, in Book 3129, Page 2403.
- (AFFECTS PLOTTED)
18. Temporary Easement Agreement in favor of Plantation Storage of Stuart, LLC recorded May 18, 2020, in Book 3129, Page 2422.
- (AFFECTS PLOTTED)
19. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
- (AFFECTS NOTHING TO PLOT)



SURVEY NOTES:

1. LAST DATE OF FIELD DATA ACQUISITION FOR THIS SURVEY IS OCTOBER 30, 2020.
2. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. LANDS SHOWN HEREON WERE ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER: 2037-5017406, EFFECTIVE DATE OCTOBER 09, 2020 AT 8:00 A.M. AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
6. THE DESCRIPTION OF THE LAND CONTAINED ON THIS SURVEY HAS BEEN PROVIDED BY THE CLIENT.
7. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE NORTH LINE OF PLAT 67, SEWALL'S POINT LAND COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. SAID LINE BEARS S 66°20'02" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
8. THE VERTICAL DATUM REFERENCES THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND IS IN THE U.S. SURVEY FOOT UNIT OF MEASUREMENT.
9. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY MARTIN COUNTY'S CONTROL POINT "IND-C" HAVING A PUBLISHED ELEVATION OF 17.87' (NAVD88).
10. TREES DEPICTED ON THIS SURVEY ARE NATIVE SPECIES 4" DIAMETER OR LARGER AT BREAST HEIGHT AND TAGGED WITH CORRESPONDING TAG NUMBER AS SHOWN IN THE TREE TABLE. TREES WERE LOCATED BY SURVEY FIELD CREW NOT TRAINED IN SPECIES DESIGNATION. DESIGNATION SHOULD BE VERIFIED BY A TRAINED BOTANIST.
11. SUBJECT PROPERTY FALLS WITHIN ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM); COMMUNITY PANEL NO. 12085C0151G UNINCORPORATED MARTIN COUNTY, COMMUNITY NO. 120161; DATED MARCH 16, 2015.
12. THERE ARE NO GAPS, GORES OR HIATUSES, THE TRACTS ARE CONTIGUOUS ALONG THEIR BOUNDARIES.
13. TREES DEPICTED ON THIS SURVEY ARE NATIVE SPECIES 4" DIAMETER AT BREAST HEIGHT AND TAGGED WITH CORRESPONDING TAG NUMBER AS SHOWN IN THE TREE TABLE. TREES WERE LOCATED BY SURVEY FIELD CREW NOT TRAINED IN SPECIES DESIGNATION. DESIGNATION SHOULD BE VERIFIED BY A TRAINED BOTANIST.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 8, 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 30, 2020.

RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA

CAULFIELD AND WHEELER, INC
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
CERTIFICATION OF AUTHORIZATION NO. LB 3591

CERTIFIED TO:

MERITAGE HOMES OF FLORIDA, INC.
DEAN, MEAD, EGERTON, BLOODWORTH, CAPOUANO & BOZARTH, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

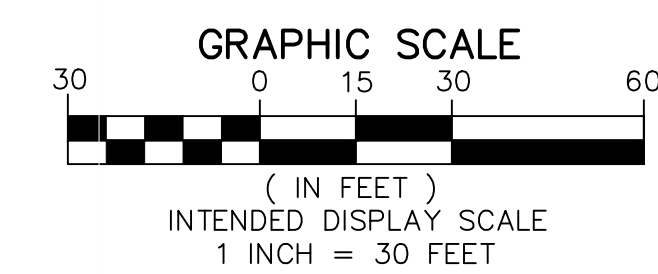
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CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561) 392-1991 / FAX (561) 750-1452

ALTA/NSPS LAND TITLE BOUNDARY SURVEY
PORTION OF TRACTS 65, 66 AND 67
PORT SEWALL'S POINT LAND CO.
HARRISON GRANT
MARTIN COUNTY, FLORIDA

DATE 11/02/2020
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 9111
SHT.NO. 1
OF 6 SHEETS



LEGEND/ABBREVIATIONS

- BM = BENCHMARK
- (D) = DEED
- EL = ELEVATION
- LB = LICENSED BUSINESS
-  EXISTING ELEVATION
- F.P.L. = FLORIDA POWER AND LIGHT COMPANY
- (M) = MEASURED
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- Q.C.D. = QUIT CLAIM DEED
- R/W = RIGHT-OF-WAY
- 100 = TREE LOCATION AND TAG NUMBER
- ☐ = DENOTES CONCRETE MONUMENT
- ☐ = DENOTES IRON ROD
- = DENOTES NAIL & DISC OR RAIL ROAD SPIKE
- ▲ = DENOTES HORIZONTAL CONTROL POINT
- ✱ = INDICATES SECTION CORNER
- ✱ = INDICATES 1/4 SECTION CORNER

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HARRISON GRANT
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DATE 11/02/2020

DRAWN BY RLF

F.B. / PG. ELECT

SCALE AS SHOWN

JOB # 9111

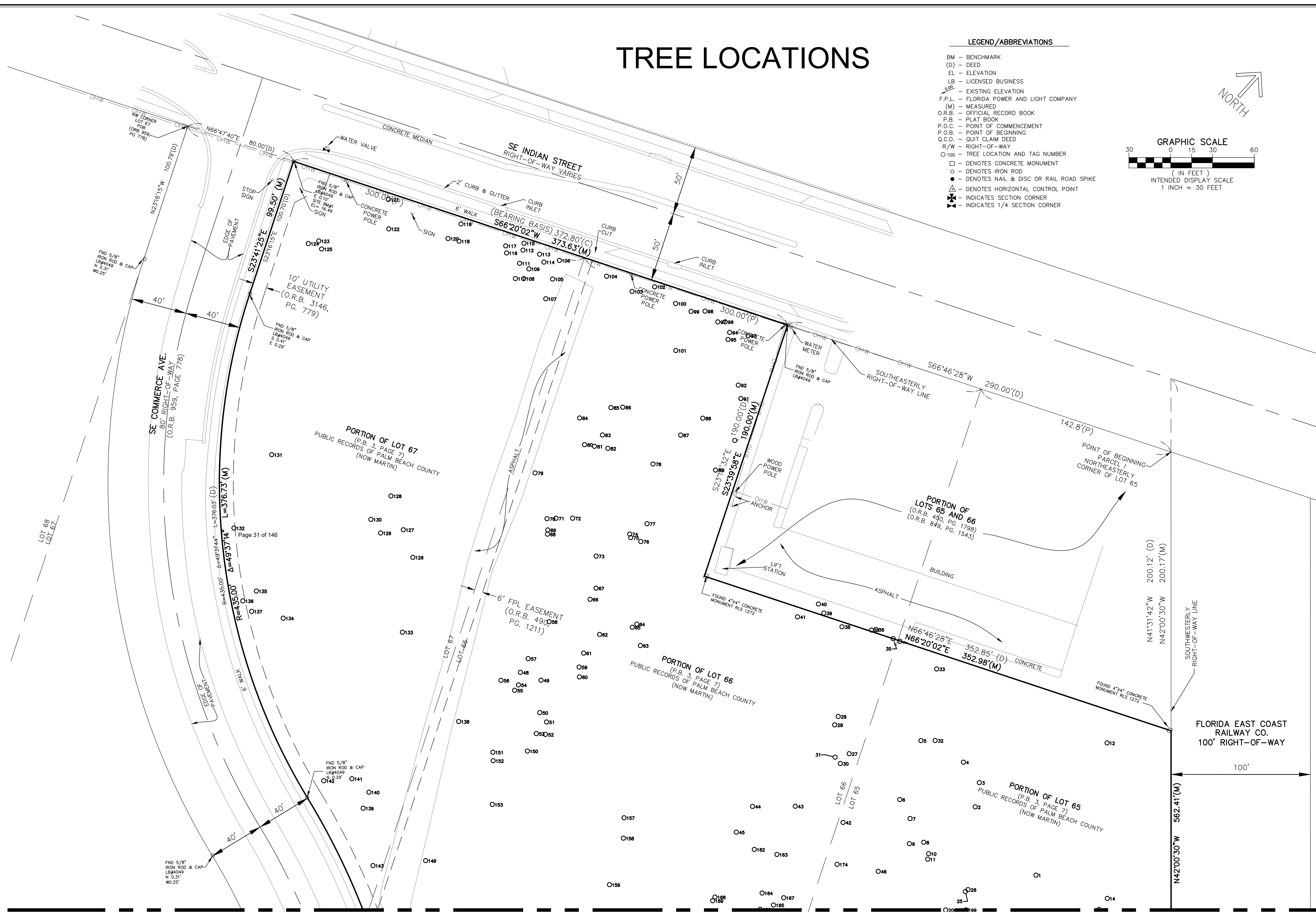
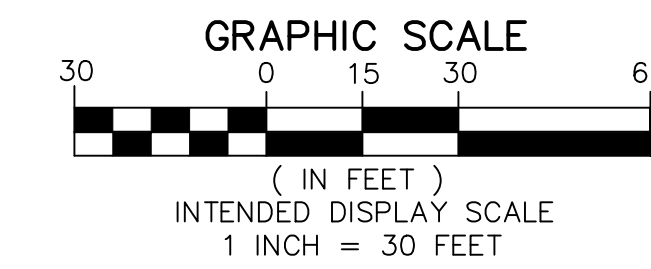
SHT.NO. 7

3

OF 6 SHEETS

SEE SHEET 5

- BM = BENCHMARK
- (D) = DEED
- EL = ELEVATION
- LB = LICENSED BUSINESS
- 0.00 = EXISTING ELEVATION
- F.P.L. = FLORIDA POWER AND LIGHT COMPANY
- (M) = MEASURED
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- ✱ = INDICATES SECTION CORNER
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CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561) 392-1991 / FAX (561) 550-1452

ALTA/NSPS LAND TITLE BOUNDARY SURVEY
PORTION OF TRACTS 65, 66 AND 67
PORT SEWALL'S POINT LAND CO.
HARRISON GRANT
MARTIN COUNTY, FLORIDA

DATE 11/02/2020
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 9111
SHT.NO. 4
OF 6 SHEETS



- BM = BENCHMARK
- (D) = DEED
- EL = ELEVATION
- LB = LICENSED BUSINESS
- 000 = EXISTING ELEVATION
- F.P.L. = FLORIDA POWER AND LIGHT COMPANY
- (M) = MEASURED
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- Q.C.D. = QUIT CLAIM DEED
- R/W = RIGHT-OF-WAY
- O 100 = TREE LOCATION AND TAG NUMBER
- = DENOTES CONCRETE MONUMENT
- o = DENOTES IRON ROD
- = DENOTES NAIL & DISC OR RAIL ROAD SPIKE
- △ = DENOTES HORIZONTAL CONTROL POINT
- ⊕ = INDICATES SECTION CORNER
- ⊗ = INDICATES 1/4 SECTION CORNER

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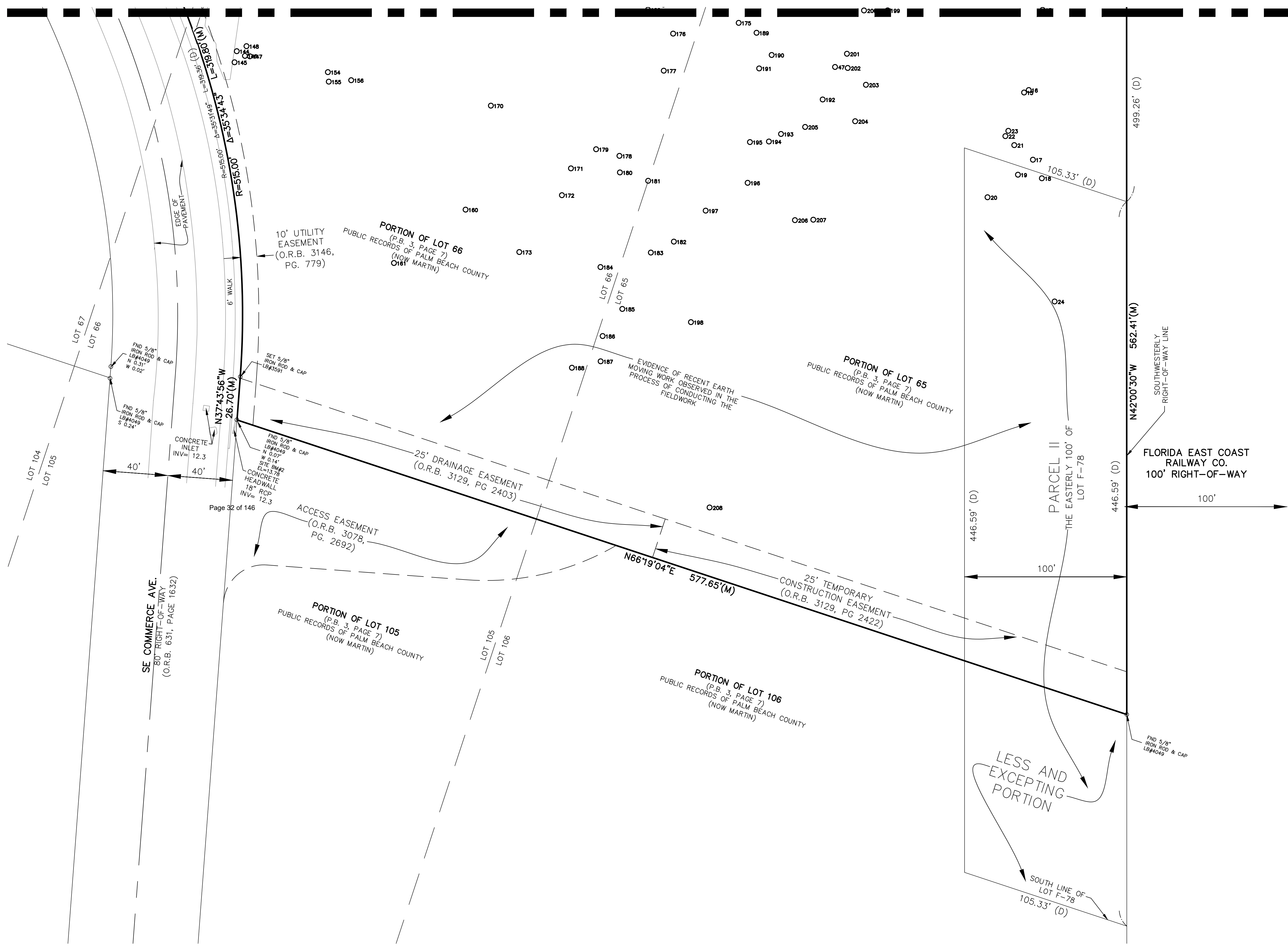
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DATE 11/02/2020
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F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 9111
SHT.NO.
5
OF 6 SHEETS



TREE LIST

TREE TABLE		
POINT ID	TREE DIAMETER	TREE TYPE
1	4	OAK
2	22	SABAL PALM
3	10	PINE
4	14	PINE
5	18	OAK
6	10	OAK
7	6	OAK
8	14	SABAL PALM
9	10	OAK
10	14	OAK
11	9	OAK
12	18	PINE
13	4	OAK
14	6	OAK
15	8	PINE
16	4	OAK
17	10	PINE
18	18	OAK
19	18	SABAL PALM
20	10	PINE
21	5	OAK
22	7	OAK
23	12	OAK
24	13	SABAL PALM
25	5	OAK
26	6	QUEEN PALM
27	16	PINE
28	19	PINE
29	15	PINE
30	11	SABAL PALM
31	20	PINE
32	5	OAK
33	10	OAK
34	13	OAK
35	13	OAK
36	14	SABAL PALM
37	14	SABAL PALM
38	9	OAK
39	18	SABAL PALM
40	18	SABAL PALM
41	16	SABAL PALM
42	7	OAK
43	19	SABAL PALM
44	17	SABAL PALM
45	16	SABAL PALM
46	20	PINE
47	9	OAK
48	13	PINE
49	14	SABAL
50	16	PINE
51	16	PINE
52	14	PINE
53	14	SABAL
54	12	PINE
55	12	PINE
56	8	OAK
57	15	PINE
58	21	PINE
59	13	PINE
60	13	PINE

TREE TABLE		
POINT ID	TREE DIAMETER	TREE TYPE
61	13	SABAL
62	6	OAK
63	9	OAK
64	10	OAK
65	5	OAK
66	9	PINE
67	9	PINE
68	11	PINE
69	8	PINE
70	8	OAK
71	9	PINE
72	12	PINE
73	9	OAK
74	10	PINE
75	14	SABAL
76	12	PINE
77	13	PINE
78	15	SABAL
79	10	PINE
80	7	OAK
81	12	PINE
82	8	PINE
83	15	SABAL
84	4	BLACK OLIVE
85	4	OAK
86	14	SABAL
87	13	OAK
88	8	PINE
89	14	SABAL
90	18	SABAL
91	14	SABAL
92	17	SABAL
93	7	BLAK OLIVE
94	18	PINE
95	6	OAK
96	6	OAK
97	22	SABAL
98	7	BLACK OLIVE
99	7	OAK
100	5	OAK
101	13	OAK
102	13	SABAL
103	18	SABAL
104	17	SABAL
105	12	PINE
106	16	SABAL
107	8	PINE
108	10	PINE
109	10	PINE
110	8	PINE
111	8	PINE
112	16	SABAL
113	13	SABAL
114	13	SABAL
115	16	SABAL
116	13	PINE
117	18	SABAL
118	10	PINE
119	17	SABAL
120	11	PINE

TREE TABLE		
POINT ID	TREE DIAMETER	TREE TYPE
121	20	SABAL
122	16	PINE
123	17	SABAL
124	13	SABAL
125	8	PINE
126	14	SABAL
127	15	SABAL
128	22	SABAL
129	14	SABAL
130	12	SABAL
131	18	SABAL
132	14	PINE
133	8	PINE
134	14	SABAL
135	8	PINE
136	9	PINE
137	8	PINE
138	8	PINE
139	9	PINE
140	8	PINE
141	8	PINE
142	10	PINE
143	15	SABAL
144	14	SABAL
145	15	SABAL
146	14	SABAL
147	13	SABAL
148	8	PINE
149	16	SABAL
150	8	PINE
151	12	PINE
152	10	PINE
153	12	SABAL
154	12	SABAL
155	16	SABAL
156	14	SABAL
157	10	OAK
158	7	OAK
159	14	SABAL
160	12	SABAL
161	14	SABAL
162	14	SABAL
163	13	PINE
164	14	SABAL
165	14	SABAL
166	14	SABAL
167	15	SABAL
168	4	OAK
169	14	PINE
170	8	PINE
171	13	PINE
172	12	SABAL
173	14	SABAL
174	13	SABAL
175	14	SABAL
176	14	SABAL
177	14	SABAL
178	12	PINE
179	12	PINE
180	12	SABAL

TREE TABLE		
POINT ID	TREE DIAMETER	TREE TYPE
181	12	SABAL
182	15	SABAL
183	12	SABAL
184	5	OAK
185	7	FOXTAIL PALM
186	14	SABAL
187	5	OAK
188	15	SABAL
189	11	OAK
190	7	OAK
191	11	PINE
192	12	OAK
193	12	PINE
194	13	SABAL
195	16	SABAL
196	10	PINE
197	8	PINE
198	13	SABAL
199	7	OAK
200	12	OAK
201	13	SABAL
202	7	OAK
203	12	SABAL
204	12	SABAL
205	12	SABAL
206	14	SABAL
207	8	PINE
208	16	SABAL

[illegible]

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE • SURVEYING
7900 GLADES ROAD • SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

ALTA/NSPS LAND TITLE BOUNDARY SURVEY
PORTION OF TRACTS 65, 66 AND 67
PORT SEWALL'S POINT LAND CO.
HARRISON GRANT
MARTIN COUNTY, FLORIDA

DATE 11/02/2020
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 9111
SHT.NO. 6
OF 6 SHEETS

LA-2

SE INDIAN STREET

LA-4

SE COMMERCE AVE

LA-3

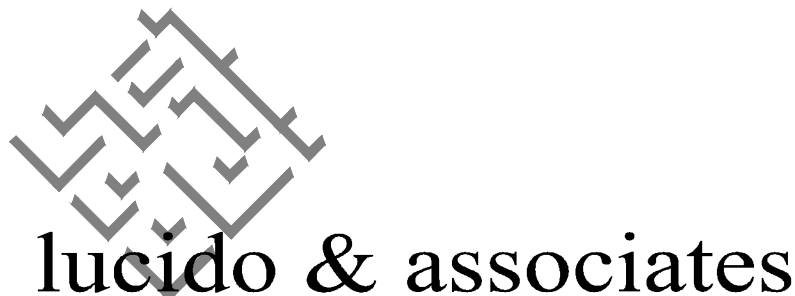
LA-5

LANDSCAPE REQUIREMENTS

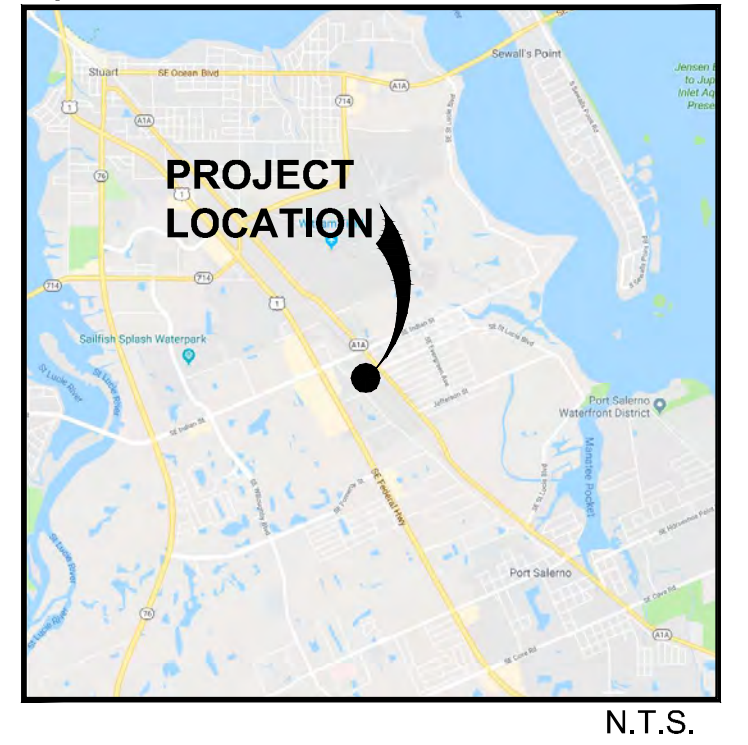
SITE AREA TOTAL TREES REQUIRED (SECTION 6.04.08.B.4): (1 TREE PER 1,500 SF OF DEVELOPMENT SITE- 413,931 SF / 1,500 SF)	275 TREES
SITE AREA TOTAL TREES PROVIDED: (ADDITIONAL TREES PLANTED BEYOND CODE MINIMUM REQUIRED TO SATISFY MITIGATION REQUIREMENTS. SEE SHEET LA-6 FOR MITIGATION CALCULATIONS)	530 TREES
REQUIRED LANDSCAPE AREA (SECTION 6.04.08.B.5): PROVIDED LANDSCAPE AREA:	82,786 SF (MIN. 20%) 90,076 SF (22%)
REQUIRED NATIVE SPECIES (SECTION 6.04.02.A.1): PROVIDED NATIVE SPECIES:	MIN. 50% 87%

Sheet Index:

LANDSCAPE PLANS	LA-1 - LA-5
TREE PLAN	LA-6
TREE MITIGATION / PLANT SCHEDULE	LA-7
LANDSCAPE DETAILS	LA-8
LANDSCAPE SPECIFICATIONS	LA-9



Key / Location:



Project Team:

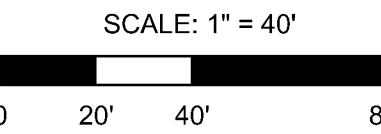
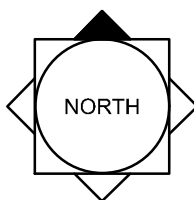
PROPERTY OWNER:	TED GLASSRUD ASSOCIATES FL LLC 1700 W HIGHWAY 36 #650 ROSEVILLE, MN 55113
APPLICANT:	MERITAGE HOMES 5337 MILLENIA LAKES BLVD, SUITE 410 ORLANDO, FL 32839
LAND PLANNER/ LANDSCAPE ARCHITECT:	LUCIDO & ASSOCIATES 701 EAST OCEAN BOULEVARD STUART, FL 34994
ENGINEER:	THE MILCOR GROUP, INC. 10975 SE FEDERAL HIGHWAY HOBE SOUND, FL 33455
SURVEYOR:	CAULFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434

SILVERTHORNE
RPUD

STUART, MARTIN COUNTY, FL

LANDSCAPE PLAN

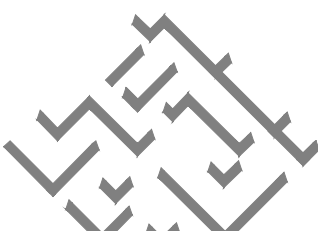
Date	By	Description
04.01.21	KV	INITIAL SUBMITTAL
08.02.21	KV	RESUBMITTAL
10.22.21	KV	ADDRESS STAFF COMMENTS



REG. # 1018
Thomas P. Lucido

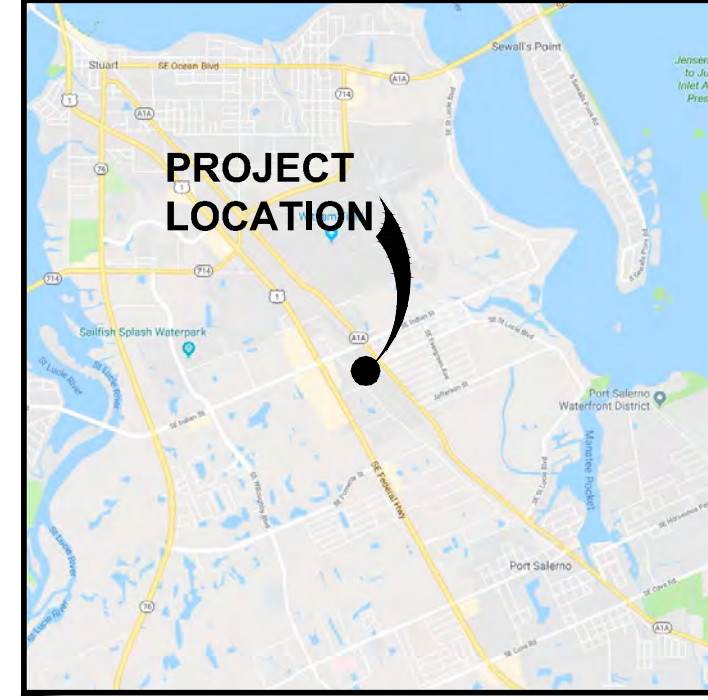
Designer	KV	Sheet
Manager	DF	
Project Number	20-605	
Municipal Number	---	
Computer File		

LA-1



701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

PROPERTY OWNER: TED GLASSRUD ASSOCIATES FL LLC
1700 W HIGHWAY 36 #650
ROSEVILLE, MN 55113

APPLICANT: MERITAGE HOMES
5337 MILLENIA LAKES BLVD, SUITE 410
ORLANDO, FL 32839

LAND PLANNER/
LANDSCAPE ARCHITECT: LUCIDO & ASSOCIATES
701 EAST OCEAN BOULEVARD
STUART, FL 34994

ENGINEER: THE MILCOR GROUP, INC.
10875 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33455

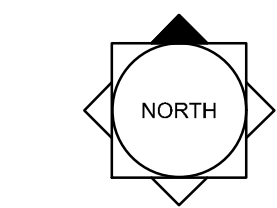
SURVEYOR: CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434

SILVERTHORNE RPUD

STUART, MARTIN COUNTY, FL

LANDSCAPE PLAN

Date	By	Description
04.01.21	KV	INITIAL SUBMITTAL
08.02.21	KV	RESUBMITTAL
10.22.21	KV	ADDRESS STAFF COMMENTS



SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	KV	Sheet
Manager	DF	LA-2
Project Number	20-605	
Municipal Number	---	
Computer File		

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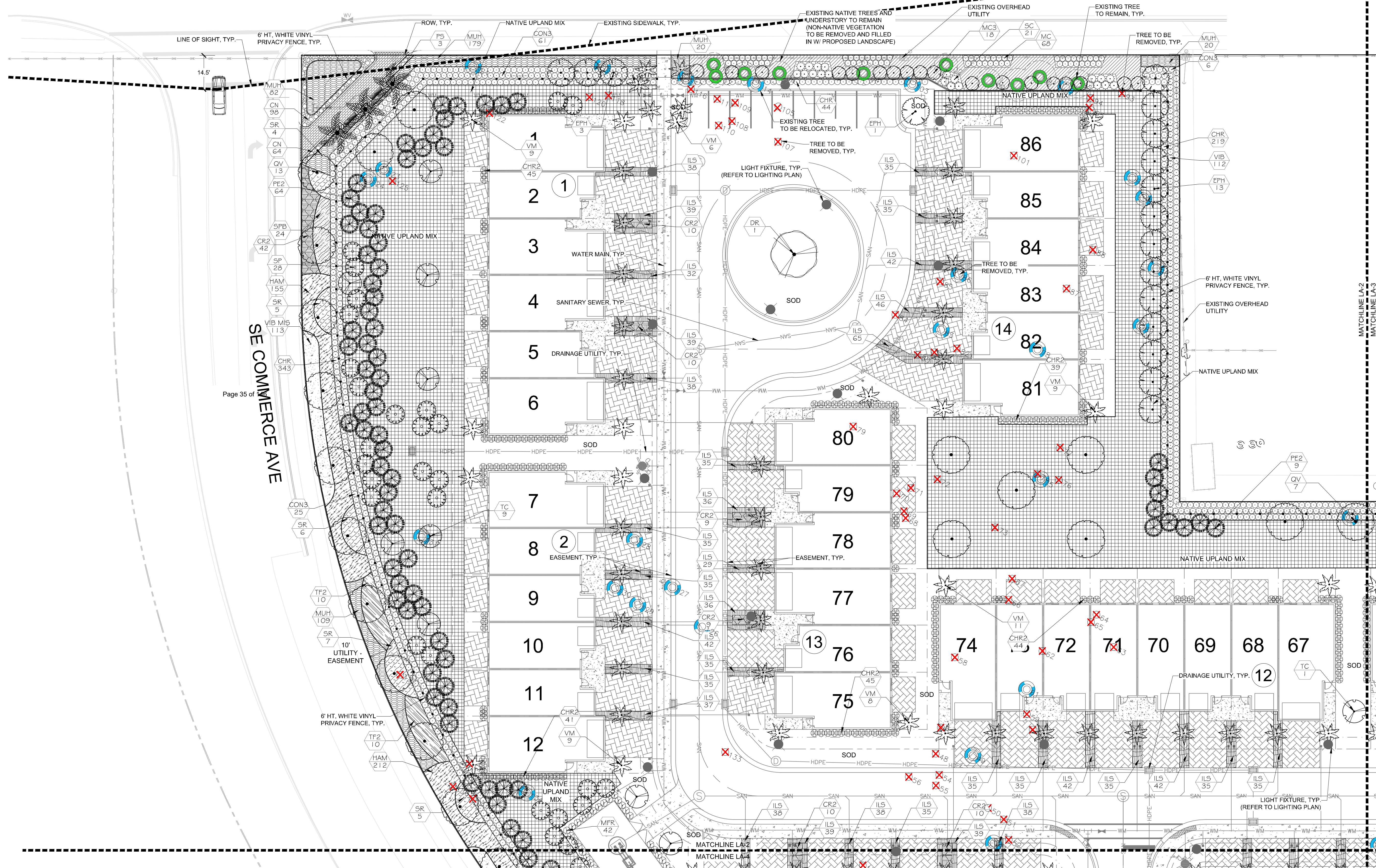
SE INDIAN ST

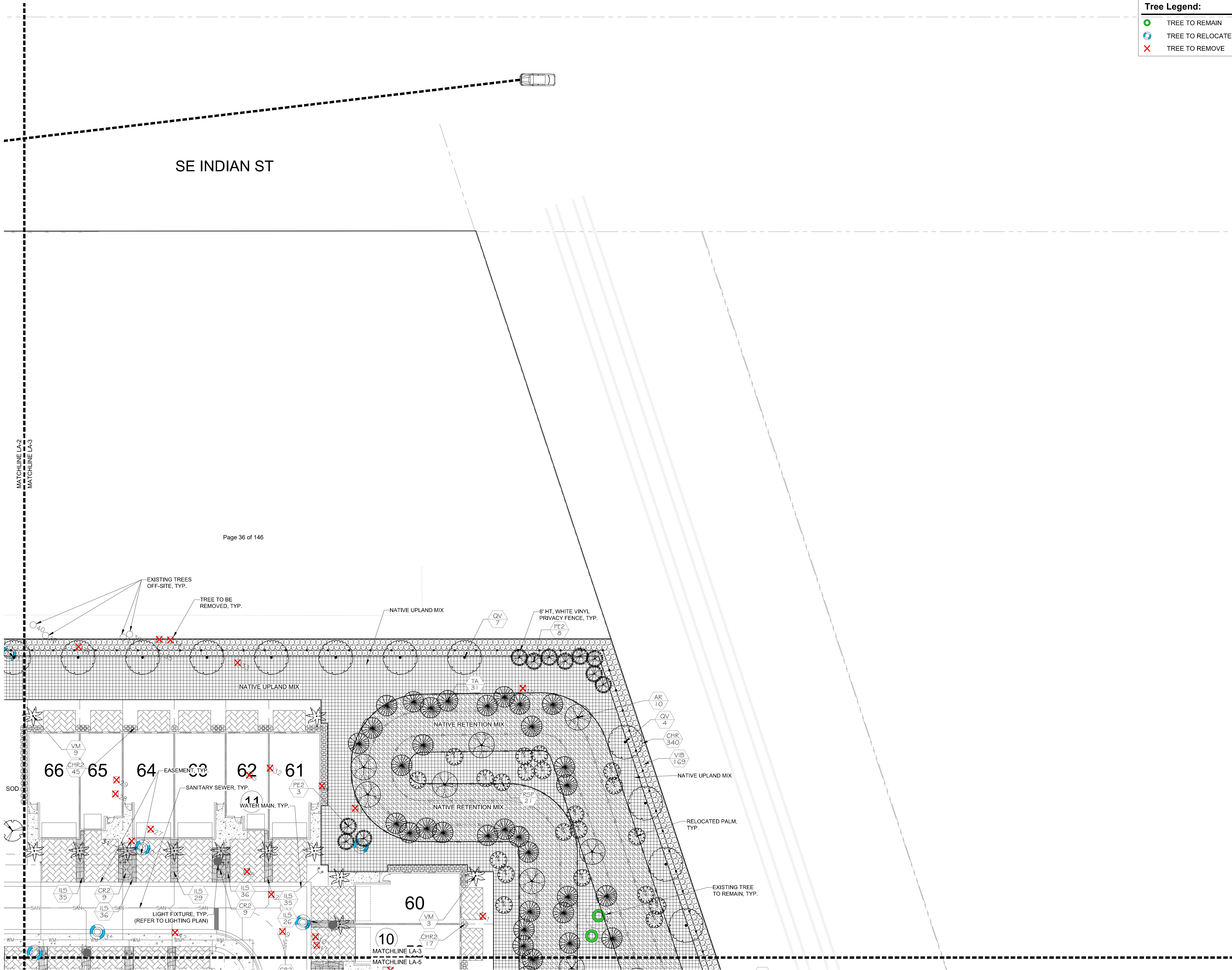
SE COMMERCE AVE

Page 35 of

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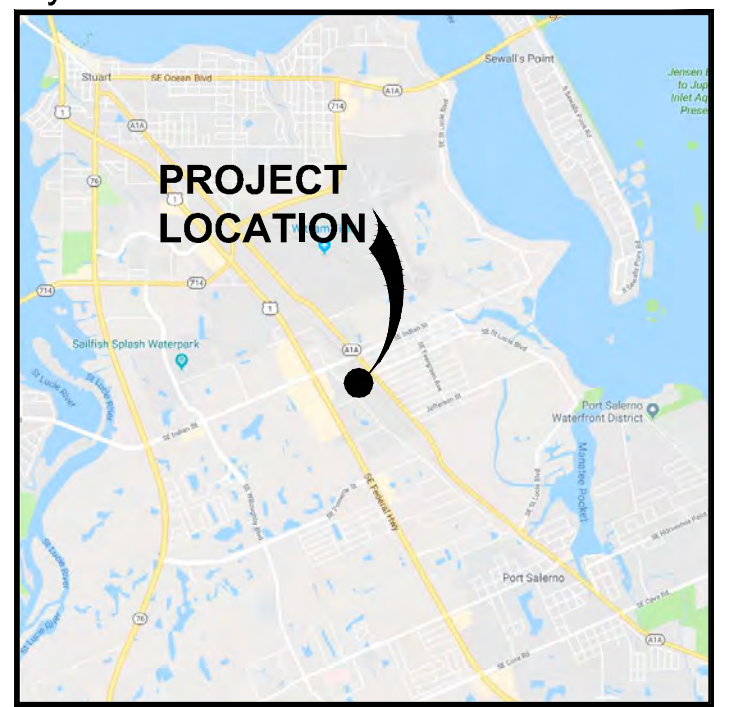
- TREE TO REMAIN
- TREE TO RELOCATE
- TREE TO REMOVE





Tree Legend:	
	TREE TO REMAIN
	TREE TO RELOCATE
	TREE TO REMOVE

Key / Location:



N.T.S.

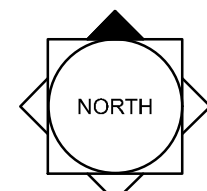
Project Team:	
PROPERTY OWNER:	TED GLASSRUD ASSOCIATES FL LLC 1700 W HIGHWAY 36 #650 ROSEVILLE, MN 55113
APPLICANT:	MERITAGE HOMES 5337 MILLENIA LAKES BLVD, SUITE 410 ORLANDO, FL 32839
LAND PLANNER/ LANDSCAPE ARCHITECT:	LUCIDO & ASSOCIATES 701 EAST OCEAN BOULEVARD STUART, FL 34994
ENGINEER:	THE MILCOR GROUP, INC. 10875 SE FEDERAL HIGHWAY HOBE SOUND, FL 33455
SURVEYOR:	CAULFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434

SILVERTHORNE RPUD

STUART, MARTIN COUNTY, FL

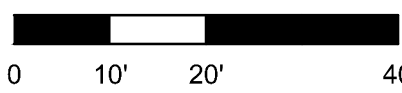
LANDSCAPE PLAN

Date	By	Description
04.01.21	KV	INITIAL SUBMITTAL
08.02.21	KV	RESUBMITTAL
10.22.21	KV	ADDRESS STAFF COMMENTS



NORTH

SCALE: 1" = 20'

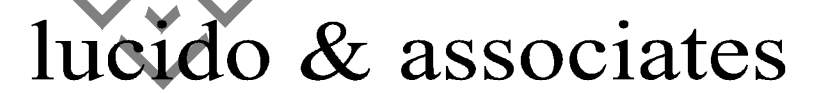


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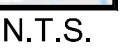
REG. # 1018
Thomas P. Lucido

Designer	KV	Sheet
Manager	DF	
Project Number	20-605	
Municipal Number	---	
Computer File		

LA-3



Key / Location:



PROPERTY OWNER: TED GLASSRUD ASSOCIATES FL LLC
1700 W HIGHWAY 36 #650
ROSEVILLE, MN 55113

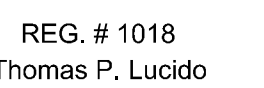
APPLICANT: MERITAGE HOMES
5337 MILLENIA LAKES BLVD, SUITE #140
ORLANDO, FL 32839

LAND PLANNER/
LANDSCAPE ARCHITECT: LUCIDO & ASSOCIATES
701 EAST OCEAN BOULEVARD
STUART, FL 34994

ENGINEER: THE MILCOR GROUP, INC.
10975 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33455

SURVEYOR: CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434

LANDSCAPE PLAN

[illegible]

Designer	KV	Sheet
Manager	DF	LA-4
Project Number	20-605	
Municipal Number	---	
Computer File		

Tree Legend:

	TREE TO REMAIN
	TREE TO RELOCATE
	TREE TO REMOVE



Tree Legend:

- TREE TO REMAIN
- TREE TO RELOCATE
- TREE TO REMOVE

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:

N.T.S.

Project Team:

PROPERTY OWNER:	TED GLASSRUUD ASSOCIATES FL LLC 1700 W HIGHWAY 36 #650 ROSEVILLE, MN 55113
APPLICANT:	MERITAGE HOMES 5337 MILLENIA LAKES BLVD, SUITE 410 ORLANDO, FL 32839
LAND PLANNER/ LANDSCAPE ARCHITECT:	LUCIDO & ASSOCIATES 701 EAST OCEAN BOULEVARD STUART, FL 34994
ENGINEER:	THE MILCOR GROUP, INC. 10875 SE FEDERAL HIGHWAY HOBE SOUND, FL 33455
SURVEYOR:	CAULFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434

SILVERTHORNE RPUD

STUART, MARTIN COUNTY, FL

LANDSCAPE PLAN

Date	By	Description
04.01.21	KV	INITIAL SUBMITTAL
08.02.21	KV	RESUBMITTAL
10.22.21	KV	ADDRESS STAFF COMMENTS

North Arrow

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	KV	Sheet
Manager	DF	
Project Number	20-605	
Municipal Number	---	
Computer File		

LA-5



Tree Legend:

- TREE TO REMAIN
- TREE TO RELOCATE
- TREE TO REMOVE



lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

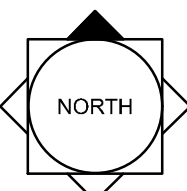
PROPERTY OWNER:	TED GLASSRUJ ASSOCIATES FL LLC 1700 W HIGHWAY 36 #650 ROSEVILLE, MN 55113
APPLICANT:	MERITAGE HOMES 5337 MILLENIA LAKES BLVD, SUITE 410 ORLANDO, FL 32839
LAND PLANNER/ LANDSCAPE ARCHITECT:	LUCIDO & ASSOCIATES 701 EAST OCEAN BOULEVARD STUART, FL 34994
ENGINEER:	THE MILCOR GROUP, INC. 10875 SE FEDERAL HIGHWAY HOBE SOUND, FL 33455
SURVEYOR:	CAULFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434

SILVERTHORNE RPUD

STUART, MARTIN COUNTY, FL

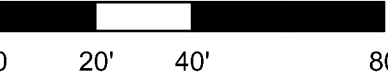
TREE PLAN

Date	By	Description
04.01.21	KV	INITIAL SUBMITTAL
08.02.21	KV	RESUBMITTAL
10.22.21	KV	ADDRESS STAFF COMMENTS



NORTH

SCALE: 1" = 40'



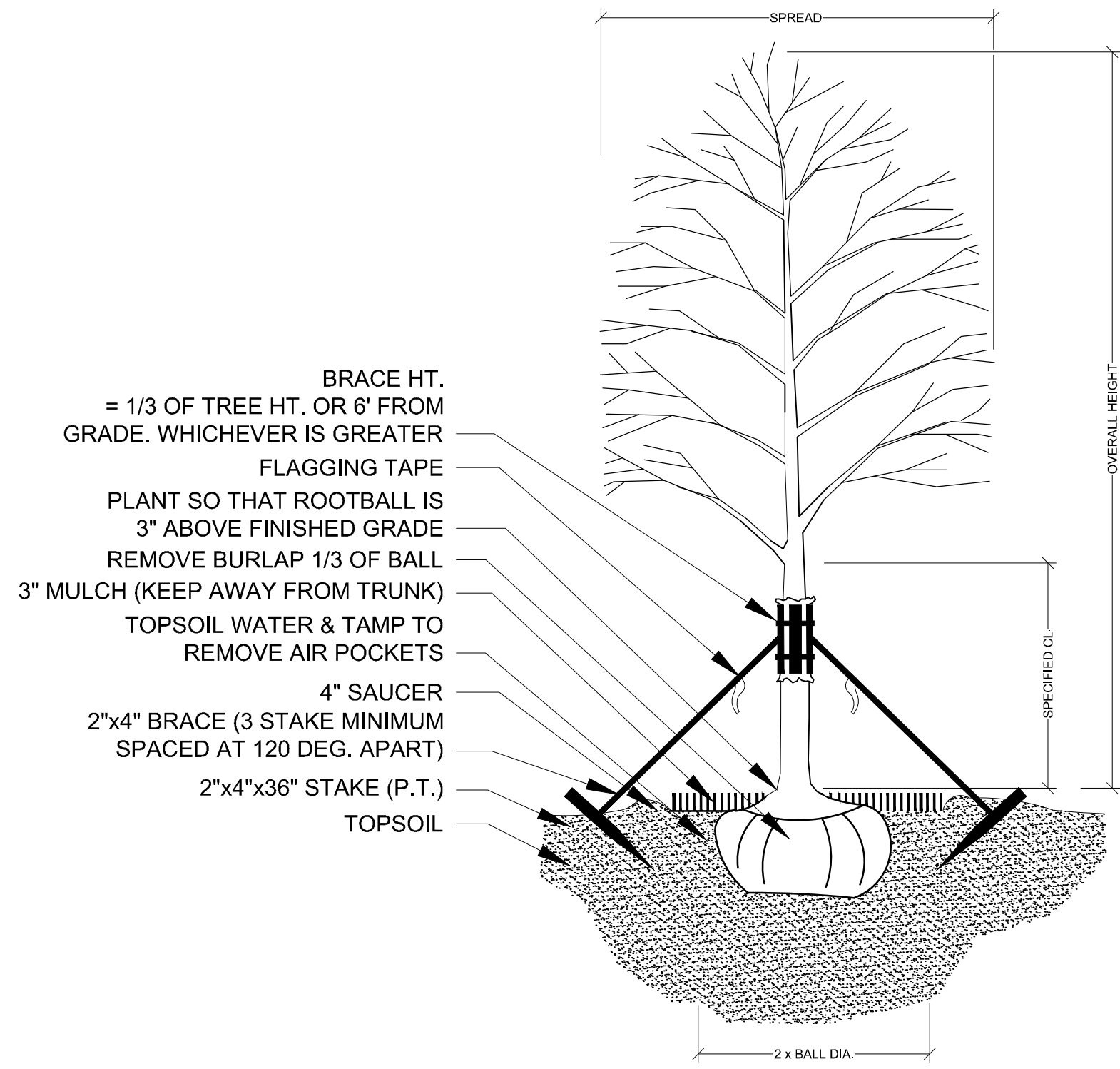
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REG. # 1018
Thomas P. Lucido

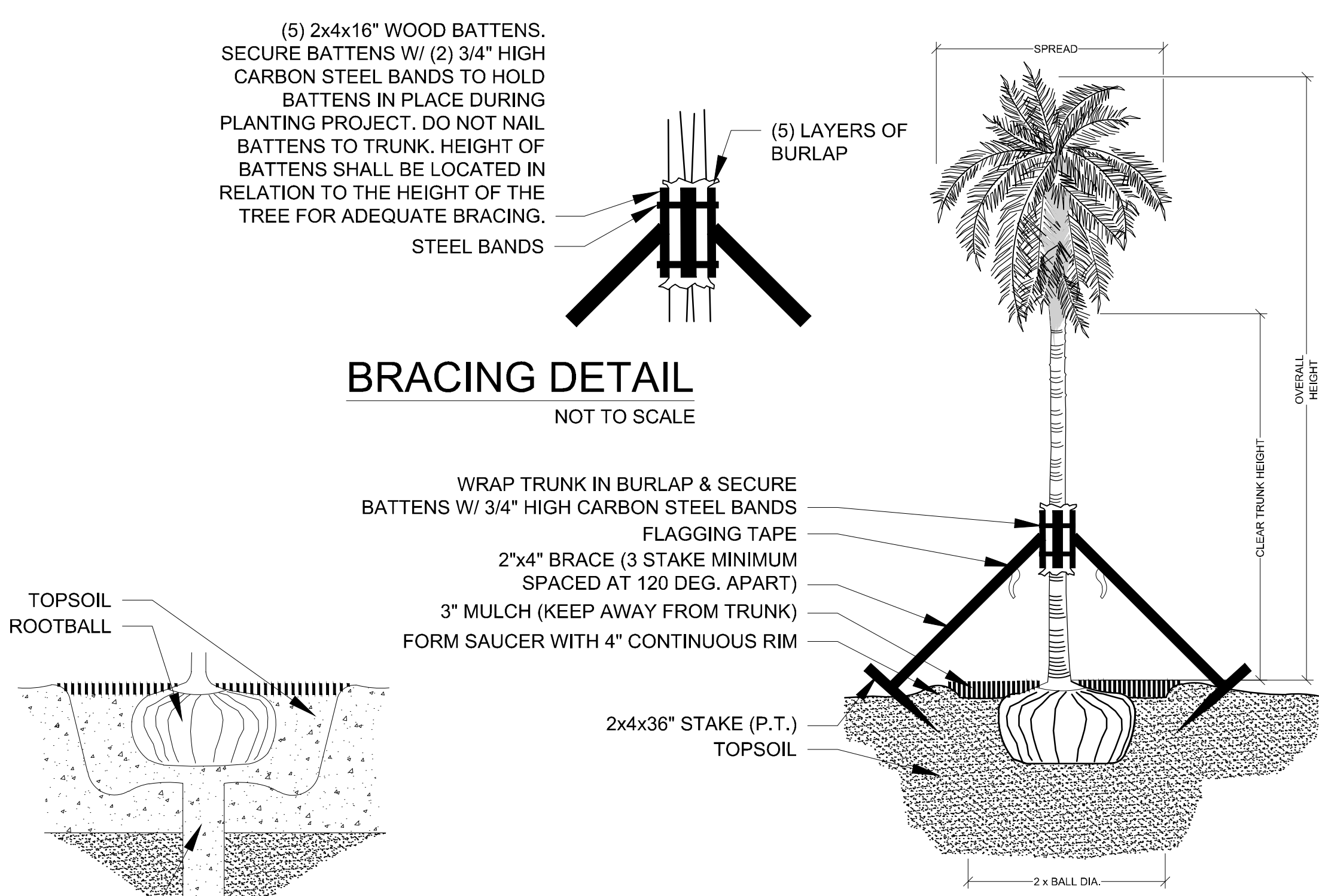
Designer	KV	Sheet
Manager	DF	
Project Number	20-605	
Municipal Number	---	
Computer File		

LA-6

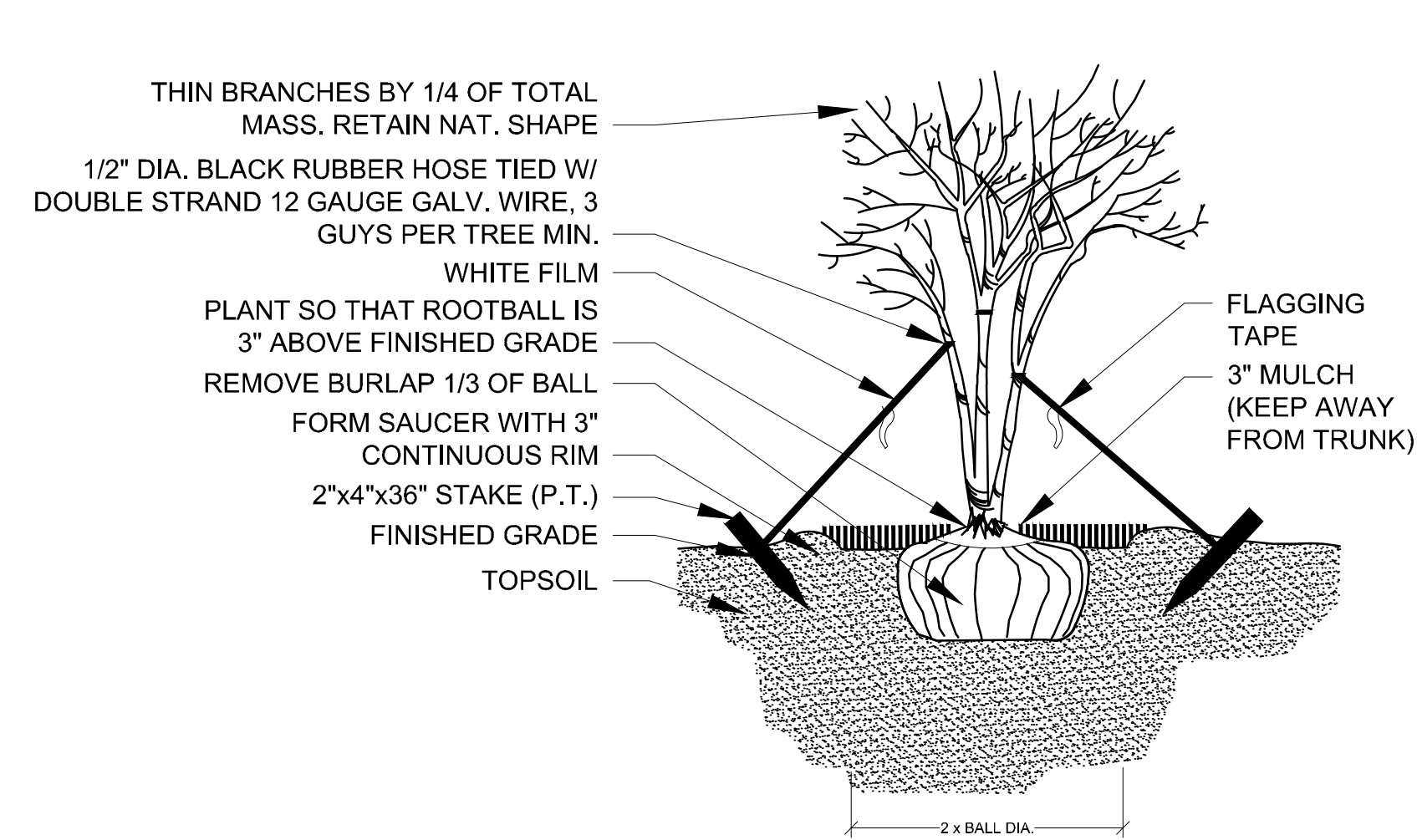
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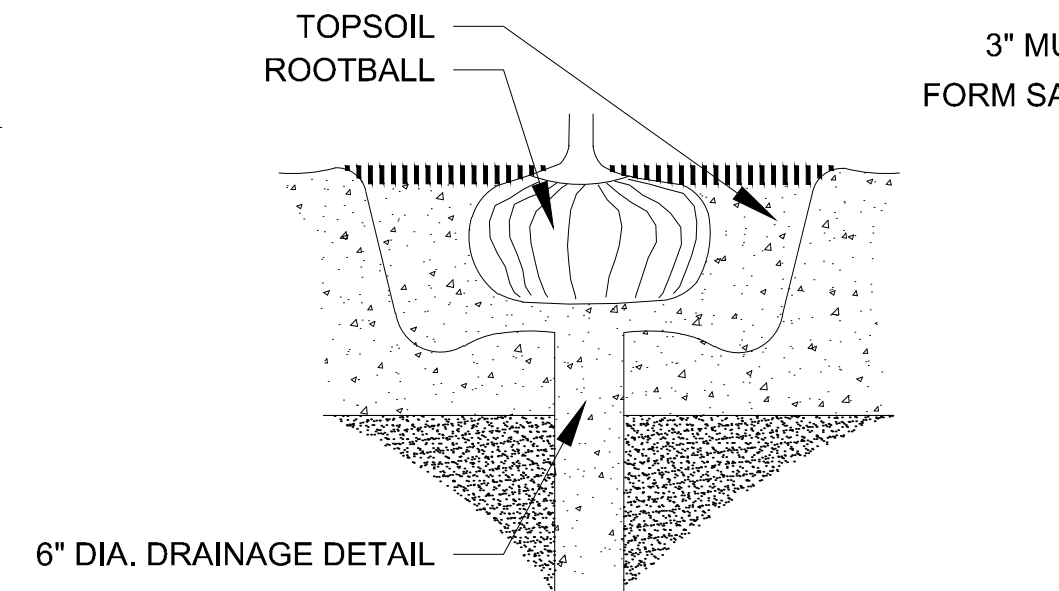
TREE PLANTING & STAKING
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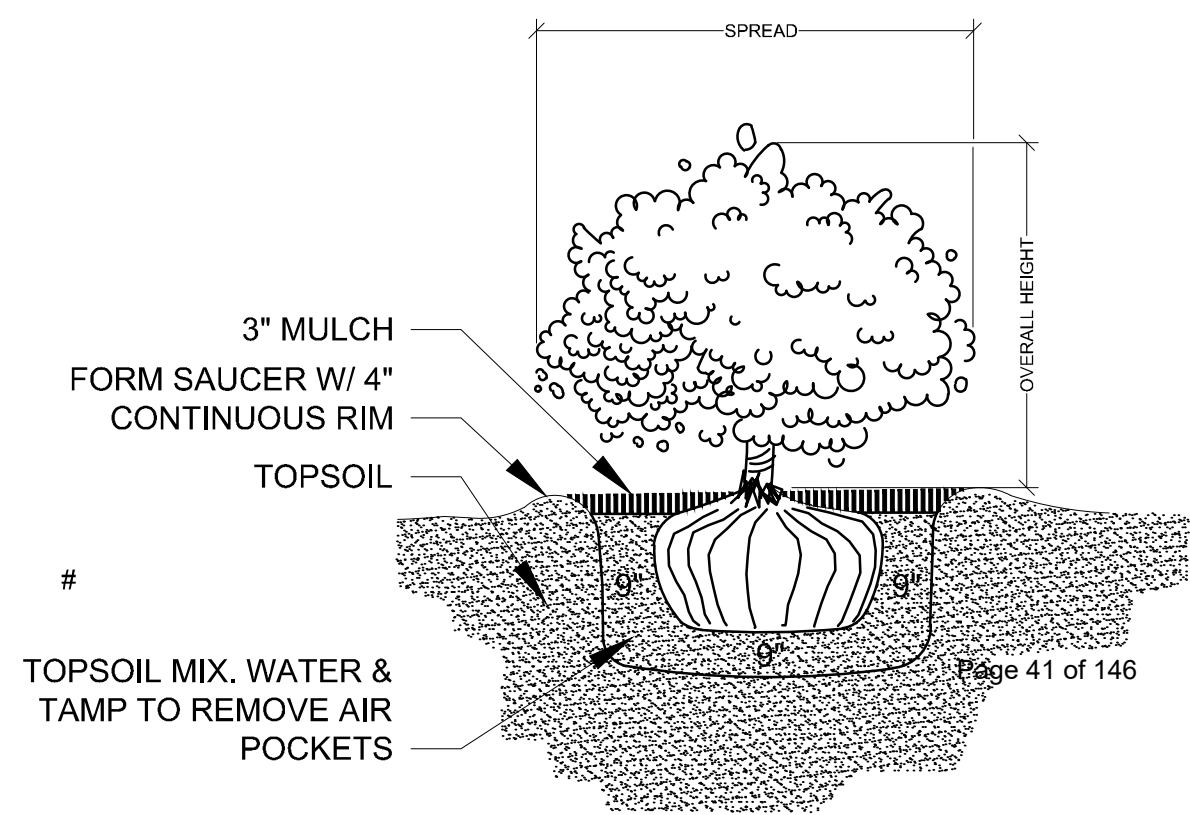
PALM PLANTING - ANGLE STAKE
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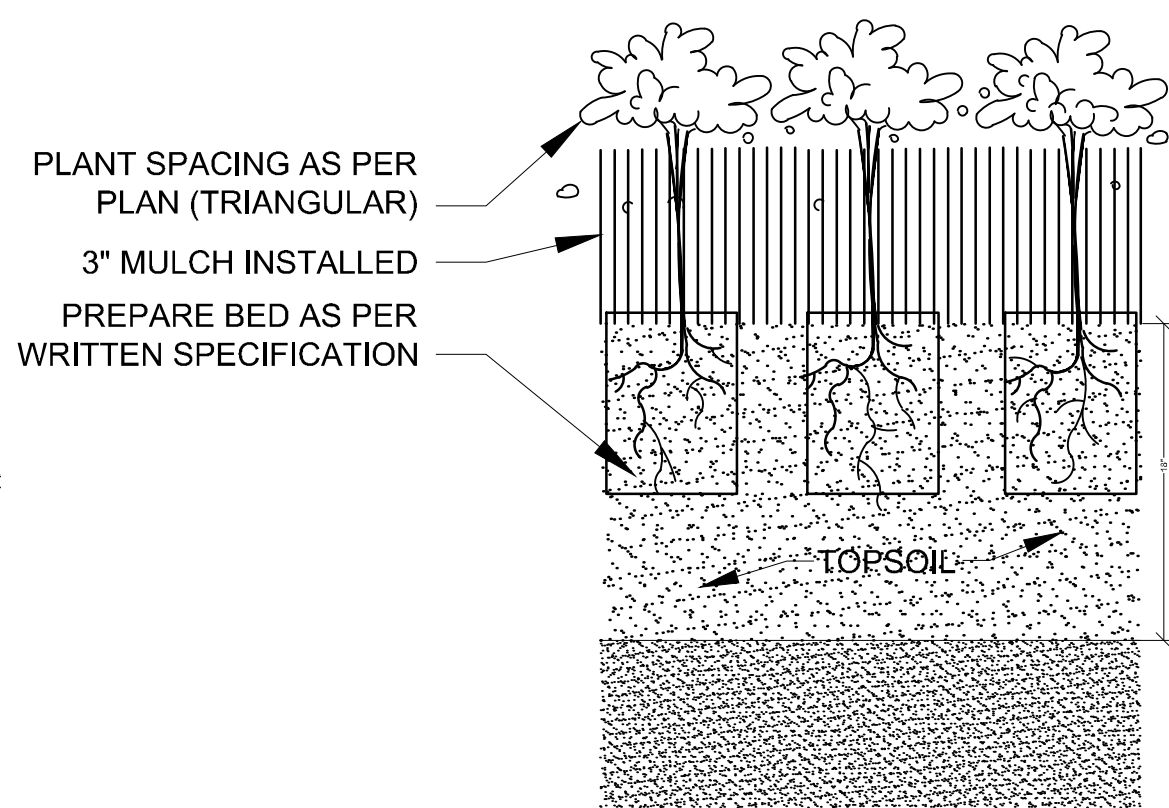
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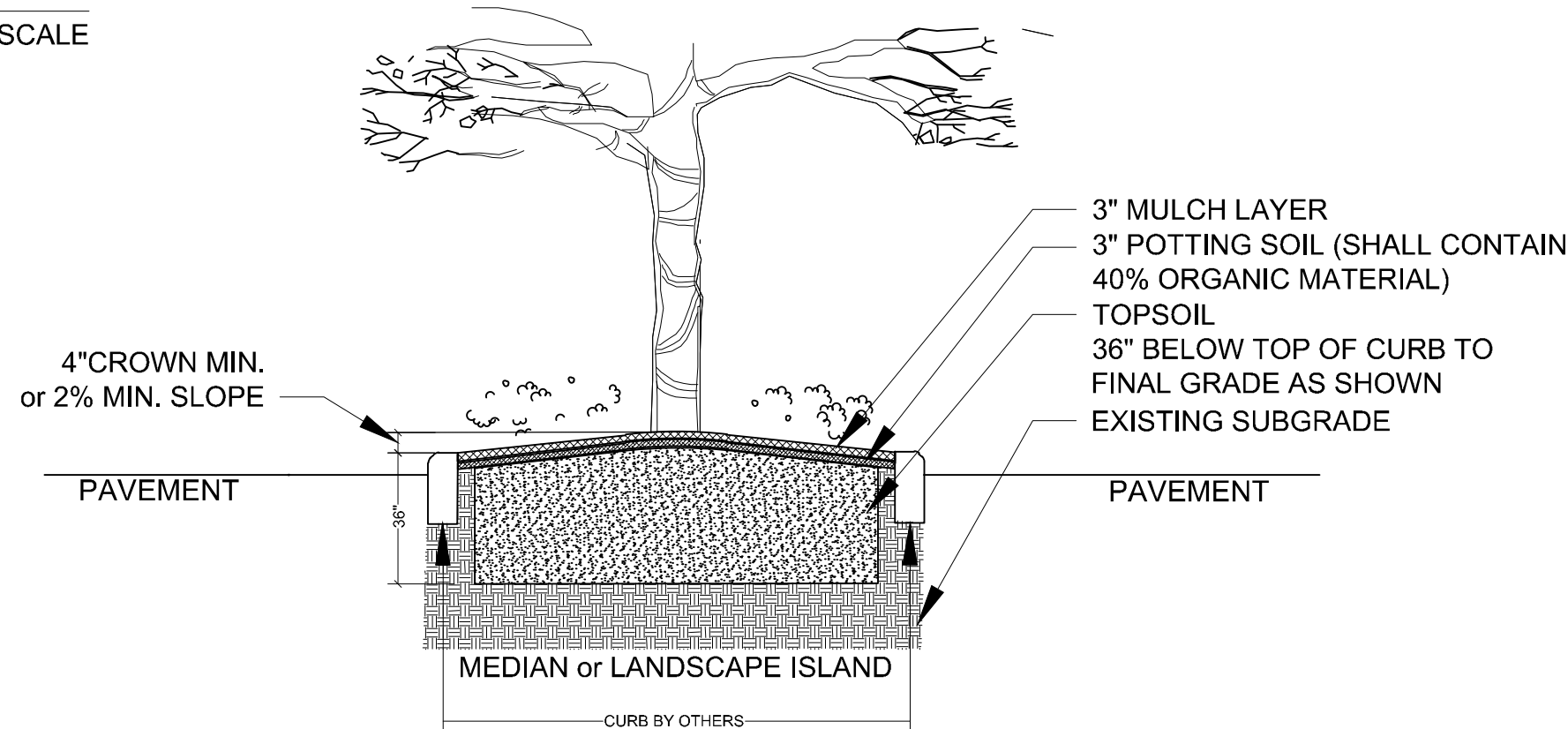
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NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

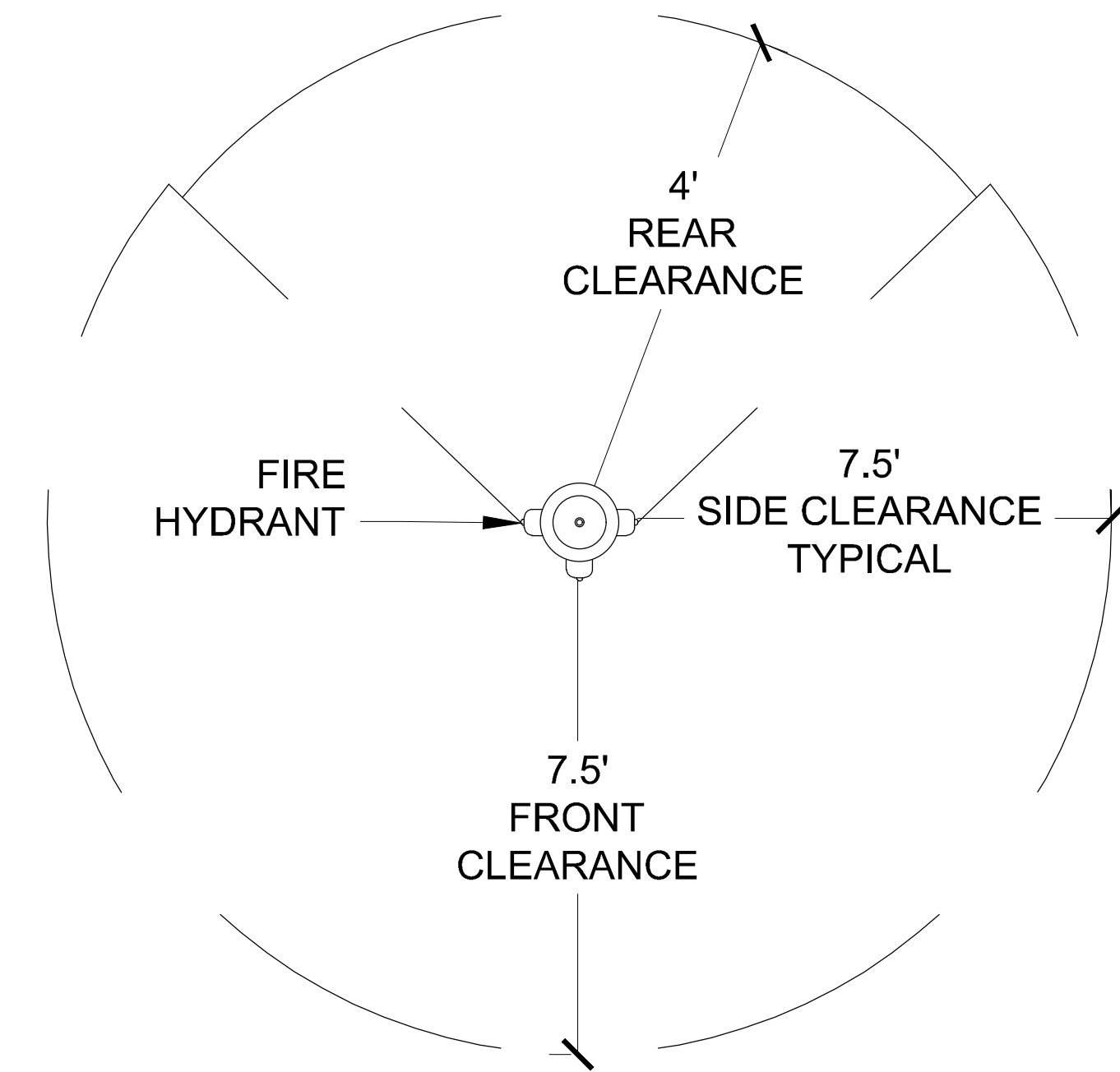


GROUNDCOVER PLANTING DETAIL
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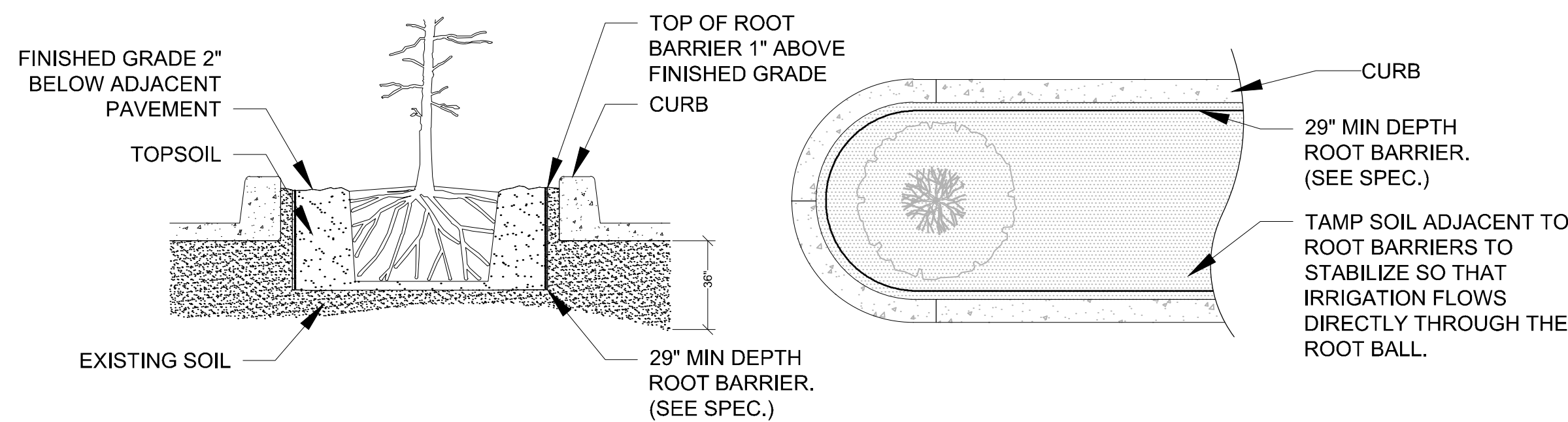


LANDSCAPE AREA PREPARATION DETAIL
NOT TO SCALE

- *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/TOWNER PRIOR TO PLANTING

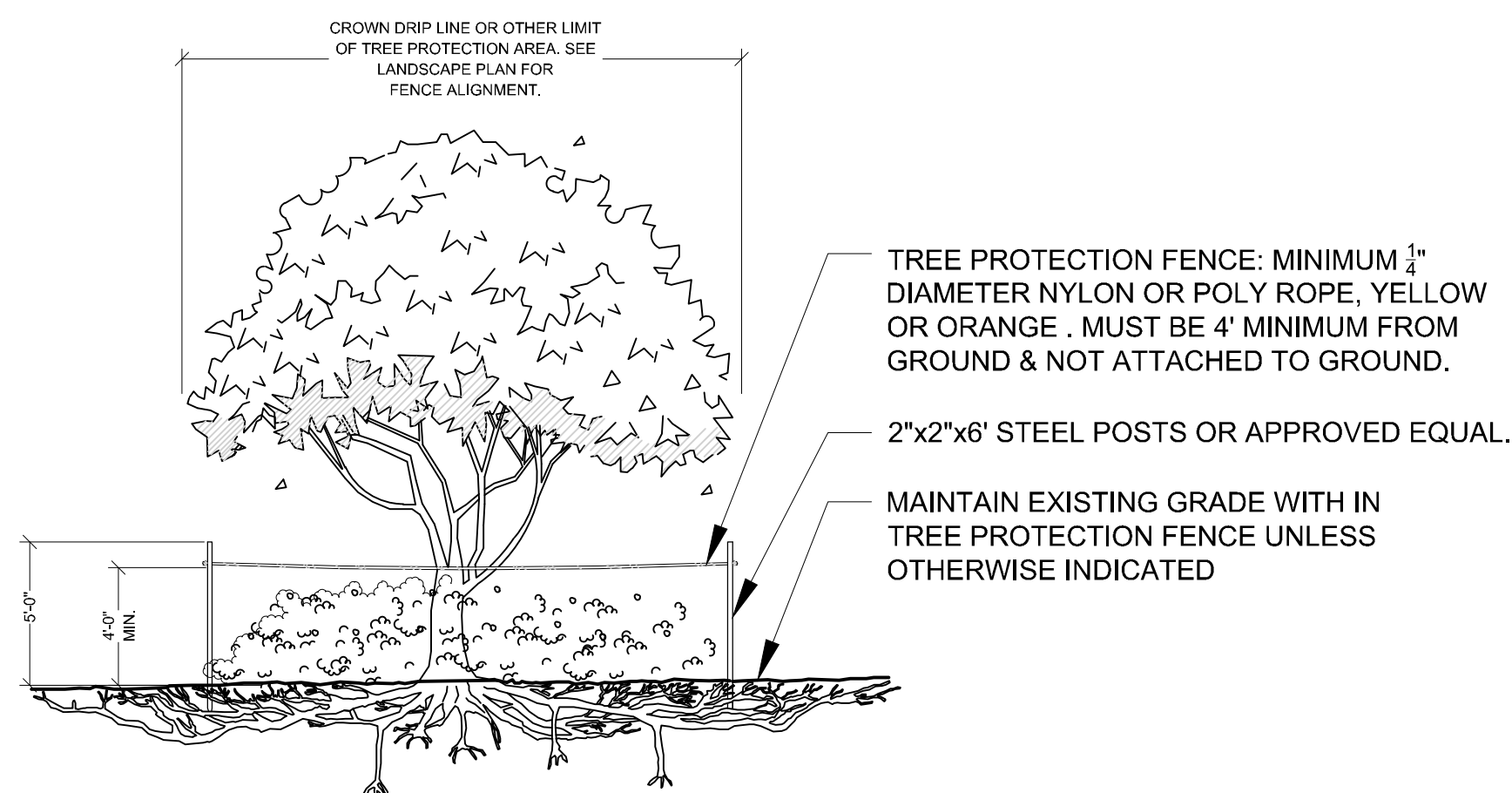


FIRE HYDRANT CLEARANCE DETAIL
NOT TO SCALE

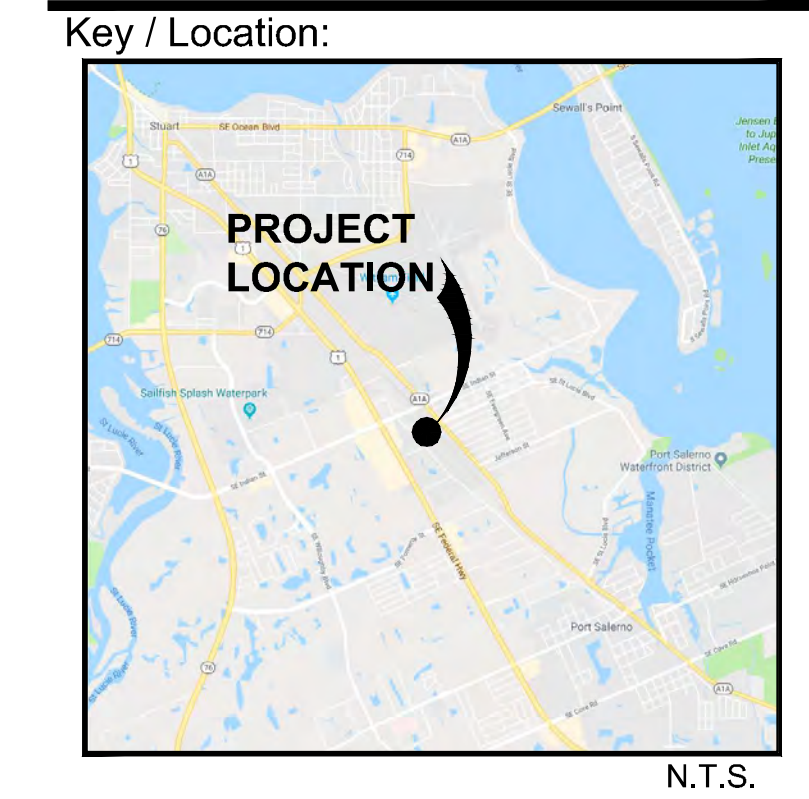


SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

- 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



Project Team:

PROPERTY OWNER:	TED GLASSRUD ASSOCIATES FL LLC 1700 W HIGHWAY 36 #650 ROSEVILLE, MN 55113
APPLICANT:	MERITAGE HOMES 5337 MILLENIA LAKES BLVD, SUITE 410 ORLANDO, FL 32839
LAND PLANNER/ LANDSCAPE ARCHITECT:	LUCIDO & ASSOCIATES 701 EAST OCEAN BOULEVARD STUART, FL 34994
ENGINEER:	THE MILCOR GROUP, INC. 10975 SE FEDERAL HIGHWAY HOBE SOUND, FL 33455
SURVEYOR:	CAULFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434

SILVERTHORNE RPUD

STUART, MARTIN COUNTY, FL

LANDSCAPE DETAILS

Date	By	Description
04.01.21	KV	INITIAL SUBMITTAL
08.02.21	KV	RESUBMITTAL
10.22.21	KV	ADDRESS STAFF COMMENTS

North arrow pointing up.

SCALE: 1" = 0'

REG. # 1018
Thomas P. Lucido

Designer	KV	Sheet
Manager	DF	
Project Number	20-605	
Municipal Number	---	
Computer File		

LA-8

TYPICAL WALL TYPES

GENERAL NOTES - WALL TYPES

ALL INTERIOR PARTITIONS ARE WALL TYPE 1 U.N.O.

FOR ADDITIONAL INFORMATION ABOUT WALL ASSEMBLIES ALSO REFER TO SHEETS DESIGNATED AS:

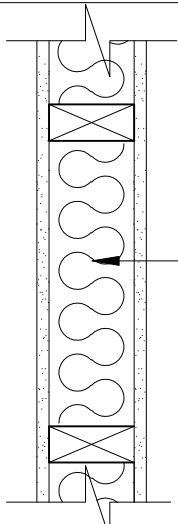
'FIRE RATING DETAILS'

'UL AND FIRE RATED ASSEMBLIES'

'TYPICAL WALL SECTIONS'

'TYPICAL FINISH MATERIAL SPECIFICATIONS'

'STAIR SECTIONS'



INTERIOR NON-BEARING

2x4 (U.N.O.) STUDS @ 24" O.C. U.N.O. WITH 1/2" GYP. BOARD EACH SIDE

-OR ALTERNATE- METAL STUDS @ 24" O.C. U.N.O. WITH 1/2" GYP. BOARD EACH SIDE

NON-RATED INTERIOR WALL

INTERIOR NON-BEARING

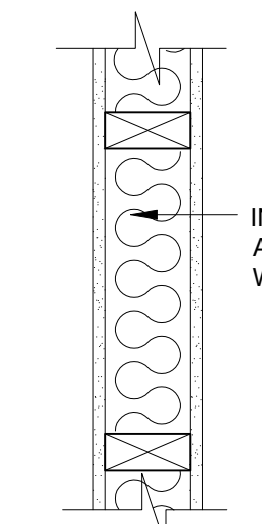
2x4 (U.N.O.) STUDS @ 24" O.C. WITH 1/2" GYPSUM BOARD BOTH SIDES.

NON-RATED INTERIOR FRAME WALL

INTERIOR NON-BEARING

2x4 (U.N.O.) STUDS @ 24" O.C. WITH 1/2" GYPSUM BOARD ONE SIDE. (P.T. WHEN AGAINST MASONRY)

NON-RATED INTERIOR FRAME WALL



REFER STRUCTURAL FOR LOCATIONS

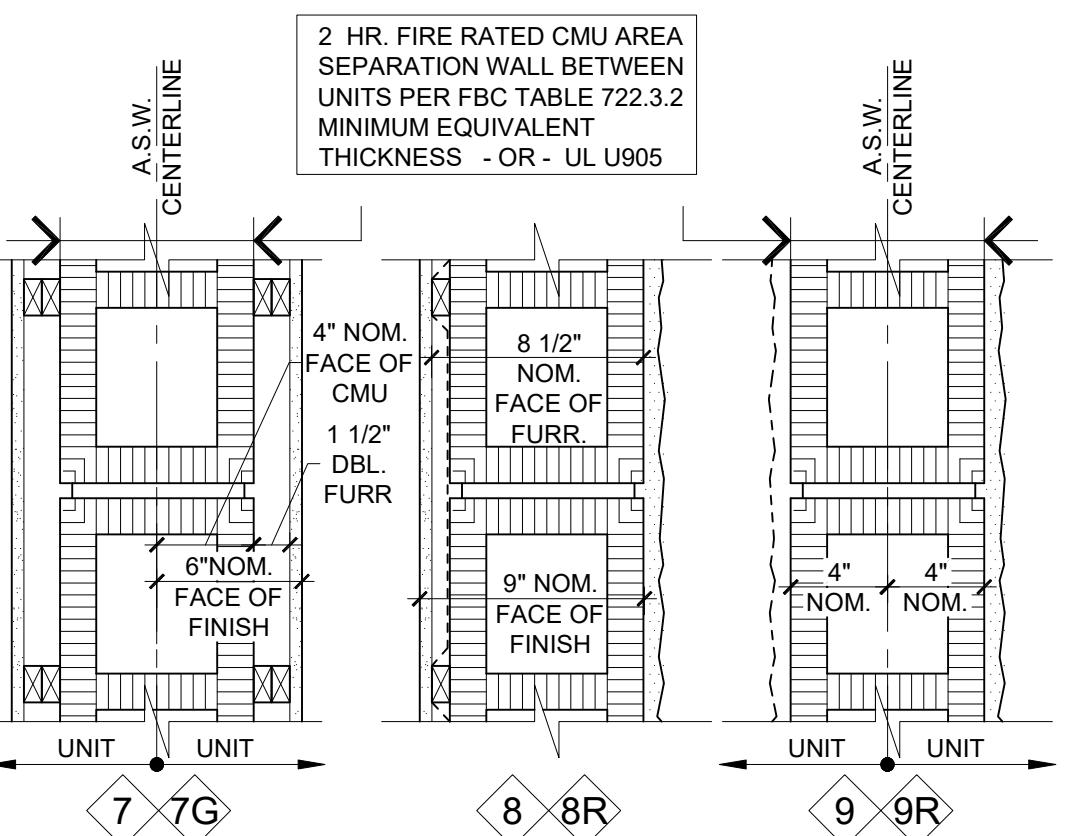
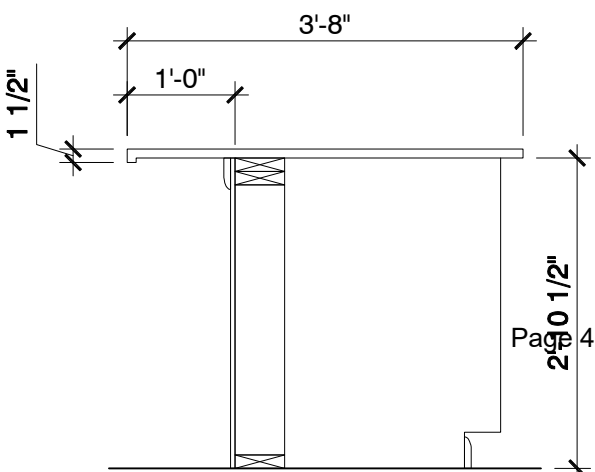
INTERIOR BEARING

2x4 (U.N.O.) STUDS @ 16" O.C. U.N.O. WITH 1/2" GYP. BOARD EACH SIDE

NON-RATED INT. BEARING WALL

BAR DETAIL

SCALE: N.T.S.



TYPICAL AREA SEPARATION WALL

8" CONCRETE BLOCK WALL (SEE FIRE RATING INFO ABOVE) W/ 1/2" GYP. BD. OVER DOUBLE FURRING (1X2 PT) @ 24" O.C. (FURR FOR ELECTRICAL INSTALLATION). ACOUSTICAL INSULATION PER COMMUNITY / DEVELOPERS SPEC.

GARAGE: EXPOSED CMU, STRUCK JOINTS, PAINTED, (NO FURRING OR GYPSUM BOARD).

TYPICAL FIRST FL. EXTERIOR

8" CONCRETE BLOCK EXTERIOR WALL W/ 1/2" GYP. BD. OVER RADIANT BARRIER INSULATION OVER 1X2 PT. FURRING @ 24" O.C. ON INTERIOR FACE OF WALL. STUCCO ON EXTERIOR BLOCK

(1) HR RATED BY EQUIVALENT THICKNESS AT TYPE 8R

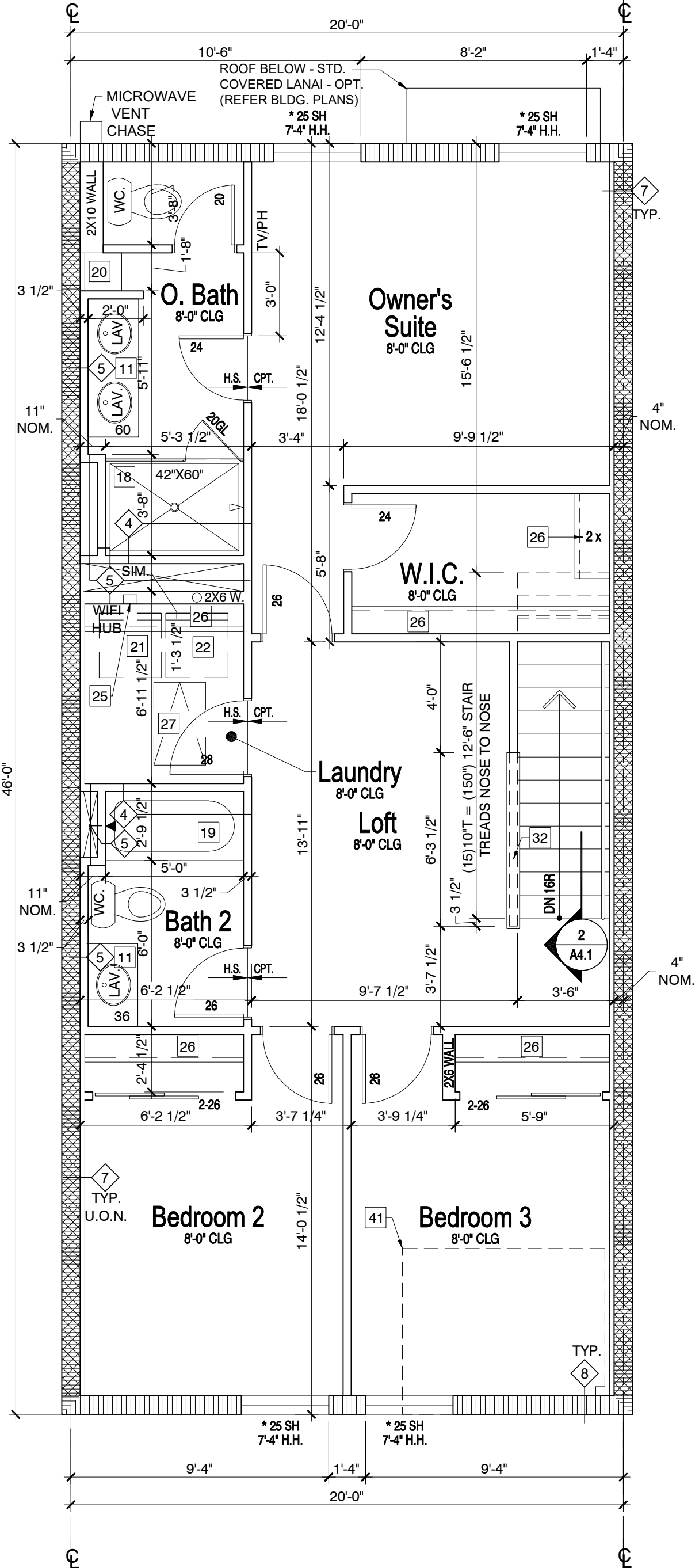
EXTERIOR CONC. BLOCK WALL

CMU - A.S.W. AT EXTERIOR

8" CONCRETE BLOCK WALL (SEE FIRE RATING INFO ABOVE) W/ 5/8" MIN. STUCCO AT EXTERIOR CONDITIONS.

GARAGE: NON RATED, EXPOSED CMU, STRUCK JOINTS, PAINTED, EXTERIOR 5/8" MIN. STUCCO

(2) HOUR RATED WALL AREA SEPARATION

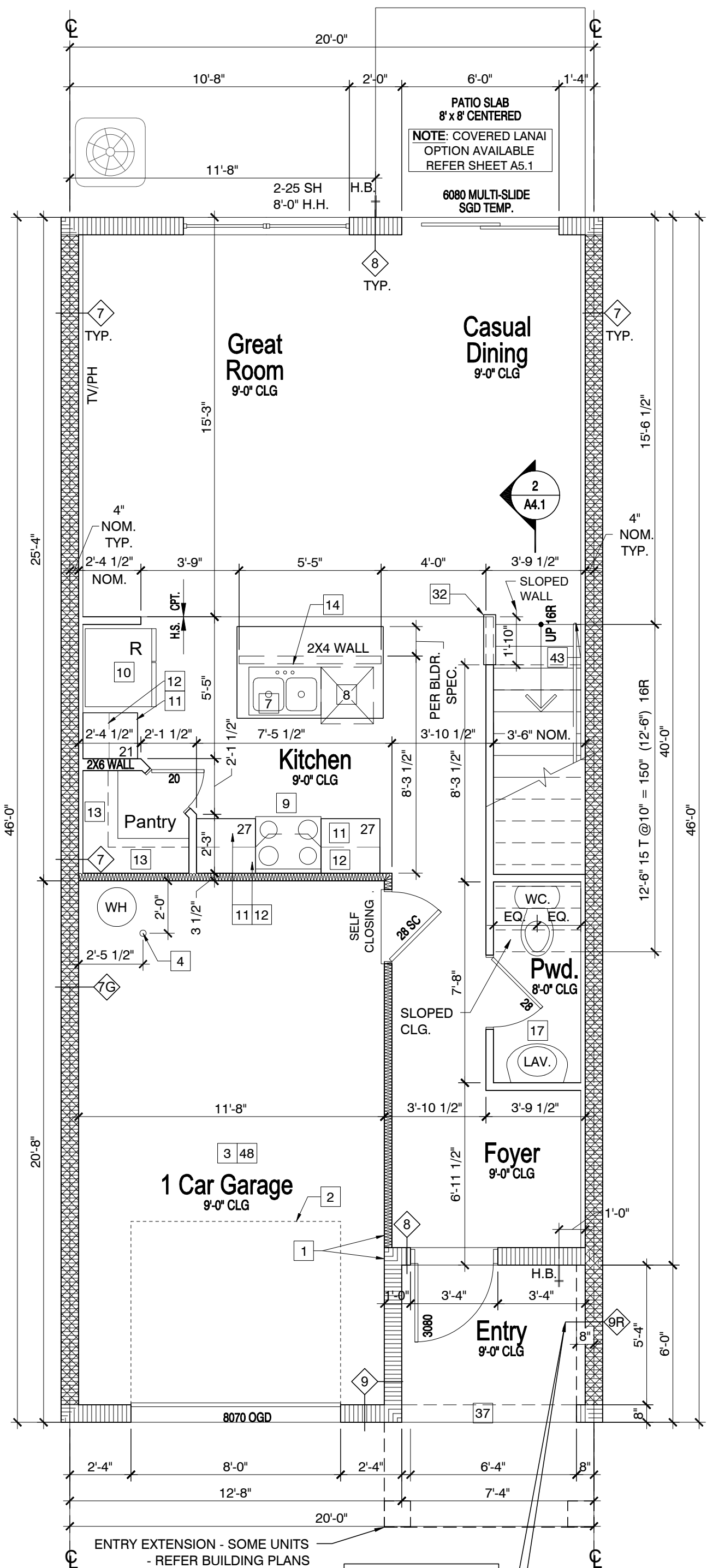


SECOND FLOOR PLAN - UNIT T148

22x34 SCALE: 1/4" = 1'-0"

11x17 SCALE: 1/8" = 1'-0"

LEFT HAND



FIRST FLOOR PLAN - UNIT T148

22x34 SCALE: 1/4" = 1'-0"

11x17 SCALE: 1/8" = 1'-0"

LEFT HAND

FLOOR PLAN NOTES:

- # THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:
- FLUSH THE FACE OF FINISHES
 - LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
 - SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING.
 - 36" HIGH BOLLARD
 - STAIR PER GOVERNING CODE.
 - 2x4 W/ GYP. BOARD CLOSURE UNDER STAIR
 - SINK W/GARBAGE DISPOSAL.
 - DISHWASHER.
 - RANGE w/ HOOD OR MICRO ABOVE PER SPEC.
 - REFRIGERATOR.
 - BASE CABINETS.
 - UPPER CABINETS.
 - PANTRY - (4) 12" D. SHELVES
 - HALF WALL +34 1/2" A.F.F. W/ COUNTERTOP PER PLAN.
 - OPTIONAL UPPER CABINETS.
 - OPTIONAL CABINETS.
 - PEDESTAL SINK
 - TILED SHOWER W/TEMPERED GLASS ENCLOSURE, PER BUILDER SPEC.
 - 30" X 60" TUB/SHOWER
 - LINEN SHELVES, PER BUILDER SPEC.
 - WASHER SPACE W/ DRAIN PAN BELOW. PROVIDE DRAIN PAN TO EXTERIOR
 - DRYER SPACE w/ VENT TO EXTERIOR.
 - STACKED WASHER/ DRYER.
 - OPTIONAL LAUNDRY SINK.
 - HANSON BOX
 - ROD & SHELF, PER BUILDER SPECS.
 - ATTIC ACCESS (22"x36" U.N.O.)
 - ATTIC ACCESS W/ STAIRS (22 1/2"x54" U.N.O.)
 - GYPSUM BOARD OPENING.
 - OPTIONAL PRE-PLUMB FOR LAUNDRY SINK.
 - OPTIONAL COFFERED CEILING (AS NOTED PER PLAN)
 - 2X4 LOW WALL w/ GYPSUM BOARD & WOOD CAP - 42" HT. MIN.
 - 2X4 LOW WALL 42" A.F.F.
 - N/A
 - LOW WALL 32 1/2" A.F.F.
 - N/A
 - SOFFIT OR BEAM ABOVE, REFER TO STRUCTURAL & EXTERIOR ELEVATIONS FOR HEIGHTS & FINISHES.
 - PLANT SHELF
 - N/A
 - LINE OF FRAMING ABOVE.
 - LINE OF FRAMING WALL BELOW.
 - MASONRY PER BUILDER SPEC, SEE EXTERIOR ELEVATIONS.
 - HANDRAIL AT +36" ABV. STAIR NOSING OR LANDING - PER CODE - ALSO REFER STAIR SECTIONS.
 - COORD. PLUMBING SUPPLY & VENT IN FRAME OR MASONRY WALL
 - COORD. TOILET SUPPLY IN MASONRY WALL OR THROUGH FLOOR
 - N/A
 - INSTALL 1/2" GYP. AT WALLS & CEILINGS OF ACCESSIBLE AREAS UNDER STAIRS
 - INSTALL 1/2" GYP. BD. ON GARAGE SIDE OF WALL BETWEEN GARAGE & LIVING, INSTALL 5/8" TYPE 'X' GYP BD. ON GARAGE CEILING AT AREA BETWEEN LIVING ABOVE AND GARAGE

GENERAL PLAN NOTES:

ALL INTERIOR DOORS ARE 6'-8" HEIGHT PER BUILDER SPEC.

DOOR WIDTH DESIGNATIONS: 20 = 2'-0"; 24 = 2'-4"; ETC.

GARAGE DOORS SHALL BE SOLID CORE DOOR, A MIN. 1 3/8" THICK w/ CLOSER.

WINDOWS MARKED WITH AN * MUST MEET EMERGENCY ESCAPE AND RESCUE (E.E.R.) REQUIREMENTS. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS (E.E.R.) REQUIREMENTS.

FOR ADDITIONAL INFORMATION SEE GENERAL NOTES, TYPICAL FINISH MATERIAL SPECIFICATIONS, WALL SECTIONS AND DETAILS.

PLUMBING NOTE: OFFSET ALL PLUMBING VENTS, DRYER VENTS, AND BATH FAN EXHAUST MIN. 5'-0" FROM CENTER LINE OF PARTY WALL TO AVOID PENETRATING FIRE RESISTANT ROOF SHEATHING.

FALL PROTECTION

IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

- OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
- WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090.

THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT.



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Minnesota
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Suite 300
Eden Prairie, MN 55344
+1 612.607.1105

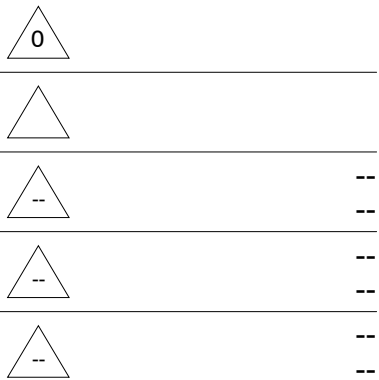
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Project Title
FRONT LOAD
TOWNHOMES

Sheet Title
UNIT T148
- L
Floor Plans

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Sheet No.
A1.1L

TYPICAL WALL TYPES

GENERAL NOTES - WALL TYPES

ALL INTERIOR PARTITIONS ARE WALL TYPE 1 U.N.O.

FOR ADDITIONAL INFORMATION ABOUT WALL ASSEMBLIES ALSO REFER TO SHEETS DESIGNATED AS:

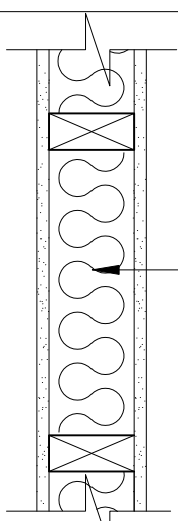
'FIRE RATING DETAILS'

'UL AND FIRE RATED ASSEMBLIES'

'TYPICAL WALL SECTIONS'

'TYPICAL FINISH MATERIAL SPECIFICATIONS'

'STAIR SECTIONS'



INTERIOR NON-BEARING

2x4 (U.N.O.) STUDS @ 24" O.C. U.N.O. WITH 1/2" GYP. BOARD EACH SIDE

-OR ALTERNATE- METAL STUDS @ 24" O.C. U.N.O. WITH 1/2" GYP. BOARD EACH SIDE

NON-RATED INTERIOR WALL

INTERIOR NON-BEARING

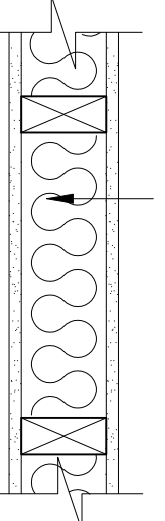
2x4 (U.N.O.) STUDS @ 24" O.C. WITH 1/2" GYPSUM BOARD ONE SIDE. (P.T. WHEN AGAINST MASONRY)

NON-RATED INTERIOR FRAME WALL

INTERIOR NON-BEARING

2x4 (U.N.O.) STUDS @ 24" O.C. WITH 1/2" GYPSUM BOARD ONE SIDE. (P.T. WHEN AGAINST MASONRY)

NON-RATED INTERIOR FRAME WALL



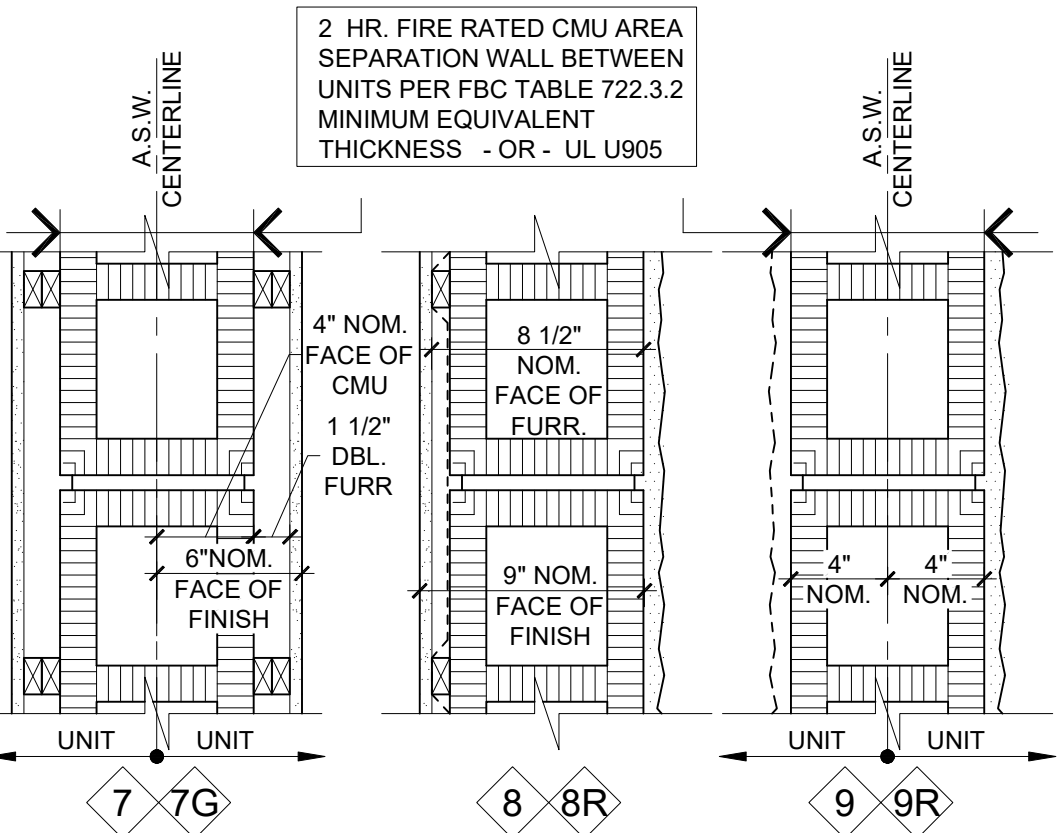
INTERIOR BEARING

2x4 (U.N.O.) STUDS @ 16" O.C. U.N.O. WITH 1/2" GYP. BOARD EACH SIDE

NON-RATED INT. BEARING WALL

BAR DETAIL

SCALE: N.T.S.



TYPICAL AREA SEPARATION WALL

8" CONCRETE BLOCK WALL (SEE FIRE RATING INFO ABOVE) EXTERIOR WALL W/ 1/2" GYP. W/ 1/2" GYP. BD. OVER DOUBLE FURRING (1X2 PT) @ 24" O.C. (FURR FOR ELECTRICAL INSTALLATION). ACOUSTICAL INSULATION PER COMMUNITY / DEVELOPERS SPEC.

GARAGE: EXPOSED CMU, STRUCK JOINTS, PAINTED, (NO FURRING OR GYPSUM BOARD).

(2) HOUR RATED WALL AREA SEPARATION

TYPICAL FIRST FL. EXTERIOR

8" CONCRETE BLOCK EXTERIOR WALL W/ 1/2" GYP. BD. OVER RADIANT BARRIER INSULATION OVER 1X2 PT. FURRING @ 24" O.C. ON INTERIOR FACE OF WALL. STUCCO ON EXTERIOR BLOCK

(1) HR RATED BY EQUIVALENT THICKNESS AT TYPE 8R

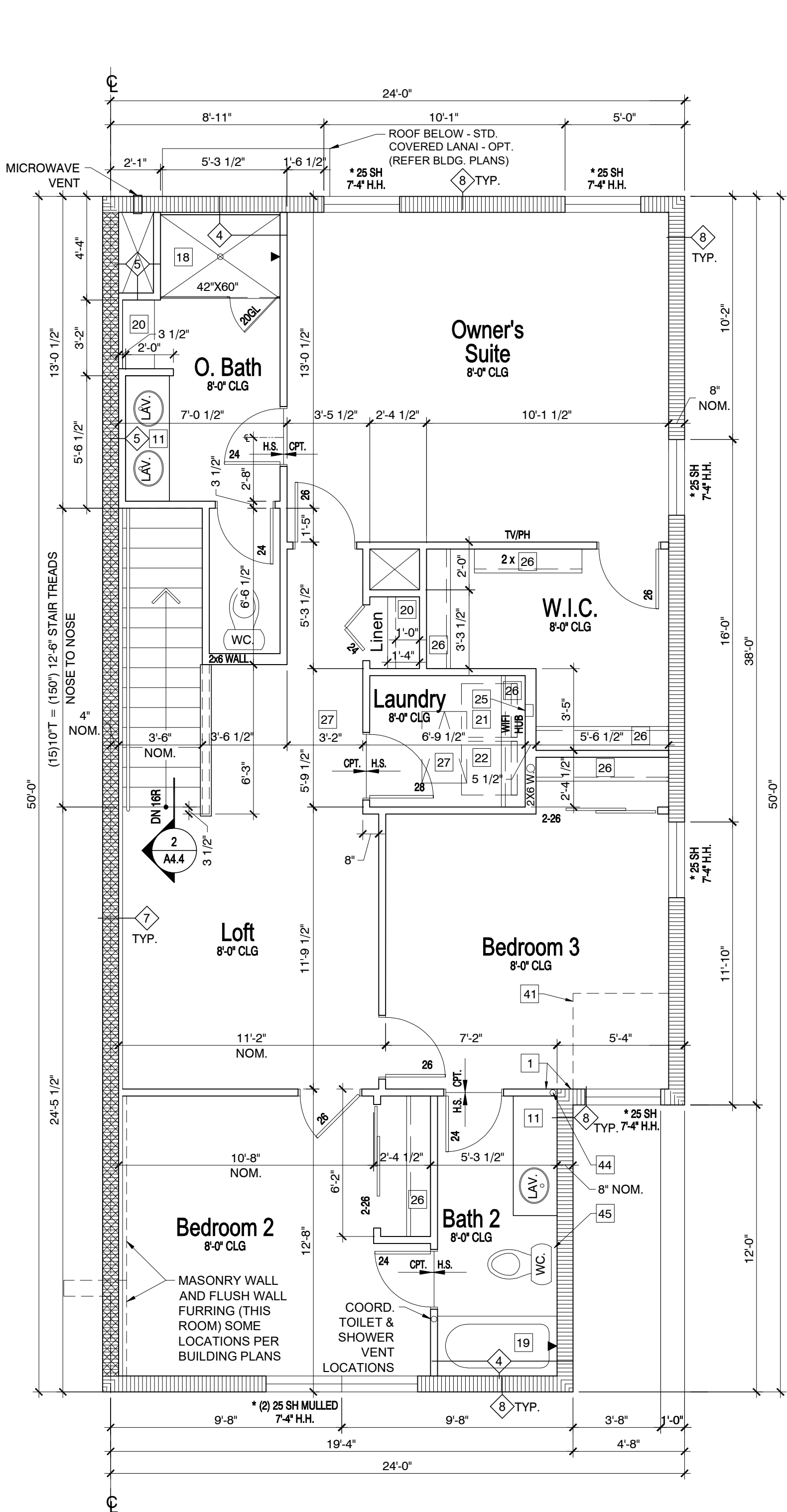
EXTERIOR CONC. BLOCK WALL

CMU - A.S.W. AT EXTERIOR

8" CONCRETE BLOCK WALL (SEE FIRE RATING INFO ABOVE) EXTERIOR WALL W/ 1/2" GYP. W/ 5/8" MIN. STUCCO AT EXTERIOR CONDITIONS.

GARAGE: NON RATED, EXPOSED CMU, STRUCK JOINTS, PAINTED, EXTERIOR 5/8" MIN. STUCCO

(2) HOUR RATED WALL AREA SEPARATION



T179 - LN	
UNIT SQ. FTG. TABLE	
1st FLOOR	714 SQ. FT.
2nd FLOOR	1094 SQ. FT.
TOTAL A/C	1808 SQ. FT.
GARAGE	408 SQ. FT.
ENTRY	22 SQ. FT.
TOTAL UR	2238 SQ. FT.

SECOND FLOOR PLAN - UNIT T179 (END)

22x34 SCALE: 1/4" = 1'-0"

11x17 SCALE: 1/8" = 1'-0"

LEFT HAND

FLOOR PLAN NOTES:

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:

- FLUSH THE FACE OF FINISHES
- LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING.
- 36" HIGH BOLLARD
- STAIR PER GOVERNING CODE.
- 2x4 W/ GYP. BOARD CLOSURE UNDER STAIR
- SINK W/GARBAGE DISPOSAL.
- DISHWASHER.
- RANGE w/ HOOD OR MICRO ABOVE PER SPEC.
- REFRIGERATOR.
- BASE CABINETS.
- UPPER CABINETS.
- PANTRY - (4) 12" D. SHELVES
- HALF WALL +34 1/2" A.F.F. W/ COUNTERTOP PER PLAN.
- OPTIONAL UPPER CABINETS.
- OPTIONAL CABINETS.
- PEDESTAL SINK
- TILED SHOWER W/TEMPERED GLASS ENCLOSURE, PER BUILDER SPEC.
- 30" X 60" TUB/SHOWER
- LINEN SHELVES, PER BUILDER SPEC.
- WASHER SPACE W/ DRAIN PAN BELOW. PROVIDE DRAIN PAN TO EXTERIOR
- DRYER SPACE w/ VENT TO EXTERIOR.
- STACKED WASHER/ DRYER.
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- HANSON BOX
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- ATTIC ACCESS (22"x36" U.N.O.)
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- OPTIONAL PRE-PLUMB FOR LAUNDRY SINK.
- OPTIONAL COFFERED CEILING (AS NOTED PER PLAN)
- 2X4 LOW WALL w/ GYPSUM BOARD & WOOD CAP - 42" HT. MIN.
- 2X4 LOW WALL 42" A.F.F.
- N/A
- LOW WALL 32 1/2" A.F.F.
- N/A
- SOFFIT OR BEAM ABOVE, REFER TO STRUCTURAL & EXTERIOR ELEVATIONS FOR HEIGHTS & FINISHES.
- PLANT SHELF
- N/A
- LINE OF FRAMING ABOVE.
- LINE OF FRAMING WALL BELOW.
- MASONRY PER BUILDER SPEC, SEE EXTERIOR ELEVATIONS.
- HANDRAIL AT +36" ABV. STAIR NOSING OR LANDING - PER CODE - ALSO REFER STAIR SECTIONS.
- COORD. PLUMBING SUPPLY & VENT IN FRAME OR MASONRY WALL
- COORD. TOILET SUPPLY IN MASONRY WALL OR THROUGH FLOOR
- N/A
- INSTALL 1/2" GYP. AT WALLS & CEILINGS OF ACCESSIBLE AREAS UNDER STAIRS
- INSTALL 1/2" GYP. BD. ON GARAGE SIDE OF WALL BETWEEN GARAGE & LIVING, INSTALL 5/8" TYPE 'X' GYP BD. ON GARAGE CEILING AT AREA BETWEEN LIVING ABOVE AND GARAGE

GENERAL PLAN NOTES:

ALL INTERIOR DOORS ARE 6'-8" HEIGHT PER BUILDER SPEC.

DOOR WIDTH DESIGNATIONS: 20 = 2'-0"; 24 = 2'-4"; ETC.

GARAGE DOORS SHALL BE SOLID CORE DOOR, A MIN. 1 3/8" THICK w/ CLOSER.

WINDOWS MARKED WITH AN * MUST MEET EMERGENCY ESCAPE AND RESCUE (E.E.R.) REQUIREMENTS. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS (E.E.R.) REQUIREMENTS.

FOR ADDITIONAL INFORMATION SEE GENERAL NOTES, TYPICAL FINISH MATERIAL SPECIFICATIONS, WALL SECTIONS AND DETAILS.

PLUMBING NOTE: OFFSET ALL PLUMBING VENTS, DRYER VENTS, AND BATH FAN EXHAUST MIN. 5'-0" FROM CENTER LINE OF PARTY WALL TO AVOID PENETRATING FIRE RESISTANT ROOF SHEATHING.

FALL PROTECTION

IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

- OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH- DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
- WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090.

THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT.



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Minnesota
6500 City West Pkwy
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+1 612.607.1105

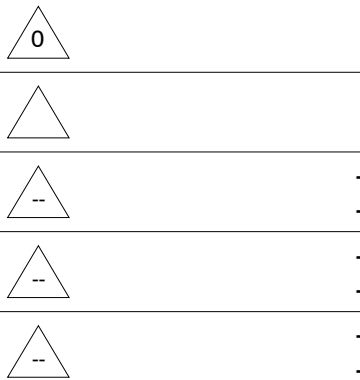
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FRONT LOAD TOWNHOMES

Sheet Title
Unit T179 (end) - L

Floor Plans

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A1.4Le

TYPICAL WALL TYPES

GENERAL NOTES - WALL TYPES

ALL INTERIOR PARTITIONS ARE WALL TYPE 1 U.N.O.

FOR ADDITIONAL INFORMATION ABOUT WALL ASSEMBLIES ALSO REFER TO SHEETS DESIGNATED AS:

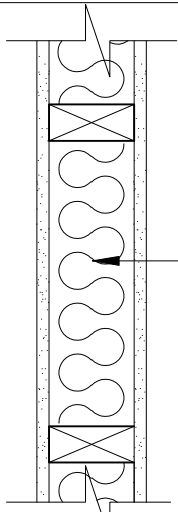
'FIRE RATING DETAILS'

'UL AND FIRE RATED ASSEMBLIES'

'TYPICAL WALL SECTIONS'

'TYPICAL FINISH MATERIAL SPECIFICATIONS'

'STAIR SECTIONS'



INTERIOR NON-BEARING

2x4 (U.N.O.) STUDS @ 24" O.C. U.N.O. WITH 1/2" GYP. BOARD EACH SIDE

-OR ALTERNATE- METAL STUDS @ 24" O.C. U.N.O. WITH 1/2" GYP. BOARD EACH SIDE

NON-RATED INTERIOR WALL

INTERIOR NON-BEARING

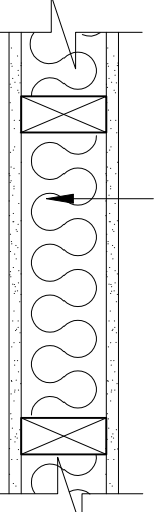
2x4 (U.N.O.) STUDS @ 24" O.C. WITH 1/2" GYPSUM BOARD BOTH SIDES.

NON-RATED INTERIOR FRAME WALL

INTERIOR NON-BEARING

2x4 (U.N.O.) STUDS @ 24" O.C. WITH 1/2" GYPSUM BOARD ONE SIDE. (P.T. WHEN AGAINST MASONRY)

NON-RATED INTERIOR FRAME WALL



REFER STRUCTURAL FOR LOCATIONS

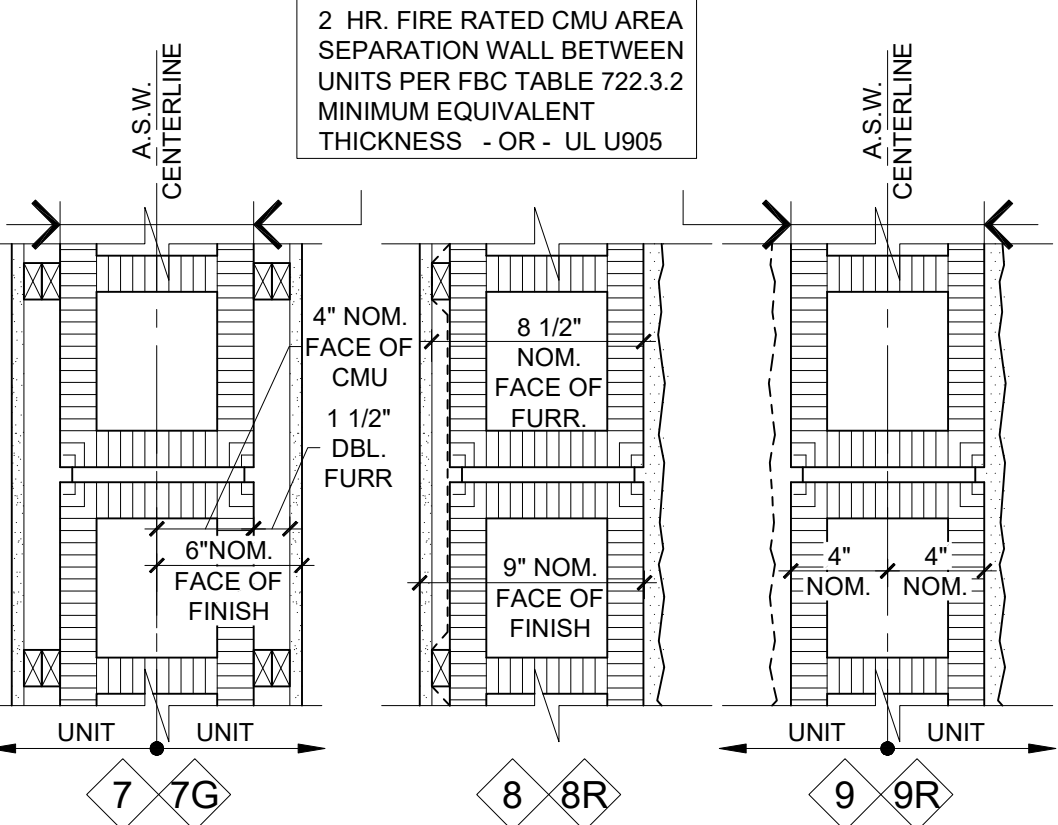
INTERIOR BEARING

2x4 (U.N.O.) STUDS @ 16" O.C. U.N.O. WITH 1/2" GYP. BOARD EACH SIDE

NON-RATED INT. BEARING WALL

BAR DETAIL

SCALE: N.T.S.



TYPICAL AREA SEPARATION WALL

8" CONCRETE BLOCK WALL (SEE FIRE RATING INFO ABOVE) EXTERIOR WALL W/ 1/2" GYP. BD. OVER DOUBLE FURRING (1X2 PT) @ 24" O.C. (FURR FOR ELECTRICAL INSTALLATION). ACOUSTICAL INSULATION PER COMMUNITY / DEVELOPERS SPEC.

GARAGE: EXPOSED CMU, STRUCK JOINTS, PAINTED, (NO FURRING OR GYPSUM BOARD).

TYPICAL FIRST FL. EXTERIOR

8" CONCRETE BLOCK EXTERIOR WALL W/ 1/2" GYP. BD. OVER RADIANT BARRIER INSULATION OVER 1X2 PT. FURRING @ 24" O.C. ON INTERIOR FACE OF WALL. STUCCO ON EXTERIOR BLOCK

(1) HR RATED BY EQUIVALENT THICKNESS AT TYPE 8R

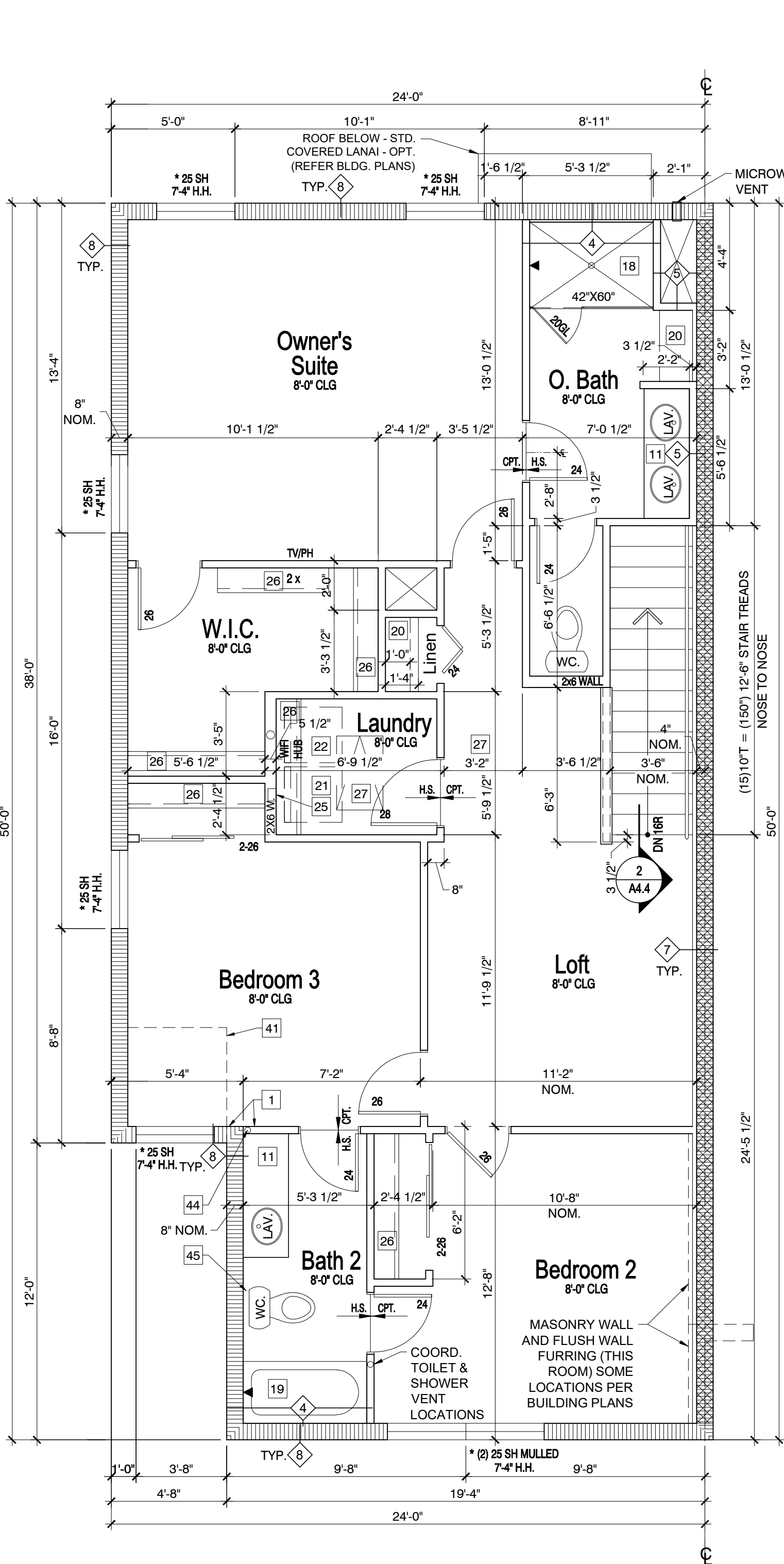
CMU - A.S.W. AT EXTERIOR

8" CONCRETE BLOCK WALL (SEE FIRE RATING INFO ABOVE) W/ 5/8" MIN. STUCCO AT EXTERIOR CONDITIONS.

GARAGE: NON RATED, EXPOSED CMU, STRUCK JOINTS, PAINTED, EXTERIOR 5/8" MIN. STUCCO

EXTERIOR CONC. BLOCK WALL

(2) HOUR RATED WALL AREA SEPARATION



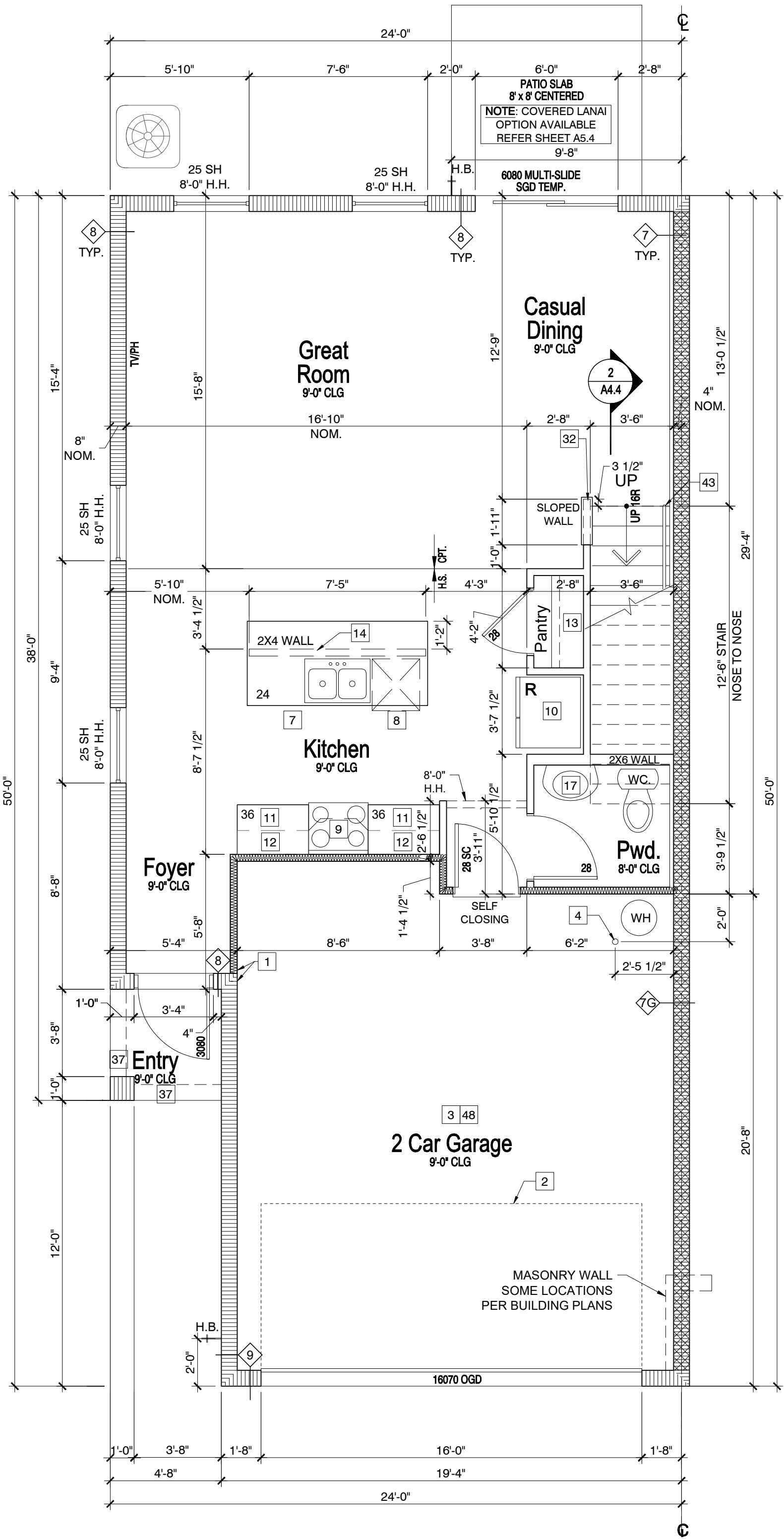
T179 - LN	
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2nd FLOOR	1094 SQ. FT.
TOTAL A/C	1808 SQ. FT.
GARAGE	408 SQ. FT.
ENTRY	22 SQ. FT.
TOTAL UR	2238 SQ. FT.

SECOND FLOOR PLAN - UNIT T179 (END)

22x34 SCALE: 1/4" = 1'-0"

11x17 SCALE: 1/8" = 1'-0"

RIGHT HAND



FIRST FLOOR PLAN - UNIT T179 (END)

22x34 SCALE: 1/4" = 1'-0"

11x17 SCALE: 1/8" = 1'-0"

RIGHT HAND

FLOOR PLAN NOTES:

- # THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:
- FLUSH THE FACE OF FINISHES
 - LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
 - SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING.
 - 36" HIGH BOLLARD
 - STAIR PER GOVERNING CODE.
 - 2x4 W/ GYP. BOARD CLOSURE UNDER STAIR
 - SINK W/GARBAGE DISPOSAL.
 - DISHWASHER.
 - RANGE w/ HOOD OR MICRO ABOVE PER SPEC.
 - REFRIGERATOR.
 - BASE CABINETS.
 - UPPER CABINETS.
 - PANTRY - (4) 12" D. SHELVES
 - HALF WALL +34 1/2" A.F.F. W/ COUNTERTOP PER PLAN.
 - OPTIONAL UPPER CABINETS.
 - OPTIONAL CABINETS.
 - PEDESTAL SINK
 - TILED SHOWER W/TEMPERED GLASS ENCLOSURE, PER BUILDER SPEC.
 - 30" X 60" TUB/SHOWER
 - HALF WALLS, PER BUILDER SPEC.
 - WASHER SPACE W/ DRAIN PAN BELOW. PROVIDE DRAIN PAN TO EXTERIOR
 - DRYER SPACE W/ VENT TO EXTERIOR.
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 - ATTIC ACCESS (22"x36" U.N.O.)
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 - GYPSUM BOARD OPENING.
 - OPTIONAL PRE-PLUMB FOR LAUNDRY SINK.
 - OPTIONAL COFFERED CEILING (AS NOTED PER PLAN)
 - 2X4 LOW WALL w/ GYPSUM BOARD & WOOD CAP - 42" HT. MIN.
 - 2X4 LOW WALL 42" A.F.F.
 - N/A
 - LOW WALL 32 1/2" A.F.F.
 - N/A
 - SOFFIT OR BEAM ABOVE, REFER TO STRUCTURAL & EXTERIOR ELEVATIONS FOR HEIGHTS & FINISHES.
 - PLANT SHELF
 - N/A
 - LINE OF FRAMING ABOVE.
 - LINE OF FRAMING WALL BELOW.
 - MASONRY PER BUILDER SPEC, SEE EXTERIOR ELEVATIONS.
 - HANDRAIL AT +36" ABV. STAIR NOSING OR LANDING - PER CODE - ALSO REFER STAIR SECTIONS.
 - COORD. PLUMBING SUPPLY & VENT IN FRAME OR MASONRY WALL
 - COORD. TOILET SUPPLY IN MASONRY WALL OR THROUGH FLOOR
 - N/A
 - INSTALL 1/2" GYP. AT WALLS & CEILINGS OF ACCESSIBLE AREAS UNDER STAIRS
 - INSTALL 1/2" GYP. BD. ON GARAGE SIDE OF WALL BETWEEN GARAGE & LIVING, INSTALL 5/8" TYPE 'X' GYP BD. ON GARAGE CEILING AT AREA BETWEEN LIVING ABOVE AND GARAGE

GENERAL PLAN NOTES:

ALL INTERIOR DOORS ARE 6'-8" HEIGHT PER BUILDER SPEC.

DOOR WIDTH DESIGNATIONS: 20 = 2'-0"; 24 = 2'-4"; ETC.

GARAGE DOORS SHALL BE SOLID CORE DOOR, A MIN. 1 3/8" THICK w/ CLOSER.

WINDOWS MARKED WITH AN * MUST MEET EMERGENCY ESCAPE AND RESCUE (E.E.R.) REQUIREMENTS. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS (E.E.R.) REQUIREMENTS.

FOR ADDITIONAL INFORMATION SEE GENERAL NOTES, TYPICAL FINISH MATERIAL SPECIFICATIONS, WALL SECTIONS AND DETAILS.

PLUMBING NOTE: OFFSET ALL PLUMBING VENTS, DRYER VENTS, AND BATH FAN EXHAUST MIN. 5'-0" FROM CENTER LINE OF PARTY WALL TO AVOID PENETRATING FIRE RESISTANT ROOF SHEATHING.

FALL PROTECTION

IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

- OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
- WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090.

THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT.



Michigan
3400 Auburn Rd
Suite 200
Auburn Hills, MI 48326
+1 248.622.4035
Florida
12906 Tampa Oaks Blvd
Suite 150
Temple Terrace, FL 33637
+1 813.466.3310
Minnesota
6500 City West Pkwy
Suite 300
Eden Prairie, MN 55344
+1 612.607.1105

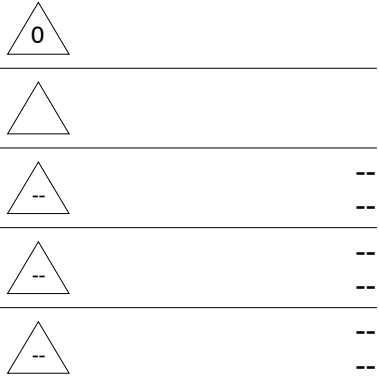
www.fieldstoneae.com



1127 Gateway Boulevard
Boynton Beach, FL 33426
561-847-7515 Phone

Control Date: 12/02/19

Date/Issued for:



Project Title
FRONT LOAD TOWNHOMES

Sheet Title
Unit T179 (end) - R
Floor Plans

©Fieldstone A&E, LLC.
DO NOT SCALE DRAWINGS

Sheet No.
A1.4Re



Control Date: 02-21-2021

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Project Title
**FRONT LOAD
TOWNHOMES**

Sheet Title
6-UNIT Bldg Mix
Contemporary

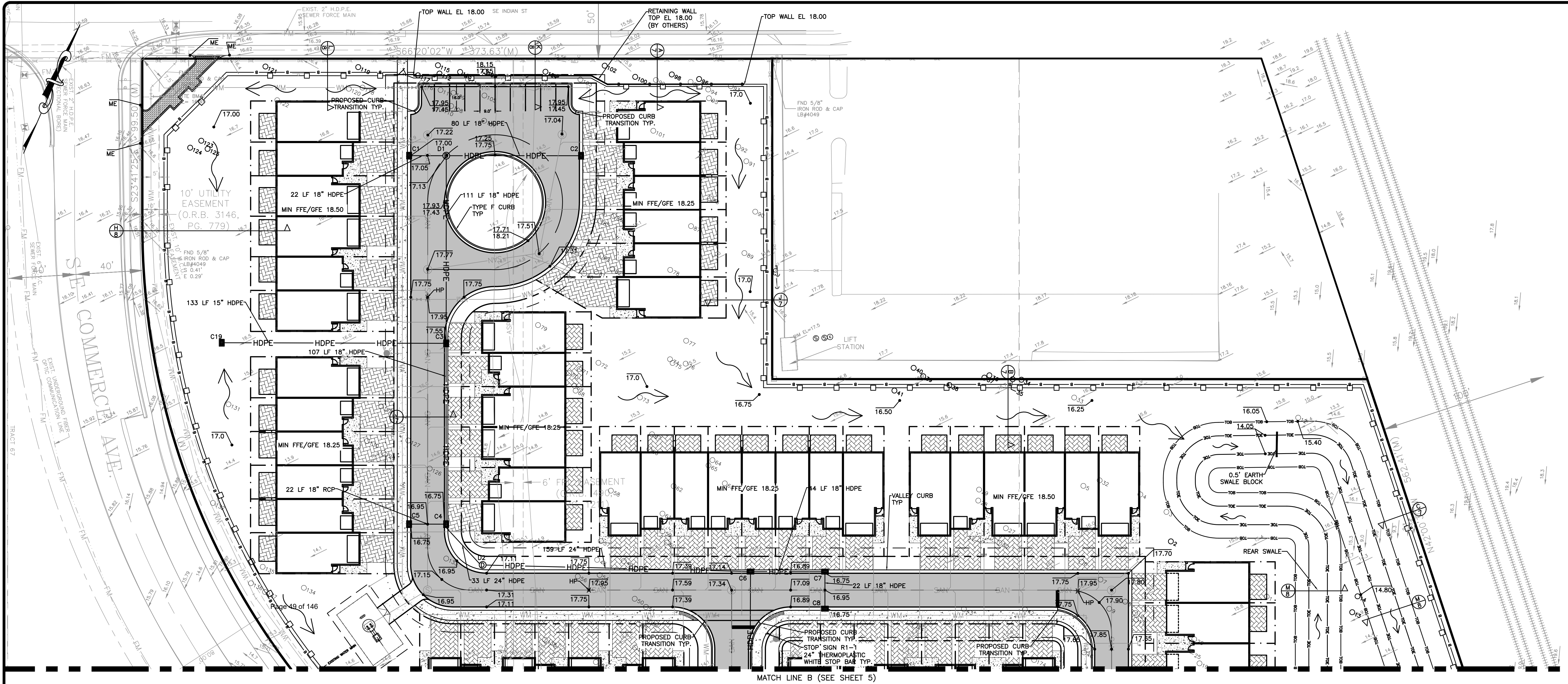
Sheet No.

A3.1



P:\326\00\SFL Frontload\Master_TH Live Now_Units1_DWG\Arc\A3 Elev 6U A 2 1 1 1 2 CAR Contemp.dwg
Plot Date: Thursday, July 22, 2021 1:31 PM, Plotted By: lotspec





- | | | | |
|---|----------------------------|---|---------------------|
| 4
6 | VALLEY GUTTER INLET | 10
6 | TYPE C INLET |
| C1-TYPE C BOTTOM
GRATE EL 17.00
INV EL 12.86 (NE) | | C19-TYPE C BOTTOM
RIM EL 16.50
INV EL 12.64 (NE) | |
| C2-TYPE C BOTTOM
GRATE EL 16.75
INV EL 12.61 (SW) | | | |
| C3-TYPE C BOTTOM
GRATE EL 17.55
INV EL 13.41 (NW)
INV EL 12.64 (SW)
INV EL 13.41 (SE) | | 11
6 | |
| C4-5' DIA. MH BOTTOM
RIM EL 16.75
INV EL 12.61 (NW)
INV EL 12.61 (SW)
INV EL 12.09 (SE) | | DRAINAGE MANHOLE | |
| C5-TYPE C BOTTOM
GRATE EL 16.75
INV EL 12.61 (NE) | | D1-5' DIA.
RIM EL 17.13
INV EL 12.86 (SW)
INV EL 12.86 (SE)
INV EL 12.86 (NE) | |
| C6-TYPE D BOTTOM
GRATE EL 17.06
INV EL 12.09 (SW)
INV EL 12.92 (NE)
INV EL 12.4 (SE) | | D2-4' DIA.
RIM EL 17.50
INV EL 12.84 (NW)
INV EL 12.84 (NE) | |
| C7-TYPE C BOTTOM
GRATE EL 16.75
INV EL 12.92 (SW)
INV EL 12.61 (SE) | | | |
| C8-TYPE C BOTTOM
GRATE EL 16.75
INV EL 12.61 (NW) | | | |

MATCH LINE B (SEE SHEET 5)

NOTE:

- CONTRACTOR TO FIELD VERIFY LOCATION SIZE AND DEPTH OF ALL EXISTING UTILITY AND DRAINAGE INFRASTRUCTURE PRIOR TO BEGINNING CONSTRUCTION.
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- THE FINISH FLOOR ELEVATIONS & GARAGE FLOOR ELEVATIONS (FFE/GFE) IS THE LOWEST POINT OF THE STRUCTURE. THIS INCLUDES BUT NOT LIMITED TO THE GARAGE.
- CONTRACTOR TO NOTIFY ENGINEER/INSPECTOR 48 HOURS BEFORE ANY INSPECTION.
- ALL COMMUNICATIONS WITH ANY OF THE MUNICIPALITIES MUST GO THROUGH THE ENGINEER'S OFFICE.

SILVERTHORNE
STUART, FLORIDA

**PAVING, GRADING, AND
DRAINAGE**

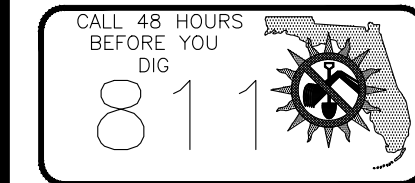
SILVERTHORNE
STUART, FLORIDA



SHEET NO.

4

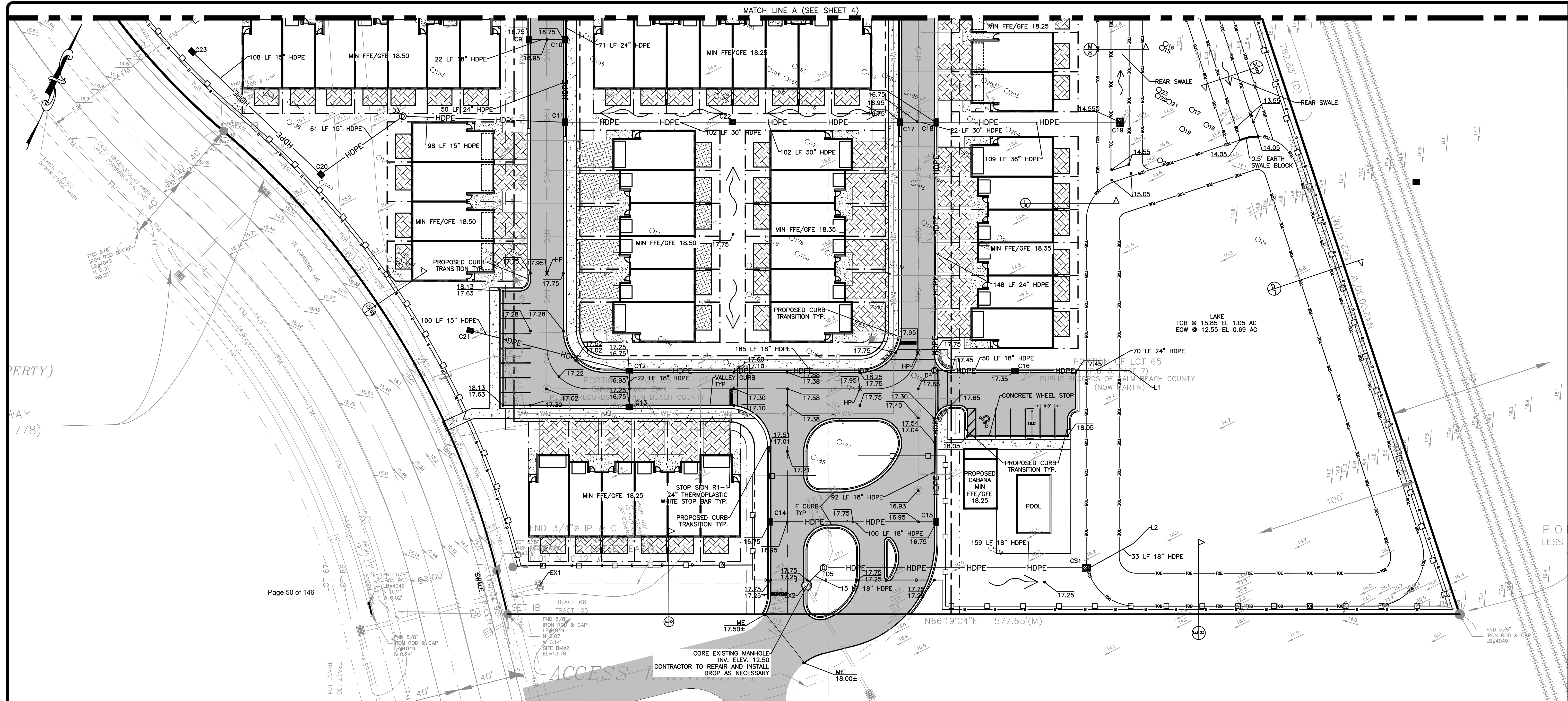
NO.	DATE:	REVISION:	CK	BY
10-20-21	9-20-21	PER SITE PLAN CHANGES & SPWD	CK	
9-20-21	7-23-21	PER ENGINEER REVISED SECTIONS, LS DESIGN & BORE PROFILE	AT	
7-23-21		PER CITY OF STUART COMMENTS	CK	



60	30	0	30
(IN FEET)			
1 inch = 30 ft.			
VERTICAL DATUM NAVD 88			
DRAWN:	D.W.	11-12-2020	
PROJECT:	M1810		
FILE:	BASE.dwg		



CIVIL ENGINEERS
10975 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33455
725 SE PORT ST LUCIE BLVD
UNIT 104
PORT ST. LUCIE, FL 34984
PH: (772) 223-8850
FAX: (772) 223-8851
WWW.THEMILCORGROUP.COM
CERTIFICATE OF AUTHORIZATION:
28246



Page 50 of 146

4 VALLEY GUTTER INLET
6

C9-TYPE C BOTTOM
GRATE EL 16.75
INV EL 12.41 (NE)

C10-TYPE D BOTTOM
GRATE EL 16.75
INV EL 11.89 (NW)
INV EL 12.41 (SW)
INV EL 11.89 (SE)

C11-TYPE D BOTTOM
GRATE EL 17.11
INV EL 13.11 (SW)
INV EL 11.89 (NW)
INV EL 11.71 (NE)

C12-TYPE C BOTTOM
GRATE EL 16.75
INV EL 12.69 (SW)
INV EL 12.41 (SE)
INV EL 12.41 (NE)

C13-TYPE C BOTTOM
GRATE EL 16.75
INV EL 12.41 (NW)

C14-TYPE C BOTTOM
GRATE EL 16.75
INV EL 12.41 (NE)

C15-TYPE C BOTTOM
GRATE EL 16.75
INV EL 12.41 (NW)
INV EL 12.41 (SW)

C17-TYPE D BOTTOM
GRATE EL 16.75
INV EL 12.74 (SW)
INV EL 11.29 (NE)

C18-7" DIA ROUND BOTTOM
GRATE EL 16.75
INV EL 11.29 (SW)
INV EL 10.90 (SE)
INV EL 10.90 (NE)

10 TYPE C INLET
6

C20-TYPE C BOTTOM
RIM EL 16.75
INV EL 13.64 (NE)
INV EL 13.64 (NW)

C21-TYPE C BOTTOM
RIM EL 17.00
INV EL 13.64 (E)

C22-TYPE D BOTTOM
RIM EL 17.50
INV EL 13.11 (SW)
INV EL 12.74 (NE)

C23-TYPE C BOTTOM
RIM EL 17.00
INV EL 13.64 (SE)

11 DRAINAGE MANHOLE
6

D3-4" DIA DRAINAGE MANHOLE
RIM EL 18.0
INV EL 13.64 (SW)
INV EL 13.11 (NE)

D4-5" DIA DRAINAGE MANHOLE
RIM EL 17.63
INV EL 13.21 (NE)
INV EL 12.41 (SE)
INV EL 12.41 (SW)
INV EL 11.90 (NW)

D5-4" DIA DRAINAGE MANHOLE
RIM EL 17.25
INV EL 12.50 (SW)
INV EL 11.00 (NE)

CONTROL STRUCTURES

12 CS1-MODIFIED TYPE D INLET
7

RIM EL 17.25
INV EL 11.00 (SW)
INV EL 9.50 (NE)

13 C18-MODIFIED TYPE D BOTTOM
7

GRATE EL 17.35
INV EL 13.21 (SW)
INV EL 12.69 (NE)

EXISTING STRUCTURES

EX1-TYPE C INLET

RIM EL 15.5
INV EL 11.50 (E)
INV EL 11.40 (NE)

EX2-DRAINAGE MANHOLE
RIM EL 17.0 ADJUST AS NECESSARY
INV EL 12.0 (SE)
INV EL 11.90 (SW)

7 LAKE OUTFALL

L1-LAKE OUTFALL
INV EL 6.75

L2-LAKE OUTFALL
INV EL 6.75

TYPE D INLET (FDDT DITCH BOTTOM INLET)

C19-TYPE D BOTTOM

RIM EL 14.55
INV EL 9.25 (SW)

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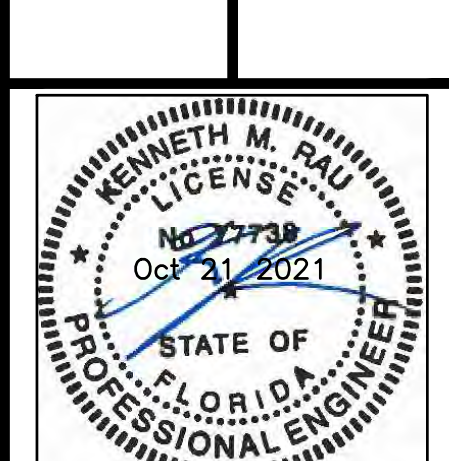
SILVERTHORNE
STUART, FLORIDA

CK	PER SITE PLAN CHANGES & SFWMD	CK
AT	PER ENGINEER REVISED SECTIONS, LS DESIGN & BORE PROFILE	AT
CK	PER CITY OF STUART COMMENTS	CK
BY	REVISION:	BY
NO.	DATE:	NO.
10-20-21	9-20-21	7-23-21
811	811	811

60	30	0	30
(IN FEET)			
1 inch = 30 ft.			
VERTICAL DATUM NAVD 88			
DRAWN:	D.W.	11-12-2020	M1810
PROJECT:	FILE: BASE.dwg		

THE MILCOR GROUP, INC.	
CIVIL ENGINEERS	
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PH: (772) 223-8850	
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CERTIFICATE OF AUTHORIZATION:	
28246	

PAVING, GRADING, AND DRAINAGE	SILVERTHORNE

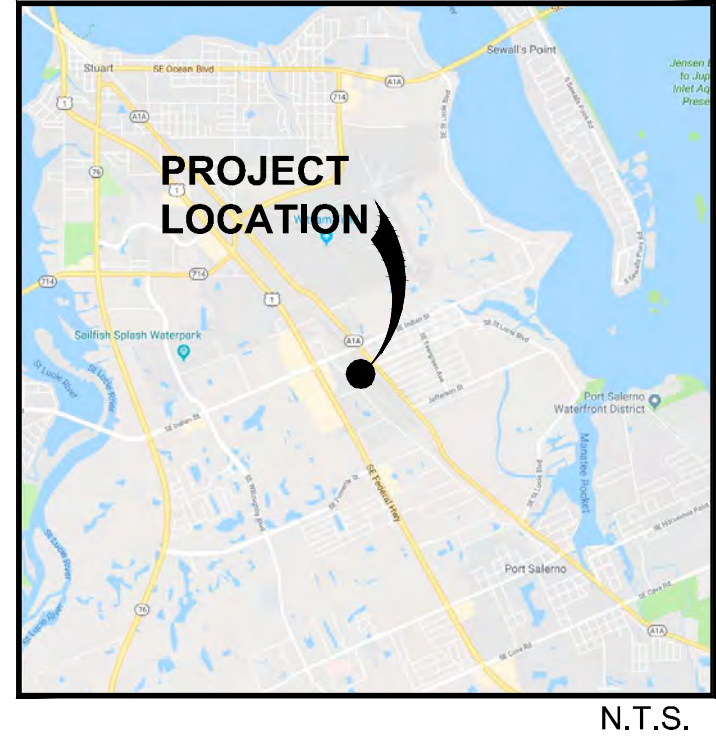


SHEET NO.

5

SILVERTHORNE MODEL/PHASING PLAN

Key / Location:



Project Team:

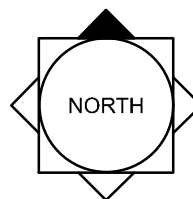
PROPERTY OWNER:	TED GLASSRUD ASSOCIATES FL LLC 1700 W HIGHWAY 36 #650 ROSEVILLE, MN 55113
APPLICANT:	MERITAGE HOMES 5337 MILLENIA LAKES BLVD, SUITE 410 ORLANDO, FL 32839
LAND PLANNER/ LANDSCAPE ARCHITECT:	LUCIDO & ASSOCIATES 701 EAST OCEAN BOULEVARD STUART, FL 34994
ENGINEER:	THE MILCOR GROUP, INC. 10975 SE FEDERAL HIGHWAY HOBE SOUND, FL 33455
SURVEYOR:	CAULFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434

SILVERTHORN RPUD

STUART, MARTIN COUNTY, FL

MASTER SITE PLAN

Date	By	Description
04.01.21	KV	INITIAL SUBMITTAL
08.02.21	KV	RESUBMITTAL



SCALE: 1" = 40'
0 20' 40' 80'

REG. # 1018
Thomas P. Lucido

Designer	KV	Sheet
Manager	DF	
Project Number	20-605	
Municipal Number	---	
Computer File		

SP-1

Site Data:

Existing Future Land Use:	Commercial
Proposed Future Land Use:	Multifamily
Existing Zoning:	CPUD
Proposed Zoning:	RPUD
Total Units:	86 Units
Gross Density:	9.05 DU/ac.
Open Space:	200,051 sf 4.59 ac.
Area (Total Site):	413,931 sf 9.50 ac.
Impervious Area:	213,879 sf 4.91 ac. (51.7%)
Buildings:	80,150 sf 1.84 ac.
Driveways:	26,136 sf 0.60 ac.
Pavement:	72,745 sf 1.67 ac.
Wet Detention:	34,849 sf 0.80 ac.
Pervious Area:	200,051 sf 4.59 ac. (48.3%)
Landscape Area:	178,596 sf 4.10 ac.
Dry Retention:	17,860 sf 0.41 ac.
Drainage Easement:	3,465 sf 0.08 ac.
Preserve-Upland:	0 sf 0.00 ac.

Parking:

Parking Required:	172 spaces
(2 sp / per unit)	
Parking Provided:	196 spaces

Building Data:

Product Type:	Townhomes
Maximum Height:	2 Stories - 30'
Building Coverage:	19.4%

General Notes:

- Refer to Landscape Plan for landscape details and specifications.
- A Certificate of Occupancy Phasing Plan will be provided with the final site plan application.
- The applicant will request in writing, prior to any land clearing, that a field inspection be performed to determine if barricades have been properly installed on the site.
- All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
- The property owner shall be required to provide adequate easements to ensure non-exclusive access to duly licensed cable television services to persons residing in this development. The easement shall specifically provide for the use by the franchised cable television system.
- The parking areas shown hereon are private and will be owned and maintained by the homeowners association.
- Water and sewer service shall be provided by Martin County Utilities.
- Photometric site lighting plans shall be provided to the City of Stuart for review and approval prior to site development permit approval.

MODEL BLDG PHASE I

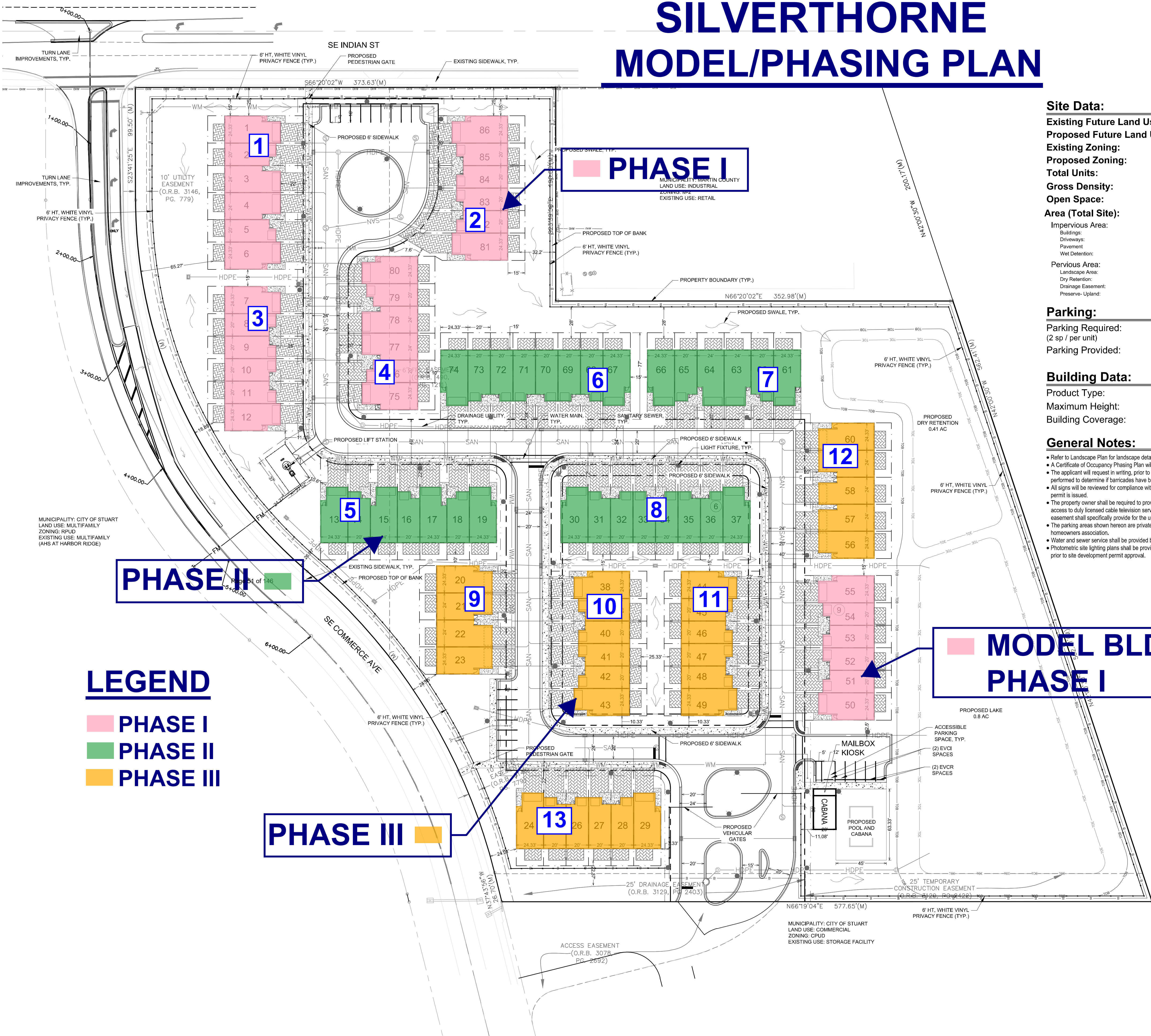
PHASE I

PHASE II

PHASE III

LEGEND

- PHASE I
- PHASE II
- PHASE III





Staff Review
October 24, 2021

A. Application

Silverthorne RPUD
Rezoning and Small-Scale Land Use Amendment
Application Number: Z210140001

Applicant	Mark MacFarland - Meritage
Property Owner	Ted Glasrud Associates FL, LLC
Agent for Applicant	Doug Fitzwater
Project Manager	Tom Reetz, Senior Planner
Date of Report	October 24, 2021

C. Project Description

Address	Southeast Corner of SE Indian Street and Commerce Avenue
Parcel Number(s)	38-38-41-002-065-00010-3
Existing Zoning	Commercial Planned Unit Development
Future Land Use	Commercial (C)
Site Area (acres)	9.5 Acres
Present Use	Vacant -undeveloped
Subject Property Land Use	Vacant Commercial
Proposed Land Use Designation	Multi-Family
Subject Property Zoning	CPUD
Proposed Zoning District	Residential Planned Unit Development RPUD
Proposed Use	Multi-Family – 86 Townhomes

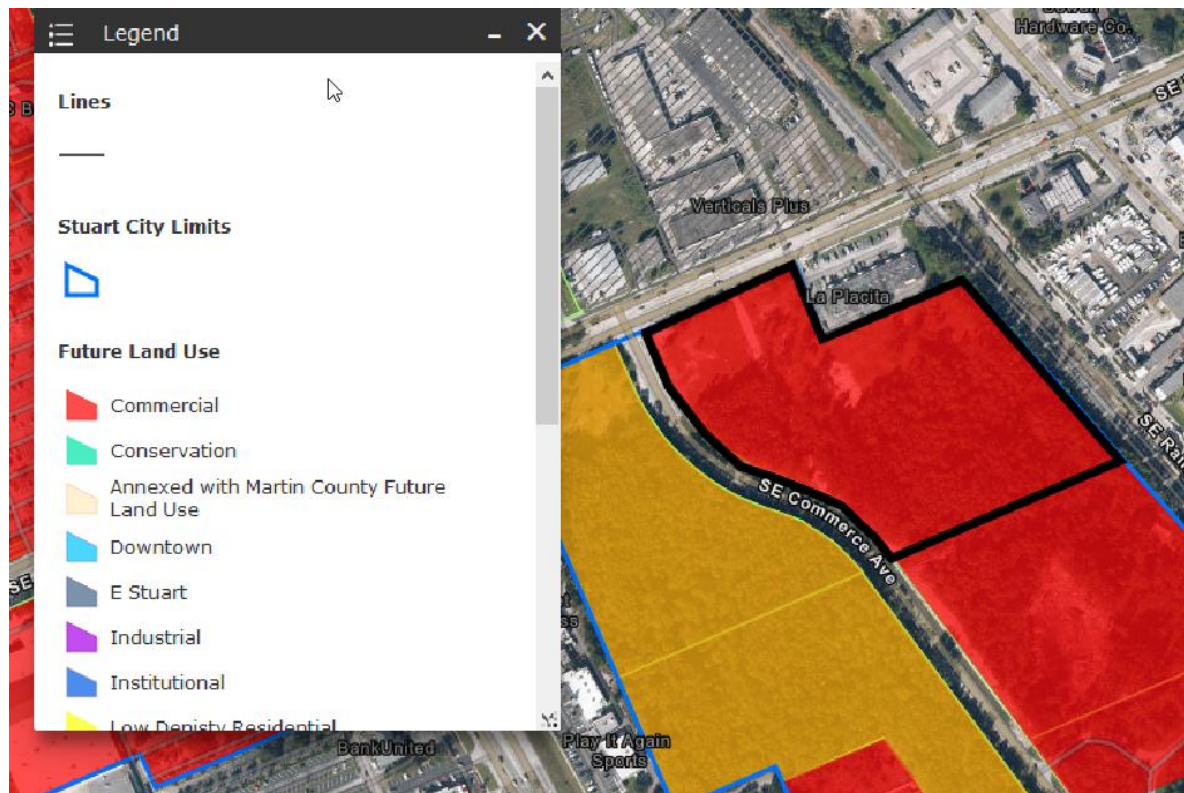
D. Location and site information

City Approvals	Building Department – No comments. Fire Department – See comments and response Public Works – See comments and response Planning and Zoning – See comments and response
Staff Recommendation	Applicant has responded to each of the comments in writing and resubmitted drawings as necessary.

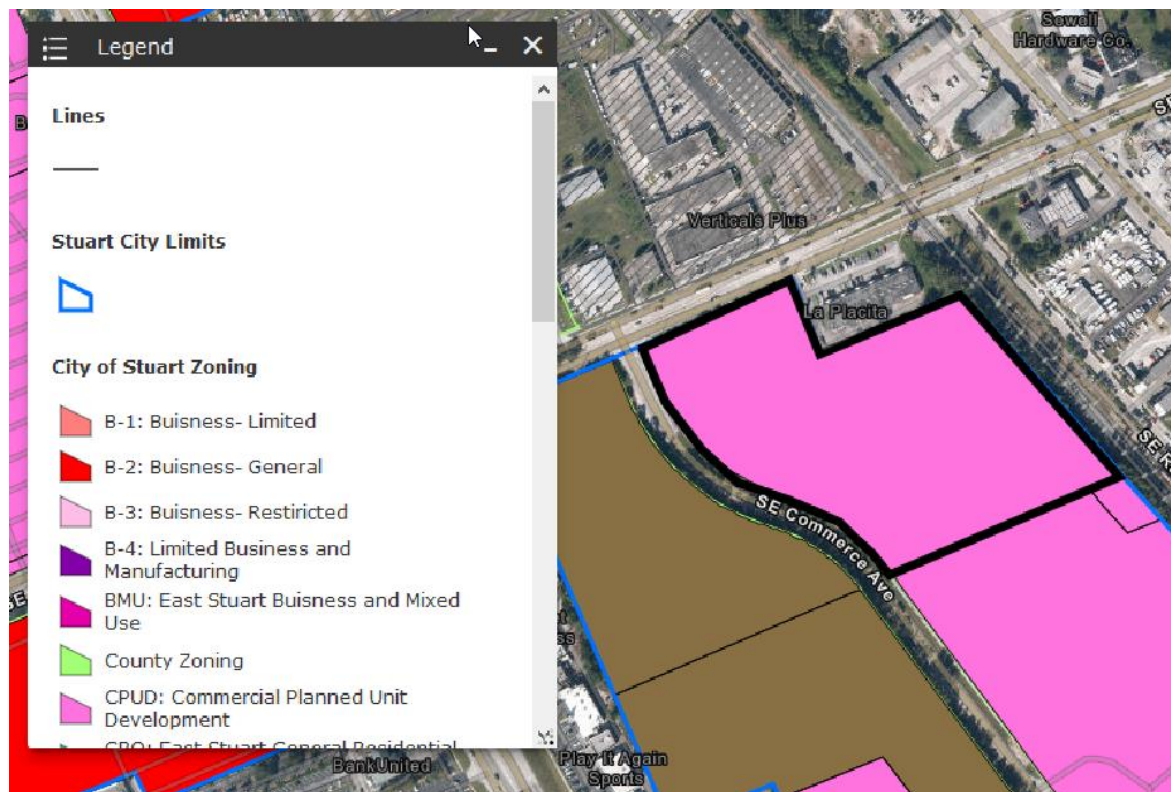
Aerial Map



Existing Land Use Map



Existing Zoning Map



E. Determination of compliance with Comprehensive Plan

The Applicant is proposing to modify the existing CPUD zoning to a RPUD zoning district and change the Land use from Commercial to Multi-Family to allow for the construction of eighty-six townhome units.

The proposed redevelopment of the site is compatible with the following Goals, Objectives, and Policies of the Comprehensive Plan:

Policy 1.A3.2. The City's Future Land Use Map and land development regulations shall direct development to areas where adequate utilities, services schools exist or are planned in order to protect natural resources.

Policy 1.A7.1. The City of Stuart has designated the following land use categories and allowed uses for all land within the City of Stuart: ...(B) Multi-Family Residential: One to three or more dwelling units per building. Includes single family detached, duplex, townhomes, patio homes, garden homes, apartments, condominiums, foster homes, group homes of four or fewer unrelated residents, and adult congregate living facilities (ACLF) of five or fewer unrelated residents. A limited amount of Commercial is allowed. Stealth communication towers are allowed. Also, public facilities, churches, day care centers, schools and electric distribution substations are allowed. Staff review requests further information as mentioned in the below review comments to determine compliance with the below Goals, Objectives, and Policies of the Comprehensive Plan:

Policy 1.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...

Land Use Category	In/Out CRA	% Residential	General	>2.0 FAR	% Non-residential
Multi-Family	Out	70—100%	<3.0 FAR	<0.5 FAR	0—30%

F. Review Comments

Zoning and Site Design

1. Please submit a photometric site lighting plan for review and include the proposed light pole locations on the site and landscape plans.
2. Show in the legend 'Open Space', same as pervious and impervious- just needs to be included in the legend) and 'Parking with total Required and Provided numbers and percentages.

3. Provide required native upland 25% on site with recreated native vegetation plantings.
4. Provide EV Charging stations per Sec.2.06.22 of the Land Development Code below.
 - B. *EV Charging Station (EVCS) requirement:* All new commercial development of gross floorspace greater than 5,000 square feet and all new residential development greater than 50 dwelling units are required to provide EVCI to accommodate the future installation of EVCS(s).
 - 1. A minimum of two or ten percent, whichever is the greater, of the required non-EV parking spaces (excluding required ADA spaces) shall be EVCI equipped spaces.
 - 2. A minimum of two or ten percent, whichever is the greater, of required EVCI equipped spaces shall be provided at a level 2 EVCR.
 - 3. At minimum one required EVCI equipped space shall be ADA accessible and shall be installed and marked in compliance with the current version of the City of Stuart Guide for Accessible Electric Vehicle Charging Station (EVCS).

Definitions:

Electric Vehicle (EV) means a vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle's batteries, and which produces zero tailpipe emissions or pollution when stationary or operating.

Electric Vehicle Charging Station (EVCS) means a parking space that is equipped to allow an EV to re-charge.

Electric Vehicle Charging Infrastructure (EVCI) means equipment provided to support future electric vehicle charging. This shall include, but not be limited to; the design of electrical panels and service equipment to support the additional electrical demand, the panel capacity to support additional feeder/branch circuits, the installation of raceways, both underground and surface mounted, to support the electrical vehicle supply equipment.

Electric Vehicle Charging Rate (EVCR) means the rate at which an electric vehicle is charged:

1. Level-1 is considered slow charging. Voltage up to 120v.
2. Level-2 is considered medium charging. Voltage is greater than 120v and includes 240v.
3. Level-3 is considered fast or rapid charging. Voltage is greater than 240v.

Architectural Design

1. Vary Blocks of units (5-8) from another block of units by applying architectural features, window treatments, light fixtures and paint colors to individualize units.
2. Add bike racks per City's Land Development code to the Pool Clubhouse area.
3. Provide electrical vehicle charging capabilities per code above.
4. Provide a phasing plan that indicates the order of blocks of units will be built and the amenities that will be included with each, i.e., clubhouse and pool, common areas entrance landscaping, completion of the preserve planting, etc.

Landscaping

1. Per Sec. 6.04.02A.2, Not less than 50 percent of all trees used to meet landscaping shall be shade or canopy trees with a minimum height of 12 feet and a minimum spread of six feet at planting. (Show min. six feet of spread on plant legend.)
2. Revise the Master Site Plan and Landscape plans to show the landscaping islands at the street frontages directly in front of the townhouse entrances and in between garages as depicted on the Architectural rendering provided with submittal.
3. Provide a photometric plan.
4. Provide location of lighting fixtures on the Landscape plans and a typical lighting pole detail.
5. On the Plant Schedule provide spacing for Shrubs with a minimum of 30" OC spacing.
6. Provide a xeriscape chart per code 6.04.05.C showing how you are meeting the required 50 points.

Email to applicant's agent from staff concerning trees and upland.

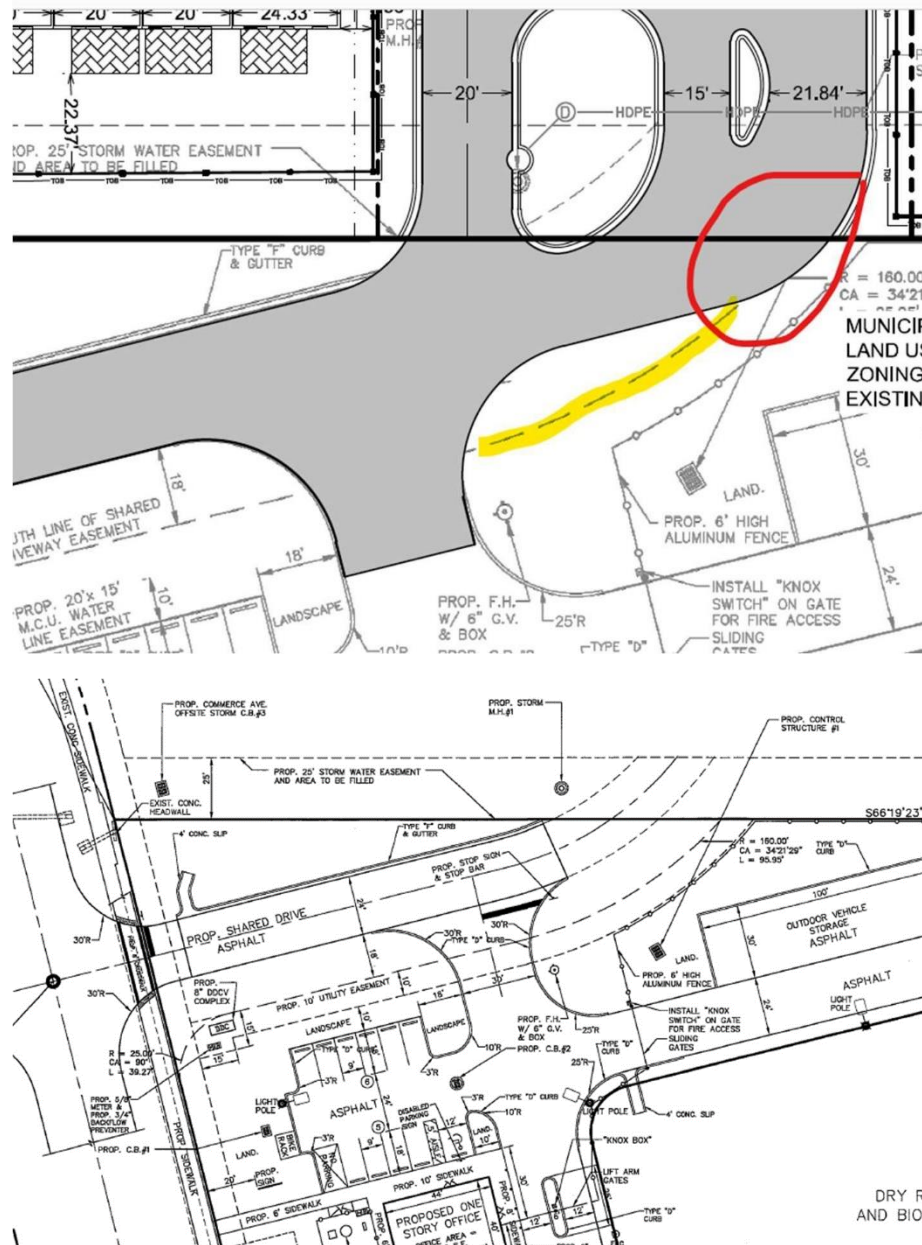
Doug, prior to your resubmittal for the Silverthorn project staff request using the tree survey/location plan to locate groupings of protected tree species to be preserved as part of a cohesive upland plan that preserves as many specimen trees as possible. This design should demonstrate diverse habitat/ecotones.

Tom Reetz

Engineering & Traffic and Environmental**Master Site Plan**

Verify the building area shown in the site data table. 3.42ac is higher than the stormwater report values and appears to be potentially including the second-floor areas.

Provide information about the material type and height of the proposed perimeter fence. The offsite shared drive near the south property line appears to extend outside of the shared access easement – refer to the plan excerpt below. It is also different than the last plan I saw for Plantation Storage which showed a 2 lane access. Please verify this configuration has been coordinated with the owners of plantation storage and provide an updated shared access easement.



Master Drainage and Utility Plans

Sheet 3 – revise silt fence to account for the offsite commercial property that discharges on to the site at the NE corner

Sheet 4 – Provide a cross section along the NE property adjacent to the west side of the commercial property. It appears this area flows on to the site as well but is not clear how the inflow is being routed.

Sheet 4 – In this same area where cross section B/7 is provided, the perimeter berm will extend into the commercial property. What is the elevation of their lift station and does the rim of it need to be adjusted?

1. Describe the interaction between the dry pond and the lake. We typically would see the drypond being used for first flush, but all storm pipes are being routed to the lake on the is site.It appears the dry pond I sonly picking up the pervious areas from the NE corner of the site.
2. Sheet 5 – change the control structure Rim to 17.25
3. Sheet 10 – sanitary sewer services from MH 2 to MH 4 should be flipped to face MH 4
4. Sheet 11 – sanitary sewer services from MH 19 north should be flipped to face north
5. Sheet 12 – the bottom of storm elevations at conflicts 12 and 14 are slightly off from structuretables, but still meet the 12” clearance.

Stormwater Report

1. Please coordinate the building areas with the comment on the site plan above. The buildingareas in each document should be consistent.
2. Please provide backup for the percent impervious, percent DCIA and percent direct fields forthe ICPR model on the site basin.

Environmental

We have reviewed the application materials for the referenced site and compared it to the requirements in Chapter V. Resource Protection Related to Development Standards. The following is a summary of our findings.

Section 5.01.00 – Complete. Avoidance and Minimization and Other Environmental Impacts – An Environmental Assessment Report (EA) prepared by Aquatic Research Monitoring Equipment, & Deployment, LLC (Aquatic Research) dated October 2020 was provided with the application. The report states that no wetlands or native habitat occur on-site, therefore, no avoidance and minimization efforts regarding wetlands and environmental impacts will be required.

Section 5.02.00 – Complete. Environmental Assessment Report - The EA provided discusses all required topics including site description, on-site land use types, coordination with South Florida Water Management District (SFWMD) stating no wetlands wee found on-site, wildlife evaluation and methodology, and coordination with US Fish and Wildlife Service (USFWS).

Section 5.03.00 – Not applicable. Wetlands – No wetlands present.

Section 5.04.00 – Not applicable. Environmentally Sensitive Lands – The EA describes the on-site habitats and includes photographs of site conditions; no native vegetative areas are present within the project site.

Section 5.05.00 – Trees – Please see landscape plan review.

Section 5.06.00 – Not applicable. Mangrove and Shoreline Protection – The project site does not have mangroves or shorelines.

Section 5.07.00 – Not applicable. Floodplains and Flood Damage Prevention - According to the boundary survey and stormwater report, the site is located in Flood Zone X, outside the 100-year floodplain.

Section 5.09.00 – Not applicable. Historic Preservation – Based on review of the provided aerial photograph, there do not appear to be any structures on the site. Review of the aerial photograph does not indicate the presence of any historic structures.

Section 5.10.00 – Not applicable. Clustering of development – No native vegetative areas are present within the project site.

Traffic (Final Review)

Kimley-Horn has reviewed the Traffic Memorandum (dated August 25, 2021) prepared by MilCor Group, Inc. related to the above-mentioned project. The subject project is located generally east side of SE Commerce Avenue, south of SE Indian Street in the City of Stuart, Florida. The proposed development consists of 86 multifamily (low-rise) dwelling units and access to the project will be provided via a full access connection to SE Commerce Avenue.

Based on the analysis provided, the project has the potential to generate 609 net new daily trips, 42 net new AM peak hour trips (10 in / 32 out), and 52 net new PM peak hour trips (33 in / 19 out).

The analysis demonstrates that adjacent impacted roadways and intersections have sufficient capacity available to support the proposed project trips. An ingress southbound left-turn lane along SE Commerce Avenue will be constructed at the driveway. An ingress northbound right-turn lane is not warranted at the driveway. It should be noted that the applicant will contribute to improvements at the intersection of SE Indian Street & SE Commerce Avenue. The improvements include eliminating the northbound left-turn lane and converting the northbound approach to right-out only. We have no further comments for the applicant at this time.

Public Works

Date: 8-10-21

To: Tom Reetz

Subject: SE Commerce Ave (Silverthorne) Major RPUD#Z21040001rev

In reviewing the above referenced project, this Department does approve the submitted RPUD application only.

Fire

SELECTION CRITERIA: Permit No = Z21040001 and Review Stop = F and Revision = Note
Date/Time Date of Record Operator Note Code Reminder Date 2021-08-20 08:09:44
08/20/2021 mcawley

Conceptually this is approved.

Police Department

Passed with no comment.

Martin County

Email from Lisa Wichser MC Engineering.

Do you think there's a way we can ask the applicant to eliminate the northbound left turn lane onto SE Indian Street from SE Commerce Avenue and direct motorists to gain access to SR-5 (US-1 / SE Federal Highway) through the traffic signal at SE Fischer Street?

The improvements include eliminating the northbound left-turn lane and converting the northbound approach to right-out only.

Residential PUD

Project:	Silverthorn RPUD
Date	10.2.2021

Adjacent N	SE Indian Street w retail strip center (portion)
Adjacent S	Plantation Storage
Adjacent E	FEC Railroad
Adjacent W	SE Commerce Avenue, Harbor Grove Apts.
Total Building Coverage (sq.ft)	80,150SQ ft 1.4 Acres bldg footprint total

LDR Reference	Land Development Regulations	RPUD REVIEW STATUS
2.07.00 D.1	Land Use Designation	COMPLY
2.07.00 D.2 a	Uses	COMPLY
2.07.00 D.2 b	Compatible Residential Uses	COMPLY
2.07.00 D.2 c	Commercial (<30%)	NOT APPLICABLE
2.07.00.D.2.d	Commercial Uses (<30%) vertical	NOT APPLICABLE
2.07.00.D.3	Density	COMPLY
2.07.03 D.4.b	Open Space (>30%)	COMPLY
2.07.03 D.4.c	FAR	COMPLY
2.07.03.D.4.d	Native Vegetaion (>25%)	EXCEPTION REQUESTED

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	NOT APPLICABLE
5.04.00	Environmentally sensitive lands	COMPLY
5.04.03	Monitoring & Maintenance	REVIEWED AT SITE PLAN
5.05.01	Tree Survey	COMPLY
5.05.02	Tree removal	COMPLY
5.06.00	Mangrove & Shoreline	NOT APPLICABLE
5.07.00	Floodplain Management	COMPLY

Comp Plan	Comprehensive Plan	COMPLY	Page 64 of 146
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TRANSPORTATION

6.01.04	Sidewalks/bikeways	EXCEPTION REQUESTED
6.01.05	Bike Ped (LCD)	COMPLY
6.01.06	Access	COMPLY
6.01.07	Drive-through	NOT APPLICABLE
6.01.08	Vehicular Access	NOT APPLICABLE
6.01.09	Parking Code	COMPLY
6.01.18	Off-Street Loading	NOT APPLICABLE
6.01.19	PILOP	NOT APPLICABLE

STORMWATER

6.03.01	Generally	TO BE REVIEWED
6.03.04	Management	TO BE REVIEWED
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	COMPLY
6.06.02 A.6	Shrubs	COMPLY
6.06.02 A.7	Hedges	COMPLY
6.06.02 A.8	Vines	NOT APPLICABLE
6.06.02 A.9	Ground cover	COMPLY
6.06.02 A.10	Grass Area	COMPLY
6.06.02 B	Irrigation	REVIEWED AT SITE PLAN

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	TO BE REVIEWED
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	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)	NOT APPLICABLE
6.04.07 C.2	Parking area rear and sides of	NOT APPLICABLE
6.04.07 C.3	Interior trees	NOT APPLICABLE
6.04.07 C.4	Vehicle encroachment	NOT APPLICABLE
6.04.07 C.5	Interior landscaped islands	NOT APPLICABLE
6.04.07 C.6	Terminal landscaped islands	NOT APPLICABLE
6.04.07 C.7	Interior landscaped medians	-
6.04.07 C.8	Interior shade trees	NOT APPLICABLE
6.04.07 D	Visibility triangles	REVIEWED AT SITE PLAN
6.04.08	Tree Requirements	COMPLY
6.04.10	Loading Storage	NOT APPLICABLE

COMMERCIAL DEVELOPMENT STANDARDS

6.05.02 B	Building Location	NOT APPLICABLE
6.05.02 C	Building Orientation	NOT APPLICABLE
6.05.02 D	Façade Design	NOT APPLICABLE
6.05.02 E	Massing	NOT APPLICABLE
6.05.02 F	Other Features	NOT APPLICABLE
6.05.02 G	Transitional Elevations	NOT APPLICABLE
6.05.03 B	Blank Wall Area	NOT APPLICABLE
6.05.03 C	Repeating Façade	NOT APPLICABLE
6.05.04	Additional Façade	NOT APPLICABLE
6.05.05	Roof Treatments	NOT APPLICABLE
6.05.06	Entryways and customer entrance	NOT APPLICABLE
6.05.07	Materials and Color	NOT APPLICABLE
6.06.00	Green Development	NOT APPLICABLE
6.07.00	Lighting	NOT APPLICABLE



**CITY OF STUART, FLORIDA
DEVELOPMENT DEPARTMENT
SMALL SCALE COMP PLAN AMENDMENT APPLICATION**

Reviewed By: _____

Application must be legible with all relevant fields completed.

Project ID# _____
(Staff Entry)

Pre-App Conference Date: On file	Application Date: 5-17-2021
Project Name: Silverthorne RPUD	
Parcel ID# 38-38-41-002-065-00010-3	Project Address: Unassigned
Zoning/CRA Sub-district: CPUD	
Subdivision: See Survey	Lot(s): See Survey
Fee: \$1792.00 <i>(this does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees)</i>	
Submittal Requirements: A completed application form, the payment of fees, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and a justification for the proposed change and any other information required by the City Development Director.	
Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application. The Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. The City Commission is also required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.	
Justification: Please explain the need and justification of the change and the relationship of the proposed change to the goals, objectives and policies of the City of Stuart Comprehensive Plan and Land Development Code <i>(include additional pages if needed)</i> . 	

(over)

General Information
(Please Print or Type)

1. Property Owner, Lessee, Contract Purchaser, or Applicant (circle one):

Name:	Mark MacFarland
Title:	Director of Land Development
Company:	Meritage Homes
Company Address:	1400 Centrepark Blvd, Suite 100

City/State/Zip Code:	West Palm Beach, FL, 33401
Telephone Number:	561-847-7520
Facsimile Number:	
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:	Doug Fitzwater
Title:	Landscape Architect
Company:	Lucido & Associates
Company Address:	701 East Ocean Blvd

City/State/Zip Code:	Stuart, FL, 34994
Telephone Number:	772-220-2100
Facsimile Number:	
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:	Doug Fitzwater
Title:	Landscape Architect
Company:	Lucido & Associates
Company Address:	701 East Ocean

City/State/Zip Code:	Stuart, FL, 34994
Telephone Number:	772-220-2100
Facsimile Number:	
Email Address (optional):	

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

4. Signed this 17 day of May, 2021.

Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one) Agent on behalf of Meritage Homes

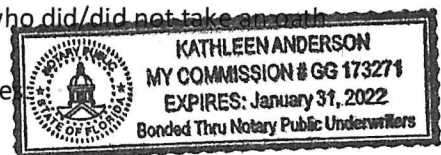
State of Florida, Martin County The foregoing instrument was acknowledged before me on this 17 day of

May 2021 by Doug Fitzwater who is personally known to me, or who has produced

as identification and who did/did not take an oath

Kathleen Anderson
Notary Signature

Commission expires





**CITY OF STUART, FLORIDA
DEVELOPMENT DEPARTMENT
PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT APPLICATION**

Reviewed By: _____

Application must be legible with all relevant fields completed.

Pre-App Conference Date: On-File	Application Date: April 1, 2021
Project Name: Silverthorn RPUD	
Parcel ID# 38-38-41-002-065-00010-3	Project Address: No address
Zoning/CRA Sub-district: CPUD to RPUD	
Subdivision: Not applicable	Lot(s): Not applicable
Fees: Major PUD Amendment - \$3,072.00; Minor PUD Amendment: \$2,048.00; PUD Agreement Amendment (text change only): \$1,024.00 <i>(this does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees)</i>	
A Major Planned Unit Development Amendment is one which shall include any one of the following; ➤ A change of two (2) percent or more in the area of any land use designations shown on the site plan; ➤ Any change in the list of proposed uses; ➤ An increase in residential density of five (5) percent or more; ➤ An increase in nonresidential Building square footage of ten (10) percent or more; ➤ A change in the boundary of the PUD district; ➤ A change in the site plan or approval regarding any area(s) set aside and designated for future development; ➤ Any other change determined by the City Development Director to have a potentially significant impact on City services or the surrounding neighborhood; ➤ An amendment of greater than twelve (12) months to an originally approved timetable of development. Such an amendment may only be approved upon good cause shown to the City Commission. Any contributions conditioned as part of the original PUD agreement shall be revisited upon application for timetable extension. A timetable extension greater than twelve (12) months will require a full concurrency review. <i>(A Minor Planned Unit Development Amendment is any amendment that is not a Major Amendment.)</i>	
Submittal Requirements: A completed application form, the payment of fees, a site plan, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and any other information as may be required by the City Development Director in order to do a thorough review of the request. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan if a site plan has not previously been approved. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) <i>(The data requirements for a site plan and a concept plan are available at the Development Department)</i>	
Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application. For a Major PUD amendment, the Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. For both types of applications, the City Commission is required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.	
Justification: Written justification supporting the application and demonstrating how the application remains: (a) consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses and (b) complies with the relevant development standards of the City of Stuart Land Development Code.	

(over)

General Information
(Please Print or Type)

1. Property Owner, Lessee, Contract Purchaser, or Applicant (circle one):

Name:	Theodore G. Glasrud, President of Glasrud Management, Inc
Title:	Manager
Company:	Ted Glasrud Associates FL, LLC
Company Address:	759 SW Federal Highway, Suite 217

City/State/Zip Code:	Stuart, FL 34994
Telephone Number:	
Facsimile Number:	
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:	Doug Fitzwater
Title:	Landscape Architect
Company:	Lucido & Associates
Company Address:	701 SE Ocean Boulevard

City/State/Zip Code:	Stuart, FL 34994
Telephone Number:	772-220-2100
Facsimile Number:	
Email Address (optional):	dfitzwater@lucidodesign.com

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:	Dante Fraiegari
Title:	Vice President of Land, South Florida Division
Company:	Meritage Homes
Company Address:	5337 Millenia Lakes Boulevard, Suite 410

City/State/Zip Code:	Orlando, FL 32839
Telephone Number:	561-847-7517
Facsimile Number:	
Email Address (optional):	dante.fraiegari@meritagehomes.com

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

4. Signed this 19th day of April, 2021.

Doug Fitzwater

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

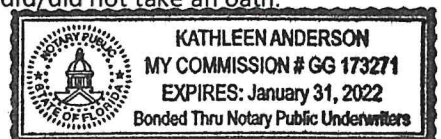
State of Florida, Martin County The foregoing instrument was acknowledged before me on this 1 day of

April, 2021 by Doug Fitzwater (who is personally known to me, or who has produced

as identification and who did/did not take an oath.

Kathleen Anderson
Notary Signature

Commission expires:





August 2, 2021

via email: treetz@ci.stuart.fl.us
Consider this to be the original

Mr. Tom Reetz
Senior Planner/Development
City of Stuart
121 SW Flagler Avenue
Stuart, Florida 34994

**RE: Silverthorne (aka Glasrud 2) – Response to Comments
(LA REF NO. 21-605)**

Dear Mr. Reetz:

Please accept this correspondence as our formal response to the staff comments received for the review of the June 29, 2021 submittal of the RPUD Amendment application and associated documents for the proposed Silverthorn Townhomes development in Stuart, Florida.

Review Comments

Zoning and Site Design

1. Please submit a photometric site lighting plan for review and include the proposed light pole locations on the site and landscape plans.

A lighting plan has been prepared and is included with this resubmittal/response package.

2. Show in the legend 'Open Space', 'Preserve-upland' (same as pervious and impervious- just needs to be included in the legend) and 'Parking with total Required and Provided numbers and percentages.

AGREED. Please refer to revised Master Site Plan with items added as requested.

3. Provide EV Charging stations per Sec.2.06.22 of the Land Development Code below.

- B. *EV Charging Station (EVCS) requirement:* All new commercial development of gross floorspace greater than 5,000 square feet and all new residential development greater than 50 dwelling units are required to provide EVCI to accommodate the future installation of EVCS(s).
 - 1. A minimum of two or ten percent, whichever is the greater, of the required non-EV parking spaces (excluding required ADA spaces) shall be EVCI equipped spaces.
 - 2. A minimum of two or ten percent, whichever is the greater, of required EVCI equipped spaces shall be provided at a level 2 EVCR.
 - 3. At minimum one required EVCI equipped space shall be ADA accessible and shall be installed and marked in compliance with the current version of the City of Stuart Guide for Accessible Electric Vehicle Charging Station (EVCS).

Definitions:

Electric Vehicle (EV) means a vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle's batteries, and which produces zero tailpipe emissions or pollution when stationary or operating.

Electric Vehicle Charging Station (EVCS) means a parking space that is equipped to allow an EV to re-charge.

Electric Vehicle Charging Infrastructure (EVCI) means equipment provided to support future electric vehicle charging. This shall include, but not be limited to; the design of electrical panels and service equipment to support the additional electrical demand, the panel capacity to support additional feeder/branch circuits, the installation of raceways, both underground and surface mounted, to support the electrical vehicle supply equipment.

Electric Vehicle Charging Rate (EVCR) means the rate at which an electric vehicle is charged:

1. Level-1 is considered slow charging. Voltage up to 120v.
2. Level-2 is considered medium charging. Voltage is greater than 120v and includes 240v.
3. Level-3 is considered fast or rapid charging. Voltage is greater than 240v.

Please refer to the attached Revised Master Site Plan which denotes/designates (3) EV spaces at the clubhouse.

Architectural Design

1. Vary Blocks of units (5-8) from another block of units by applying architectural features, window treatments, light fixtures and paint colors to individualize units.

AGREED. Please refer to provided architectural elevations. The product proposed consists of 4,5,6, 7 and 8 unit buildings all of which have consistent yet varied architectural features meeting the design intent and requirements of the City.

2. Add bike racks per City's Land Development code to the Pool Clubhouse area.

AGREED. Please refer to revised master site plan for the addition of bike racks at the pool clubhouse area.

3. Provide electrical vehicle charging capabilities per code above.

Please refer to the attached Revised Master Site Plan which denotes/designates (3) EV spaces at the clubhouse.

4. Provide a phasing plan that indicates the order of blocks of units will be built and the amenities that will be included with each, i.e., clubhouse and pool, common areas entrance landscaping, completion of the preserve planting, etc.

Phasing plan will be provided at site construction permit review and issuance process.

Landscaping

1. Per Sec. 6.04.02A.2, Not less than 50 percent of all trees used to meet landscaping shall be shade or canopy trees with a minimum height of 12 feet and a minimum spread of six feet at planting. (Show min. six feet of spread on plant legend.)
AGREED. Refer to amended landscape plan.
2. Revise the Master Site Plan and Landscape plans to show the landscaping islands at the street frontages directly in front of the townhouse entrances and in between garages as depicted on the Architectural rendering provided with submittal.
AGREED. Refer to the revised master site and landscape plans.
3. Provide a photometric plan.
A lighting plan has been prepared and is included with this resubmittal/response package.
4. Provide location of lighting fixtures on the Landscape plans and a typical lighting pole detail.
A lighting plan has been prepared and is included with this resubmittal/response package.
5. On the Plant Schedule provide spacing for Shrubs with a minimum of 30" OC spacing.
AGREED. Refer to amended landscape plan.
6. Provide a xeriscape chart per code 6.04.05.C showing how you are meeting the required 50 points.
AGREED. Refer to amended landscape plan.

Engineering

Master Site Plan

1. Verify the building area shown in the site data table. 3.42ac is higher than the stormwater report values and appears to be potentially including the second-floor areas.
AGREED. Refer to amended master plan data which is now consistent with stormwater report and plan.
2. Provide information about the material type and height of the proposed perimeter fence.
Please refer to the attached revised Master site plan and the denoted 6' white vinyl privacy fence around the perimeter of the project. Given the specific location of the project, adjacent uses and the existing road frontage and the fact that this is a 'for sale' neighborhood with buyers expecting a sense of privacy and added security – the proposed fence is the best option.
3. The offsite shared drive near the south property line appears to extend outside of the shared access easement – refer to the plan excerpt below. It is also different than the last plan I saw for Plantation Storage which showed a 2 lane access. Please verify this configuration has been coordinated with the owners of plantation storage and provide an updated shared access easement.

Tom Reetz
 July 23, 2021
 Page 4 of 7

Refer to revised master site plan which has adjusted the driveway configuration.

Master Drainage and Utility Plans

1. Sheet 3 – revise silt fence to account for the offsite commercial property that discharges on to the site at the NE corner.
Acknowledged, the silt fence around a portion of the commercial area has been removed to allow runoff to continue to enter the site. Please see the revised plans.
2. Sheet 4 – Provide a cross section along the NE property adjacent to the west side of the commercial property. It appears this area flows on to the site as well but is not clear how the inflow is being routed.
Acknowledged, Section J has been added. Existing elevations near the rear of the Commercial area are higher than the proposed Silverthorne berm, flow in these areas will continue to flow onto the Silverthorne site. Runoff further north where elevations drop will remain on the Commercial area property. Please note, per the Stuart Business Park master drainage plan and Environmental Resource Permit, the commercial parcel is not permitted to discharge to the SBP master drainage system. Please see the revised plans, the enclosed SBP Environmental Resource Permit, and the enclosed SBP Master Drainage Map.
3. Sheet 4 – In this same area where cross section B/7 is provided, the perimeter berm will extend into the commercial property. What is the elevation of their lift station and does the rim of it need to be adjusted?
The rim is at elevation 17.50 NAVD, above the proposed perimeter berm elevation. Please see the revised survey.
4. Describe the interaction between the dry pond and the lake. We typically would see the dry pond being used for first flush, but all storm pipes are being routed to the lake on the is site. It appears the dry pond I only picking up the pervious areas from the NE corner of the site.
Acknowledged. The area has relabeled to Dry Shelf to more accurately convey its function. The area consists of a lower pervious/green space that is directly connected to the lake. Please note that no credit was taken more Dry Detention in the water quality calculations, therefore no changes to the water quality elevation are proposed.
5. Sheet 5 – change the control structure Rim to 17.25
Acknowledged.
6. Sheet 10 – sanitary sewer services from MH 2 to MH 4 should be flipped to face MH 4
7. Acknowledged.
8. Sheet 11 – sanitary sewer services from MH 19 north should be flipped to face north
9. Acknowledged.
10. Sheet 12 – the bottom of storm elevations at conflicts 12 and 14 are slightly off from structure tables, but still meet the 12” clearance.
Acknowledged.

Stormwater Report

1. Please coordinate the building areas with the comment on the site plan above. The building areas in each document should be consistent.
AGREED. Refer to amended master plan data which is now consistent with stormwater report and plan.
2. Please provide backup for the percent impervious, percent DCIA and percent direct fields for the ICPR model on the site basin.
Acknowledged. The weighted post-development CN number was used in the ICPR basin input – the number is calculated in Attachment 4.8 of the Drainage Report. The impervious, percent DCIA, and percent direct fields were mistakenly populated in and used in addition to the weighted post development CN. The percent impervious, percent DCIA, and percent direct fields have been removed. No changes are proposed to the design elevation or weir. Please see the revised Stormwater Management report.

Traffic Impact Analysis

1. Based on the City of Stuarts Land Development Code Section 4.05.02, an analysis of all project driveways into the project shall be performed which includes at a minimum, projected turning movements in and out of the project during the AM and PM peak hours. Please provide an intersection analysis of the shared access driveway along SE Commerce Avenue.
Response: See attached revised Traffic Impact Analysis which includes the turn lane warrant analysis.
2. It is understood that a southbound left-turn lane will be provided at the shared access driveway along SE Commerce Avenue. Please analyze the need for a northbound right-turn lane based upon NCHRP Report 457.
Response: See attached revised Traffic Impact Analysis which includes the turn lane warrant analysis.
3. It is unclear how background traffic growth was calculated. Please include background traffic growth rate calculations as an attachment.
Response: The formula utilized is shown under Figure 5, the Future Calculations.
4. Please provide the latest Martin County Roadway Level of Service inventory report as an attachment.
Response: The 2019 (latest report available) is attached.
5. Figure 5 is labeled “Exhibit 5” within the provided attachments. Please revise.
Response: The label has been revised.

Environmental

1. **Section 5.01.00** – Complete. Avoidance and Minimization and Other Environmental Impacts – An Environmental Assessment Report (EA) prepared by Aquatic Research Monitoring Equipment, & Deployment, LLC (Aquatic Research) dated October 2020 was provided with the application. The report states that no wetlands or native habitat occur on-site, therefore, no avoidance and minimization efforts regarding wetlands and environmental impacts will be required.

Tom Reetz
 July 23, 2021
 Page 6 of 7

AGREED.

2. **Section 5.02.00** – Complete. Environmental Assessment Report - The EA provided discusses all required topics including site description, on-site land use types, coordination with South Florida Water Management District (SFWMD) stating no wetlands were found on-site, wildlife evaluation and methodology, and coordination with US Fish and Wildlife Service (USFWS).
AGREED.
3. **Section 5.03.00** – Not applicable. Wetlands – No wetlands present.
AGREED.
4. **Section 5.04.00** – Not applicable. Environmentally Sensitive Lands – The EA describes the on-site habitats and includes photographs of site conditions; no native vegetative areas are present within the project site.
AGREED.
5. **Section 5.05.00** – Trees – Please see landscape plan review.
ACKNOWLEDGED.
6. **Section 5.06.00** – Not applicable. Mangrove and Shoreline Protection – The project site does not have mangroves or shorelines.
AGREED.
7. **Section 5.07.00** – Not applicable. Floodplains and Flood Damage Prevention - According to the boundary survey and stormwater report, the site is located in Flood Zone X, outside the 100-year floodplain.
AGREED.
8. **Section 5.09.00** – Not applicable. Historic Preservation – Based on review of the provided aerial photograph, there do not appear to be any structures on the site. Review of the aerial photograph does not indicate the presence of any historic structures.
AGREED.
9. **Section 5.10.00** – Not applicable. Clustering of development – No native vegetative areas are present within the project site.
AGREED.

Public Works

In reviewing the above referenced project, this Department does approve the proposed PUD application only. Please address the following comments:

1. This review is not for construction.
Acknowledged.
2. Sanitation- The developer shall pay for initial bins (one trash bin and one recycle bin) for each unit including the clubhouse at the time of permitting. City of Stuart waste receptacles, including recycle shall be stored in garages only. The receptacles at the amenity areas shall be stored inside the clubhouse or outside in an approved enclosure.

Tom Reetz
July 23, 2021
Page 7 of 7

Acknowledged.

3. The developer shall provide both a transponder and individual gate access codes for Public Works sanitation pickup before the first certificate of occupancy is issued.

Acknowledged.

4. Water and Sanitary sewer service to be provided by Martin County.

Acknowledged.

Police – Brian Bossio

1. Landscape Plans approved by PD.

Acknowledged.

2. Please submit a photo metric light plan for review.

A lighting plan has been prepared and is included with this resubmittal/response package.

Fire Department Review

1. Autoturn shows fire truck bumper crossing into a driveway.

Please refer to revised autoturn exhibits. No driveway conflicts exist.

2. Show distance between fire hydrants.

A separate exhibit has been prepared showing the requested distances between fire hydrants.

Please feel free to contact me if you have any questions or need any additional materials.

Respectfully,



Steven D Garrett, RLA
Copy to team

SG/kpa

From: [Reetz, Thomas](#)
To: [Doug Fitzwater](#)
Cc: [Freeman, Kevin](#)
Subject: Silverthorn Townhomes
Date: Monday, September 27, 2021 6:13:00 PM

Doug,

Prior to your resubmittal for the Silverthorn project staff request using the tree survey/location plan to locate groupings of protected tree species to be preserved as part of a cohesive upland plan that preserves as many specimen trees as possible. This design should demonstrate diverse habitat/ecotones.

Please submit your revised upland plan identifying trees to be preserved (hardwood and softwood) in groupings including at the sites interior for review and to consider readvertising dates for Public Hearings.

Do not hesitate to call to discuss,

Tom Reetz | Senior Planner | Development
 City of Stuart | 121 SW Flagler Ave. Stuart FL 34994
 772-600-1284

From: Doug Fitzwater <DFitzwater@lucidodesign.com>
Sent: Thursday, September 23, 2021 12:16 PM
To: Pinkston, Jordan <jpinkston@ci.stuart.fl.us>; MacFarland, Mark <Mark.Macfarland@meritagehomes.com>; Bolivar, Maria <Maria.Bolivar@meritagehomes.com>
Cc: Reetz, Thomas <treetz@ci.stuart.fl.us>; Wohlitka, Erin <ewohlitka@ci.stuart.fl.us>
Subject: RE: City of Stuart - Payment Due for Silverhorne Townhomes

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.

Mark. Please coordinate payment with the City of Stuart. Thanks. Doug

From: Pinkston, Jordan <jpinkston@ci.stuart.fl.us>
Sent: Thursday, September 23, 2021 12:10 PM
To: Doug Fitzwater <DFitzwater@lucidodesign.com>
Cc: Reetz, Thomas <treetz@ci.stuart.fl.us>; Wohlitka, Erin <ewohlitka@ci.stuart.fl.us>
Subject: RE: City of Stuart - Payment Due for Silverhorne Townhomes

Good Afternoon,

From: [Steve Garrett](#)
To: [Reetz, Thomas](#)
Cc: [Kevin Freeman](#); [Doug Fitzwater](#)
Subject: RE: Emailing: 8-Ordinance 2361-2018, 2363-2018, Ordinance No. 2362-2018
Date: Friday, August 27, 2021 11:09:28 AM

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.

Tom,

By meeting the 30% open space requirement with 100% native vegetation, by default we should meet the requirement of 25% recreated native vegetation. Also - we did (I know just this week) review the existing trees to see what could potentially be saved on site - in which we provided you that graphic.

We feel that we are compliant and meeting the requirements but also agree with you that we want to put our collective "best foot forward" at LPA.

Thank you for the possibility of a special LPA meeting - regardless, we will amend our landscape plans to more clearly document compliance along with also including the protection of the existing trees we identified this week that can be saved.

Steve Garrett, RLA
Vice President
Lucido & Associates

-----Original Message-----

From: Reetz, Thomas <treetz@ci.stuart.fl.us>
Sent: Friday, August 27, 2021 10:56 AM
To: Steve Garrett <sgarrett@lucidodesign.com>
Cc: Kevin Freeman <kev@kevfreesman.com>
Subject: RE: Emailing: 8-Ordinance 2361-2018, 2363-2018, Ordinance No. 2362-2018

Steve, no, Native Vegetation (25%) needs to be created on the site as part of the RPUD requirements, The plans do not show that, additionally, no attempt to include existing trees to remain as part of Native Vegetation has been made. I'm still recommending we continue the next available LPA meeting to allow you time to complete. (A special meeting for the end of September is a possibility, we would need to poll the Board for their availability first, of course)

Call with any question,

Tom Reetz | Senior Planner | Development City of Stuart | 121 SW Flagler Ave. Stuart FL 34994
772-600-1284

-----Original Message-----

From: Steve Garrett <sgarrett@lucidodesign.com>
Sent: Friday, August 27, 2021 10:49 AM
To: Reetz, Thomas <treetz@ci.stuart.fl.us>; Kevin Velinsky <kvelinsky@lucidodesign.com>
Cc: Doug Fitzwater <DFitzwater@lucidodesign.com>
Subject: RE: Emailing: 8-Ordinance 2361-2018, 2363-2018, Ordinance No. 2362-2018

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.

Tom,
I'm assuming our emails just passed each other on the web.
Does Doug's response below mean we are all on the same page?

Ted Glasrud owns the Silverthorne property, but the property is not one of the parcels included in the consolidated preserve area at Miami and Commerce. According to Jennifer Avecedo, the environmentalist, there are no preservation requirements for the property. We set up the site plan to try and comply with the RPUD requirements, and all plantings around the perimeter should be native landscaping:

Open space. Not less than 30 percent of the RPUD shall be open space as defined herein. Required open space may include native vegetation areas and landscape buffers between the site and adjacent property; however, other required landscaping shall not count towards the open space requirement. In the event that less than 25 percent of the RPUD is comprised of native vegetation area, then all existing native vegetation area shall be maintained as part of the required open space.

Tom - do you have the GSA Analysis from the School District- or do you need anything from the District.?

Steve Garrett, RLA
Vice President
Lucido & Associates

-----Original Message-----

From: Reetz, Thomas <treetz@ci.stuart.fl.us>
Sent: Friday, August 27, 2021 9:51 AM
To: Steve Garrett <sgarrett@lucidodesign.com>; Kevin Velinsky <kvelinsky@lucidodesign.com>
Cc: Doug Fitzwater <DFitzwater@lucidodesign.com>
Subject: Emailing: 8-Ordinance 2361-2018, 2363-2018, Ordinance No. 2362-2018

Steve and Kevin,

Parcel 1 (proposed 9.05 acre site) is not part of the upland preserve set aside for the Glasrud properties (see above Ordinances) My recommendation is that we continue the LPA meeting to allow you time to address the following:

1. 2.07.OO d. requiring 25 percent (recreated) native vegetation area.
2. Locate trees that can be saved as part of the Native Preserve.

Staff cannot recommend the project for approval for the project until these calculated and resubmitted on site and Landscape Plans.

Please call to discuss,

Tom Reetz | Senior Planner | Development City of Stuart | 121 SW Flagler Ave. Stuart FL 34994
772-600-1284

2.07.00. - DESIGNATION OF PLANNED UNIT DEVELOPMENT (PUD) and other standards shall apply as described in this Code except as modified by the city commission as reflected by the adopted RPUD ordinance.

- b. Open space. Not less than 30 percent of the RPUD shall be open space as defined herein. Required open space may include native vegetation areas and landscape buffers between the site and adjacent property; however, other

required landscaping shall not count towards the open space requirement. In the event that less than 25 percent of the RPUD is comprised of native vegetation area, then all existing native vegetation area shall be maintained as part of the required open space.

c. Maximum building area. Building coverage shall not exceed the maximum floor area ratio (FAR) as defined in the comprehensive plan and section 2.03.00, table 4 - intensity of development: lot area and floor area ratio (FAR).

d. Native vegetation. Excluding wetlands defined by the SFWMD, not less than 25 percent of the total development site shall remain as undeveloped native vegetation area. The required native vegetation area may include open space areas and the landscape buffer between the site and adjacent property; however, other required landscaping such as parking area interior landscaping shall not count towards the native vegetation requirement. The location of the native vegetation area shall be determined using a study of the site with consideration to the value of existing vegetation.

Your message is ready to be sent with the following file or link attachments:

8-Ordinance 2361-2018

2363-2018

Ordinance No. 2362-2018

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Environmental Assessment

**Sewall's Point Land Company – Subdivision
A Portion of LOTS 65, 66 & 67,
Unassigned SE Indian Street
City of Stuart, Martin County, Florida**

**Parcel Identification Number:
38-38-41-002-065-00010-3 (±9.43 acres)**

Prepared For:

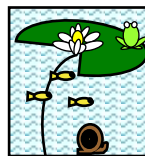
Meritage Homes

City of Stuart

Prepared By:

Jennifer Acevedo

Jennifer Acevedo



ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

October 2020

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Appendix A

Figure 1: Location Map

Figure 2: Site Map

Figure 3: Historic Aerial (1986)

Figure 4: Agency Reported Land Use Map

Figure 5: Existing Habitat Map

Figure 6: Wildlife Survey Transect Map

Figure 7: Soils(s) Map

Appendix B

Gopher Tortoise 15% Burrow Survey

Appendix C

SFWMD IWD Letter

Appendix D

Site Photographs

Appendix E

Information for Planning and Consultation (IPAC)



Introduction

An environmental site assessment was conducted by the qualified biologists with Aquatic Research Monitoring Equipment, & Deployment, LLC (Aquatic Research) on October 14th, 2020. The site was reviewed in accordance with City of Stuart Land Development Regulations Section 5.02.00. – Environmental Assessment Report for Site Greater Than One Acre. As required in the LDR for properties of greater than one acre, an application for site plan approval or plat approval shall include an environmental assessment report prepared by a qualified environmental professional. The assessment must include a site description, vegetative description, wetland information, a wildlife evaluation, and preserve area and upland buffer calculations.

Site Description

The property is ±9.43 acres and is located at the southeast corner of SE Indian St. and SE Commerce Ave., Lots 65, 66 & 67 in the Sewall's Point Land Development Company Subdivision, within the City of Stuart, Martin County, Florida. Please see Appendix A, Figure 1 for the site location map. The parcel is further identified by the Martin County Property Appraisers office as 38-38-41-002-065-00010-3.

The property is a mixture of lands that have experienced partial development via construction of an access road, associated clearing and undeveloped disturbed lands that have been impact by human activity (dumping and transient encampments) as well as intrusion of invasive exotic vegetation. The parcel is bordered on the west and southwest by SE Commerce Avenue, SE Indian Street and a commercial strip mall complex to the north, Florida East Coast Railway (FEC) to the east, and an undeveloped lot undergoing active site clearing adjacent to the perimeter ditch to the south (Appendix A Figure 2). The immediate surrounding area generally consists of a mixture of commercial, industrial, low-density residential development, and undeveloped lands. The onsite habitat is best classified as inactive lands with street patterns without structures and disturbed lands. The inactive open land area consists of a partially constructed asphalt access road the traverses the property in a northwest to southeast direction, interspersed with weedy grasses and vegetation due to the cessation of further development and a lack of active maintenance. The disturbed lands are heavily impacted from the presence of transients and are dominated by invasive exotic vegetation.

Conveyance ditches border the east and south perimeters. A review of historic aerials shows the on-site conveyance ditches and the site almost entirely cleared in 1966 (Appendix A, Figure 3). The conveyance ditches appear to have been associated with



development within the surrounding area. Plat records of the Sewall's Land Development Company indicates a 50ft easement that includes the ditch along the eastern border. Additionally, there is a 25ft easement along the southern border of which also encompasses half of the southern perimeter ditch. The remnants of an historic interior located ditch still partially remain as well and is currently connected to the south ditch as shown in Figure 3.

Prior to the site visit, the property was assessed via a desktop review utilizing aerials as well as reviews of agency databases to estimate potential habitat, reported soil types, documented listed plant or animal species on or adjacent to the property, along with habitat areas that have the potential to support listed species. Information gathered during the desktop review was then used to create transects throughout the property. The transects were designed to allow for sufficient ground truthing covering all potential representative habitat areas as well as focusing on areas that may support listed species.

On October 14th, 2020, Aquatic Research's team of qualified biologists conducted a site assessment on the property for the purposes of collecting data for an environmental site assessment, wildlife survey, and a 15% minimum habitat survey for gopher tortoise (*Gopherus Polyphemus*) burrows. Results of the gopher tortoise survey indicated no utilization by gopher tortoises, nor any gopher tortoise burrows on the property.

Based on the Florida Fish and Wildlife Conservation Commission (FFWCC) formula for estimating gopher tortoise population during a partial habitat survey, the site is estimated to contain 0 gopher tortoises (0 burrows). No further state or Federal listed species burrows, nests, dens, or roosting areas were observed on site. See Appendix B for the 15% minimum Gopher Tortoise Survey Report.

No native upland habitat was observed on the property. Additionally, the South Florida Water Management District (SFWMD) has conducted an informal wetland jurisdictional determination on the subject property in February 2019. No jurisdictional wetlands were determined to exist on the subject property. The enclosed SFWMD letter references several parcels, the subject property is indicated as Site #2 (See Appendix C).

Vegetation and Habitat Description

As part of the assessment conducted on the subject property vegetation and habitat types were reviewed. This was accomplished utilizing a multi-faceted approach, first reviewing recent and historic aerials and comparing visible topographic signatures to available agency recorded data. Agency reported data such as Florida Land Use Cover Classification System (FLUCCS)/Habitat assigned classifications as well as reported soil types were researched.



For depictions of state and Federal reported FLUCCS classifications and soil types see Appendix A, Figures 4 and 7. After a comprehensive review of the above mentioned data and arials, transects were established based on expected variations in habitats. Locations and sizes of habitat types as indicated in this report are approximate, based on a combination of desktop review and field truthing. See Appendix D for site photographs.

Upland Habitat

The upland portions of the property consist of Inactive Land with Street Patterns Devoid of Structures and Disturbed Lands. See Appendix A, Figure 5 for observed upland habitat types and approximate location and acreage.

Existing Upland Habitat FLUCCS Classifications Observed are as Follows:

Upland Habitat 1920: Inactive Lands with Street Patterns (±3.47 acres)

This category includes undeveloped land within urban areas and inactive land with street patterns but without structures. Open Land normally does not exhibit any structures or any indication of intended use. Often, urban inactive land may be in a transitional state and ultimately will be developed into one of the typical urban land uses.

The inactive open land area mainly includes lands located within the north - northwest quadrant. It includes a partially constructed asphalt access road that traverses through the property in a general north – south direction emanating from SE Indian St. and terminating near Commerce Ave. This area is mainly cleared as a result of the construction of the entrance road. Vegetation within these areas consists mainly weedy vegetation and non-descript grasses. A small cluster of native vegetation is present along the northern perimeter.

Representative Vegetation:

Non-descript grasses
Wedelia (*Wedelia trilobata*)
Slash pines (*Pinus elliotti*)
Oak trees (*Quercus spp.*)
Cabbage palms (*Sabal palmetto*)

Upland Habitat 7400: Disturbed Lands (±5.50 acres)

Remaining upland areas on the property consist of disturbed lands. The lands identified as disturbed consist of 90% exotic vegetation with 10% native vegetation interspersed. No significant native vegetative associations were observed within the



southern portion of this habitat type are scattered abandoned and active transient encampments. Large quantities of human related trash and debris were also observed in association with the onsite transient populations. The onsite uplands classified as disturbed lack in maintenance and natural fire regime and are heavily impacted by the transient population, and intrusion of invasive exotic vegetation. This has resulted in a fragmented or disturbed habitat lacking in the vegetative associations seen in native Florida upland habitats.

Representative Vegetation:

Earleaf acacia (*Acacia auriculiformis*)
Australian pines (*Casuarina equisetifolia*)
Brazilian pepper (*Schinus terebinthifolia*)
Melaleuca trees (*Melaleuca quinquenervia*)
Slash pines (*Pinus elliotti*)
Cabbage palms (*Sabal palmetto*)
Oak trees (*Quercus spp.*)
Tuberous sword Fern (*Nephrolepis cordifolia*)
Inch plant (*Tradescantia zebrina*)
Snake plant (*Sansevierias spp.*)

Preserve area and upland buffer evaluation

No native upland habitat is present on the subject property. No upland preserve area will be required.

Tree Preservation

As required in the City of Stuart Land Development Regulations all sites over one (1) acre in size are required to conduct a survey for specimen and champion trees. All specimen and champion trees must be identified and mapped. During site planning avoidance and minimization of impacts to protected trees and native vegetation must be demonstrated to the greatest extents possible. Per the City of Stuart LDR a specimen tree means a slash pine tree which has achieved a DBH of ten inches; or any other tree as referenced in chapter V of the City of Stuart LDR which has achieved a DBH of 4.5 inches. This also includes any other tree which has achieved a DBH of 6 inches which is listed on the City of Stuart flowering tree list; or any other tree which has achieved a DBH of ten inches or at least 25 percent of the DBH of a species identified in the Florida Champion Trees of Florida database, maintained by the Forest Service.



As part of the site plan approval process a protected tree survey for specimen and protected trees will need to be conducted. Trees that must be impacted as a part of site development will require mitigation in accordance with the City LDR. Specimen trees, excluding slash pine trees, for which relocation is not possible or is not expected to be successful, must be replaced with like species on site. Replacement trees shall have a combined diameter at breast height (DBH) of two and one-half times the DBH of the trees replaced. The minimum size for replacement trees is four and one-half inches DBH. Slash pines, for which relocation is not possible or is not expected to be successful, must also be replaced with like species on site. Replacement trees shall have a combined DBH of one and one-half times the DBH of the trees replaced. The minimum size for replacement trees in slash pine mitigation is two and one-half inches DBH. Total number of trees required for replacement is calculated in accordance with the following table. 50% of tree mitigation may also be done via payment into the City's Tree Fund.

Tree Replacement Formula—Slash Pine:														
Total # inches to remove	×	1.5	=	Total # inches to be replaced	/	Minimum size to replace 2.5"	=	Total # trees to plant	×	50% mitigation to pay into city tree fund	×	175% of plant finder wholesale	=	Total \$ amount to pay into city tree fund
Tree Replacement Formula—All Trees Less Slash Pine:														
Total # inches to remove	×	2.5	=	Total # inches to be replaced	/	Minimum size to replace 4.5"	=	Total # trees to plant	×	50% mitigation to pay into city tree fund	×	175% of plant finder wholesale	=	Total \$ amount to pay into city tree fund

Table1: City of Stuart Tree Mitigation Calculation Formula.

Wetland Habitat

To classify an area as a wetland two of the following three criteria must be met: 1. 80 percent or more dominate coverage of wetland plants. 2. Indicators of hydrology 3. Presence of hydric soil. The South Florida Water Management District (SFWMD) conducted an informal wetland jurisdictional determination on the subject property in February 2019. No jurisdictional wetlands were determined to exist on the subject property. See the enclosed SFWMD letter and associated exhibits (See Appendix C). The wetland jurisdictional was conducted on several properties, the subject property is referenced as Site #2.



Other Habitat Areas

Other Surface Waters 5100: Artificial Ditches (±0.60 acre)

There are artificial ditches on the east and south perimeter. A review of historic aerials shows the existence of the artificial ditches with the site almost entirely cleared in 1966 (Appendix A, Figure 3). The artificial ditches appear to have been associated with development within the surrounding area. Plat records of the Sewall's Land Development Company indicates a 50ft easement including the ditch on the eastern border and a 25ft easement including ½ of the ditch on the southern border. Remnants of an interior ditch remain on site and is currently connected to the existing southern ditch.

Wildlife Evaluation

As was done with regards to analysis of vegetation and habitat types, a similar approach was taken with regards to evaluation of onsite wildlife, with the focus being the presence of listed species. Prior to conducting the site field work regulatory databases such as U.S. Fish and Wildlife Information Planning, and Conservation System (IPAC), Florida Natural Areas Inventory (FNAI), and Florida Department of Environmental Protection (FDEP) maps direct, were consulted with regards to any known, documented or likely occurrences of listed species. The IPAC report is located in Appendix E. Special note was taken with regards to listings of lands being within consultation areas for specific species, as well as any recorded documentations of listed species within or directly adjacent to the parcel. Habitat types on, adjacent, and within the general area or region were also closely reviewed to determine potential locations with increased likelihood of the occurrence of listed species.

During the field assessment pedestrian transects were made throughout the subject parcel to observe for the presence of wildlife in general as well as any state or Federal listed plant species, animal dens, burrows, rooting areas, or nests. Please see the Wildlife Transect Map in Appendix A, Figure 6. The wildlife population was documented in the field by visual observation of plants and animals as well as, tracks, scat, dens, foraging and nesting.

Additionally, a 15% minimum habitat survey for gopher tortoise (*Gopherus polyphemus*) burrows was conducted. Survey report is located within Appendix B. The wildlife population was documented in the field by visual observation of plants and animals as well as, tracks, scat, dens, foraging and nesting. Thirty-eight percent (38%) of suitable gopher tortoise habitat was surveyed, indicated no utilization by gopher tortoises, or any gopher tortoise burrows on the property. Based on the Florida Fish and Wildlife Conservation Commission (FFWCC) formula for estimating gopher tortoise population during a partial



habitat survey, the site is estimated to contain 0 gopher tortoises (0 burrows). The gopher tortoise is listed as a threatened species in the State of Florida. Gopher tortoise surveys are valid for a period of three (3) months.

Wildlife Observation(s)

The following species were observed during the site visit:

Reptiles: Cuban anoles (*Anolis spp.*)

Amphibians: None Observed

Mammals: Mammal burrows, eastern gray squirrels (*Sciurus carolinensis*), and rabbits (*Sylvilagus spp.*)

Fish: None Observed

Aves: None Observed

Consultation Area(s)

Based on the assessment it was determined that the entire project area lies within the U.S. Fish and Wildlife Service (USFWS) Section 7 Consultation area for the Everglades snail kite (*Rostrhamus sociabilis*), Scrub-jay (*Aphelocoma coerulescens*) and the crested caracara (*Caracara cheriway*). However, based on the field assessment the subject property does not appear to provide suitable foraging or nesting habitat for the Everglades snail kite, Scrub-jay, or the crested caracara.

Soils

Based on a review of the Soil Survey Geographic Database (SSURGO) upland and wetland soil types exist on the site. No soil borings or geotechnical analysis was conducted as part of this assessment. See Appendix A, Figure 7 for depiction of onsite soil mapping units.

Soil types are as follows:

Waveland and Immokalee fine sands (non-hydric) - 04

Waveland and Lawnwood fine sands, depressional (hydric) - 05



Summary

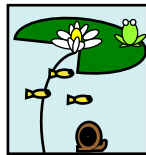
On October 14th, 2020, an environmental site assessment was conducted by the qualified biologists with Aquatic Research Monitoring and Deployment, LLC (Aquatic Research). The site was reviewed in accordance with the City of Stuart Regulations for environmental assessments. The assessment indicates that a SFWMD informal jurisdictional determination was conducted on the property in February 2019. No wetlands were deemed to exist on the property. Additionally, no native upland habitat is on the property. Based on this no preservation areas will be required. The site does contain trees that will qualify for protection under the City of Stuart LDR. A tree survey and applicable mitigation plan will be required as part of site development.

Results of the wildlife and gopher tortoise survey conducted indicates no state or Federal listed flora or fauna including no gopher tortoise burrows or indications of use by gopher tortoises.



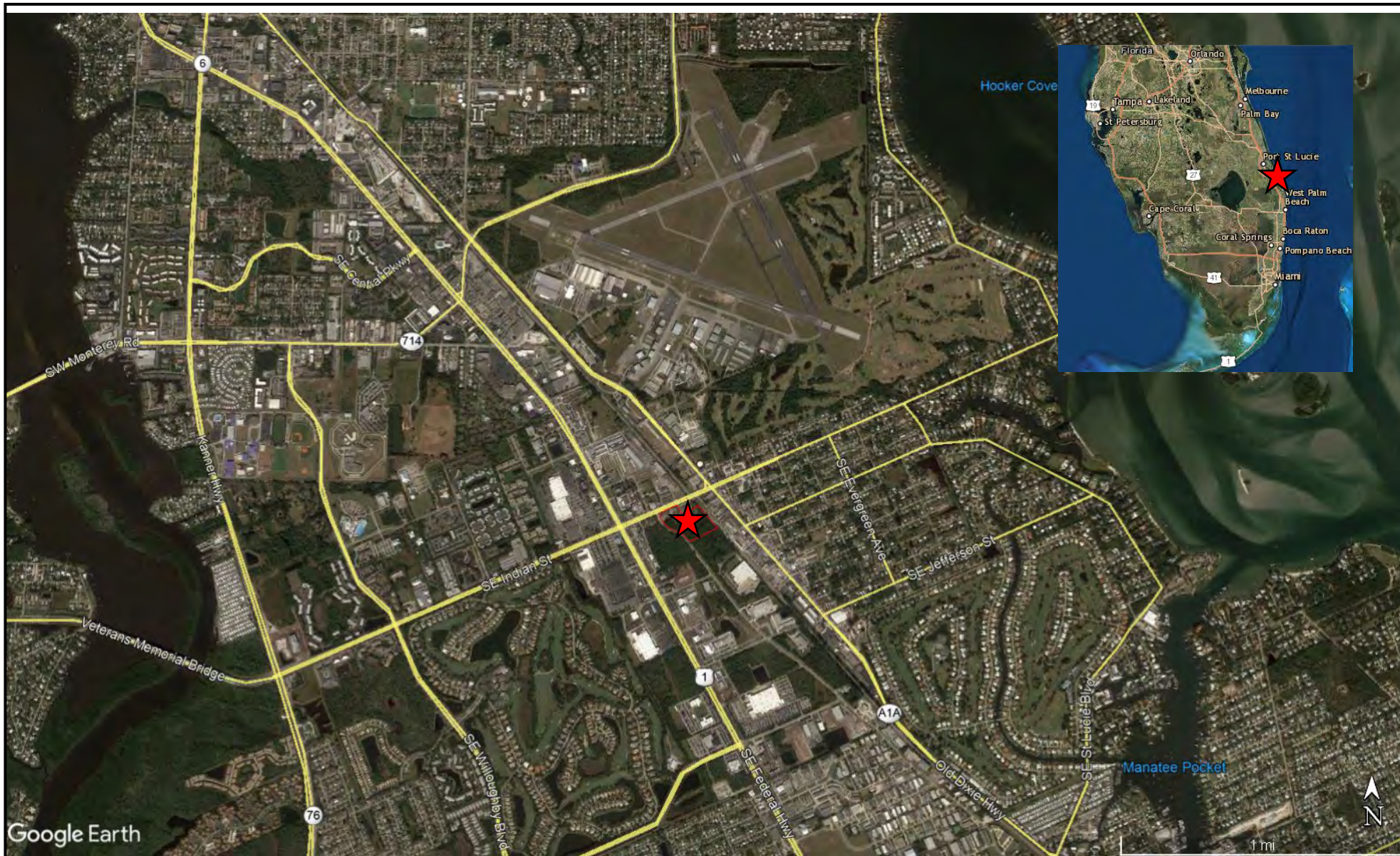
Appendix A

Site Maps



ENVIRONMENTAL CONSULTING DEPARTMENT

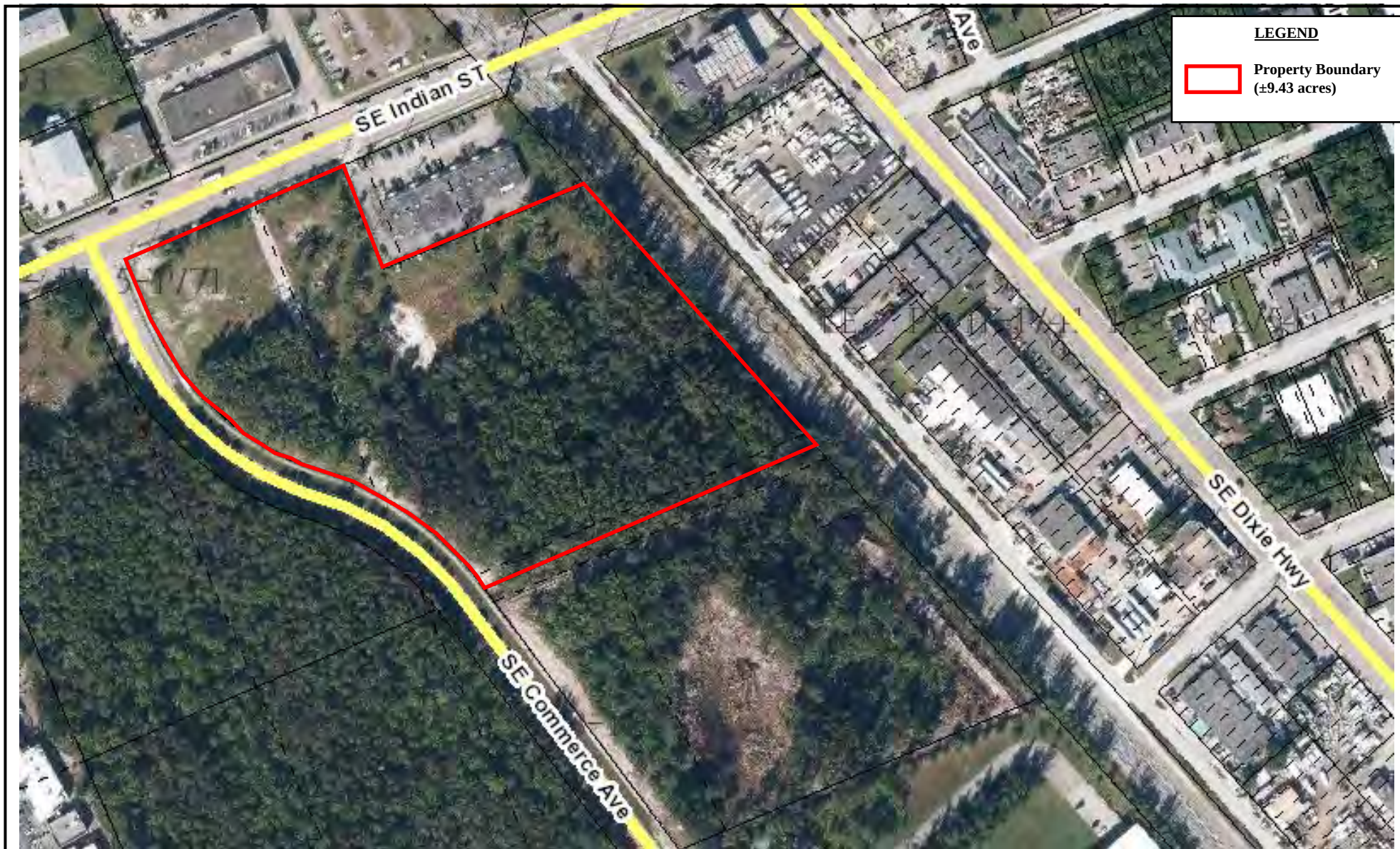
Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

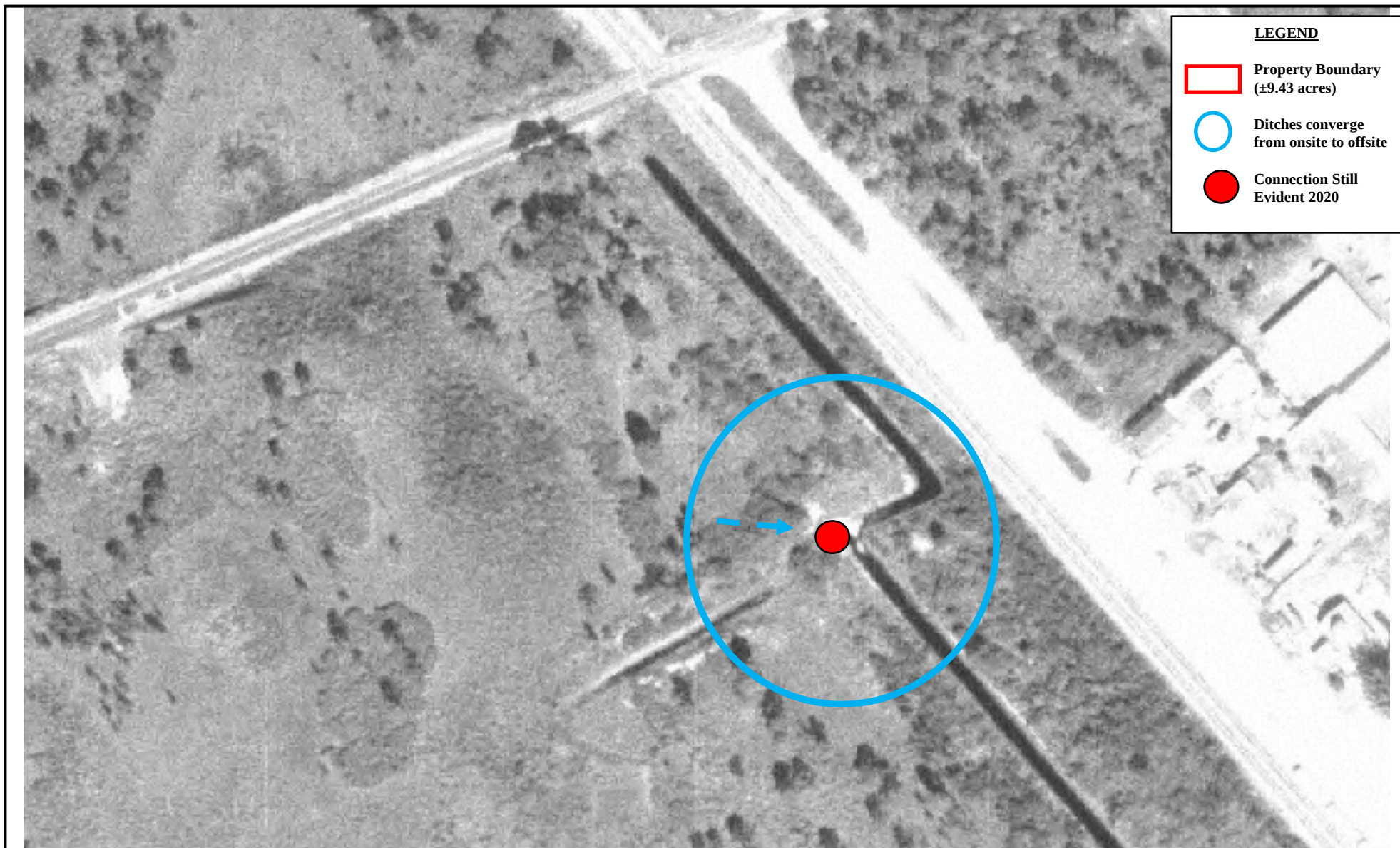


Location Map
 Sewall's Point Land Company – Subdivision
 A Portion of LOTS 65, 66 & 67, Unassigned SE Indian Street
 City of Stuart, Martin County, Florida
 PIN: 38-38-41-002-065-00010-3

Figure 1

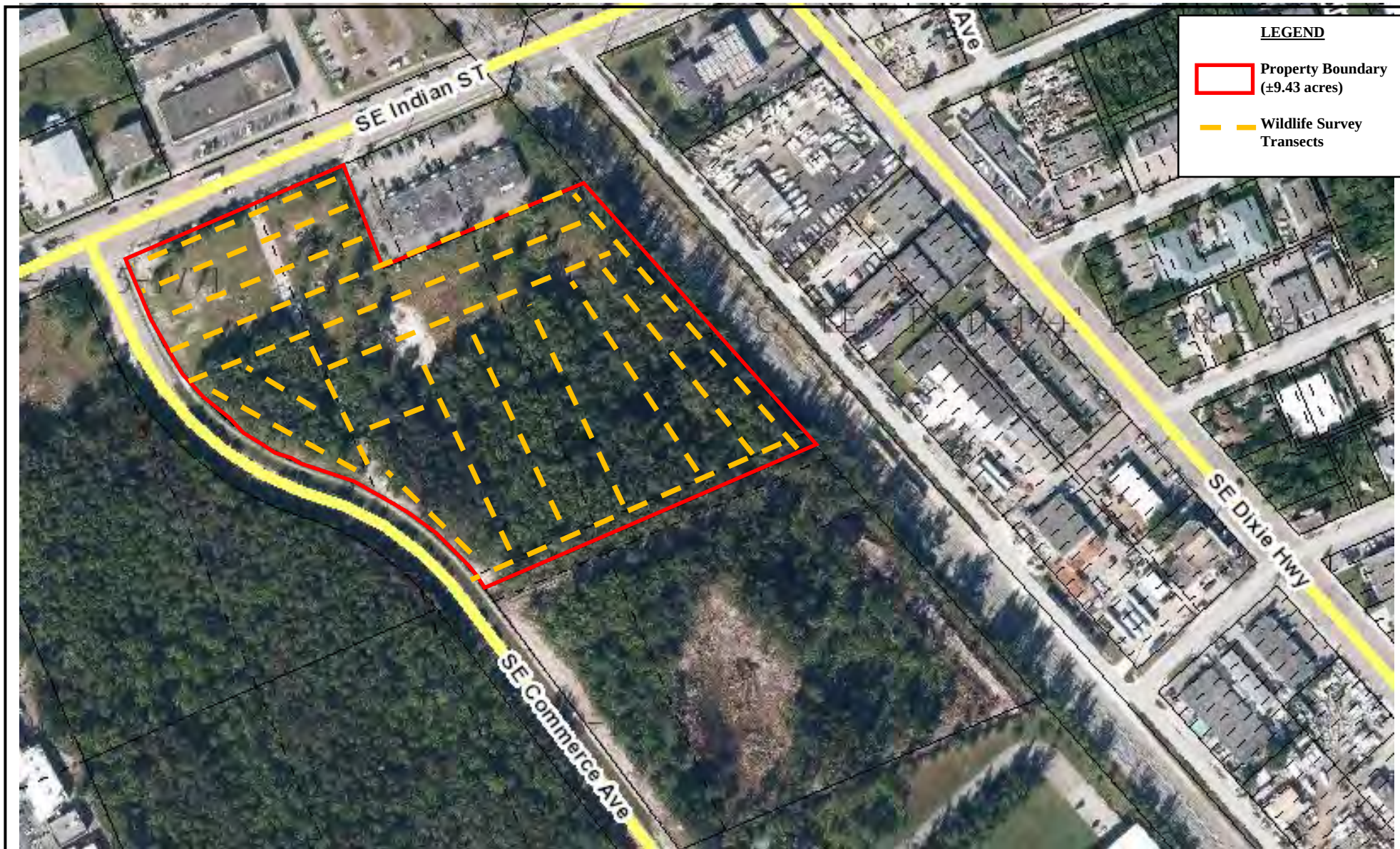
Image: Google Earth Date 01/03/2018







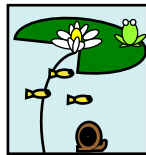






Appendix B

15 % Gopher Tortoise Survey



ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Field Survey Report

Gopher Tortoise (*Gopherus polyphemus*)

**Sewall's Point Land Company – Subdivision
A Portion of LOTS 65, 66 & 67,
Unassigned SE Indian Street
City of Stuart, Martin County, Florida**

**Parcel Identification Number:
38-38-41-002-065-00010-3 (±9.43 acres)**

Prepared For:

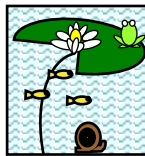
Meritage Homes

City of Stuart

Prepared By:

Jennifer Acevedo

**Florida Fish and Wildlife Conservation Commission Certified Gopher
Tortoise Agent
Number 09-00112E**



ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

October 2020

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Appendix A

Figure 1: Location Map

Figure 2: Site Map

Figure 3: Overview Existing Habitat/FLUCCS Map

Figure 4: Gopher Tortoise Survey Transects Maps

Figure 5: Soil(s) Map

Appendix B

Raw Data Excel Spreadsheet

1.0 Introduction

Jennifer Acevedo Florida Fish and Wildlife Conservation Commission (FWCC) Certified Gopher Tortoise Agent 09-0112E from Aquatic Research Monitoring, Equipment, and Deployment, LLC (Aquatic Research), completed a $\pm 15\%$ minimum upland habitat survey for gopher tortoises, *Gopherus polyphemus*. The property is ± 9.43 acres identified as a portion of Lots 65, 66 & 67 in the Sewall's Point Land Development Company Subdivision. The property is located at unassigned SE Indian Street, within the City of Stuart, Martin County, Florida. The parcel is identified by the Martin County Property Appraisers office as 38-38-41-002-065-00010-3 and is further located in Section 38, Township 38 S and Range 41 East. Please see Appendix A, Figure 1 for the site location map.

The survey was conducted on October 14th, 2020 throughout 38% (3.42 acres) of representative suitable gopher tortoise habitat on the subject property. This survey was executed according to the burrow survey methodology from the Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines, April 2008, Revised January 2017, Appendix 4 Burrow Survey Methods (Minimum of 15%). Please see enclosed Wildlife Survey Transect Map for depiction of transects conducted (Figure 4).

Total Acreage of Suitable Habitat	8.97
Total Acreage Surveyed	3.42
Total Percent of Suitable Habitat Surveyed	38%

2.0 Site Description

The property is a mixture of lands that have experienced partial development via construction of an access road and associated clearing and undeveloped disturbed lands that have been impact by human activity (dumping and transient encampments) as well as intrusion of invasive exotic vegetation. The parcel is bordered on the west and southwest by SE Commerce Avenue, SE Indian Street and a commercial strip mall complex to the north, Florida East Coast Railway (FEC) to the east, and an undeveloped lot undergoing active site clearing adjacent to the perimeter ditch to the south (Appendix A Figure 2). The immediate surrounding area generally consists of a mixture of commercial, industrial, low-density residential development, and undeveloped lands. The onsite habitat is best classified as inactive lands with street patterns without structures and disturbed lands. The inactive open land area consists of a partially constructed asphalt access road the traverses the property in a northwest to southeast direction, interspersed with weedy grasses and vegetation due to the cessation of further development and a lack of active maintenance.

The disturbed lands are heavily impacted from the presence of transients and are dominated by invasive exotic vegetation.

See the enclosed FLUCCS/existing habitat map (Figure 3). Habitat as follows:

Identified uplands are classified as FLUCCS categories:

#1920 Inactive Lands (± 3.47 acres) **Suitable Habitat**

#7400 Disturbed Lands (± 5.50 acres) **Suitable Habitat**

3.0 Survey Methodology

Survey protocol is based on burrow survey methodology from the Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines, April 2008, Revised January 2017, Appendix 4 Burrow Survey Methods (Minimum of 15%). The project area is initially evaluated to determine the total acreage of suitable gopher tortoise habitat. Belt transects are then evenly distributed across all suitable gopher tortoise habitat within the project's impact areas, for a minimum of 15% coverage. Transects are then mapped and overlaid on an aerial to create a gopher tortoise transect map. The maximum transect dimensions are not to exceed 250 meters (820 feet) long and 16 meters (52 feet) wide. Survey is then conducted throughout each established transect, covering 100% of the area within these transects. Generally, one (1) or more individuals are utilized during the field survey as recommended by the protocol stated above. The width between each observer ranges from one (1) meter to no more than ten (10) meters apart, depending in the density of the habitat. When using more than one (1) individual each observer is stationed parallel to each other, spaced so that 100% of the area between each individual can be observed. When using two (2) people, one (1) person serves as the navigator who uses a compass and a GPS to navigate and record all burrows observed within the transect. When using three (3) people, the middle person serves as the navigator and records all burrows found by the observation team. The edges of each transect are marked with flagging tape to ensure complete coverage.

Any burrows noted during the survey are recorded with a hand-held GPS and are also flagged in the field with high visibility flagging tape. Field notes are taken depicting the status of each burrow (i.e. potentially occupied or abandoned). According to the Gopher Tortoise Permitting Guidelines a potentially occupied burrow classification "combines the active and inactive categories, and therefore includes burrows with obvious sign of use and those with minimal or no obvious sign of use." An abandoned burrow "appears unused and dilapidated." The classification of potentially occupied and abandoned burrows along with GPS locations of each burrow are depicted on an enclosed aerial. Additionally, for each belt transect raw data is reported in tabular format indicating transect dimensions, number of burrows and activity class, as well as total number of tortoises per acre.

Tortoises per acre is calculated as follows:

Total Potentially Occupied Burrows

Total Acres within Survey Area X 0.50 = Tortoises per Acre

Tortoise population is then estimated as follows:

Tortoises per Acre X Number of Acres of

Potential Gopher Tortoise Habitat = Estimated Tortoise Population

4.0 Results and Discussion

Seventeen (17) transects were established, resulting in a total survey area of 38% of suitable gopher tortoise habitat. Upon completion of the gopher tortoise survey no burrows were found. Utilizing the FFWCC estimations:

- Tortoises per acre – 0 potentially occupied burrows/3.42 acres surveyed X 0.50 = 0 Tortoises per Acre.
- Estimated Tortoise Population – 0 Tortoises per Acre X 8.97 Acres of Suitable Gopher Tortoise Habitat = Estimated Gopher Tortoise Population of 0

Estimated Total Gopher Tortoise Population = 0 Gopher Tortoises or 0 Burrows

In conclusion, a 15% minimum gopher tortoise survey was conducted on the ±9.43 acres property located at unassigned SE Indian Street, within the City of Stuart, Martin County, Florida. Survey was conducted by Jennifer Acevedo Florida Fish and Wildlife Conservation Commission (FWCC) Certified Gopher Tortoise Agent 09-0112E from Aquatic Research Monitoring, Equipment, and Deployment, LLC (Aquatic Research), on October 14th, 2020. Total area of survey was 38% of suitable gopher tortoise habitat.

No potentially occupied burrows were found across 38% of the site's suitable gopher tortoise habitat. Utilizing the FFWCC estimation formulas for partial surveys, the site contains no gopher tortoise burrows.

Respectfully submitted,

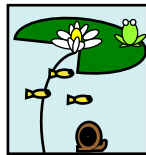
Jennifer Acevedo

Jennifer Acevedo, Biologist

Florida Fish and Wildlife Conservation Commission Certified Gopher Tortoise Agent Number 09-00112E

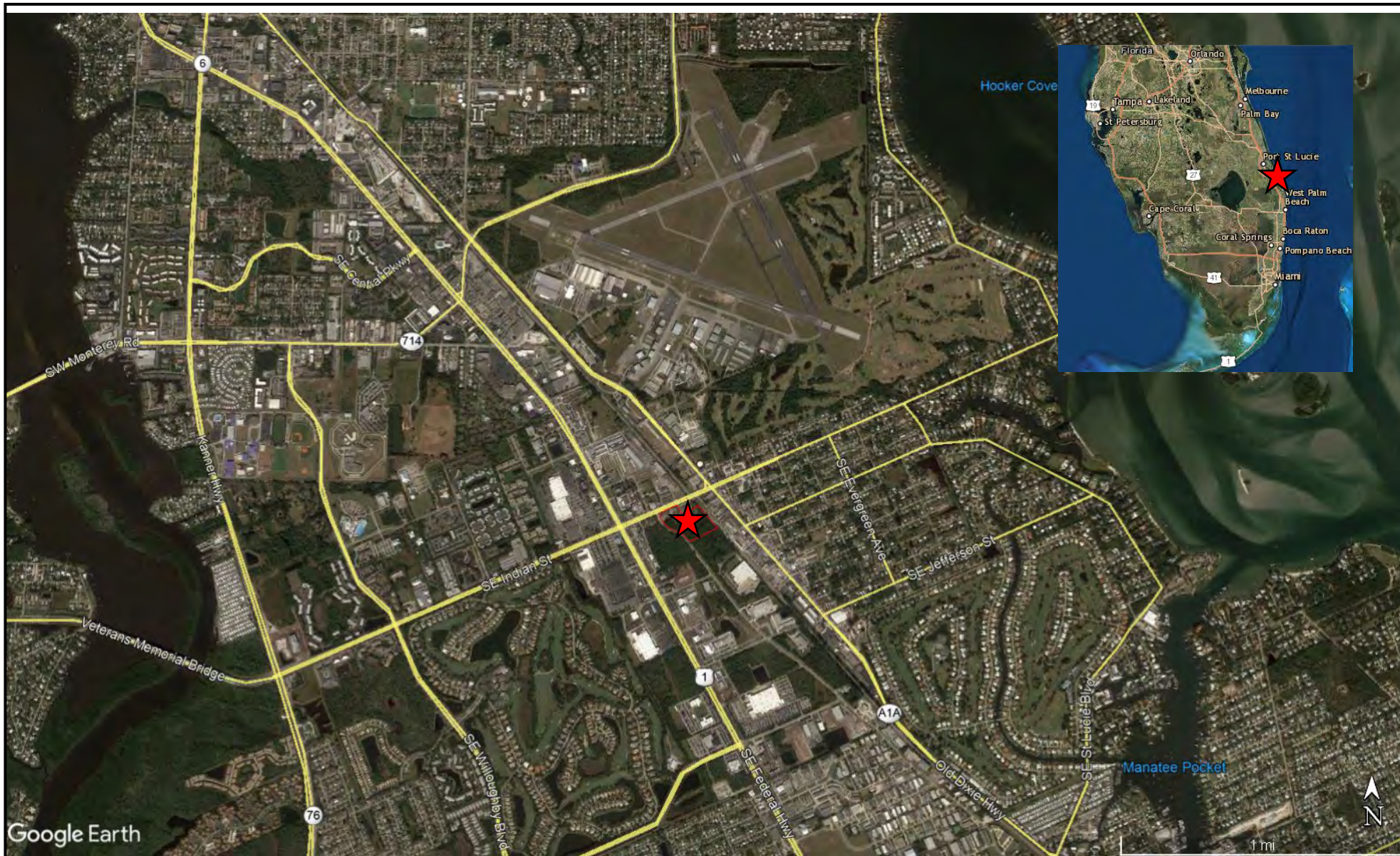
Appendix A

Site Maps



ENVIRONMENTAL CONSULTING DEPARTMENT

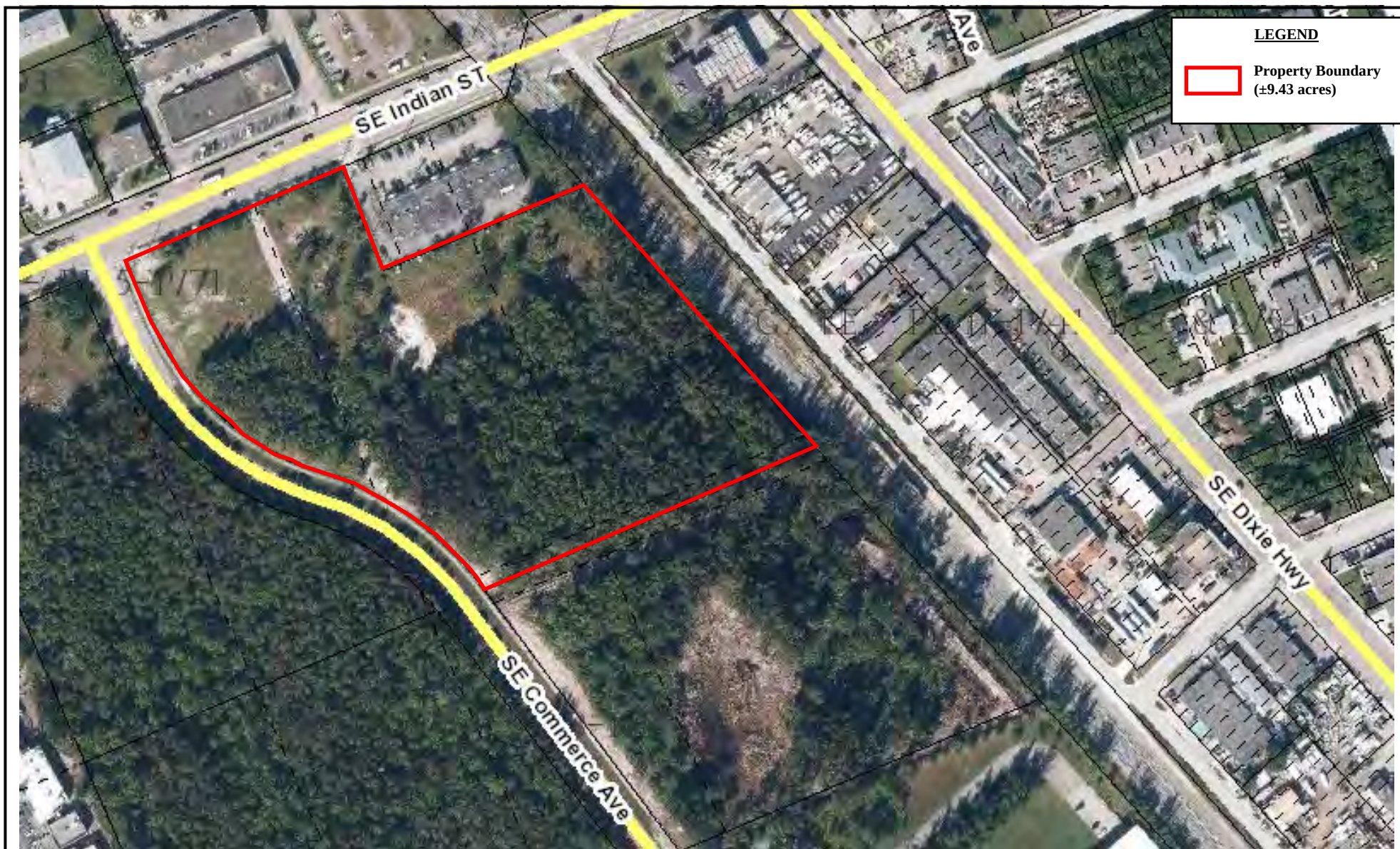
Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.



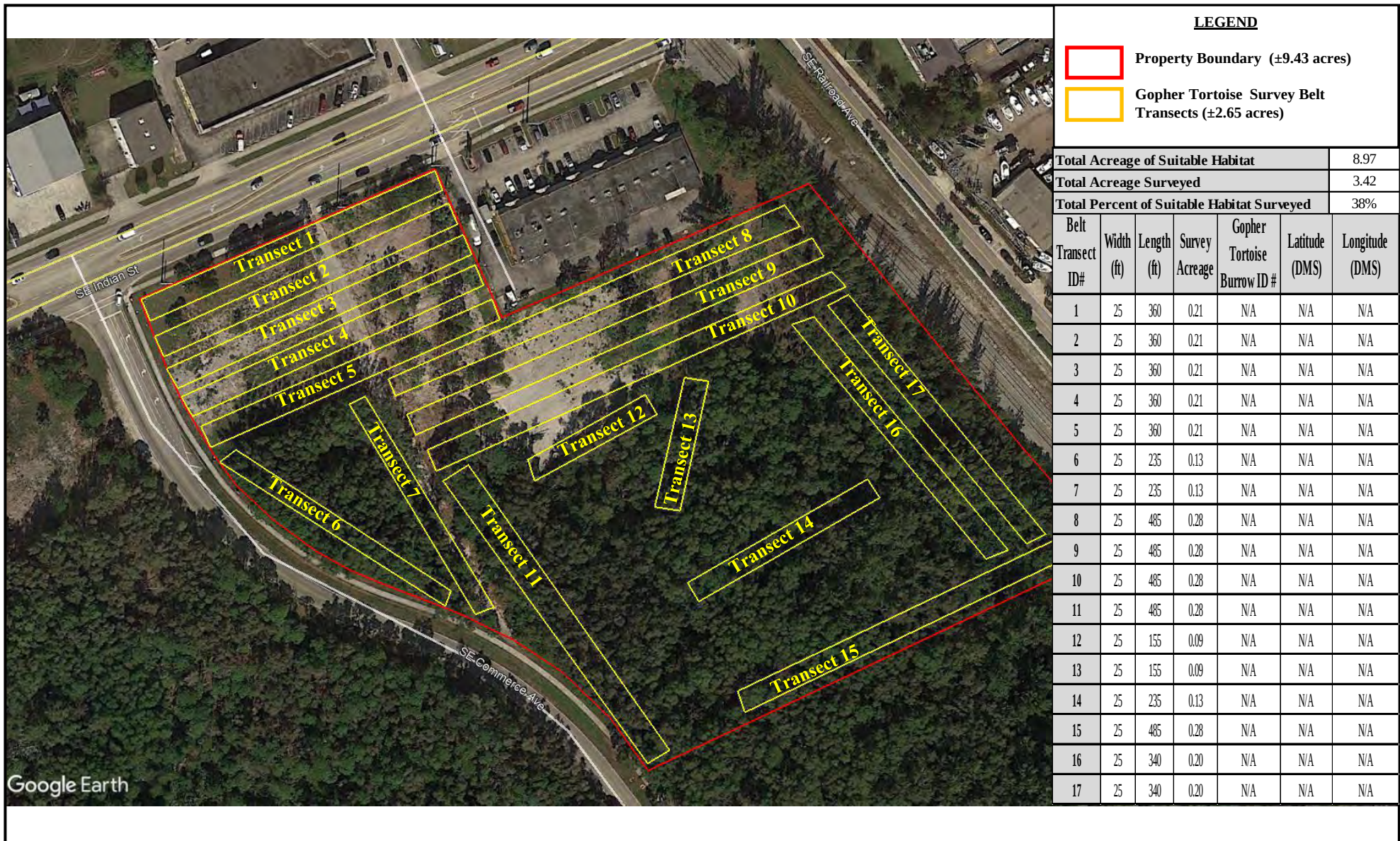
Location Map
 Sewall's Point Land Company – Subdivision
 A Portion of LOTS 65, 66 & 67, Unassigned SE Indian Street
 City of Stuart, Martin County, Florida
 PIN: 38-38-41-002-065-00010-3

Figure 1

Image: Google Earth Date 01/03/2018







Wildlife Survey Transect Map

Sewall's Point Land Company – Subdivision
A Portion of LOTS 65, 66 & 67, Unassigned SE Indian Street
City of Stuart, Martin County, Florida
PIN: 38-38-41-002-065-00010-3

Figure 4

Image: Google Earth
Data: Aquatic Research Monitoring, Equipment, & Deployment LLC

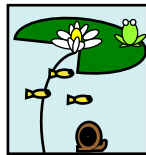




Appendix B

Gopher Tortoise Survey

Raw Data



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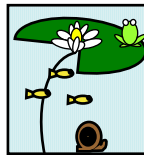
Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Belt Transect ID#	Width (ft)	Length (ft)	Survey Acreage	Gopher Tortoise Burrow ID #	Latitude (DMS)	Longitude (DMS)
1	25	360	0.21	N/A	N/A	N/A
2	25	360	0.21	N/A	N/A	N/A
3	25	360	0.21	N/A	N/A	N/A
4	25	360	0.21	N/A	N/A	N/A
5	25	360	0.21	N/A	N/A	N/A
6	25	235	0.13	N/A	N/A	N/A
7	25	235	0.13	N/A	N/A	N/A
8	25	485	0.28	N/A	N/A	N/A
9	25	485	0.28	N/A	N/A	N/A
10	25	485	0.28	N/A	N/A	N/A
11	25	485	0.28	N/A	N/A	N/A
12	25	155	0.09	N/A	N/A	N/A
13	25	155	0.09	N/A	N/A	N/A
14	25	235	0.13	N/A	N/A	N/A
15	25	485	0.28	N/A	N/A	N/A
16	25	340	0.20	N/A	N/A	N/A
17	25	340	0.20	N/A	N/A	N/A

Total Acreage of Suitable Habitat	7.18
Total Acreage Surveyed	3.42
Total Percent of Suitable Habitat Surveyed	47.50%



Appendix C
South Florida Water Management
District (SFWMD)
Informal Wetland Delineation (IWD)



ENVIRONMENTAL CONSULTING DEPARTMENT
Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

February 11, 2019

** Delivered via email*

Paul Kuehn
Ted Glasrud Associates FI LLC
1700 W Highway 36 #650
Roseville, MN 55113

Subject: Ted Glasrud Associates FL LLC
Application No. 181226-1080
Informal Wetland Determination No. 43-100937-P
Martin County

Dear Mr. Kuehn:

The District reviewed your request for an informal determination of the jurisdictional wetland and other surface water boundaries within the five subject properties, which are located as shown on the attached Exhibit 1. Joint site inspections were conducted on January 8, 2019 and February 5, 2019.

Based on the information provided and the results of the site inspections, jurisdictional wetlands as defined in Chapter 62-340, Florida Administrative Code, exist on one of the properties, Site No. 5. Exhibit 2, attached, identifies the boundaries of each property inspected and the approximate landward limits of the wetlands on Site No. 5.

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, appearing to read "Barbara Conmy".

Barbara Conmy
Section Leader

c: Daniel Saskowsky, Daniel M Saskowsky Environmental Consultant *
Ted Glasrud Associates FI, LLC
Paul Kuehn, Ted Glasrud Associates FI LLC

Ted Glasrud Associates FL LLC
Application No. 181226-1080 / Permit No. 43-100937-P
Page 2

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 181226-1080.

[Exhibit No. 1.0 Location Map](#)

[Exhibit No. 2.0 Wetland Map](#)

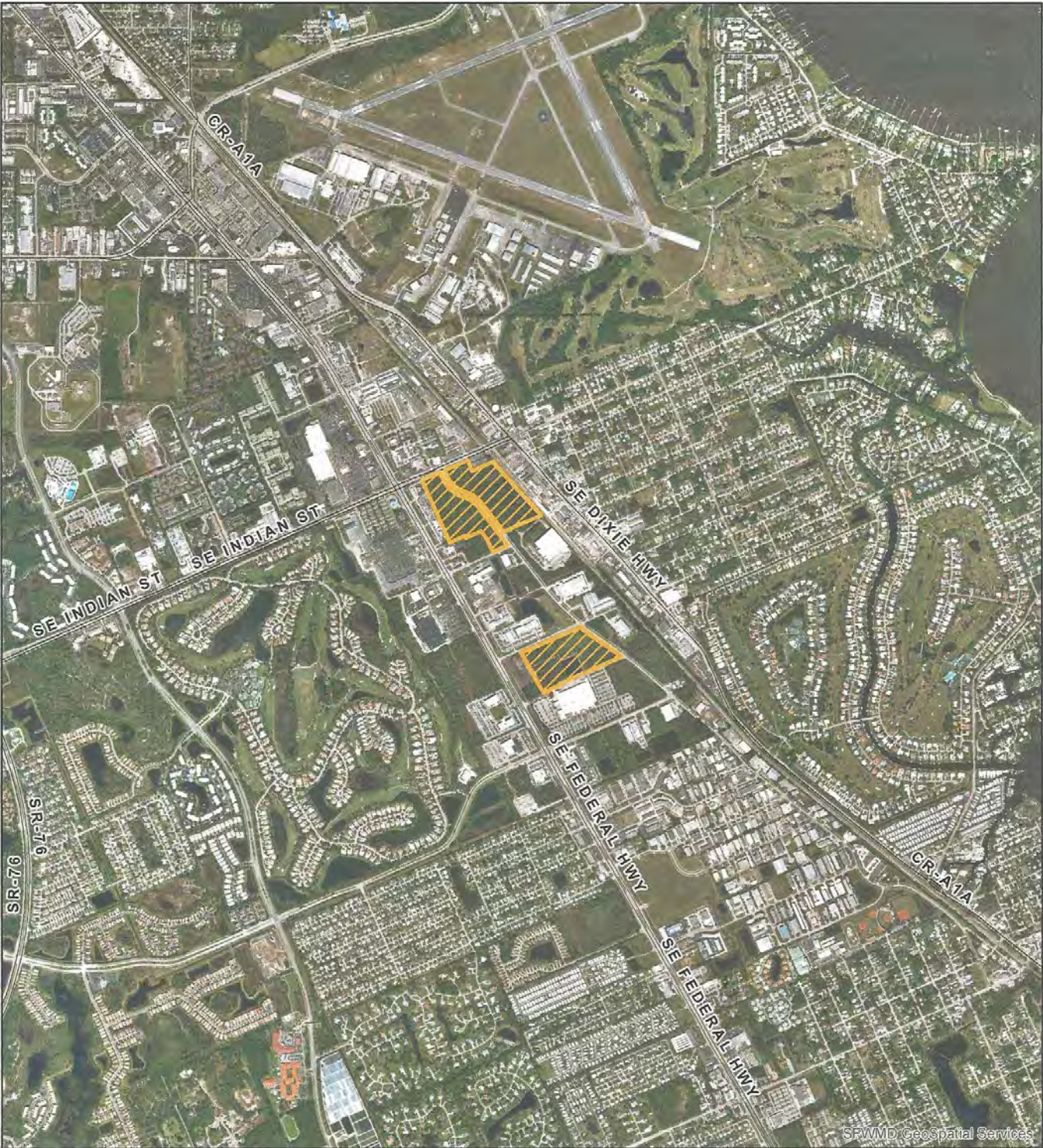


Exhibit No: 1	Exhibit Created On: 2019-02-08	MARTIN COUNTY, FL	 Application 
 REGULATION DIVISION Project Name: Ted Glasrud Associates FL LLC 0 0.325 0.65 _____ Miles N 			Application Number: 181226-1080  South Florida Water Management District



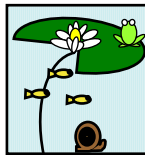








Appendix D Site Photographs



ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Representative Site Photos



Western perimeter of property facing north.



Eastern perimeter of property, facing northwest.



North perimeter of property, facing south.



On-site access road, facing south.



On-site access road, facing south.



South perimeter of property, facing east.



South perimeter ditch, facing south.



South perimeter exotic vegetation earleaf acacia, Australian pine, sword fern and native cabbage palm, facing north.



Southern portion of property, facing north.



Interior areas of property.



Interior areas of property.



Cleared portion of property facing west.

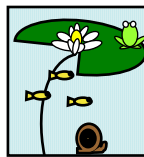


Eastern perimeter ditch, facing southeast.



Eastern portion of property, Australian pine and Brazilian pepper tree.

Appendix E IPAC Report



ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Martin County, Florida



Map of project location

Local office

South Florida Ecological Services Field Office

☎ (772) 562-3909

📠 (772) 562-4288

1339 20th Street

Vero Beach, FL 32960-3559

<http://fws.gov/verobeach>

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME

STATUS

Florida Bonneted Bat *Eumops floridanus* Endangered

There is **proposed** critical habitat for this species. Your location is outside the critical habitat.

<https://ecos.fws.gov/ecp/species/8630>

Florida Panther *Puma (=Felis) concolor coryi* Endangered

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/1763>

Puma (=mountain Lion) *Puma (=Felis) concolor* (all subsp. except *coryi*) SAT

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/6049>

Southeastern Beach Mouse *Peromyscus polionotus niveiventris* Threatened

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/3951>

West Indian Manatee *Trichechus manatus* Threatened

There is **final** critical habitat for this species. Your location is outside the critical habitat.

<https://ecos.fws.gov/ecp/species/4469>

Marine mammal

Birds

NAME	STATUS
Audubon's Crested Caracara <i>Polyborus plancus audubonii</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8250	Threatened
Everglade Snail Kite <i>Rostrhamus sociabilis plumbeus</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/7713	Endangered
Florida Scrub-jay <i>Aphelocoma coerulescens</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6174	Threatened
Ivory-billed Woodpecker <i>Campephilus principalis</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8230	Endangered
Red-cockaded Woodpecker <i>Picoides borealis</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7614	Endangered

Whooping Crane *Grus americana*

EXPN

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/758>**Wood Stork** *Mycteria americana*

Threatened

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/8477>

Reptiles

NAME	STATUS
American Alligator <i>Alligator mississippiensis</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/776	SAT
Eastern Indigo Snake <i>Drymarchon corais couperi</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/646	Threatened
Hawksbill Sea Turtle <i>Eretmochelys imbricata</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/3656	Endangered
Leatherback Sea Turtle <i>Dermochelys coriacea</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/1493	Endangered
Loggerhead Sea Turtle <i>Caretta caretta</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/1110	Threatened

Insects

NAME	STATUS
Florida Leafwing Butterfly <i>Anaea troglodyta florldalis</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/6652	Endangered
Miami Blue Butterfly <i>Cyclargus (=Hemiargus) thomasi bethunebakeri</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3797	Endangered

Flowering Plants

NAME	STATUS
Beach Jacquemontia <i>Jacquemontia reclinata</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1277	Endangered
Four-petal Pawpaw <i>Asimina tetramera</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3461	Endangered
Lakela's Mint <i>Dicerandra immaculata</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6390	Endangered
Tiny Polygala <i>Polygala smallii</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/996	Endangered

Lichens

NAME	STATUS
Florida Perforate Cladonia <i>Cladonia perforata</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7516	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

American Kestrel *Falco sparverius paulus*

Breeds Apr 1 to Aug 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

American Oystercatcher *Haematopus palliatus*

Breeds Apr 15 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8935>

Bald Eagle *Haliaeetus leucocephalus*

Breeds Sep 1 to Jul 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Black Skimmer *Rynchops niger*

Breeds May 20 to Sep 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/5234>

Common Ground-dove *Columbina passerina exigua*

Breeds Feb 1 to Dec 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Least Tern *Sterna antillarum*

Breeds Apr 20 to Sep 10

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Limpkin *Aramus guarauna*

Breeds Jan 15 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Magnificent Frigatebird *Fregata magnificens*

Breeds Oct 1 to Apr 30

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Prairie Warbler *Dendroica discolor*

Breeds May 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Prothonotary Warbler *Protonotaria citrea*

Breeds Apr 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Red-headed Woodpecker *Melanerpes erythrocephalus*

Breeds May 10 to Sep 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Ruddy Turnstone *Arenaria interpres morinella*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Semipalmated Sandpiper *Calidris pusilla*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Swallow-tailed Kite *Elanoides forficatus*

Breeds Mar 10 to Jun 30

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8938>

Willet *Tringa semipalmata*

Breeds Apr 20 to Aug 5

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Yellow Warbler *Dendroica petechia gundlachi*

Breeds May 20 to Aug 10

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

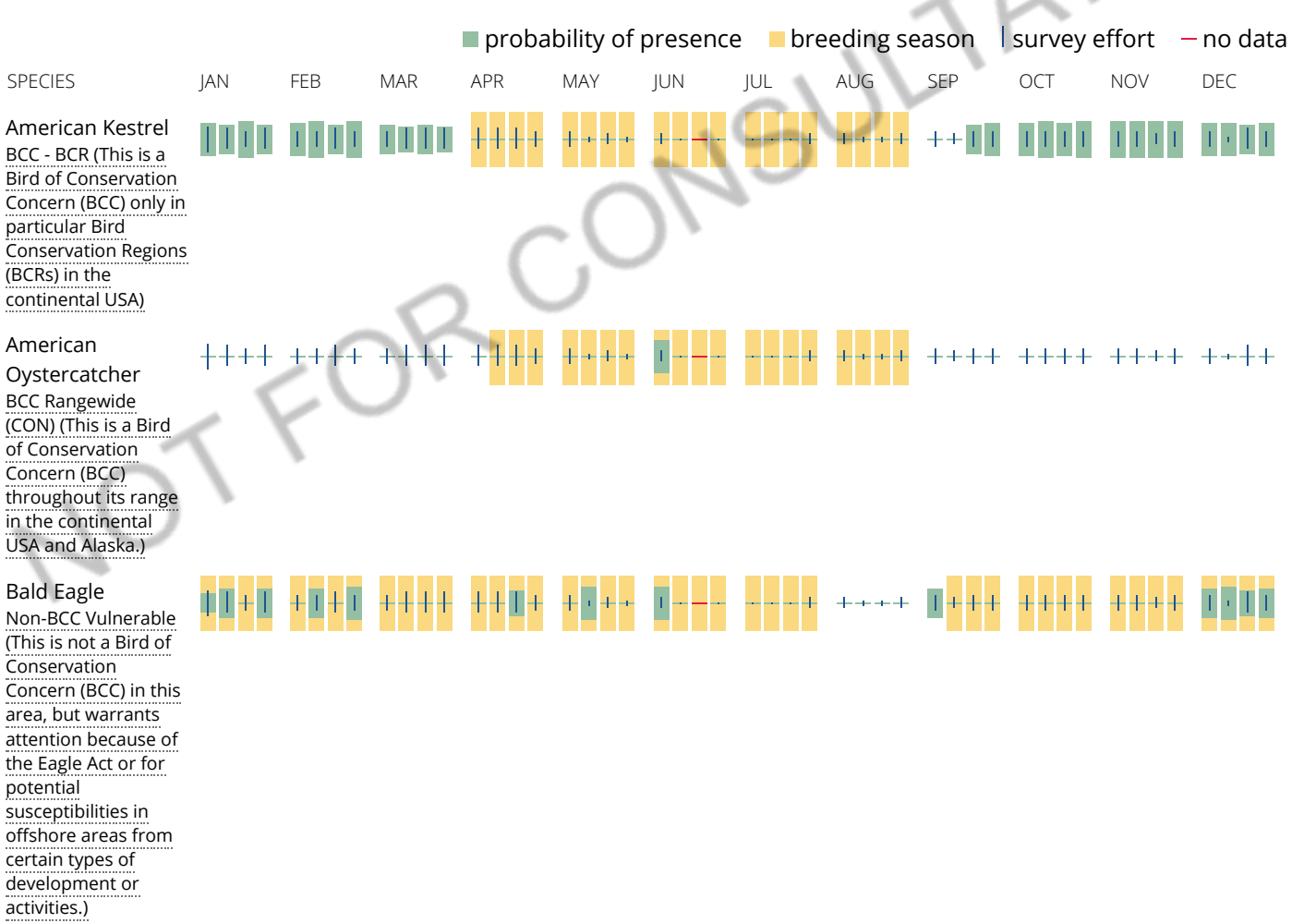
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

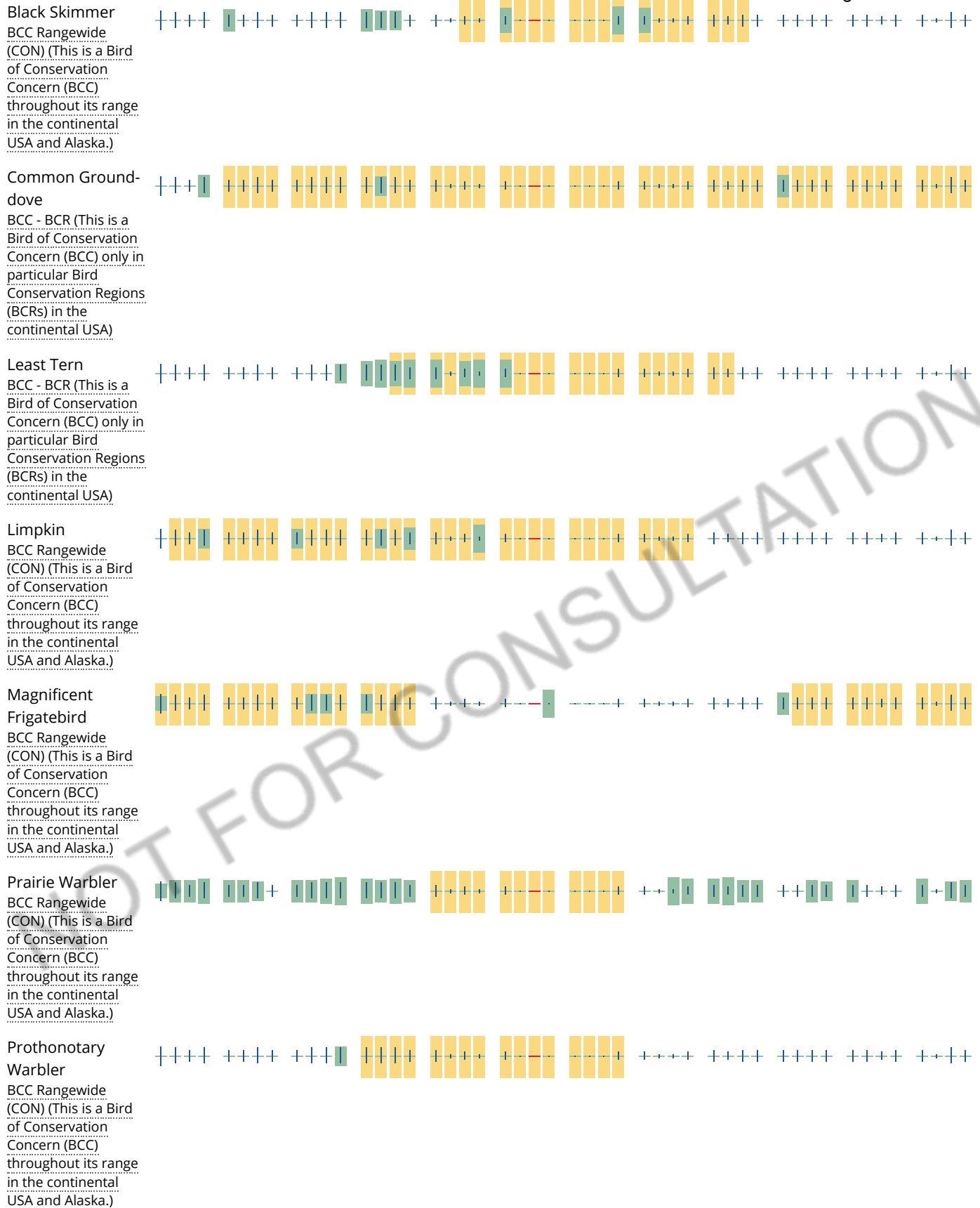
No Data (—)

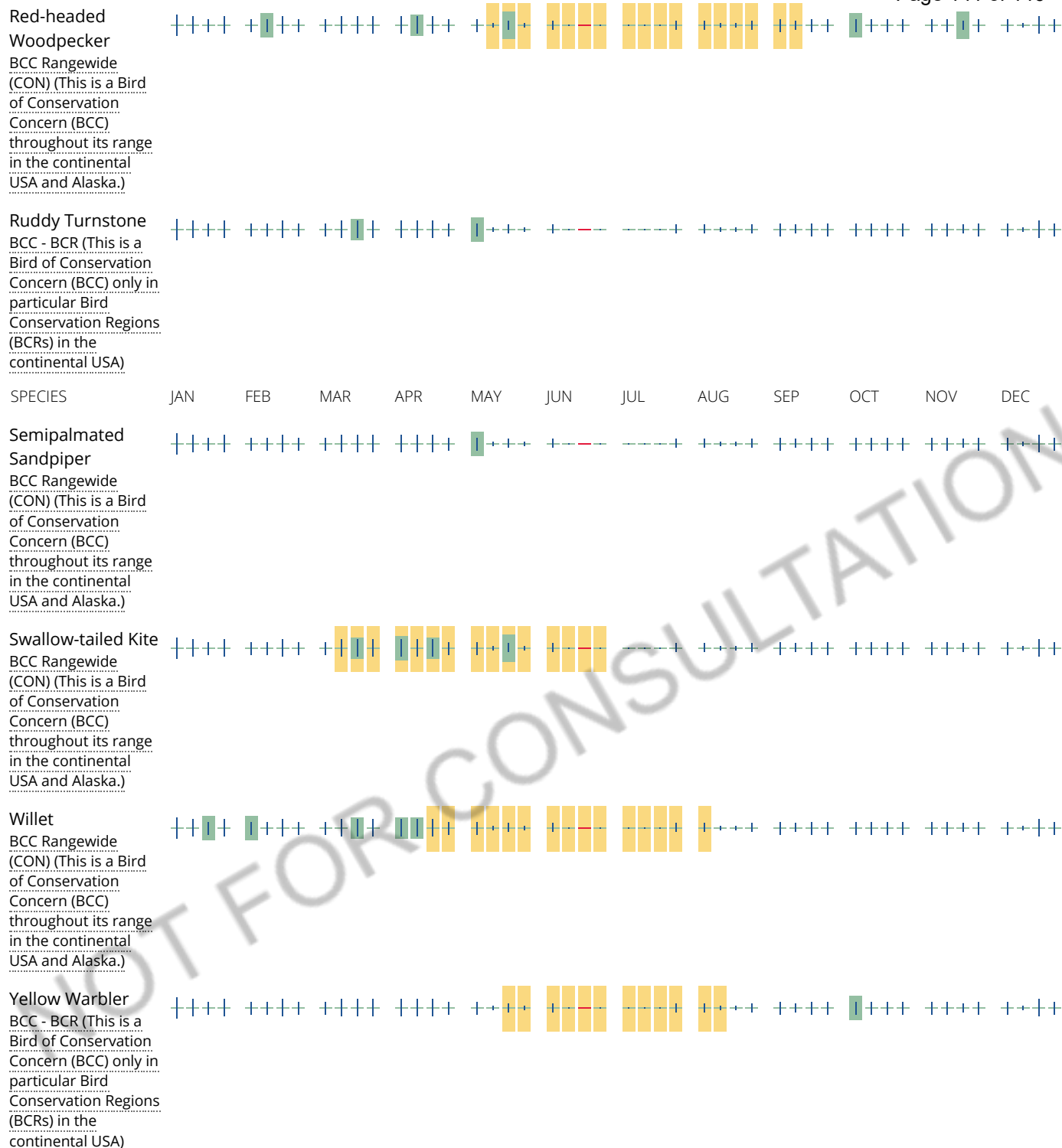
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.







Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review.

Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Marine mammals

Marine mammals are protected under the [Marine Mammal Protection Act](#). Some are also protected under the Endangered Species Act¹ and the Convention on International Trade in Endangered Species of Wild Fauna and Flora².

The responsibilities for the protection, conservation, and management of marine mammals are shared by the U.S. Fish and Wildlife Service [responsible for otters, walruses, polar bears, manatees, and dugongs] and NOAA Fisheries³ [responsible for seals, sea lions, whales, dolphins, and porpoises]. Marine mammals under the responsibility of NOAA Fisheries are **not** shown on this list; for additional information on those species please visit the [Marine Mammals](#) page of the NOAA Fisheries website.

The Marine Mammal Protection Act prohibits the take (to harass, hunt, capture, kill, or attempt to harass, hunt, capture or kill) of marine mammals and further coordination may be necessary for project evaluation. Please contact the U.S. Fish and Wildlife Service Field Office shown.

1. The [Endangered Species Act](#) (ESA) of 1973.
2. The [Convention on International Trade in Endangered Species of Wild Fauna and Flora](#) (CITES) is a treaty to ensure that international trade in plants and animals does not threaten their survival in the wild.
3. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following marine mammals under the responsibility of the U.S. Fish and Wildlife Service are potentially affected by activities in this location:

NAME

West Indian Manatee *Trichechus manatus*
<https://ecos.fws.gov/ecp/species/4469>

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

RIVERINE

[R5UBFx](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION