



**AGENDA**

**JOINT MEETING OF THE STUART CITY COMMISSION  
COMMUNITY REDEVELOPMENT AGENCY AND  
COMMUNITY REDEVELOPMENT BOARD**

**APRIL 27, 2026 AT 4:00 PM  
COMMISSION CHAMBERS  
121 SW FLAGLER AVE.  
STUART, FLORIDA 34994**

**CITY COMMISSION**

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

**COMMUNITY REDEVELOPMENT AGENCY**

**Chair - Christopher Collins  
Vice Chair - Sean Reed  
Board Member - Eula R. Clarke  
Board Member - Laura Giobbi  
Board Member - Campbell Rich  
Board Member - Philip DeBerard  
Board Member - Frederick James**

**COMMUNITY REDEVELOPMENT BOARD**

**Chair - Frank McChrystal  
Vice Chair - Bonnie Moser  
Board Member - Philip DeBerard  
Board Member - Frederick James  
Board Member - Will Laughlin  
Board Member - Jeff Manera  
Board Member - Scott Whalen**

**ADMINISTRATION**

**Interim City Manager, Roz Johnson Strong  
City Attorney, Lee J. Baggett  
City Clerk, Mary R. Kindel**

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

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

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

**(RC)** next to an item denotes there is a City Code requirement for a Roll Call vote.

**(QJ)** next to an item denotes that it is a quasi-judicial matter or public hearing.

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**PRESENTATIONS**

1. PRESENTATION OF THE MARTIN LUTHER KING JR. BLVD STREETSCAPE IMPROVEMENTS PLAN

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

2. APPROVAL OF 01/26/2026 JOINT CRA/CRB/CCM MINUTES
3. APPROVAL OF 03/23/2026 CRA MINUTES

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

**COMMENTS BY BOARD MEMBERS (Non-Agenda Items)**

**ACTION ITEMS**

4. CRA BUDGET AMENDMENT #01 FOR FY 2026 - PROFESSIONAL SERVICES FOR SUBMERGED LAND LEASE COMPLIANCE (RC):

RESOLUTION No. 02-2026 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #01 TO THE FISCAL YEAR (FY) 2026 CRA BUDGET; AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH CUMMINS CEDERBERG, INC., IN THE AMOUNT OF \$66,689.00, TO ASSIST WITH SOVEREIGN SUBMERGED LANDS LEASE COMPLIANCE AND RELATED NEGOTIATIONS WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE DOWNTOWN BOARDWALK AND FESTIVAL DECK; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

5. MODIFICATION TO THE CRA CAPITAL IMPROVEMENT PLAN (CIP) TO INCLUDE CONFUSION CORNER DESIGN

6. EVALUATION AND POTENTIAL ACQUISITION OF THE PROPERTY - 11 SW OCEAN BLVD (RC):

RESOLUTION No. 30-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO EVALUATE AND NEGOTIATE THE POTENTIAL ACQUISITION OF THE PROPERTY LOCATED AT SW OCEAN BLVD (THE "LINDELL PROPERTY") TO SUPPORT THE REDESIGN OF CONFUSION CORNER AND THE INTERSECTIONS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**STAFF UPDATE**

## **ADJOURNMENT**

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

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

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

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

## CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Joint CRA/CRB/CCM

**Meeting Date:** 4/27/2026

**Prepared by:** Pinal Gandhi-Savdas

**Title of Item:**

PRESENTATION OF THE MARTIN LUTHER KING JR. BLVD STREETScape IMPROVEMENTS PLAN

**Summary Explanation/Background Information on Agenda Request:**

The MLK Jr. Boulevard Streetscape Project will improve the corridor between S. Dixie Highway and SE Tarpon Avenue, with pedestrian enhancements extending to SE Palm Beach Road. The project is intended to enhance pedestrian mobility, improve safety, calm traffic, upgrade aesthetics through landscaping, and incorporate water quality improvements, while supporting investment in the East Stuart community.

Project objectives include accommodating multiple modes of transportation, enhancing the public right-of-way to complement adjacent land uses, improving the corridor's visual character, and strengthening neighborhood connectivity.

**Public Outreach and Coordination**

Extensive community engagement has been conducted since 2021, including participation in community events, neighborhood meetings, and a corridor vision survey distributed to East Stuart residents and property owners. Feedback received has helped shape the conceptual design and priorities for the corridor. Key themes include preserving parking, improving pedestrian safety, incorporating cultural and historical elements, and enhancing public spaces.

The CRA has also coordinated with the Martin County School District and adjacent property owners to secure right-of-way dedications necessary for sidewalk improvements.

**Design Progress and Key Considerations**

The project was approved to proceed with final engineering design in April 2022, with a design cost of \$437,465. Approximately 30% of the construction plans have been completed and reviewed.

Key considerations identified through Commission and community input include:

- Minimizing the impact to on-street parking and evaluating replacement options
- Maintaining safe travel lane widths and addressing intersection visibility concerns
- Incorporating traffic-calming measures and pedestrian enhancements, including mid-block crossings and tabled intersections
- Integrating low-impact development and water quality features
- Providing streetscape enhancements, including lighting, landscaping, and public gathering spaces
- Incorporating cultural and historical elements within the corridor design
- 

**Next Steps**

The CRA will continue refining the design, including evaluation of parking alternatives and incorporation

of community feedback. A neighborhood meeting to present the 60% design plans is anticipated in Summer 2026.

The City Commission has authorized the CRA to pursue funding through the BUILD Grant program. The total estimated project cost is approximately \$8 million.

**Funding Source:**

N/A

**Recommended Action:**

Provide feedback on the design plans.

**ATTACHMENTS:**

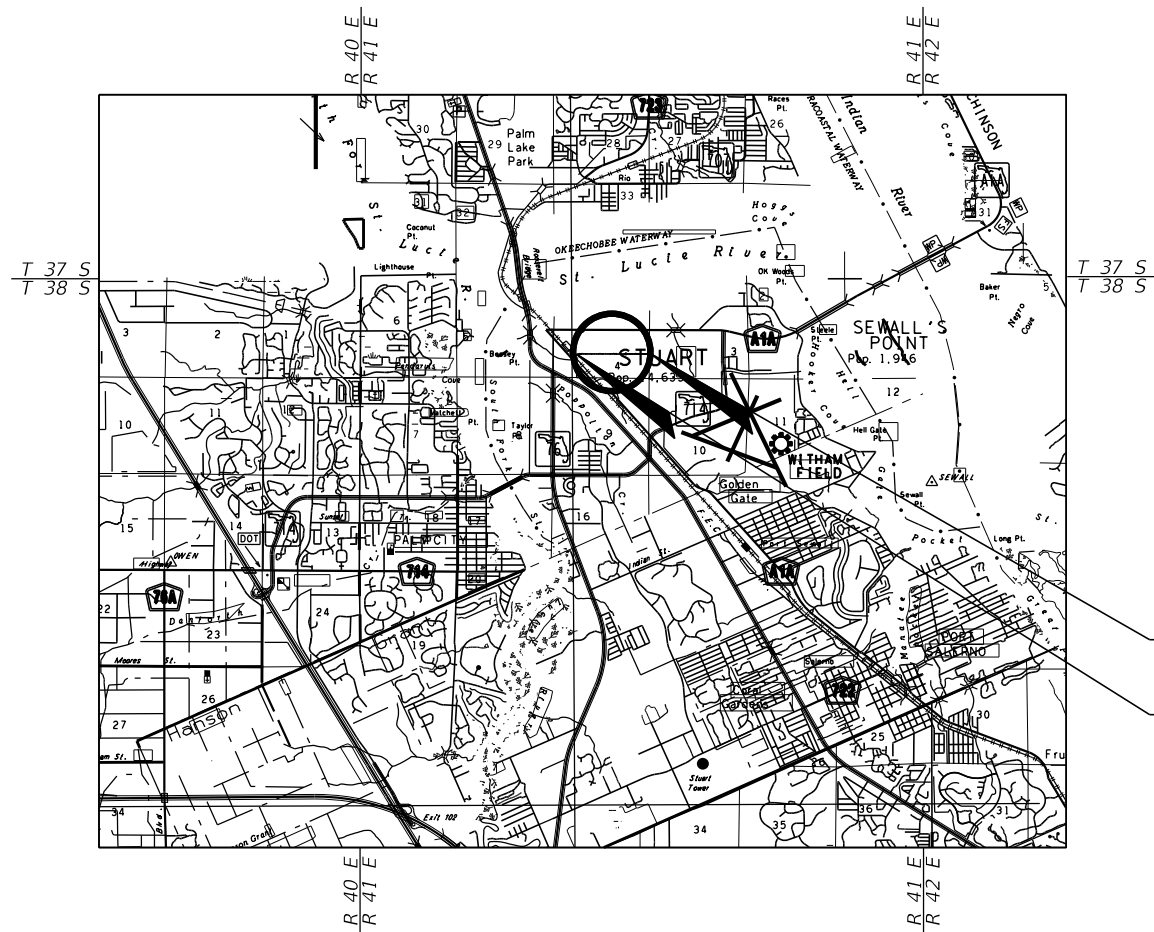
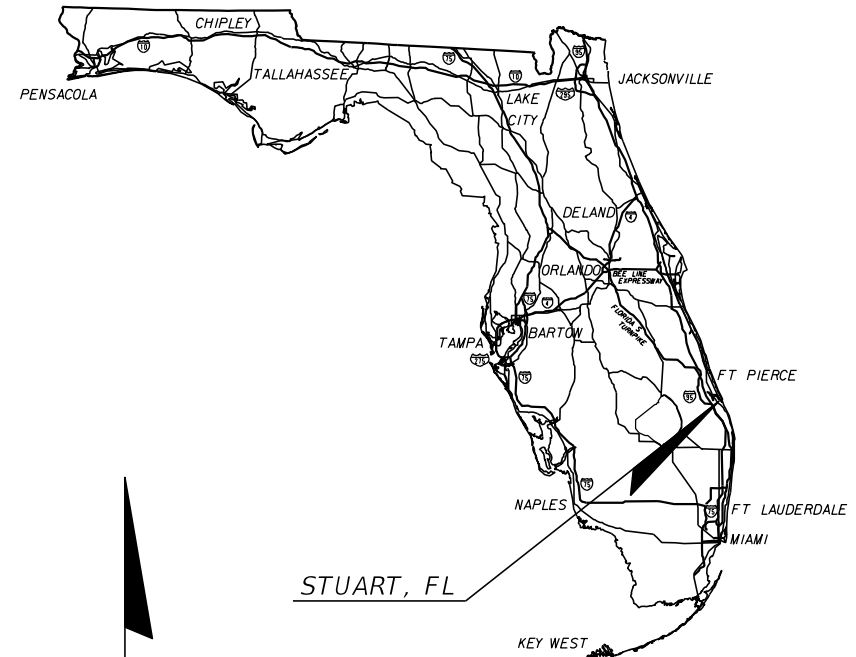
1. MLK Jr Blvd. Streetscape - 60% Plans

# INDEX OF ROADWAY PLANS

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# CITY OF STUART CONTRACT PLANS

## MARTIN LUTHER KING JR BOULEVARD STREETSCAPE PROJECT



PLANS PREPARED BY:  
**Kimley»Horn**

445 24TH STREET, SUITE 200  
VERO BEACH, FL 32960  
(772) 794-4100  
PROJECT NUMBER: 147496072  
REGISTRY NUMBER: 35106

ROADWAY PLANS  
ENGINEER OF RECORD: BRIAN A. GOOD

P.E. NO.: 56939

NOTE: THE SCALE OF THESE PLANS MAY  
HAVE CHANGED DUE TO REPRODUCTION.

**60%**  
**SUBMITTAL**  
**APRIL 2026**

CALL 2 BUSINESS DAYS  
BEFORE YOU DIG

**811**

IT'S THE LAW!  
DIAL 811

Know what's below.  
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

CITY COMMISSIONERS

CHRISTOPHER COLLINS	MAYOR
SEAN REED	COMMISSIONER
LAURA GIOBBI	COMMISSIONER
EULA CLARKE	COMMISSIONER
CAMPBELL RICH	COMMISSIONER

DEPARTMENT OF PUBLIC WORKS

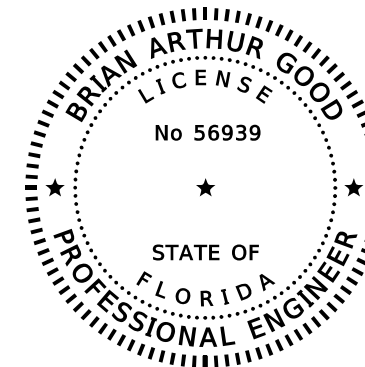
MILTON LEGGETT	DIRECTOR
PETER KUNEN	UTILITIES AND ENGINEERING DIRECTOR
MARC ROGOLINO	UTILITIES AND ENGINEERING PROJECT MANAGER

PREPARED FOR



CRA ADMINISTRATOR: PINAL GANDHI-SAVDAS

SHEET  
NO.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

BRIAN A. GOOD, P.E.  
 P.E. LICENSE NUMBER 56939  
 445 24th STREET, SUITE 200  
 VERO BEACH, FL 32960  
 (772) 794-4100  
 REGISTRY No. 35106

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH 61G15-23.004. F.A.C.

MLK JR BOULEVARD STREETScape PROJECT

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REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION



CITY OF STUART  
 MLK JR BOULEVARD  
 STREETScape PROJECT

SIGNATURE SHEET

# GENERAL NOTES

1. GOVERNING SPECIFICATIONS: STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FY 2026-27.
2. CONSTRUCTION DETAILS SHALL BE IN ACCORDANCE WITH STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION DATED FY 2026-27.
3. ALL STATIONS AND OFFSETS ARE REFERENCED TO BASELINE OF CONSTRUCTION.
4. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE DISTRICT LOCATION SURVEYOR WITHOUT DELAY, BY TELEPHONE.
5. B.M. DATA IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88). THE CONVERSION BETWEEN NAVD AND NGVD IS ELEV (NGVD) = ELEV (NAVD) + 1.5', CONTRACTOR TO VERIFY.
6. ANY SURVEY MONUMENT WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF IN DANGER OF DAMAGE, THE PROJECT ENGINEER SHOULD NOTIFY:  
  

MARK MAINTENANCE SECTION  
 GEODETIC INFORMATION CENTER ATTN: N/CG-162  
 ROCKVILLE, MARYLAND 20852  
 TELEPHONE: (301) 443-8319
7. ALL DISTURBED AREAS SHALL BE SODDED.
8. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY THIS CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN THAT NOW EXISTING.
9. ITEMS IN CONFLICT WITH DESIGN SUCH AS EXISTING CURBS AND GUTTERS, SIDEWALKS, DRAINAGE STRUCTURES, PAVEMENT AND BASE AND EXCESS EXCAVATIONS ARE TO BE REMOVED BY CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER AWAY FROM THE JOB SITE AT THE CONTRACTOR'S EXPENSE UNLESS THE ITEMS ARE TO BE REUSED ON THE PROJECT.
10. MAINTENANCE OF TRAFFIC:
  - MAINTENANCE OF TRAFFIC (M.O.T.) SHALL CONFORM TO FDOT TRAFFIC CONTROL THROUGH WORK ZONE REQUIREMENTS PER STANDARD PLANS FY 2026-27 (102-600 SERIES) AS APPLICABLE.
  - ACCESS TO ALL PROPERTIES MUST BE MAINTAINED AT ALL TIMES THROUGHOUT CONSTRUCTION.
  - A M.O.T. PLAN SHALL BE SUBMITTED BY THE CONTRACTOR AND ACCEPTED BY THE CITY OF STUART PUBLIC WORKS DEPARTMENT PRIOR TO BEGINING ANY WORK.
  - PAYMENT FOR ALL WORK AND COSTS ASSOCIATED WITH MAINTENANCE OF TRAFFIC WILL BE MADE UNDER PAY ITEM 102-1 - MAINTENANCE OF TRAFFIC - LUMP SUM.
11. THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF "OTHER" UTILITIES (NOT SHOWN IN THE PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE UTILITY CONFLICTS THE CONTRACTOR SHALL INFORM THE ENGINEER AND NOTIFY THE RESPECTIVE UTILITY OWNERS TO RESOLVE UTILITY CONFLICTS AND ADJUSTMENTS, AS REQUESTED.
12. THE UTILITY COMPANIES SHALL BE NOTIFIED BY THE CONTRACTOR 48 HOURS IN ADVANCE OF ANY EXCAVATION INVOLVING THEIR UTILITIES SO THAT A COMPANY REPRESENTATIVE CAN BE PRESENT. THE CONTRACTOR SHALL BE REQUIRED TO COORDINATE ALL WORK WHEN NECESSARY WITH THE VARIOUS UTILITY COMPANIES IN ORDER THAT UTILITY SERVICE MAY BE MAINTAINED. THE CONTRACTOR SHALL EXERCISE DUE CAUTION WHEN WORKING ADJACENT TO SUCH UTILITIES. ANY DAMAGE TO THE UTILITIES RESULTING FROM THE CONTRACTORS OPERATIONS SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. ANY WORK INVOLVING CONFLICT WITH UTILITY COMPANIES SHALL BE COORDINATED WITH THEM AT THE PRE-CONSTRUCTION CONFERENCE.

13. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES OR UNDERGROUND UTILITIES. CONTRACTOR TO COORDINATE WITH FRANCHISE UTILITY PROVIDER PRIOR TO AND DURING ANY ACTIVITIES THAT WOULD PLACE EQUIPMENT AND MAHPOWER IN CLOSE PROXIMITY TO EXISTING UTILITY. COST OF COORDINATION TO BE INCLUDED WITHIN MOBILIZATION PAY ITEM 101-1.
14. PRIOR TO COMMENCEMENT OF ANY EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 553.851 FOR THE PROTECTION OF UNDERGROUND GAS PIPELINES.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.
16. THE CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL (1-800-432-4770) FOR FIELD LOCATIONS 48 HOURS BEFORE DIGGING NEAR UNDERGROUND UTILITIES.
17. KNOWN UTILITIES:
 

COMCAST RESURGANCE INFRASTRUTRE GROUP CITY OF STUART FLORIDA POWER & LIGHT MCI CENTURY LINK MARTIN COUNTY BOARD OF COMMISSIONERS TECO PEOPLES GAS - PALM BEACH AT&T DISTRIBUTION SPRINT	MICHAEL CONNELL (954) 789-9762 SCOTT DRAKE (833) 499-5900 MARC ROGOLINO (772) 221-4700 EXT: 5 JOEL BRAY (386) 586-6403 INVESTIGATIONS TEAM (800) 624-9675 EXT: 2 NETWORK RELATIONS (877) 355-8344 EXT: 2 DAMIAN BONO (772) 288-5528 JOAN DOMNING (813) 275-3783 DINO FARRUGGIO (786) 792-5487 JON BAKER (352) 409-5095
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18. THE CONTRACTOR SHALL RESTRICT THE USE OF EQUIPMENT AND THE STORAGE OF MATERIALS TO AREAS WITHIN THE LIMITS OF CONSTRUCTION AS NOTED ON THE PLAN SHEETS. ANY OFF-SITE STORAGE AREAS WILL REQUIRE PRIOR REVIEW BY THE ENGINEER.
19. NO EXISTING BASE MATERIAL REMOVED IN EXCAVATION SHALL BE REUSED AS PROPOSED BASE MATERIAL UNLESS APPROVED BY ENGINEER.
20. EROSION AND POLLUTION CONTROL:
 

THE CONTRACTOR SHALL TAKE SUFFICIENT PRECAUTIONS TO PREVENT WATER POLLUTION WITH AQUATIC WEEDS, FUELS, OILS, BITUMENS, CALCIUM CHLORIDE OR OTHER HARMFUL MATERIALS. ALSO, HE SHALL CONDUCT AND SCHEDULE HIS OPERATIONS SO AS TO AVOID POLLUTION OR SILTATION OF WATER BODIES OR TO INTERFERE WITH INDIGENOUS WILDLIFE. THE INSTALLATION OF TEMPORARY EROSION AND POLLUTION CONTROL FEATURES SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONTRACT. ANY EROSION OR SHOALING SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE.

SOD SHALL BE PROVIDED AS SHOWN ON THE PLANS, INCLUDING BUT NOT LIMITED TO, ALL DISTURBED AREAS, UTILITY CONSTRUCTION, SLOPES AND AREAS ASSOCIATED WITH THE DRY RETENTION AREAS AND SWALES. ALL CONSTRUCTION METHODS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 575, FDOT SPECIFICATIONS, FOR ARGENTINE BAHIA SOD AND SHALL INCLUDE WATERING UNTIL FINAL ACCEPTANCE OF THE PROJECT.

WATER POLLUTION AND TURBIDITY CONTROL SHALL BE REQUIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS, LOCAL REGULATIONS AND SECTION 104, FDOT REQUIREMENTS INCLUDING BUT NOT LIMITED TO ONE OR MORE OF THE FOLLOWING OPTIONS; SHEET PILE OR EARTH COFFERDAM, HAY BALES, SEDIMENT BASIN, SILT FENCE OR TURBIDITY BARRIER. EXCAVATED MATERIAL SHALL NOT BE DISPOSED IN CANALS, PRESERVE AREAS OR IN A POSITION CLOSE ENOUGH THERETO, TO BE WASHED AWAY BY HIGH WATER OR RUNOFF. THE CONTRACTOR SHALL OBTAIN AN NPDES PERMIT AS "OPERATOR" AND SHALL BE RESPONSIBLE FOR ALL COSTS AND FEES AND IMPLEMENTING THE MEASURES, INCLUDING CONSTRUCTION, INSPECTION AND REPORTING REQUIRED BY THE NPDES PERMIT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO MEET ALL REQUIREMENTS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), CITY OF STUART, U.S. ARMY CORPS OR ENGINEERS, AND ANY OTHER REGULATORY AGENCIES AT NO EXTRA COST TO THE CONTRACT.

THE CONTRACTOR IS RESPONSIBLE TO CLEAN AND MAINTAIN THE WORK AREA IN GOOD CONDITION AND CONTROL AIRBORNE DUST DUE TO THE CONSTRUCTION ACTIVITIES. THIS ITEM IS INCIDENTAL TO THE CONTRACT AND SHALL NOT BE PAID FOR SEPARATELY.

REVISIONS							CITY OF STUART	<b>GENERAL NOTES</b>	SHEET NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		MLK JR BOULEVARD STREETSCAPE PROJECT		3
						BRIAN A. GOOD, P.E. P.E. LICENSE NUMBER 56939 445 24th STREET, SUITE 200 VERO BEACH, FL 32960 (772) 794-4100 REGISTRY No. 35106		Page 9 of 134	

## GENERAL NOTES CONTINUED

21. APPARENT ERRORS, DISCREPANCIES, OR OMISSIONS ON THE DRAWING SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION BEFORE THE BIDDING. NO EXTRA PAYMENT WILL BE ALLOWED FOR ANY WORK REQUIRED DUE TO MISUNDERSTANDING OF JOB OR SITE CONDITIONS AFFECTING THE WORK AS DESCRIBED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN DRAWINGS OR SPECIFICATIONS, AND THE ENGINEER SHALL BE PERMITTED TO MAKE CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR FULFILLMENT OF THE INTENT OF THE CONTRACT DOCUMENTS. THE TENDERING OF A PROPOSAL WILL ACKNOWLEDGE ACCEPTANCE OF THESE CONDITIONS BY THE BIDDER.
22. THE AMOUNT OF EACH OF THE MATERIALS PROVIDED IS THE ESTIMATED AMOUNT REQUIRED TO COMPLETE THE JOBS. THESE QUANTITIES ARE ESTIMATED ONLY AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLETE THE JOB IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. SHOULD ADDITIONAL MATERIALS BE REQUIRED THEY WILL BE PAID FOR AT THE CONTRACT UNIT PRICES.
23. ALL VEGETATION DEBRIS, CONCRETE, OR OTHER UNSUITABLE MATERIAL (INCLUDING AND SUBSURFACE EXCAVATION NECESSARY) SHALL BE DISPOSED OF OFF SITE IN AREAS PROVIDED BY THE CONTRACTOR, AS APPROVED BY THE ENGINEER AND THE CITY OF STUART AND SHALL BE INCIDENTAL TO THE CONTRACT.
24. MEASUREMENT OF DRAINAGE PIPE FOR PAYMENT SHALL BE DETERMINED FROM ACTUAL LENGTHS INSTALLED.
25. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE SITE CONDITIONS OF THE PROJECT AND FULLY SATISFY HIMSELF OF BOTH THE SURFACE AND SUBSURFACE CONDITIONS.
26. EXISTING DRAINAGE STRUCTURES WITHIN PROJECT LIMITS ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
27. ALL DRAINAGE PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC AS PER FDOT. COST OF FILTER FABRIC JOINT INSTALLATION SHALL BE INCLUDED WITHIN THE ASSOCIATED PIPES UNIT PRICE.
28. INTERSECTING ROADS AND DRIVEWAYS TO BE GRADED AS DIRECTED BY ENGINEER, UNLESS OTHERWISE NOTED.
29. ONE DIGITAL COPY OF SIGNED SHOP DRAWINGS AND SIGNED AND SEALED DESIGN DIGITAL DATA SHALL BE SUBMITTED TO THE CITY OF STUART PUBLIC WORKS DEPARTMENT PRIOR TO ORDERING MATERIALS. ALLOW 10 WORK DAYS TURNAROUND FOR SUBMITTALS.
30. PRIOR TO FINAL PAVING/GRADING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL ADJUSTMENT OF ALL MANHOLES, CATCH BASINS/INLETS, VALVE BOX COVERS, GRATES, CLEANOUTS, AND UTILITY APPURTENANCES, ETC., WITHIN THE AREA OF THE PROPOSED WORK, WHETHER THEY WERE CONSTRUCTED AS PART OF THE PROJECT OR WERE EXISTING PRIOR TO HIS WORK. SAID ADJUSTMENTS SHALL CONFORM TO THE FINISHED GRADE, SLOPE, PITCH AND CROWN OF THE SURROUNDING AREA, AS INDICATED ON THE PLANS AND AS CONSTRUCTED IN THE FIELD, WHETHER PAVED OR UNPAVED AND SHALL BE INCIDENTAL TO THE CONTRACT AND WILL NOT BE PAID FOR AS AN INDIVIDUAL LINE ITEM.
31. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD PLANS FY 2019-20 (102-600 SERIES) OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTOR'S EXPENSE.
32. CURB RAMP CONSTRUCTION SHALL CONFORM TO FDOT STANDARD PLANS (FDOT INDEX 522-002). DETECTABLE WARNING SURFACES SHALL BE CAST IN PLACE ARMOR TILE OR APPROVED EQUAL AND BLACK IN COLOR. BOLT OR SCREW DOWN TYPES WILL NOT BE PERMITTED.
33. SOME HORIZONTAL AND VERTICAL CONTROL POINTS ARE LOCATED WITHIN THE LIMITS OF CONSTRUCTION. CONTRACTOR SHALL REESTABLISH CONTROL POINTS AS NEEDED AT NO COST TO THE PROJECT.
34. ALL NEW PAVEMENT CONNECTIONS TO EXISTING PAVEMENT WILL BE MADE WITH A STRAIGHT SAW CUT OF THE EXISTING PAVEMENT.
35. THE CONTRACTOR IS TO MAINTAIN AND KEEP STREET NAME IDENTIFICATION VISIBLE DURING CONSTRUCTION OPERATIONS, IN ORDER TO FACILITATE EMERGENCY VEHICLE TRAFFIC.
36. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL ACTIVITIES AT SITE. RECORD DRAWINGS SHALL BE COMPILED AT SUBMISSION OF EVERY PAY REQUEST FOR THE WORK COMPLETED FOR THAT PERIOD. AT THE END OF THE PROJECT, BEFORE SUBSTANTIAL COMPLETION CERTIFICATE IS ISSUED, THE CONTRACTOR SHALL PROVIDE A FULL SET OF AS-BUILT DRAWINGS PREPARED AND SIGNED/SEALED BY A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF FLORIDA. THIS EFFORT SHALL BE INCIDENTAL TO THE OTHER PAY ITEMS IN THE CONTRACT AND SHALL NOT BE PAID FOR SEPARATELY.
37. THE CONTRACTOR SHALL NOT BRING ANY HAZARDOUS MATERIALS ONTO THE PROJECT. SHOULD THE CONTRACTOR REQUIRE SUCH FOR PERFORMING THE CONTRACTED WORK, THE CONTRACTOR SHALL REQUEST, IN WRITING, PERMISSION FROM THE PROJECT ENGINEER. THE CONTRACTOR SHALL PROVIDE THE CITY ENGINEER WITH A COPY OF THE MATERIAL SAFETY DATA SHEET (MSDS) FOR EACH HAZARDOUS MATERIAL PROPOSED FOR USE, AND PROVIDE A DESCRIPTION OF THE SPECIFIC MANNER IN WHICH THE MATERIAL WILL BE USED. THE PROJECT ENGINEER SHALL COORDINATE WITH THE CITY ENGINEER PRIOR TO ISSUING WRITTEN APPROVAL TO THE CONTRACTOR. BECAUSE STATE LAW DOES NOT TREAT PETROLEUM PRODUCTS THAT ARE PROPERLY CONTAINERIZED AS HAZARDOUS MATERIALS, SUCH PRODUCTS DO NOT REQUIRE AN MSDS SUBMITTAL. ALL BULK PETROLEUM PRODUCTS STORED ON SITE SHALL REQUIRE PROPER STORAGE WHICH INCLUDES SECONDARY CONTAINMENT.
38. IF SUSPECT CONTAMINATED OR HAZARDOUS MATERIAL IS FOUND ON THE PROJECT OR ENCOUNTERED DURING CONSTRUCTION THE CONTRACTOR SHALL CEASE OPERATIONS IN THAT AREA. IMMEDIATELY NOTIFY THE CITY OF STUART PROJECT MANAGER AND PROTECT THE IMMEDIATE AREA OF SUSPECT CONTAMINATED OR HAZARDOUS MATERIAL FROM FURTHER ACCESS.
39. THE CONTRACTOR SHALL COORDINATE SELECTION AND REVIEW OF ANY PROPOSED STAGING AREAS ASSOCIATED WITH THIS PROJECT WITH THE CITY OF STUART PUBLIC WORKS DEPARTMENT AND PROJECT MANAGER.
40. THE CONTRACTOR SHALL USE DILIGENT CAUTION TO COMPLETE ALL WORK WITHIN THE CITY OF STUART RIGHT-OF-WAY AND ON CITY OWNED PROPERTY AS DESCRIBED AND INDICATED ON THE DRAWINGS. IN NO CASE SHALL THE CONTRACTOR ENCROACH ON PRIVATELY OWNED PROPERTY WITHOUT WRITTEN APPROVAL OF THE PRIVATE PROPERTY OWNER.
41. THE STORMWATER POLLUTION PLAN (SWPP) ADDRESSES WATER QUALITY AND EROSION CONTROL DURING CONSTRUCTION. IN ADDITION, THE CONTRACTOR WILL BE REQUIRED TO USE BEST MANAGEMENT PRACTICES AND COMPLY WITH THE MOST RECENT EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SECTION 104) TO ENSURE THAT NO ADVERSE IMPACTS WILL OCCUR TO WETLANDS ADJACENT TO THE PROJECT CORRIDOR.
42. THE CONTRACTOR SHALL PROVIDE THE CITY WITH THE FOUR (4) EXISTING STREET LIGHTS (POLE AND FIXTURE) INDICATED TO BE REMOVED FROM WITHIN THE CORRIDOR. ONCE REMOVED THE CONTRACTOR SHALL NOTIFY THE CITY THAT THE STREET LIGHTS ARE AVAILABLE TO BE RETRIEVED. IN ADDITION THE CONTRACTOR SHALL PROVIDE THE CITY WITH THE EXISTING HYDRANT INDICATED TO BE REPLACED.

REVISIONS						 <small>BRIAN A. GOOD, P.E. P.E. LICENSE NUMBER 56939 445 24th STREET, SUITE 200 VERO BEACH, FL 32960 (772) 794-4100 REGISTRY No. 35106</small>	CITY OF STUART	<b>GENERAL NOTES</b>	SHEET NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		<b>MLK JR BOULEVARD STREETSCAPE PROJECT</b>		Page 10 of 134
								4	

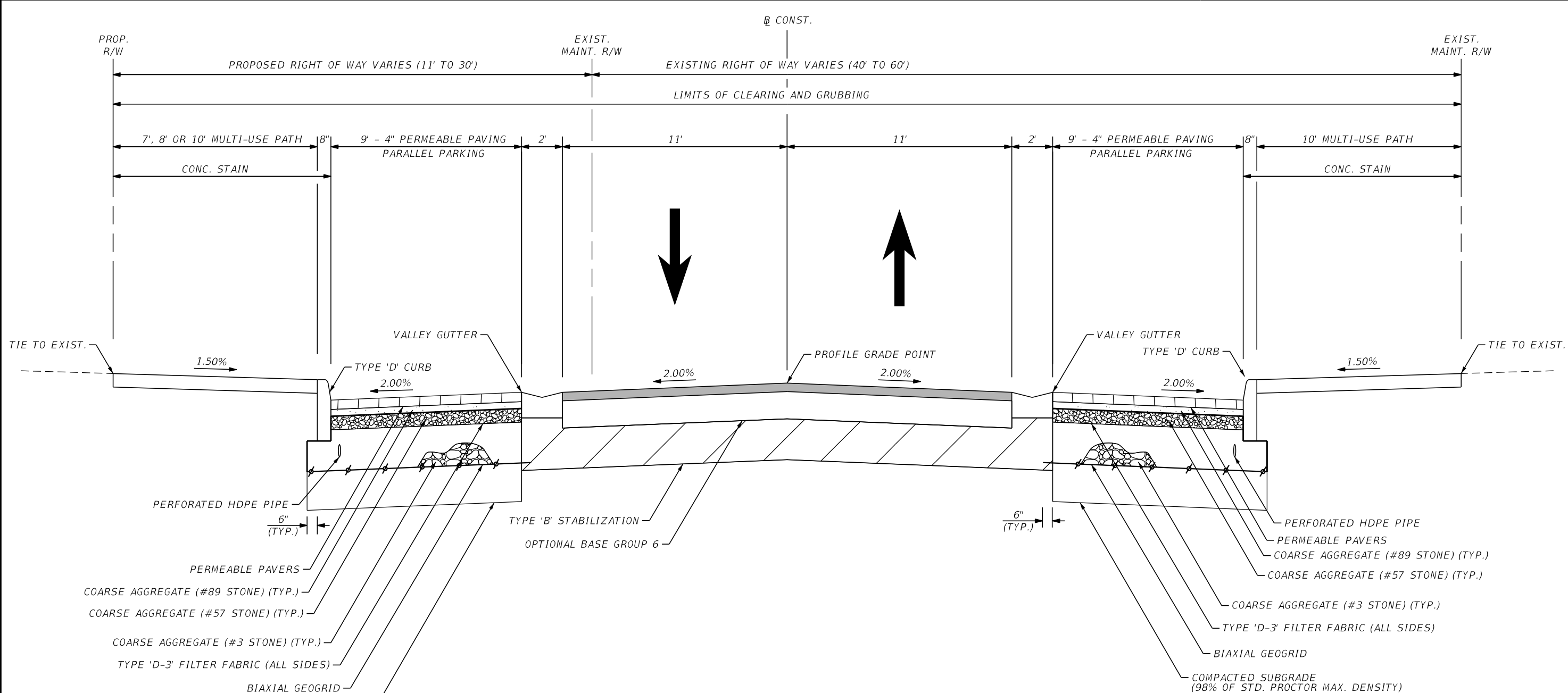
PAY ITEM NO.	DESCRIPTION	UNIT	PROJECT
			QUANTITY
<b>ROADWAY PAY ITEMS</b>			
101-1A	MOBILIZATION / DEMOBILIZATION	LS	1
102-1	MAINTENANCE OF TRAFFIC	LS	1
104-2	PREVENTION, CONTROL, & ABATEMENT OR EROSION & WATER POLLUTION	LS	1
110-1-1	STANDARD CLEARING & GRUBBING	AC	4.0
120-1	REGULAR EXCAVATION	CY	594
120-6	EMBANKMENT	CY	1415
160-4	TYPE "B" STABILIZATION	SY	9365
173-78-1	COMPACTED SUBGRADE	SY	3014
285-706	OPTIONAL BASE GROUP 6 (8" THICK)	SY	7273
334-1-53	SUPERPAVE ASPHALTIC CONCRETE (TYPE SP-9.5) (TRAFFIC C) (PG 76-22) (1")	TN	383
334-1-53A	SUPERPAVE ASPHALTIC CONCRETE (TYPE SP-9.5) (TRAFFIC C) (PG 76-22) (1.5")	TN	54
334-1-53B	SUPERPAVE ASPHALTIC CONCRETE (TYPE SP-12.5) (TRAFFIC C) (PG 76-22) (1.5")	TN	574
400-0-11	CLASS NS CONCRETE (SHEET PILE WALL)	SF	9540
400-0-12	CLASS NS CONCRETE (SEATWALL) (GRAVITY WALL)	CY	140
425-1-201	CURB INLET (TYPE P-9) (<10')	EA	14
425-1-203	CURB INLET (TYPE J-9) (<10')	EA	3
425-1-211	CURB INLET (TYPE P-10) (<10')	EA	11
425-1-521	DITCH BOTTOM INLET (TYPE C) (<10')	EA	1
425-1-541	DITCH BOTTOM INLET (TYPE D) (<10')	EA	1
425-1-711	VALLEY GUTTER INLET (<10') (P-BOTTOM)	EA	4
425-1-712	VALLEY GUTTER INLET (<10') (J-BOTTOM)	EA	1
425-2-41A	MANHOLE (P-7) (<10')	EA	2
425-2-71A	MANHOLE (J-7) (<10')	EA	1
425-5-1	MANHOLE (UTILITIES) ADJUST	EA	10
425-6	VALVE BOX ADJUST	EA	20
430-175-115	PIPE CULVERT (15" RCP) (CL III)	LF	162
430-175-118	PIPE CULVERT (18" RCP) (CL III)	LF	810
430-175-124	PIPE CULVERT (24" RCP) (CL III)	LF	678
436-1-3	TRENCH DRAIN (w/ #560 GRATE)	LF	107
440-1-60	4" HDPE UNDERDRAIN PIPE	LF	1720
440-1-61	6" HDPE UNDERDRAIN PIPE	LF	420
515-1-2	PIPE HANDRAIL - GUIDERAIL (ALUMINUM)	LF	40
520-1-10	CONCRETE CURB & GUTTER (TYPE F)	LF	3063
520-2-4	CONCRETE CURB (TYPE D)	LF	1924
520-3	CONCRETE VALLEY GUTTER	LF	2063
520-2-6	CONCRETE WHEEL STOP	EA	16
520-2-115	CONCRETE HEADER CURB	LF	44
522-1	CONCRETE SIDEWALK (3,000 PSI MIN. W/ FIBER) (1.0 LB/SY) (4" THICK)	SY	5605
522-2	CONCRETE SIDEWALKS & DRIVEWAYS (3,000 PSI W/ FIBER) ( 1.5 LB/SY) (6" THICK)	SY	709
526-1-2	ARCHITECTURAL PAVERS (SIDEWALK) (REMOVE & RESET)	SY	40
526-1-3	PERMEABLE PAVERS (F&I)	SY	2572
527-2	DETECTABLE WARNING DOMES (F&I)	SF	447
550-10-222	FENCING (TYPE B) (6' HEIGHT) (w/ BLACK VINYL COATING AND TOP RAIL)	LF	773
550-10-242	FENCING (TYPE B) (8' HEIGHT) (w/ BLACK VINYL COATING AND TOP RAIL)	LF	236
550-60-236	FENCE GATE (TYPE B) (SLIDING) (25' OPENING)	EA	1
580-10	TREE GRATE	EA	22
999-2A	RECORD / AS-BUILT DRAWINGS (ROADWAY & DRAINAGE)	LS	1

PAY ITEM NO.	DESCRIPTION	UNIT	PROJECT
			QUANTITY
<b>LANDSCAPE PAY ITEMS</b>			
162-1-3	PREPARED SOIL LAYER (SUPPLEMENTAL TOP SOIL) (DEPTH VARIES)	CY	50
570-1-2	PERFORMANCE TURF (SOD) (FLORATAM)	SY	1819
570-1-2A	PERFORMANCE TURF (SOD) (BAHIA)	SY	2178
580-1-9	MULCH (FLORIMULCH) (4" THICK)	SY	75
580-4-294	THRINAX RADIATA / FLORIDA THATCH PALM (12' - 14' OA)	EA	27
580-4-565	WODYETIA BIFURCATA / FOXTAIL PALM (14' - 20' OA)	EA	29
580-5-303	CONOCARPUS ERECTUS / GREEN BUTTONWOOD (3" CAL. MIN, 14' HT. x 6' SPR.)	EA	1
580-5-875	LIGUSTRUM JAPONICUM / LIGUSTRUM (MULTI. TRUNK, 8' HT. x 8' SPR.)	EA	26
580-5-883	TABEBUIA HETEROPHYLLA / PINK TABEBUIA (14' HT. x 6' SPR.)	EA	5
580-6-307	HIBISCUS ROSA-SINENSIS 'SEMINOLE PINK' / CHINESE HIBISCUS (4-5' HT.)	EA	5
580-6-317	HIBISCUS ROSA-SINENSIS 'SEMINOLE PINK' / CHINESE HIBISCUS (24" HT MIN. x 24" SPR MIN.)	EA	42
580-7-106	DIANELLA TASMANICA / FLAX LILY (24" HT MIN. x 24" SPR MIN.)	EA	283
580-7-107	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS (24" HT MIN.)	EA	87
580-7-257	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FICUS (15" HT MIN. x 15" SPR MIN.)	EA	802
580-7-267	ZAMIA FLORIDANA / FLORIDA COONTIE (24" HT. MIN.)	EA	134
580-7-377	SPARTINA BAKERI / SAND CORDGRASS (24" HT. MIN.)	EA	6
580-7-974	JASMINUM VOLUBILE / WAX JASMINE (15" HT MIN. x 15" SPR MIN.)	EA	23
580-7-987	SPATHOGLOTTIS PPLICATA 'PURPLE' / PURPLE GROUND ORCHID (10" HT MIN. x 10" SPR MIN.)	EA	922
580-7-997	TULBAGHIA VIOLACEA / SOCIETY GARLIC (10" HT MIN. x 10" SPR MIN.)	EA	1711
590-70	IRRIGATION SYSTEM (COMPLETE) (F&I)	LS	1
<b>SIGNING AND MARKING PAY ITEMS</b>			
700-1-111A	SINGLE POST SIGN (F&I) (GROUND MOUNT, UP TO 12 SF) (DECORATIVE SIGNS AND POLES)	EA	27
700-1-500	SINGLE POST SIGN (RELOCATE)	EA	1
700-3-502	SIGN PANEL (RELOCATE, "SAILFISH PARK")	EA	1
700-12-21	SIGN BEACON (F&I, GROUND MOUNT - SOLAR POWERED) (ONE BEACON)	EA	2
706-1-3	RAISED PAVEMENT MARKER (TYPE B)	EA	250
711-11-121	TRAFFIC STRIPE SOLID (THERMOPLASTIC) (WHITE) (6")	LF	5089
711-11-123	TRAFFIC STRIPE SOLID (THERMOPLASTIC) (WHITE) (12")	LF	1123
711-11-125	TRAFFIC STRIPE SOLID (THERMOPLASTIC) (WHITE) (24")	LF	1085
711-11-221	TRAFFIC STRIPE SOLID (THERMOPLASTIC) (YELLOW) (6")	LF	4873
711-11-224	TRAFFIC STRIPE SOLID (THERMOPLASTIC) (YELLOW) (18")	LF	14
711-11-231	TRAFFIC STRIPE SKIP (THERMOPLASTIC) (YELLOW) (6", 2'-4' SKIP)	LF	141
711-14-161	THERMOPLASTIC PAVEMENT MARKING (MESSAGE, "SCHOOL")	EA	2
711-14-162	THERMOPLASTIC PAVEMENT MARKING (MESSAGE, SYMBOL OF ACCESSIBILITY, 5 FT)	EA	4
716-100	TRAFFIC STRIPING PAVER (WHITE) (4")	LF	864
716-101	TRAFFIC STRIPING PAVER (YELLOW) (4")	LF	673
716-102	TRAFFIC STRIPING PAVER (BLUE) (4")	LF	84
<b>LIGHTING PAY ITEMS</b>			
630-2-11	CONDUIT (F&I) (OPEN TRENCH) (2" PVC)	LF	5775
635-2-11	PULL & SPLICE BOX (13"x24"x12") (F&I)	EA	76
639-1-132	ELECTRICAL POWER SERVICE (MODIFY)	EA	1
715-1-12	LIGHTING CONDUCTORS (F&I) (INSULATED) (NO. 6)	LF	23600
715-4-62	LIGHT POLE COMPLETE (F&I) (12'-11.75" HEIGHT) (POLE, FIXTURE AND FOUNDATION)	EA	74
715-500-1	POLE CABLE DISTRIBUTION SYSTEM (CONVENTIONAL)	EA	74
715-546-815	LIGHT POLE COMPLETE (RELOCATE)	EA	1
1000-1A	UTILITY COORDINATION	LS	1

REVISIONS						 BRIAN A. GOOD, P.E. P.E. LICENSE NUMBER 56939 445 24th STREET, SUITE 200 VERO BEACH, FL 32960 (772) 794-4100 REGISTRY No. 35106	CITY OF STUART  MLK JR BOULEVARD STREETSCAPE PROJECT	SUMMARY OF PAY ITEMS	SHEET NO.  5 Page 11 of 134
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION				

SUMMARY OF FENCE										
STATION		SIDE	TYPE 'B'		TYPE 'B'		COMMENT	GATE TYPE		FIELD BOOK REFERENCE
			6" HEIGHT		8 FT HEIGHT			SINGLE SLIDE		
FROM	TO		PLAN	FINAL	PLAN	FINAL		25'	RELOCATE	
102+69.98	105+01.95	LT			236.0		BLK VINYL COATED, W/ TOP RAIL			
107+07.91	112+14.66	LT	598				BLK VINYL COATED, W/ TOP RAIL	1		
113+02.79	114+74.80	LT	175				BLK VINYL COATED, W/ TOP RAIL			
<b>TOTAL</b>			<b>773</b>		<b>236</b>			<b>1</b>		

SUMMARY OF EARTHWORK							
STREET NAME / DESCRIPTION		REGULAR EXCAVATION		EMBANKMENT		UNSUITABLE MATERIAL	
		VOL (CY)	VOL (CY)	VOL (CY)	VOL (CY)	VOL (CY)	VOL (CY)
FROM STATION	TO STATION	PLAN	FINAL	PLAN	FINAL	PLAN	FINAL
<b>MLK Jr. BLVD</b>		595		1,415			
101+40.41	140+40.00						
<b>PARKING LOT</b>		200					
<b>TOTAL</b>		<b>795</b>		<b>1,415</b>		<b>0</b>	



**MARTIN LUTHER KING JR. BOULEVARD**

STA. 101+40.41 TO STA. 115+65.52

POSTED SPEED = 25 MPH  
DESIGN SPEED = 25 MPH

**PERMEABLE PAVING DESIGN**

PERMEABLE PAVER (4"x8"x2.75")  
VEHICULAR AREA PATTERN: SOLDIER COURSE BORDER WITH RUNNING BOND FIELD  
(PINE HALL STORMPAVE ENGLISH EDGE HEAVY DUTY PAVER OR APPROVED EQUAL)  
PEDESTRIAN AREA PATTERN: SOLDIER COURSE BORDER WITH HERRING BONE FIELD  
(PINE HALL ENGLISH EDGE HEAVY DUTY PAVER 4"x8"x2.75" OR APPROVED EQUAL)  
COLOR: AUTUMN

- COURSE AGGREGATE (#89 GRADED STONE) (2")
- COURSE AGGREGATE (#57 GRADED STONE) (4")
- COURSE AGGREGATE (#3 GRADED STONE) (12")
- FILTER FABRIC (FDOT TYPE D-3 FABRIC, TOP, BOTTOM & SIDES)
- BIAXIAL GEOGRID (TENAX MS 220)
- COMPACTED SUBGRADE (12")

**PAVEMENT DESIGN**

- TYPE SP-9.5 STRUCTURAL COURSE (TLC, PG 76-22) (1.00")
- TYPE SP-12.5 STRUCTURAL COURSE (TLC, PG 76-22) (1.50")
- OPTIONAL BASE GROUP 6 (8")
- TYPE 'B' STABILIZATION (12")

CONCRETE STAIN (SIDEWALK CONC., DESIGNATED CURBING AND DRIVEWAY APRONS)

CUSTOM BEHR COLOR MATCH  
BASE 800 - EL,5,290; FL,8,353; TL,14,159

- NOTE:**
- REFER TO PLAN & PROFILE SHEETS AND CROSS SECTION SHEETS FOR CROSS SLOPE GRADING AND TRANSITIONS.

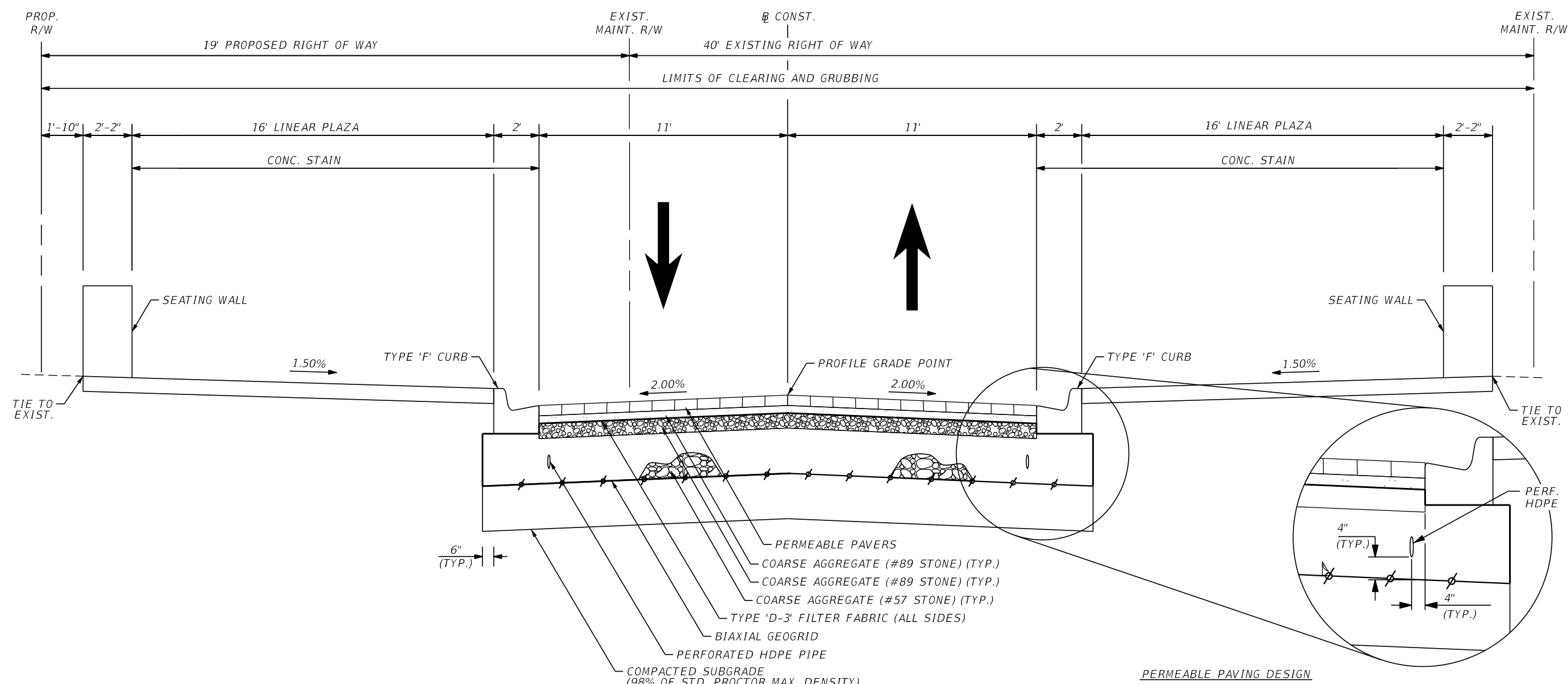
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**Kimley»Horn**  
BRIAN A. GOOD, P.E.  
P.E. LICENSE NUMBER 56939  
445 24th STREET, SUITE 200  
VERO BEACH, FL 32960  
(772) 794-4100  
REGISTRY No. 35106

**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**TYPICAL SECTION**  
Page 13 of 134

SHEET NO. 7



**MARTIN LUTHER KING JR. BOULEVARD**  
 STA. 115+65.52 TO STA. 119+70.00

POSTED SPEED = 25 MPH  
 DESIGN SPEED = 25 MPH

- PERMEABLE PAVING DESIGN**
- PERMEABLE PAVER (4"x8"x2.75")
  - VEHICULAR AREA PATTERN: SOLDIER COURSE BORDER WITH RUNNING BOND FIELD (PINE HALL STORMPAVE ENGLISH EDGE HEAVY DUTY PAVER OR APPROVED EQUAL)
  - PEDESTRIAN AREA PATTERN: SOLDIER COURSE BORDER WITH HERRING BONE FIELD (PINE HALL ENGLISH EDGE HEAVY DUTY PAVER 4"x8"x2.75" OR APPROVED EQUAL)
  - COLOR: AUTUMN
  - COURSE AGGREGATE (#89 GRADED STONE) (2")
  - COURSE AGGREGATE (#57 GRADED STONE) (4")
  - COARSE AGGREGATE (#3 GRADED STONE) (12")
  - FILTER FABRIC (FDOT TYPE D-3 FABRIC, TOP, BOTTOM & SIDES)
  - BIAXIAL GEOGRID (TENAX MS 220)
  - COMPACTED SUBGRADE (12")
  - CONCRETE STAIN (SIDEWALK CONC., DESIGNATED CURBING AND DRIVEWAY APRONS)
  - CUSTOM BEHR COLOR MATCH  
 BASE 800 - EL,5,290; FL,8,353; TL,14,159

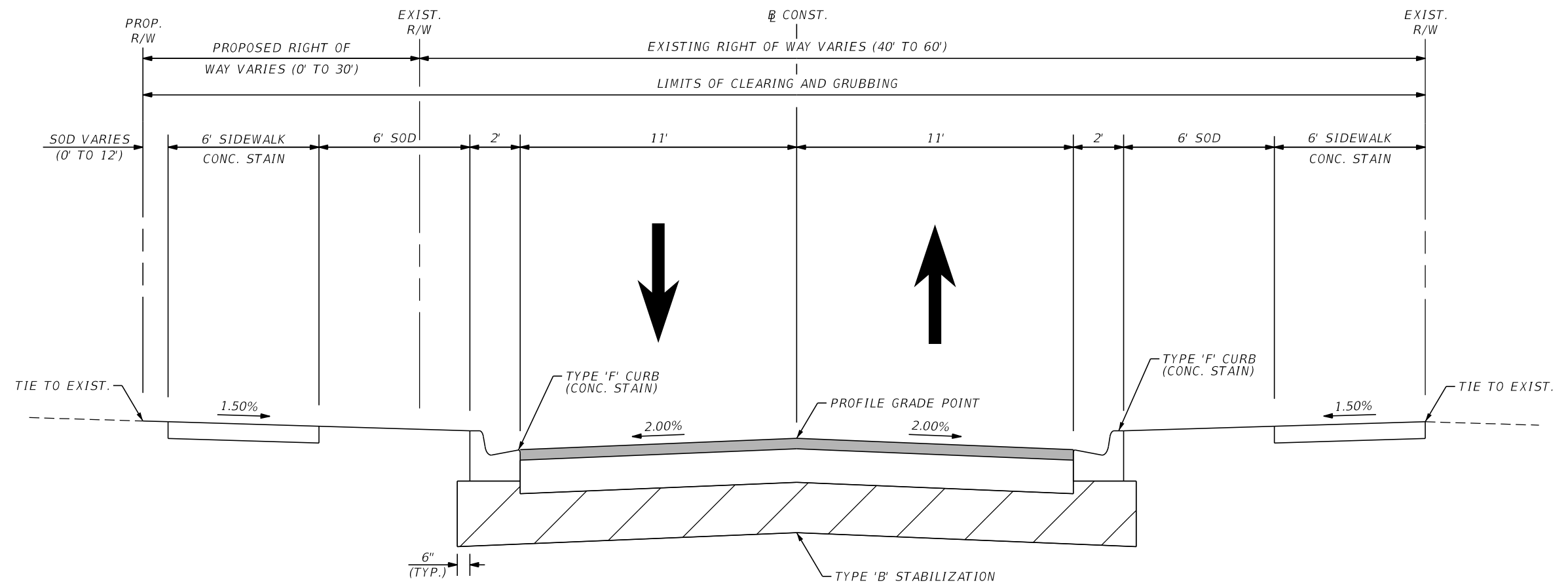
**NOTE:**  
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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**Kimley»Horn**  
 BRIAN A. GOOD, P.E.  
 P.E. LICENSE NUMBER 56939  
 445 24th STREET, SUITE 200  
 VERO BEACH, FL 32960  
 (772) 794-4100  
 REGISTRY No. 35106

**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**TYPICAL SECTION**



**MARTIN LUTHER KING JR. BOULEVARD**

STA. 119+70.00 TO STA. 122+71.05

**PAVEMENT DESIGN**

TYPE SP-9.5 STRUCTURAL COURSE (TLC, PG 76-22) (1.00")  
 TYPE SP-12.5 STRUCTURAL COURSE (TLC, PG 76-22) (1.50")  
 OPTIONAL BASE GROUP 6 (8")  
 TYPE 'B' STABILIZATION (12")

**CONCRETE STAIN (SIDEWALK CONC., DESIGNATED CURBING AND DRIVEWAY APRONS)**

CUSTOM BEHR COLOR MATCH  
 BASE 800 - EL,5,290; FL,8,353; TL,14,159

**NOTE:**

- REFER TO PLAN & PROFILE SHEETS AND CROSS SECTION SHEETS FOR CROSS SLOPE GRADING AND TRANSITIONS.

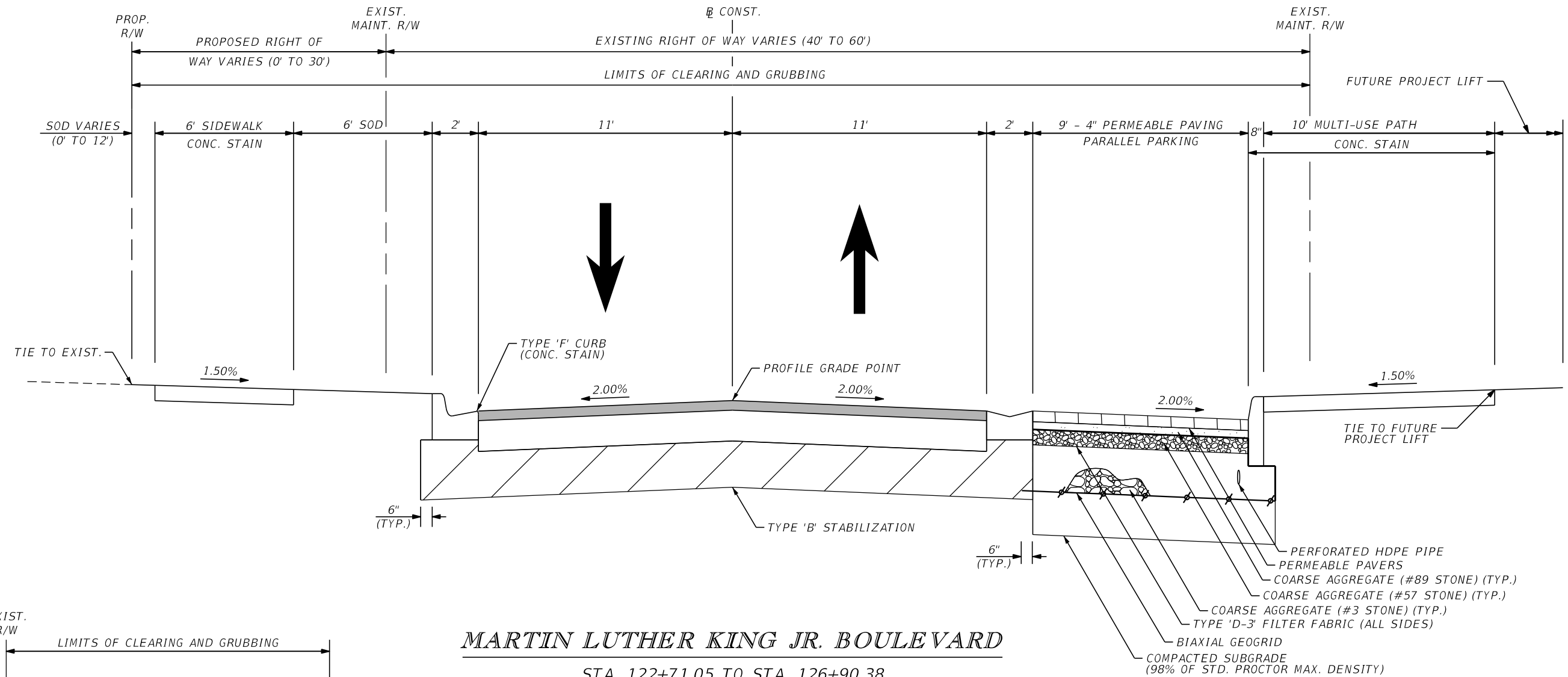
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REVISIONS					
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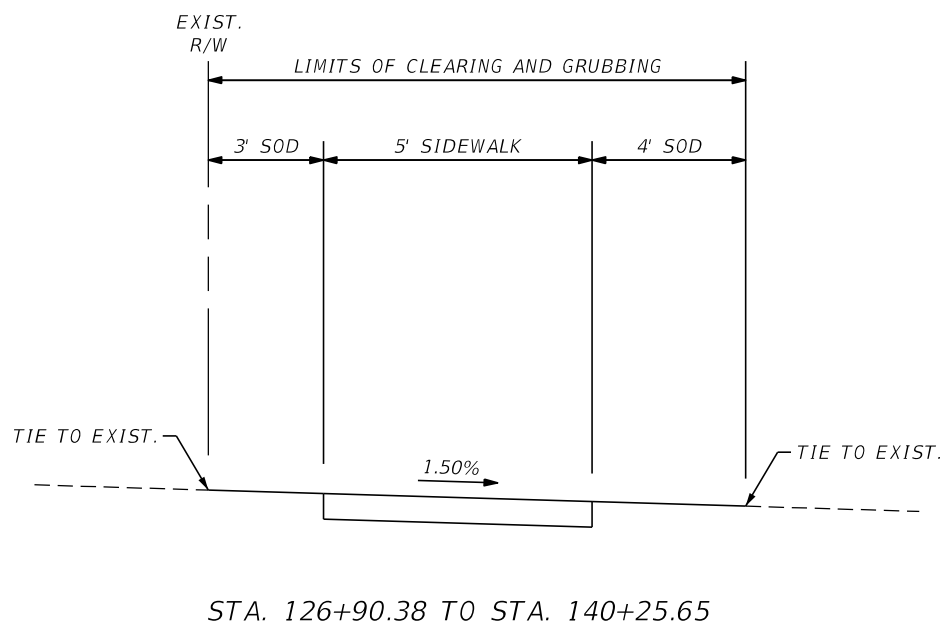
**Kimley»Horn**  
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 (772) 794-4100  
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**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**TYPICAL SECTION**



**MARTIN LUTHER KING JR. BOULEVARD**  
 STA. 122+71.05 TO STA. 126+90.38



- PERMEABLE PAVING DESIGN**
- PERMEABLE PAVER (4"x8"x2.75")
  - VEHICULAR AREA PATTERN: SOLDIER COURSE BORDER WITH RUNNING BOND FIELD (PINE HALL STORMPAVE ENGLISH EDGE HEAVY DUTY PAVER OR APPROVED EQUAL)
  - PEDESTRIAN AREA PATTERN: SOLDIER COURSE BORDER WITH HERRING BONE FIELD (PINE HALL ENGLISH EDGE HEAVY DUTY PAVER 4"x8"x2.75" OR APPROVED EQUAL)
  - COLOR: AUTUMN
  - COURSE AGGREGATE (#89 GRADED STONE) (2")
  - COURSE AGGREGATE (#57 GRADED STONE) (4")
  - COARSE AGGREGATE (#3 GRADED STONE) (12")
  - FILTER FABRIC (FDOT TYPE D-3 FABRIC, TOP, BOTTOM & SIDES)
  - BIAXIAL GEOGRID (TENAX MS 220)
  - COMPACTED SUBGRADE (12")
- PAVEMENT DESIGN**
- TYPE SP-9.5 STRUCTURAL COURSE (TLC, PG 76-22) (1.00")
  - TYPE SP-12.5 STRUCTURAL COURSE (TLC, PG 76-22) (1.50")
  - OPTIONAL BASE GROUP 6 (8")
  - TYPE 'B' STABILIZATION (12")

CONCRETE STAIN (SIDEWALK CONC., DESIGNATED CURBING AND DRIVEWAY APRONS)  
 CUSTOM BEHR COLOR MATCH  
 BASE 800 - EL,5,290; FL,8,353; TL,14,159

**NOTE:**  
 1. REFER TO PLAN & PROFILE SHEETS AND CROSS SECTION SHEETS FOR CROSS SLOPE GRADING AND TRANSITIONS.

POSTED SPEED = 25 MPH  
 DESIGN SPEED = 25 MPH

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**Kimley»Horn**  
 BRIAN A. GOOD, P.E.  
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 (772) 794-4100  
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CITY OF STUART  
 MLK JR BOULEVARD  
 STREETScape PROJECT

TYPICAL SECTION



SHEET 11      SHEET 12      SHEET 13      SHEET 14      SHEET 15      SHEET 16      SHEET 17      SHEET 18

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**Kimley»Horn**  
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*CITY OF STUART*  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

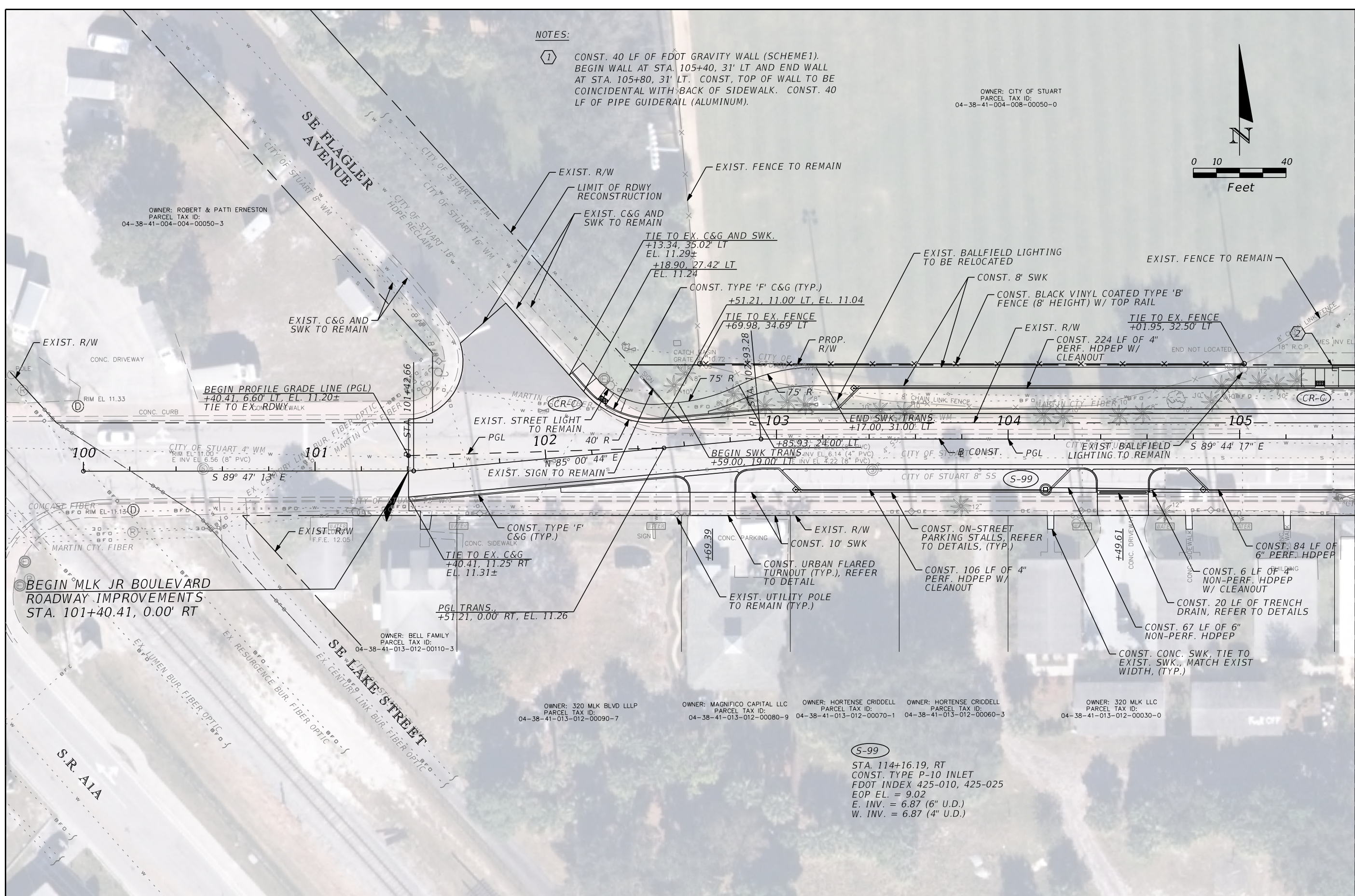
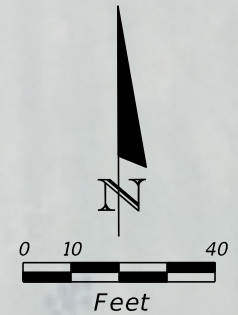
*PROJECT LAYOUT*  
 Page 17 of 134

SHEET NO.  
 10

NOTES:

- 1 CONST. 40 LF OF FDOT GRAVITY WALL (SCHEME1). BEGIN WALL AT STA. 105+40, 31' LT AND END WALL AT STA. 105+80, 31' LT. CONST. TOP OF WALL TO BE COINCIDENTAL WITH BACK OF SIDEWALK. CONST. 40 LF OF PIPE GUIDERAIL (ALUMINUM).

OWNER: CITY OF STUART  
PARCEL TAX ID:  
04-38-41-004-008-00050-0



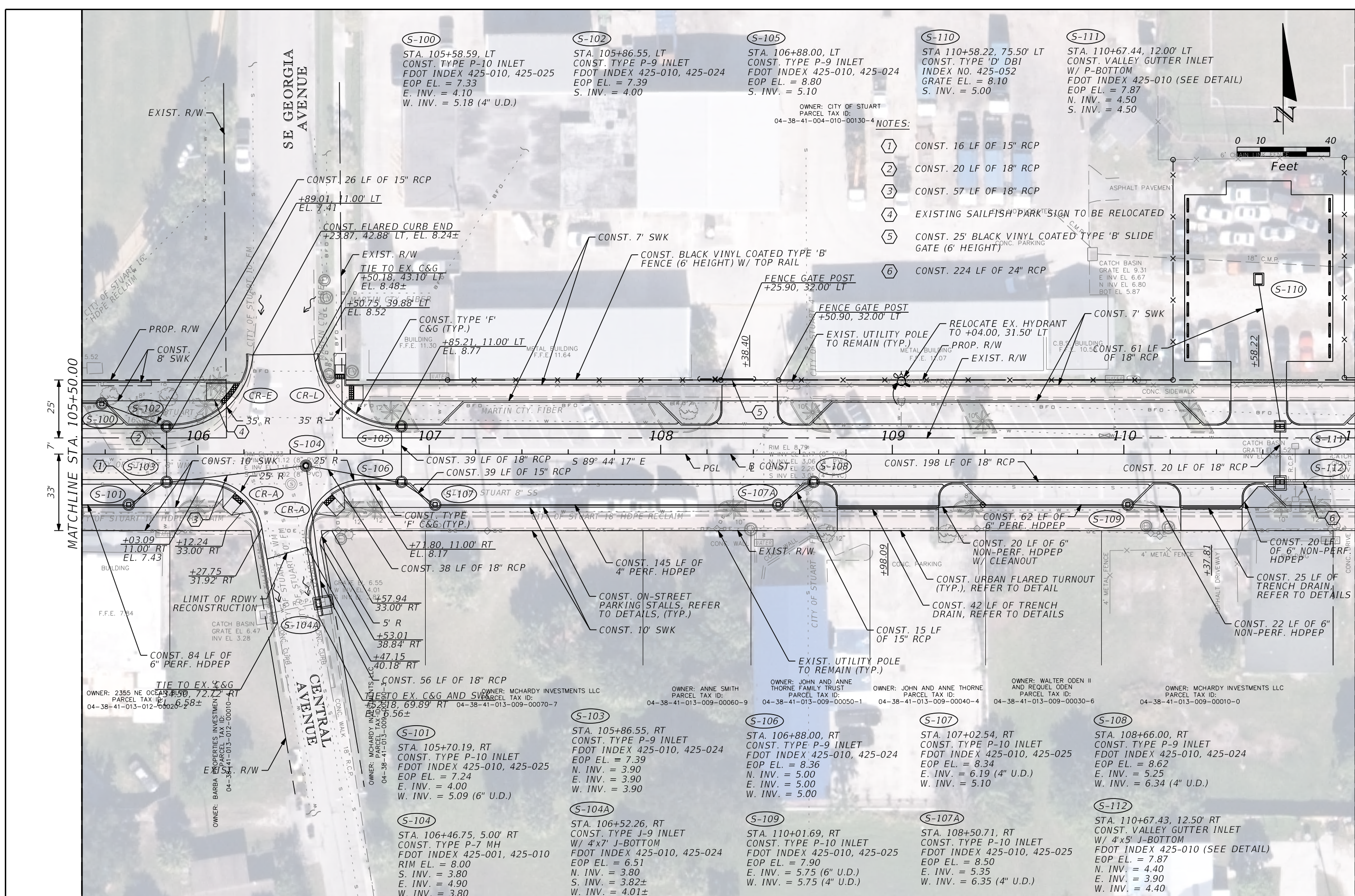
MATCHLINE STA. 105+50.00

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**PLAN SHEET**

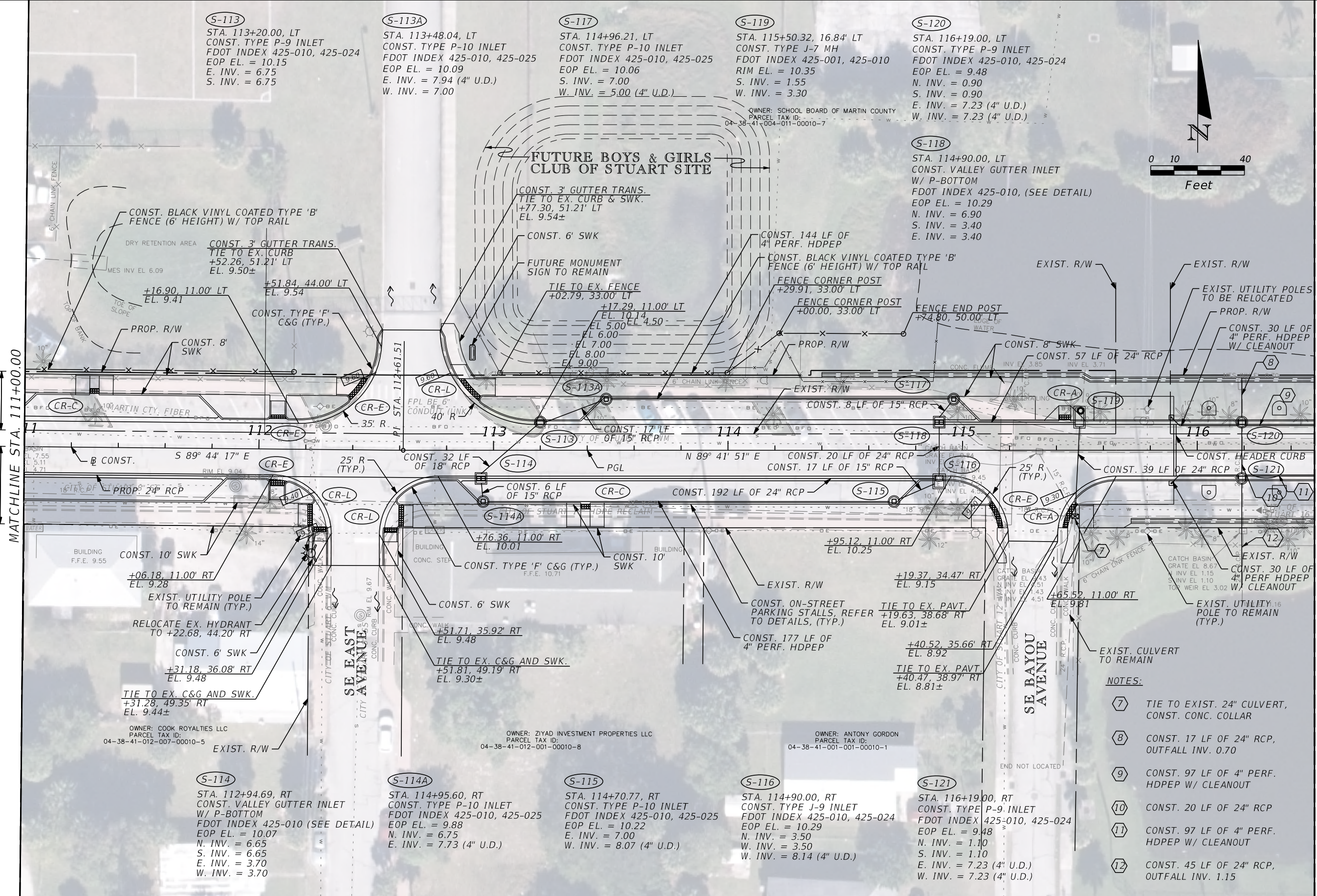
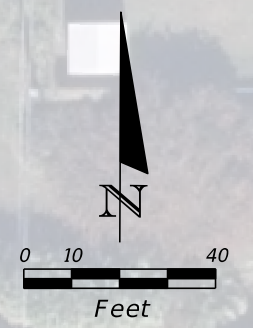


REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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 BRIAN A. GOOD, P.E.  
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 (772) 794-4100  
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**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**PLAN SHEET**  
 SHEET NO. 12  
 Page 19 of 134



MATCHLINE STA. 111+00.00

MATCHLINE STA. 116+50.00

- NOTES:**
- ⑦ TIE TO EXIST. 24" CULVERT, CONST. CONC. COLLAR
  - ⑧ CONST. 17 LF OF 24" RCP, OUTFALL INV. 0.70
  - ⑨ CONST. 97 LF OF 4" PERF. HDPEP W/ CLEANOUT
  - ⑩ CONST. 20 LF OF 24" RCP
  - ⑪ CONST. 97 LF OF 4" PERF. HDPEP W/ CLEANOUT
  - ⑫ CONST. 45 LF OF 24" RCP, OUTFALL INV. 1.15

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**Kimley»Horn**

BRIAN A. GOOD, P.E.  
 P.E. LICENSE NUMBER 56939  
 445 24th STREET, SUITE 200  
 VERO BEACH, FL 32960  
 (772) 794-4100  
 REGISTRY No. 35106

**CITY OF STUART**

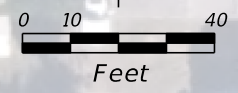
**MLK JR BOULEVARD  
STREETSCAPE PROJECT**

**PLAN SHEET**

SHEET NO. 13  
Page 20 of 134

OWNER: SCHOOL BOARD OF MARTIN COUNTY  
 PARCEL TAX ID:  
 04-38-41-000-000-00200-4

**S-122**  
 STA. 119+41.01, LT  
 CONST. TYPE P-9 INLET  
 FDOT INDEX 425-010, 425-024  
 EOP EL. = 9.12  
 S. INV. = 5.90  
 W. INV. = 6.97



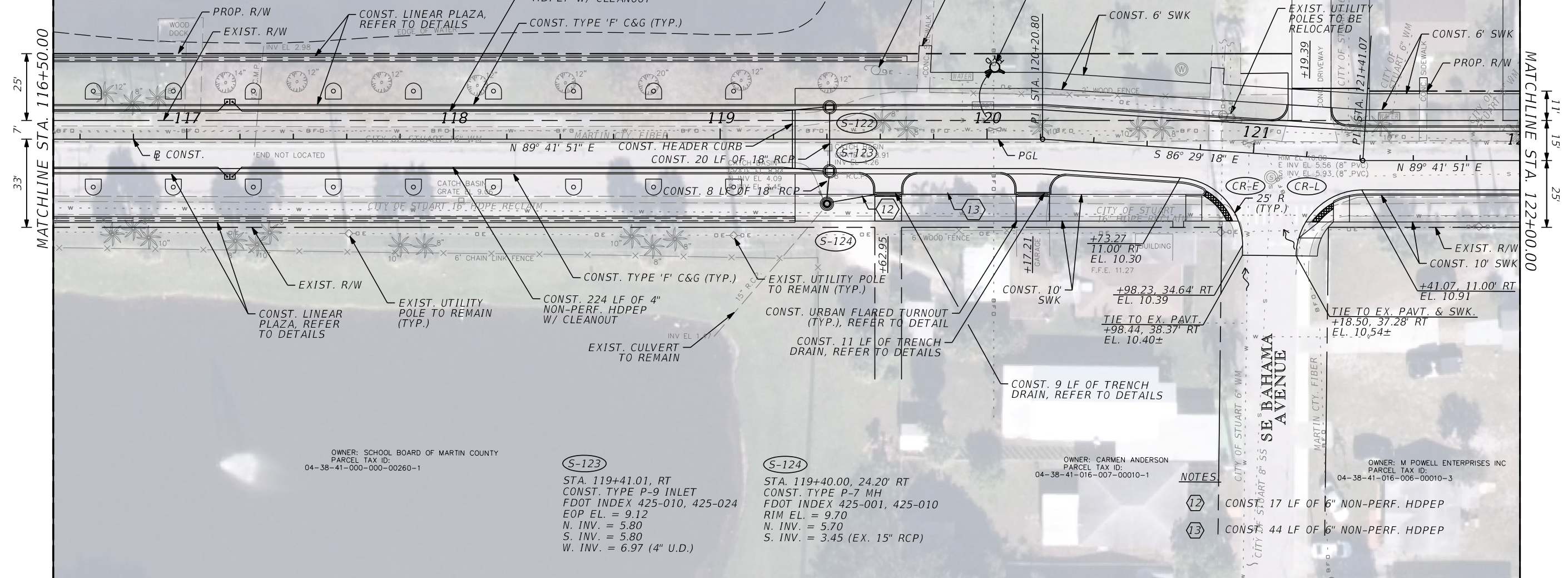
OWNER: INGRAM VIOLA ESTATE  
 PARCEL TAX ID:  
 04-38-41-000-000-00211-1

OWNER: CALVIN AND BRIDGETTE DELANCY  
 PARCEL TAX ID:  
 04-38-41-000-000-00221-9

OWNER: SYDNEY COOPER  
 PARCEL TAX ID:  
 04-38-41-000-000-00222-8

MATCHLINE STA. 116+50.00

MATCHLINE STA. 122+00.00



OWNER: SCHOOL BOARD OF MARTIN COUNTY  
 PARCEL TAX ID:  
 04-38-41-000-000-00260-1

**S-123**  
 STA. 119+41.01, RT  
 CONST. TYPE P-9 INLET  
 FDOT INDEX 425-010, 425-024  
 EOP EL. = 9.12  
 N. INV. = 5.80  
 S. INV. = 5.80  
 W. INV. = 6.97 (4" U.D.)

**S-124**  
 STA. 119+40.00, 24.20' RT  
 CONST. TYPE P-7 MH  
 FDOT INDEX 425-001, 425-010  
 RIM EL. = 9.70  
 N. INV. = 5.70  
 S. INV. = 3.45 (EX. 15" RCP)

OWNER: CARMEN ANDERSON  
 PARCEL TAX ID:  
 04-38-41-016-007-00010-1

OWNER: M POWELL ENTERPRISES INC  
 PARCEL TAX ID:  
 04-38-41-016-006-00010-3

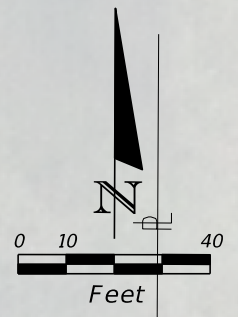
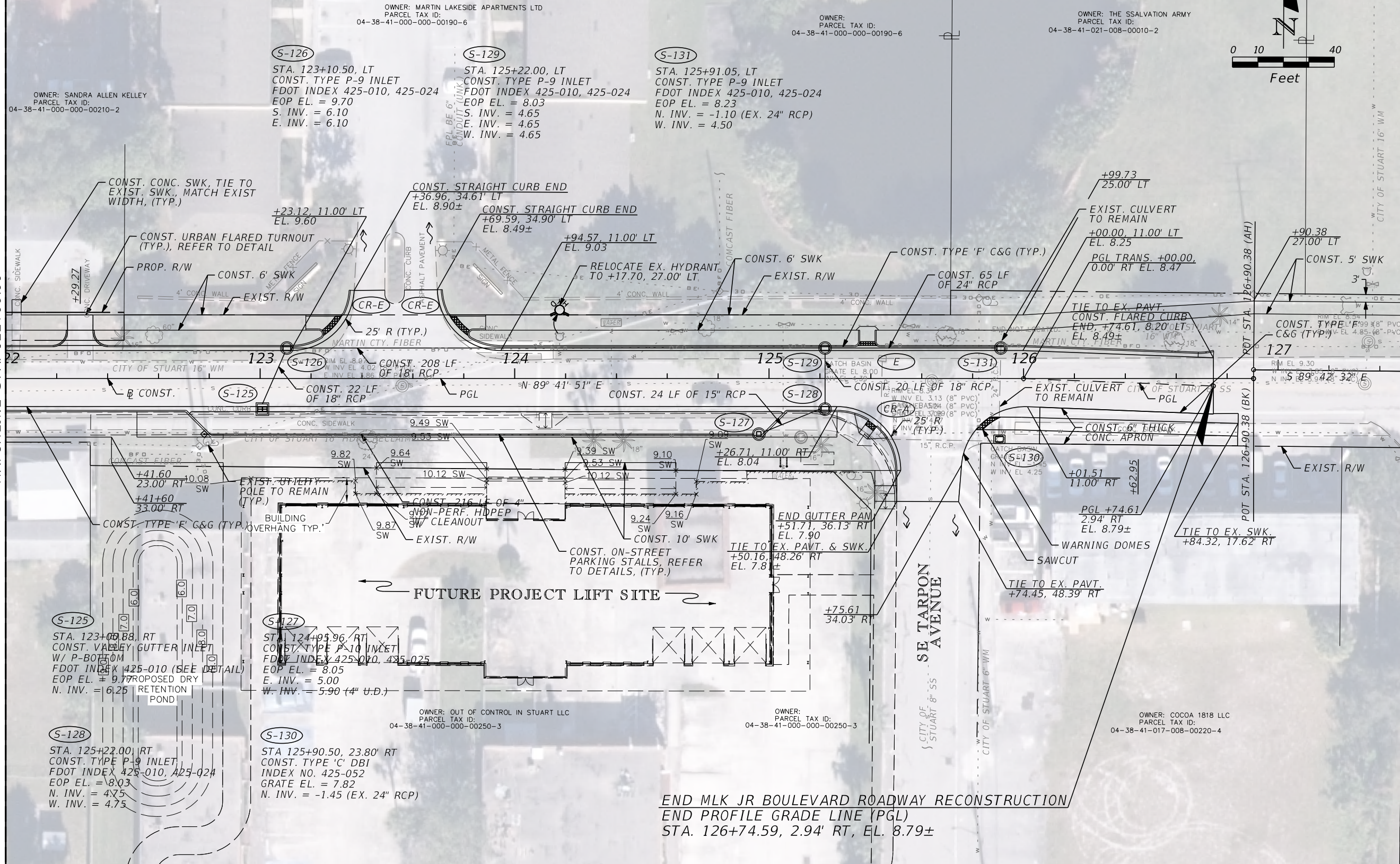
- NOTES**
- 12 | CONST. 17 LF OF 6" NON-PERF. HDPEP
  - 13 | CONST. 44 LF OF 6" NON-PERF. HDPEP

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**Kimley Horn**  
 BRIAN A. GOOD, P.E.  
 P.E. LICENSE NUMBER 56939  
 445 24th STREET, SUITE 200  
 VERO BEACH, FL 32960  
 (772) 794-4100  
 REGISTRY No. 35106

**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETScape PROJECT**

**PLAN SHEET**



OWNER: SANDRA ALLEN KELLEY  
PARCEL TAX ID:  
04-38-41-000-000-00210-2

OWNER: MARTIN LAKESIDE APARTMENTS LTD  
PARCEL TAX ID:  
04-38-41-000-000-00190-6

OWNER:  
PARCEL TAX ID:  
04-38-41-000-000-00190-6

OWNER: THE SSALVATION ARMY  
PARCEL TAX ID:  
04-38-41-021-008-00010-2

OWNER: OUT OF CONTROL IN STUART LLC  
PARCEL TAX ID:  
04-38-41-000-000-00250-3

OWNER:  
PARCEL TAX ID:  
04-38-41-000-000-00250-3

OWNER: COCOA 1818 LLC  
PARCEL TAX ID:  
04-38-41-017-008-00220-4

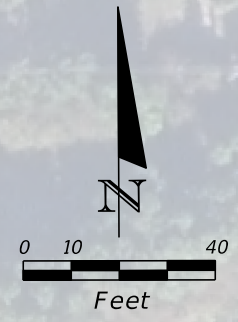
END MLK JR BOULEVARD ROADWAY RECONSTRUCTION  
END PROFILE GRADE LINE (PGL)  
STA. 126+74.59, 2.94' RT, EL. 8.79±

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**Kimley»Horn**  
BRIAN A. GOOD, P.E.  
P.E. LICENSE NUMBER 56939  
445 24th STREET, SUITE 200  
VERO BEACH, FL 32960  
(772) 794-4100  
REGISTRY No. 35106

CITY OF STUART  
**MLK JR BOULEVARD  
STREETSCAPE PROJECT**

**PLAN SHEET**  
SHEET NO. 15  
Page 22 of 134

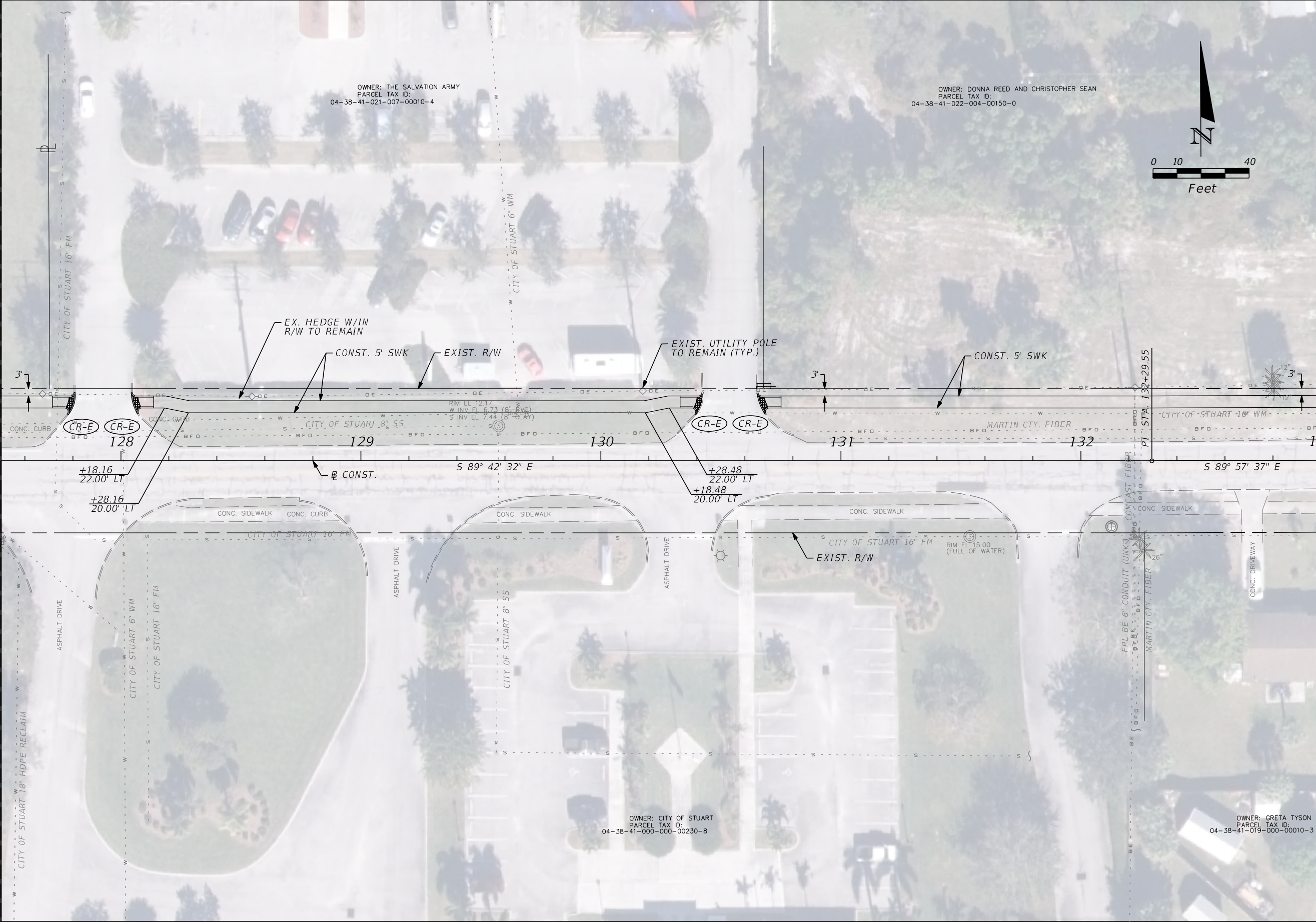


OWNER: THE SALVATION ARMY  
 PARCEL TAX ID:  
 04-38-41-021-007-00010-4

OWNER: DONNA REED AND CHRISTOPHER SEAN  
 PARCEL TAX ID:  
 04-38-41-022-004-00150-0

MATCHLINE STA. 127+50.00

MATCHLINE STA. 133+00.00



REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

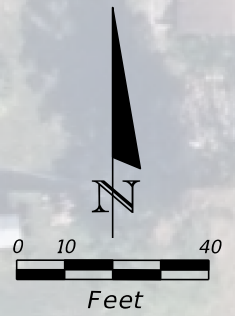
**Kimley»Horn**  
 BRIAN A. GOOD, P.E.  
 P.E. LICENSE NUMBER 56939  
 445 24th STREET, SUITE 200  
 VERO BEACH, FL 32960  
 (772) 794-4100  
 REGISTRY No. 35106

**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**PLAN SHEET**



OWNER: SANDERS AND DELORIS COLEMAN  
 PARCEL TAX ID:  
 04-38-41-011-004-00070-0



OWNER: SELENA DAVIS  
 PARCEL TAX ID:  
 04-38-41-011-004-00080-8

MATCHLINE STA. 133+00.00

MATCHLINE STA. 138+50.00

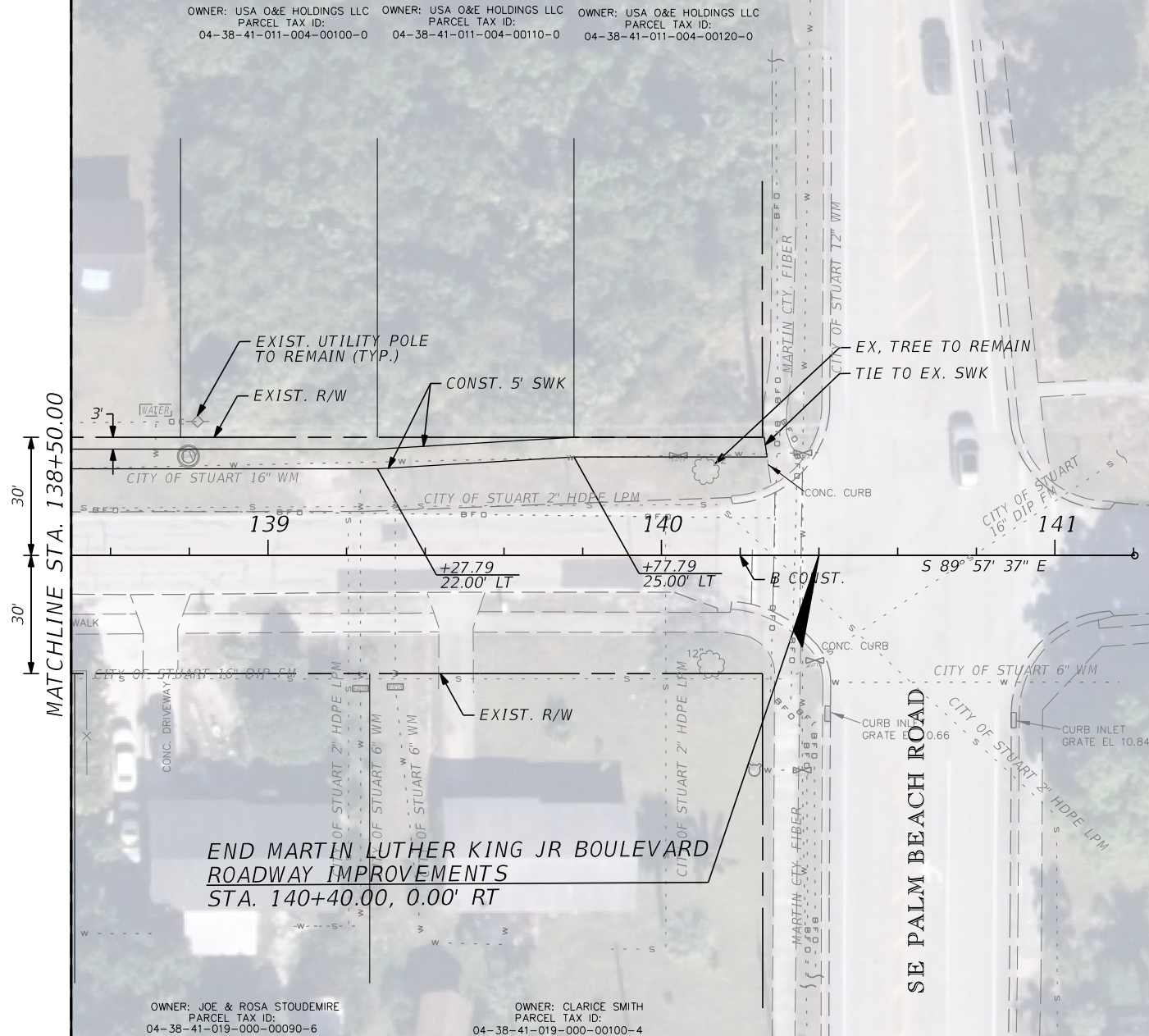
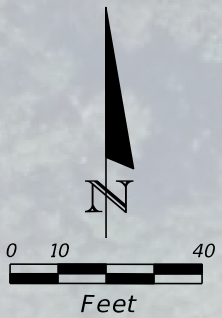
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**Kimley»Horn**  
 BRIAN A. GOOD, P.E.  
 P.E. LICENSE NUMBER 56939  
 445 24th STREET, SUITE 200  
 VERO BEACH, FL 32960  
 (772) 794-4100  
 REGISTRY No. 35106

**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**PLAN SHEET**

OWNER: USA O&E HOLDINGS LLC    OWNER: USA O&E HOLDINGS LLC    OWNER: USA O&E HOLDINGS LLC  
 PARCEL TAX ID:                      PARCEL TAX ID:                      PARCEL TAX ID:  
 04-38-41-011-004-00100-0    04-38-41-011-004-00110-0    04-38-41-011-004-00120-0



END MARTIN LUTHER KING JR BOULEVARD  
 ROADWAY IMPROVEMENTS  
 STA. 140+40.00, 0.00' RT

OWNER: JOE & ROSA STOUDEMIRE  
 PARCEL TAX ID:  
 04-38-41-019-000-00090-6

OWNER: CLARICE SMITH  
 PARCEL TAX ID:  
 04-38-41-019-000-00100-4

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

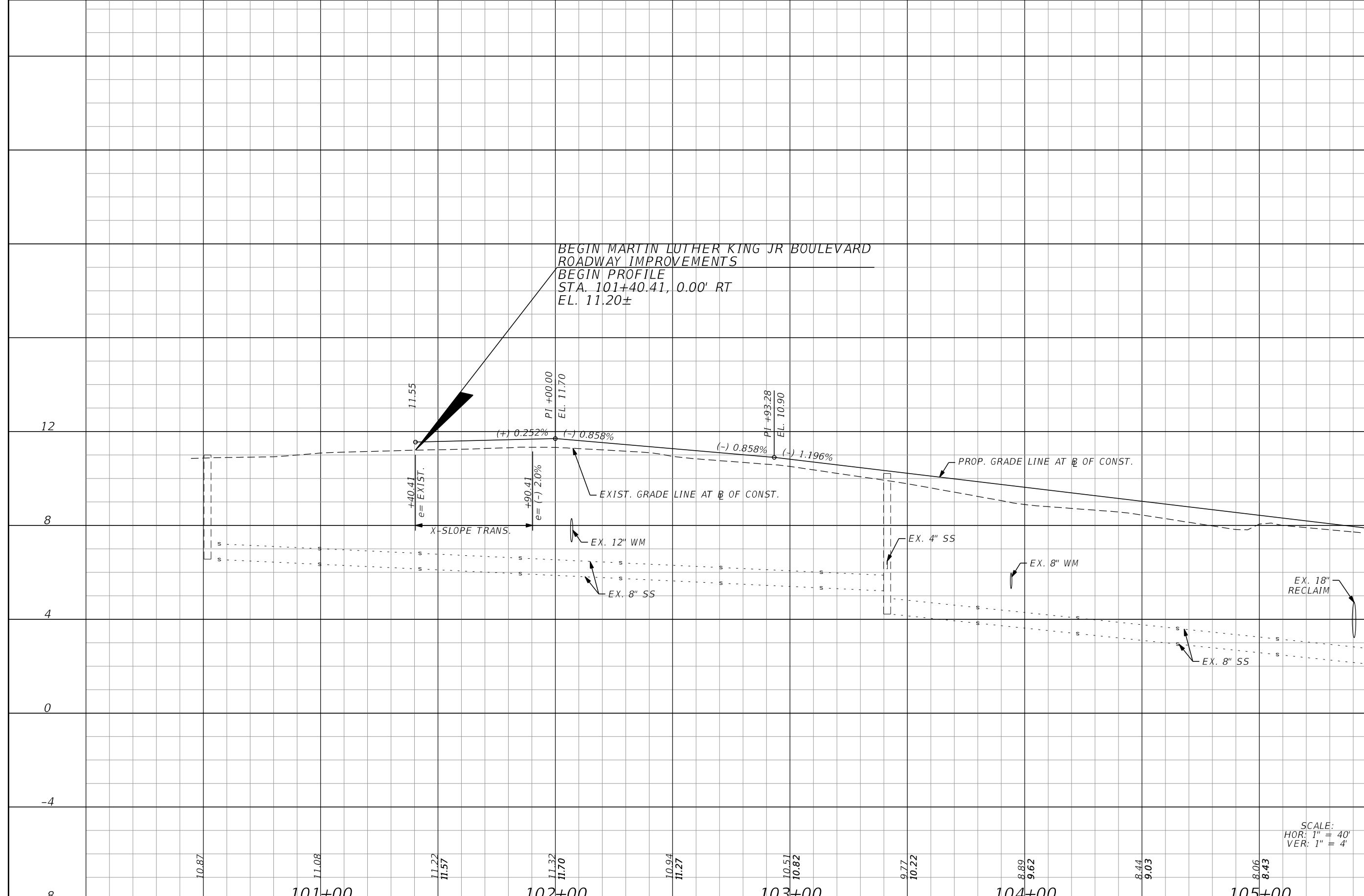
**Kimley»Horn**  
 BRIAN A. GOOD, P.E.  
 P.E. LICENSE NUMBER 56939  
 445 24th STREET, SUITE 200  
 VERO BEACH, FL 32960  
 (772) 794-4100  
 REGISTRY No. 35106

**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**PLAN SHEET**

SHEET NO.  
 18  
 Page 25 of 134

BEGIN MARTIN LUTHER KING JR BOULEVARD  
ROADWAY IMPROVEMENTS  
BEGIN PROFILE  
STA. 101+40.41, 0.00' RT  
EL. 11.20±



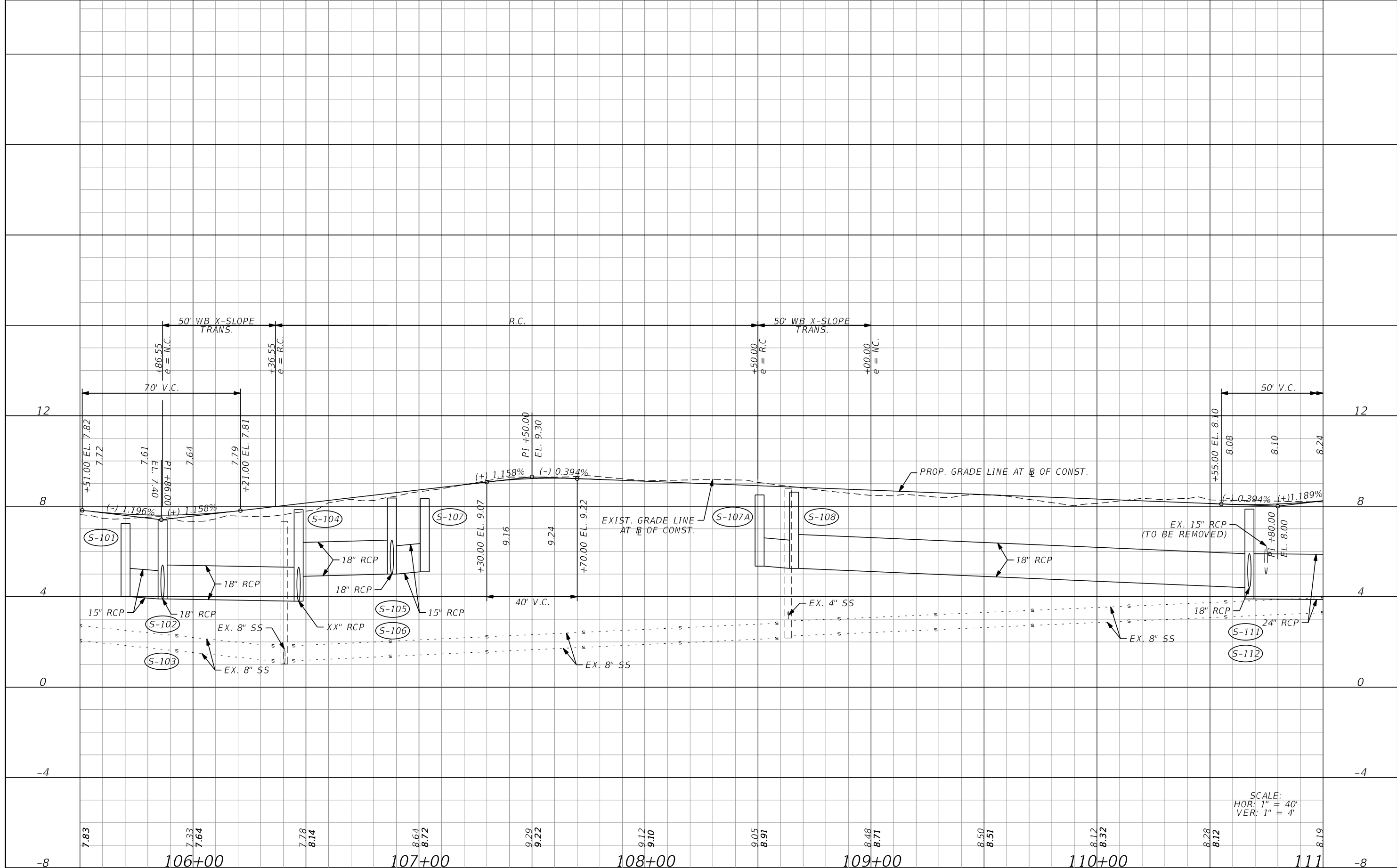
SCALE:  
HOR: 1" = 40'  
VER: 1" = 4'

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**Kimley»Horn**  
BRIAN A. GOOD, P.E.  
P.E. LICENSE NUMBER 56939  
445 24th STREET, SUITE 200  
VERO BEACH, FL 32960  
(772) 794-4100  
REGISTRY No. 35106

CITY OF STUART  
MLK JR BOULEVARD  
STREETScape PROJECT

PROFILE SHEET  
Page 26 of 134



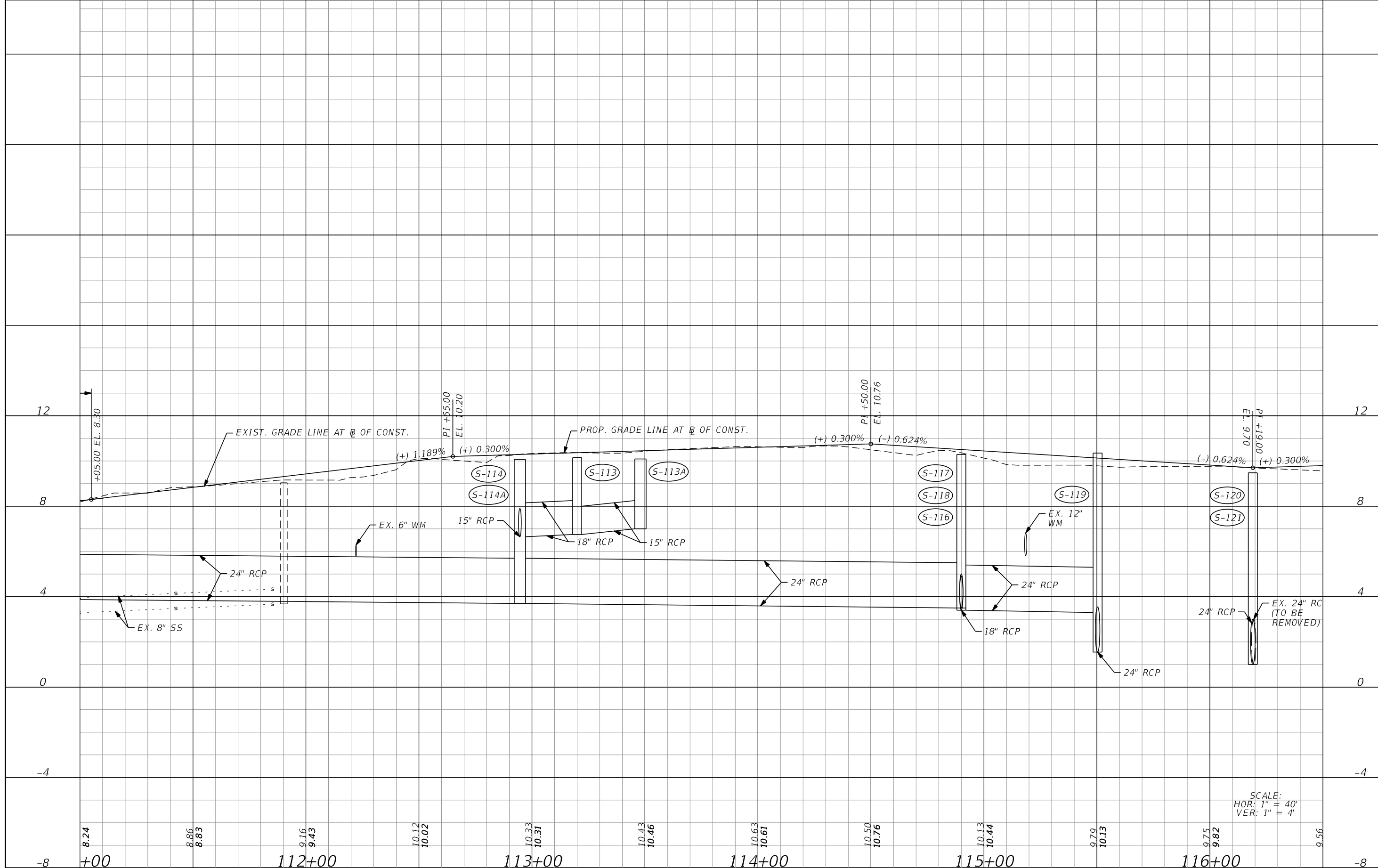
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 VER: 1" = 4'

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**Kimley»Horn**  
 BRIAN A. GOOD, P.E.  
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CITY OF STUART  
 MLK JR BOULEVARD  
 STREETSCAPE PROJECT

PROFILE SHEET  
 Page 27 of 134



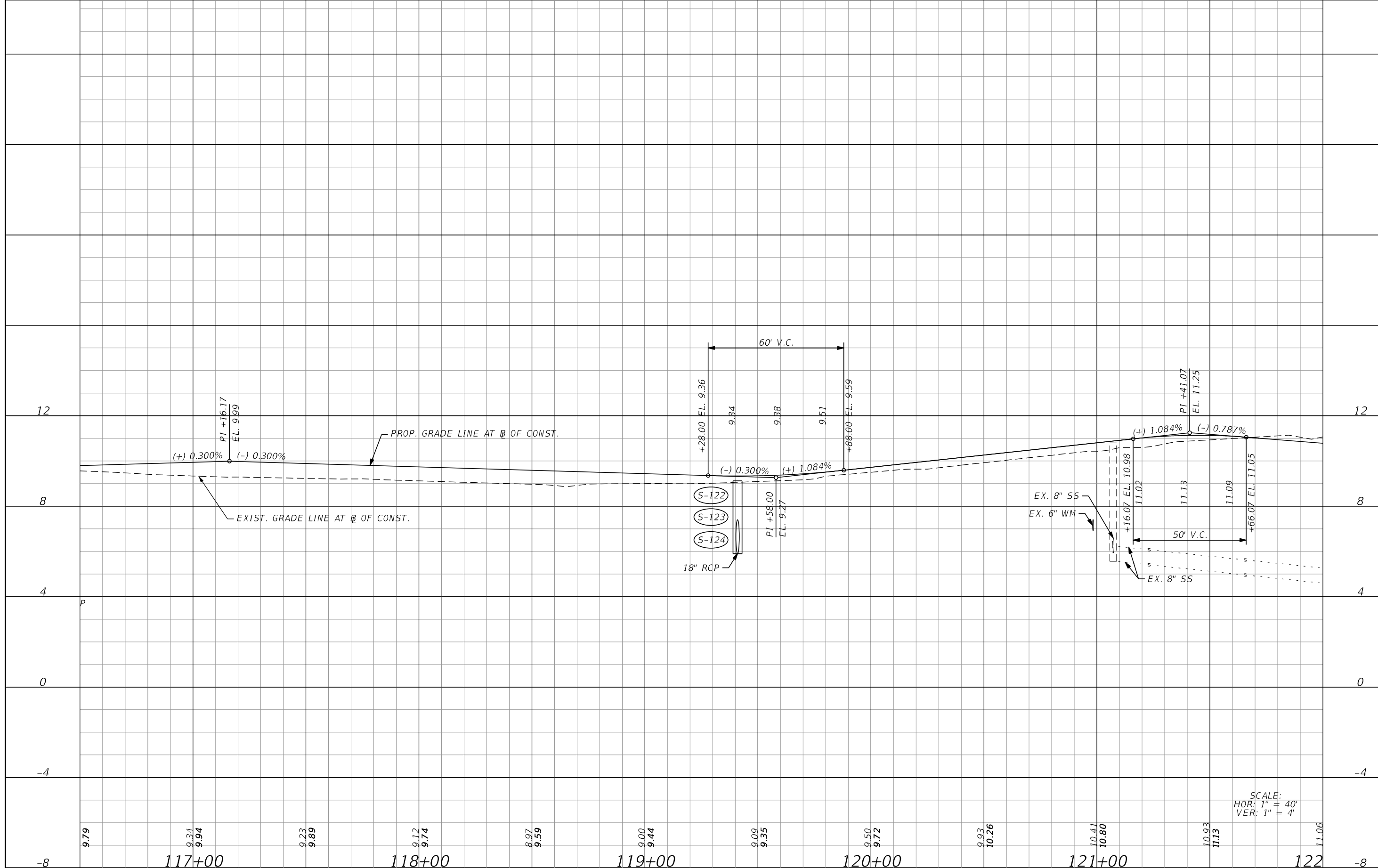
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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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CITY OF STUART  
 MLK JR BOULEVARD  
 STREETSCAPE PROJECT

PROFILE SHEET



SCALE:  
 HOR: 1" = 40'  
 VER: 1" = 4'

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

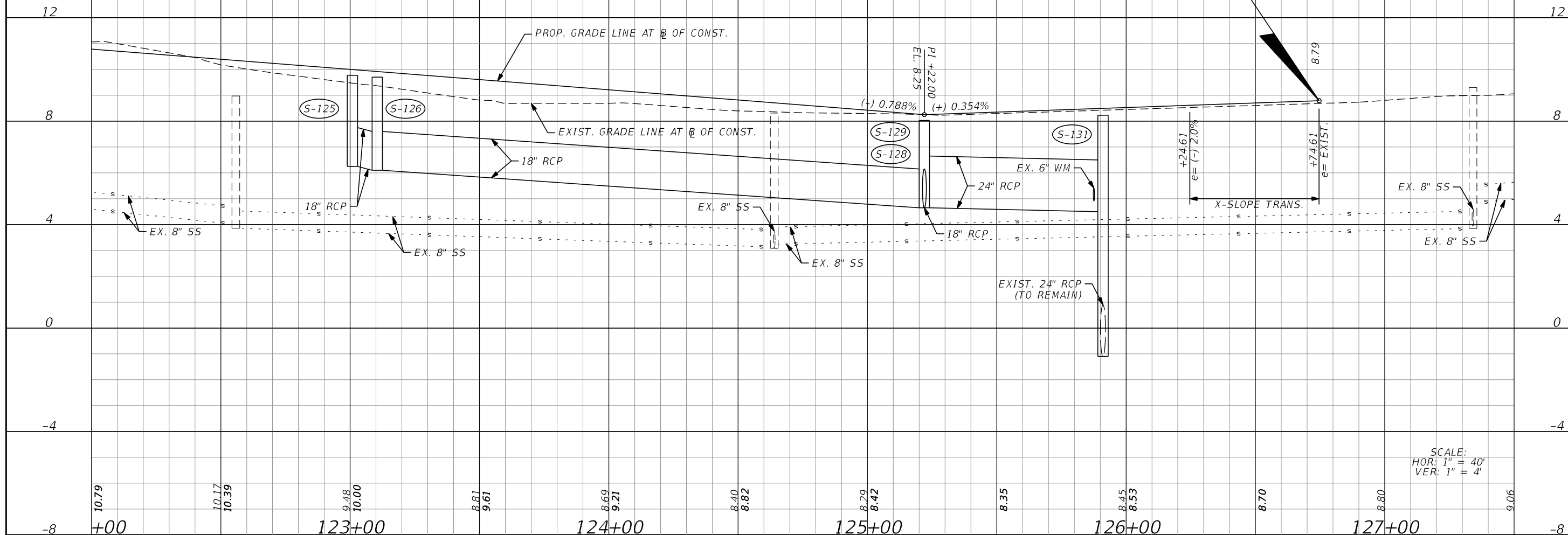
**Kimley»Horn**  
 BRIAN A. GOOD, P.E.  
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 445 24th STREET, SUITE 200  
 VERO BEACH, FL 32960  
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 REGISTRY No. 35106

CITY OF STUART  
 MLK JR BOULEVARD  
 STREETScape PROJECT

PROFILE SHEET  
 Page 29 of 134

SHEET NO.  
 22

BEGIN MARTIN LUTHER KING JR BOULEVARD  
ROADWAY IMPROVEMENTS  
END PROFILE  
STA. 126+74.61, 2.94' RT



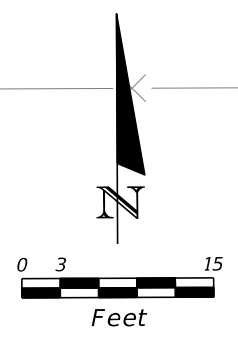
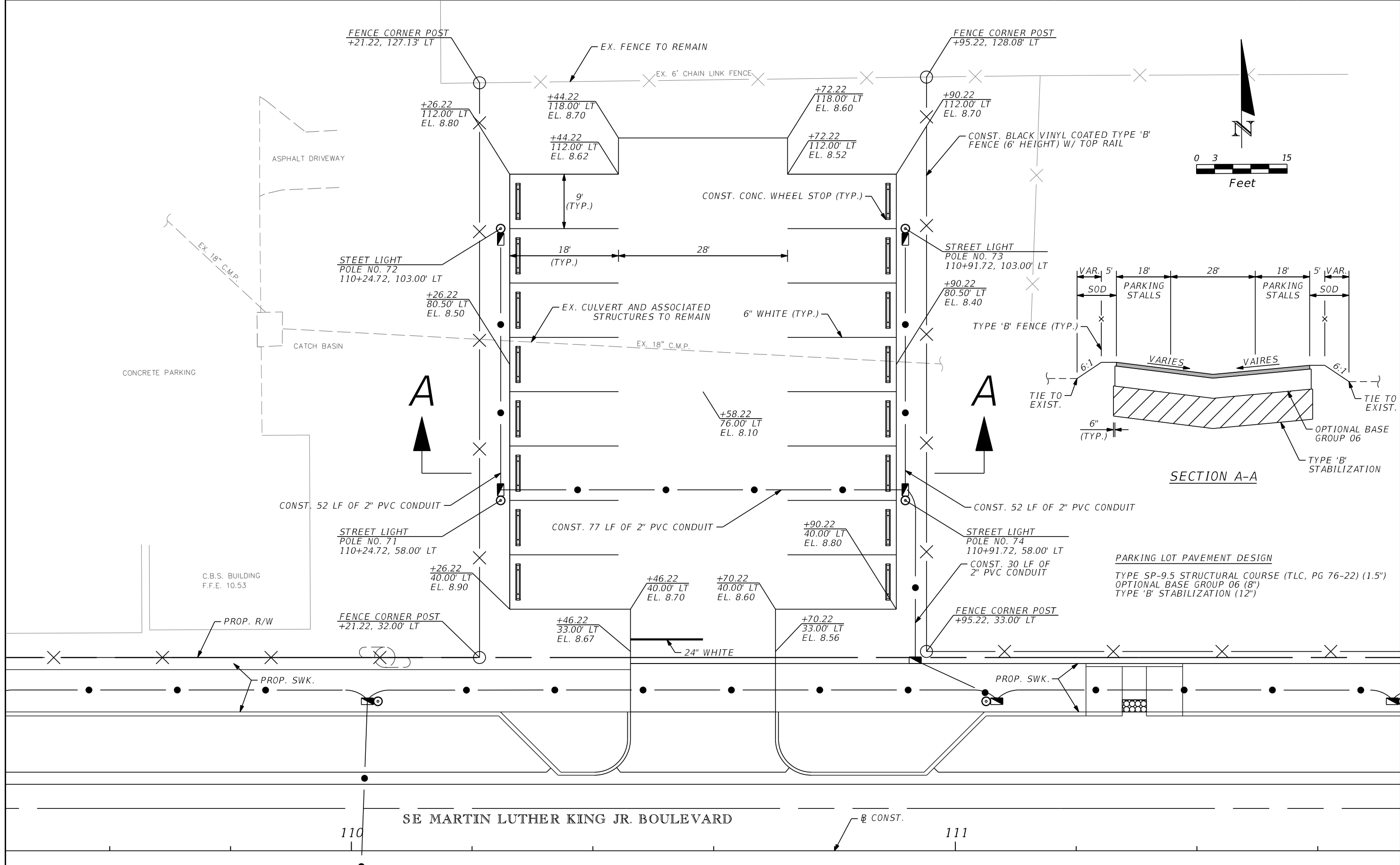
SCALE:  
HOR: 1" = 40'  
VER: 1" = 4'

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**Kimley»Horn**  
 BRIAN A. GOOD, P.E.  
 P.E. LICENSE NUMBER 56939  
 445 24th STREET, SUITE 200  
 VERO BEACH, FL 32960  
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CITY OF STUART  
 MLK JR BOULEVARD  
 STREETSCAPE PROJECT

PROFILE SHEET

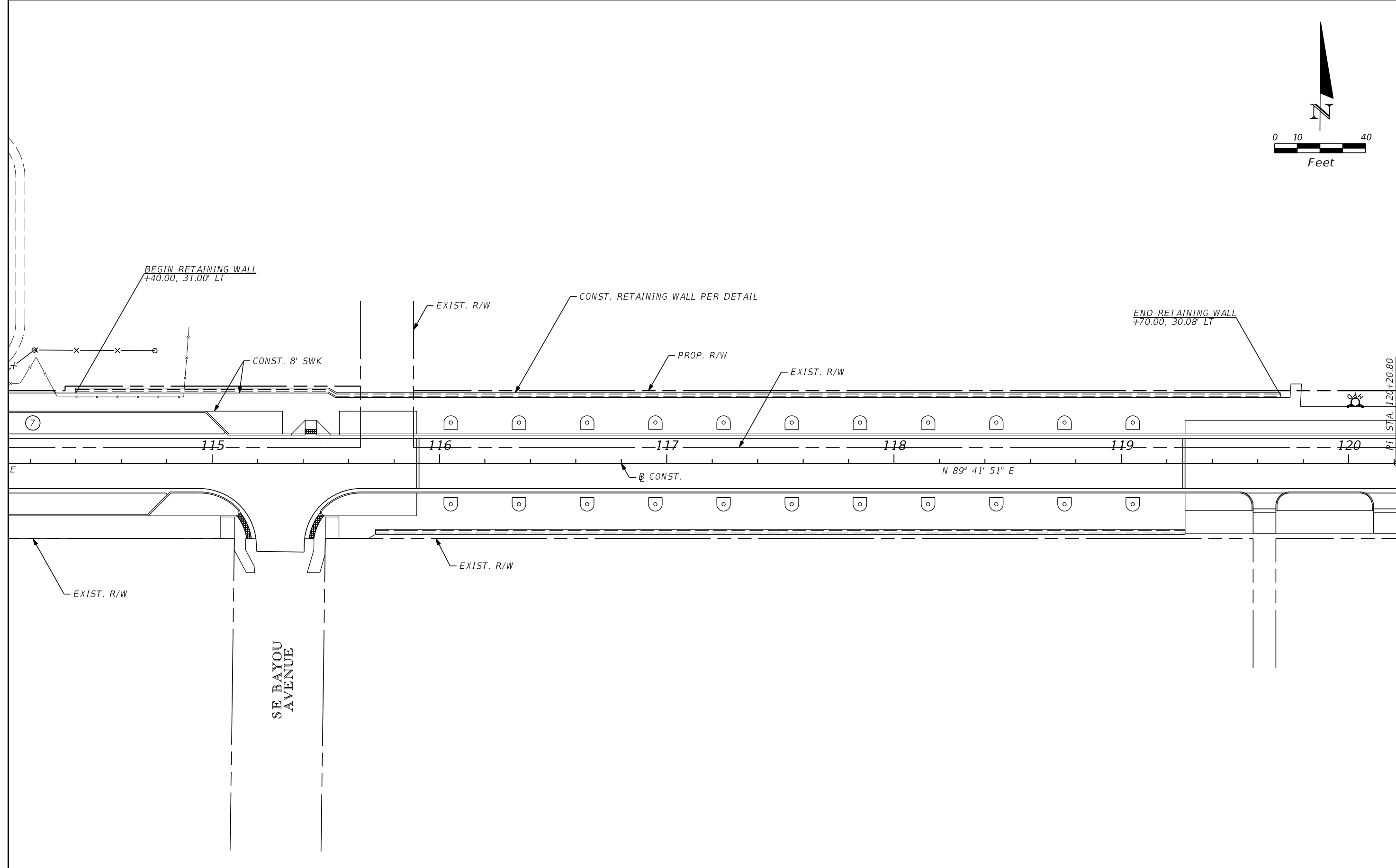
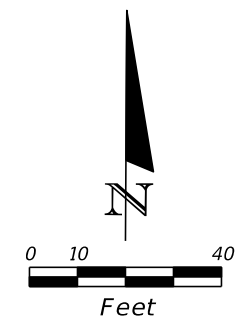


REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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 REGISTRY No. 35106

**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**PARKING LOT DETAIL**

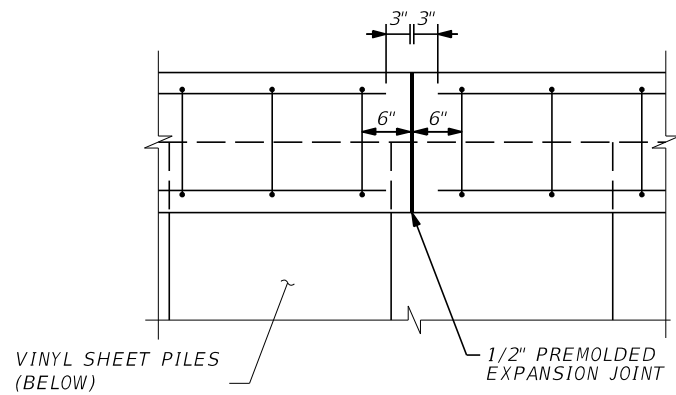


REVISIONS					
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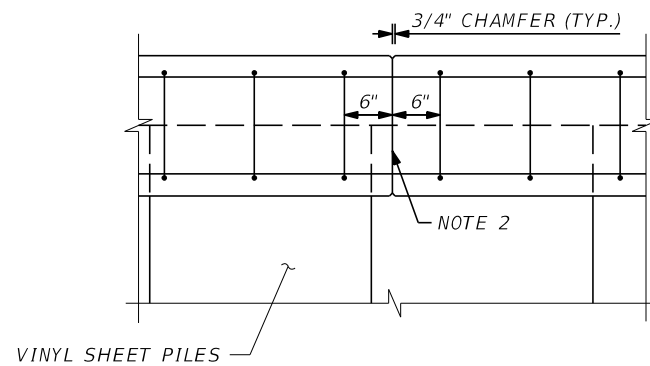
**Kimley»Horn**  
 BRIAN A. GOOD, P.E.  
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 VERO BEACH, FL 32960  
 (772) 794-4100  
 REGISTRY No. 35106

*CITY OF STUART*  
**MLK JR BOULEVARD  
 STREETScape PROJECT**

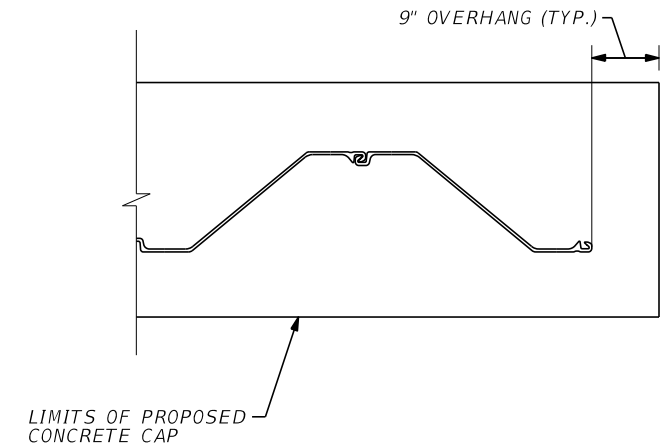
*LINEAR PLAZA DETAIL*



**CAP EXPANSION JOINT ELEVATION**

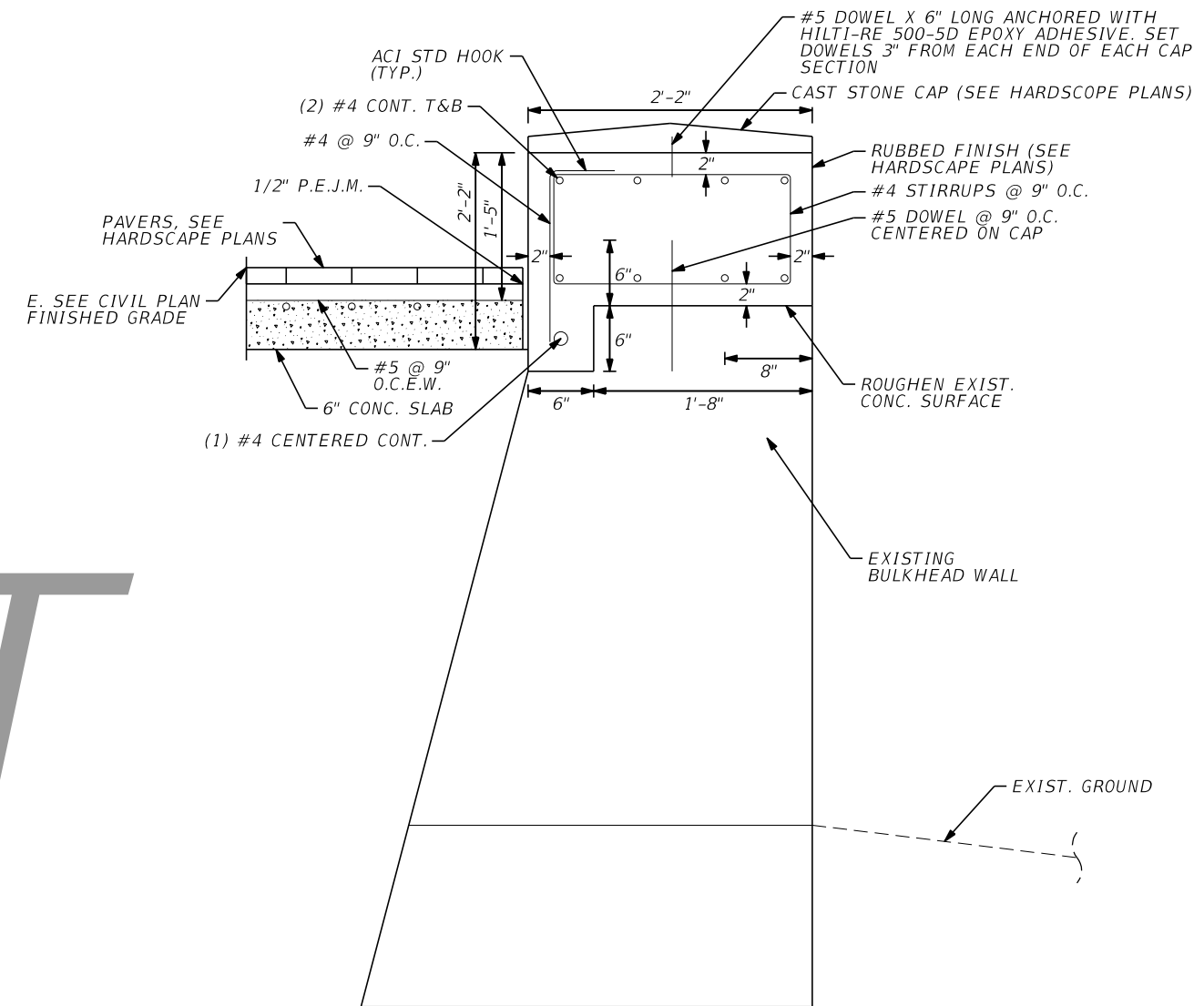


**CAP CONTROL/CONSTRUCTION JOINT ELEVATION**



**NOTES:**

1. CONTRACTOR TO ADJUST TOP BAR SPACING TO AVOID CONFLICT WITH RAILING ANCHORS.
2. WALL CAP JOINTING CRITERIA:
  - a. EXPANSION JOINTS SHALL BE SPACED A 100'-0" MAXIMUM.
  - b. CONTROL JOINTS SHALL BE SPACED AT 25'-0" MAXIMUM BETWEEN EXPANSION JOINTS.
  - c. CONTROL JOINT DETAIL SHALL APPLY AT ALL CONSTRUCTION COLD JOINTS.
3. ROUGHEN CONCRETE SURFACE AT ALL CONSTRUCTION JOINTS TO A MINIMUM 1/4" AMPLITUDE.



**BULKHEAD SEATWALL DETAIL**  
N.T.S.

**DRAFT**

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**Kimley»Horn**  
 BRIAN A. GOOD, P.E.  
 P.E. LICENSE NUMBER 56939  
 445 24th STREET, SUITE 200  
 VERO BEACH, FL 32960  
 (772) 794-4100  
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**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**LINEAR PLAZA DETAIL**  
 Page 33 of 134

SHEET NO. 26  
 Page 33 of 134

GENERAL NOTES - VINYL SHEET AND PIPE PILING:

STANDARD SPECIFICATIONS:  
FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2023 EDITION) AND ANY SPECIAL PROVISIONS INCLUDED IN THE CONTRACT DOCUMENTS.

DESIGN SPECIFICATIONS:  
AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS (2014 WITH 2016 SUPPLEMENTS, 7TH EDITION). FLORIDA DEPARTMENT OF TRANSPORTATION STRUCTURES DESIGN GUIDELINES (JAN 2018)

DESIGN METHOD:  
LRFD

DESIGN PARAMETERS:  
SOIL DESIGN PARAMETERS USED FOR DESIGN:  
 $\gamma_c = 105 \text{ PCF}$   $\phi = 29^\circ$   
CONTRACTOR SHALL VERIFY THESE PARAMETERS PRIOR TO ORDERING ANY MATERIALS. IF SOIL PARAMETERS ARE DIFFERENT THAN ASSUMED, CONTRACTOR SHALL NOTIFY ENGINEER.

ENVIRONMENT:  
MODERATELY AGGRESSIVE FOR SHEET PILING & CAPS

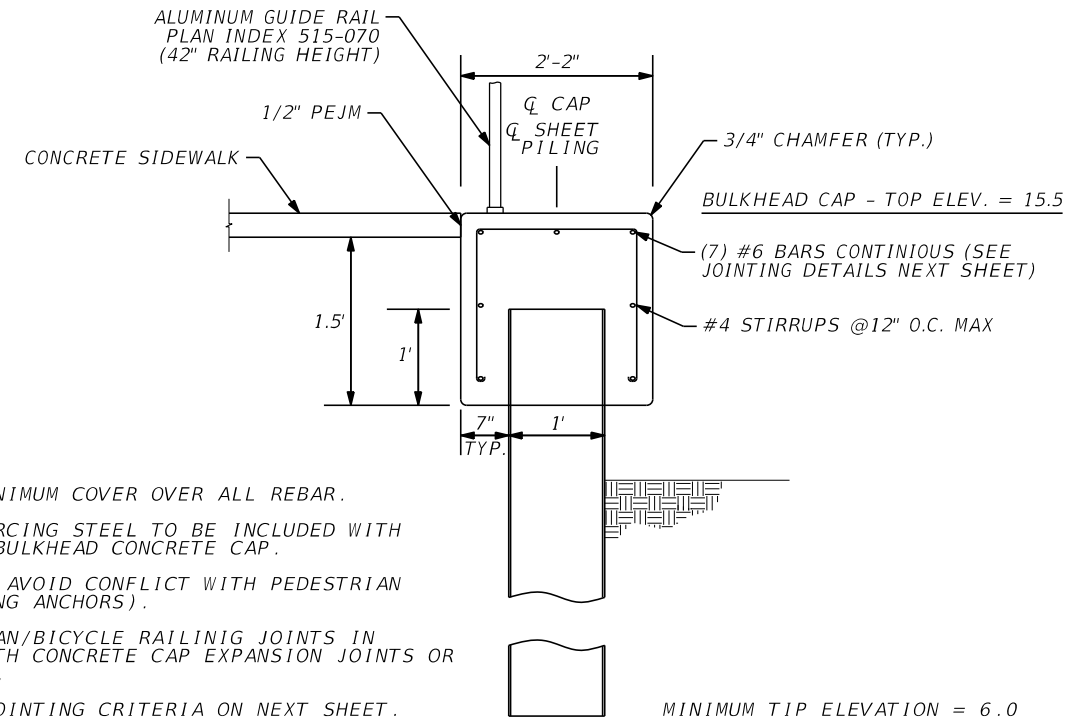
CONCRETE CAPS - CLASS IV WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH,  $F'_C = 5,500 \text{ PSI}$

REINFORCING STEEL - ASTM A615, GRADE 60

VINYL PILING CONSTRUCTION NOTES:

- VINYL SHEET SHALL BE NEW, FULL LENGTH SECTIONS.
- TIP OF VINYL SHEET AND PIPE PILES SHALL BE AT A MINIMUM TIP ELEVATION AS SHOWN ON PLANS.
- VINYL SHEET PILES SHALL BE UV IMPRINTED, IMPACT MODIFIED, WEATHERABLE RIGID VINYL AND SHALL BE IN ACCORDANCE WITH ASTM D8427.
- ALL SHEET PILES SHALL BE DRIVEN TO THE ELEVATIONS SHOWN IN THE PLANS. NO CUT OFFS WILL BE ALLOWED WITHOUT PRIOR APPROVAL BY ENGINEER.
- VINYL SHEET PILES SHALL HAVE BELOW PROPERTIES:
  - SECTION MODULUS =  $36.7 \text{ in.}^3$
  - Z PROFILE
  - MODULUS OF ELASTICITY -  $E = 380 \text{ ksi}$
  - MINIMUM YIELD =  $6.5 \text{ ksi}$
  - SHOREGUARD SG-825 OR APPROVED EQUAL
- SHEET PILE DRIVING TOLERANCE:
  - LATERAL TOLERANCE (PERPENDICULAR TO ROADWAY) =  $\pm 2"$
  - VERTICAL PILE TOP TOLERANCE =  $\pm 2"$

# DRAFT



NOTE:

- MAINTAIN 3" MINIMUM COVER OVER ALL REBAR.
- COST OF REINFORCING STEEL TO BE INCLUDED WITH UNIT PRICE OF BULKHEAD CONCRETE CAP.
- PLACE REBAR TO AVOID CONFLICT WITH PEDESTRIAN (BICYCLE RAILING ANCHORS).
- PLACE PEDESTRIAN/BICYCLE RAILING JOINTS IN CONJUNCTION WITH CONCRETE CAP EXPANSION JOINTS OR CONTROL JOINTS.
- SEE WALL CAP JOINTING CRITERIA ON NEXT SHEET.

SHEET PILE/BULKHEAD CAP SECTION  
N.T.S.

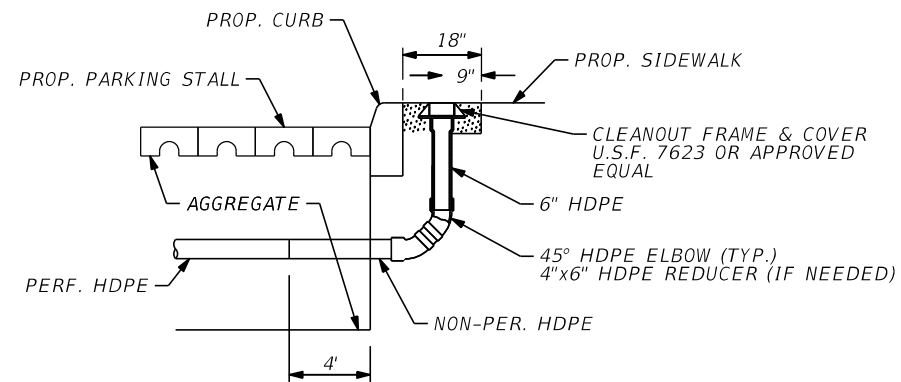
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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 BRIAN A. GOOD, P.E.  
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**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**LINEAR PLAZA DETAIL**  
 Page 34 of 134

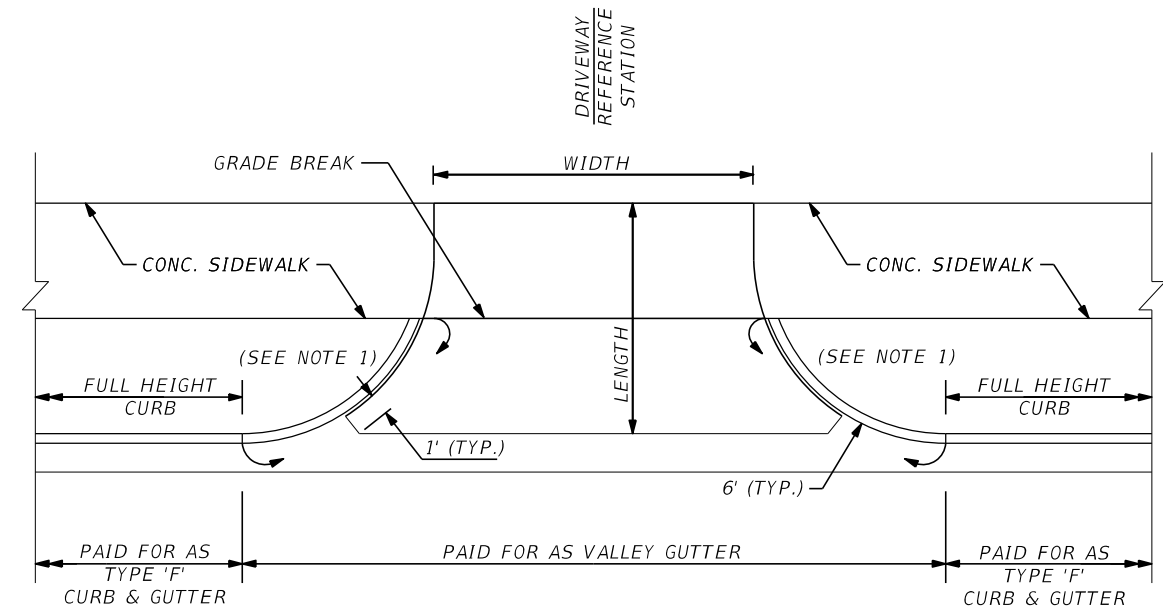
SHEET NO. 27



**CLEANOUT DETAIL**  
N.T.S.

**CLEANOUT LOCATION CONTROL:**

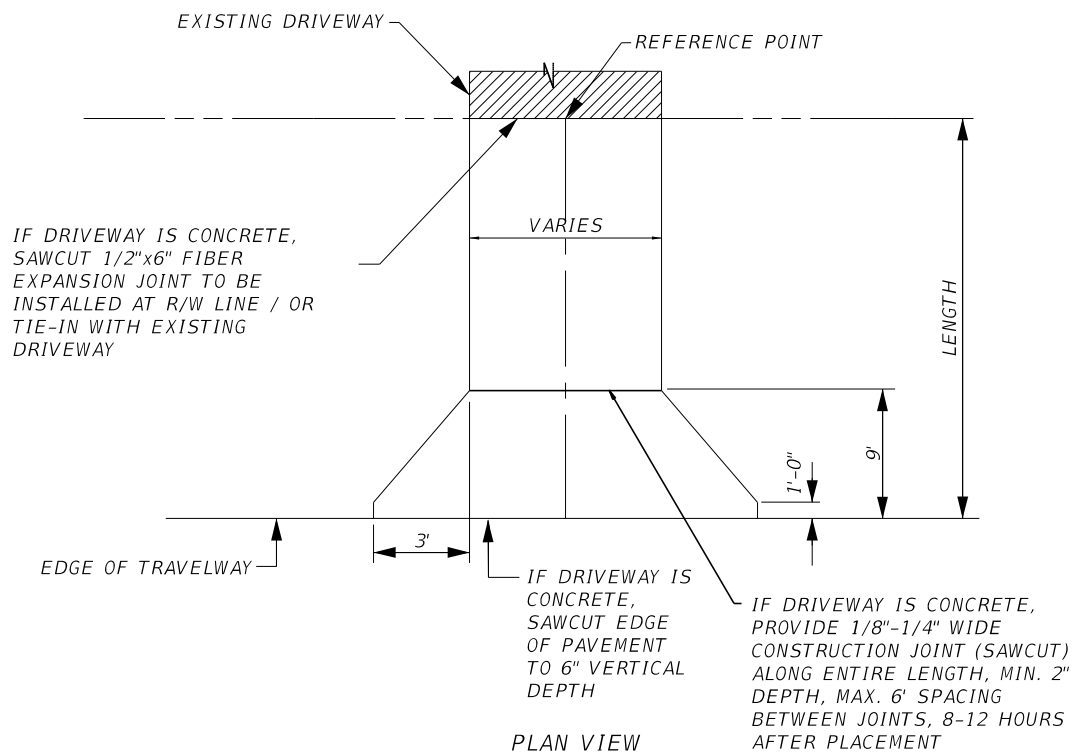
- STA. 103+08.24, 21.84' RT
- STA. 103+33.37, 21.89' LT
- STA. 104+84.24, 21.83' RT
- STA. 109+39.07, 21.83' RT
- STA. 115+89.00, 14.00' RT
- STA. 117+15.17, 14.00' RT
- STA. 117+15.17, 14.00' LT
- STA. 117+17.17, 14.00' RT
- STA. 117+17.17, 14.00' LT
- STA. 122+78.02, 21.83' RT



**URBAN FLARED TURNOUT DETAIL**  
N.T.S.

**NOTES:**

1. TRANSITION CURB HEIGHT FROM 5" HIGH TO 0" HIGH.
2. REFER TO CROSS SECTION SHEETS FOR ADDITIONAL GRADING INFORMATION.



**RURAL TURNOUT DETAIL**

**NOTES:**

1. SURFACE SPECIFICATIONS:
  - A. CONCRETE DRIVEWAY EXTENDING INTO RIGHT-OF-WAY OR PUBLIC EASEMENT SHALL BE A MINIMUM OF 6" THICK, 3000 P.S.I. CONCRETE INCORPORATING A FLARE AS SHOWN IN THE PLAN VIEW. CONCRETE WITH FIBER MESH @ 1.5LB/CY. SUBGRADE SHALL BE COMPACTED TO 98% AASHTO T-180 MAXIMUM DENSITY.
2. RIGHT-OF-WAY RESTORATION;
  - A. REQUIREMENT: AS GOOD OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION (INCLUDES ADJACENT AREAS). USE SOD AS NECESSARY. SOD MUST BE PLACED 1" BELOW THE ELEVATION AT EDGE OF PAVEMENT. ANY SOD PLACED ABOVE EDGE OF PAVEMENT ELEVATION WILL NOT BE APPROVED AT FINAL INSPECTION.
3. REFER TO SUMMARY OF TURNOUTS TABLE FOR ADDITIONAL INFORMATION RELATIVE TO THE PROPOSED DRIVEWAY WIDTH AND LENGTH.

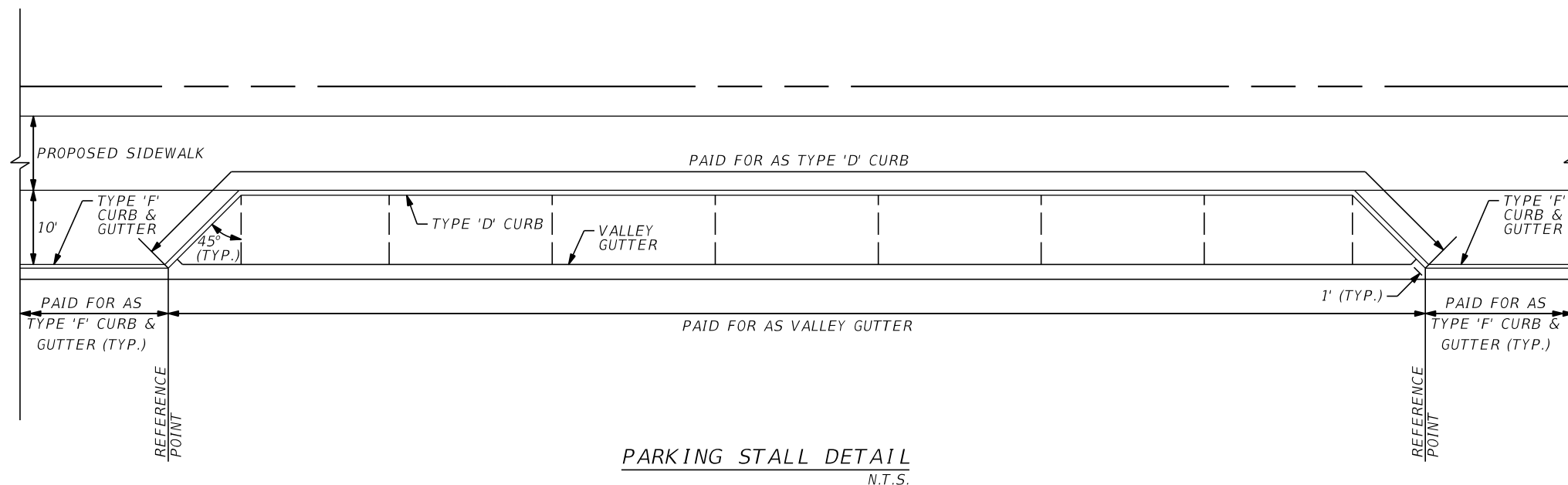
SUMMARY OF TURNOUTS						
STREET NAME	SIDE	OVERALL LENGTH (FT)	WIDTH (FT)	CONCRETE AREA (SY)		COMMENTS
				PLAN	FINAL	
MLK Jr. Blvd.						
102+69.39	RT	18.0	19.3	39.8		URBAN FLARED w/ STAIN
104+49.61	RT	20.0	22.0	49.9		URBAN FLARED w/ STAIN
108+38.40	LT	18.0	24.0	49.1		URBAN FLARED w/ STAIN
108+98.09	RT	20.0	43.7	96.1		URBAN FLARED w/ STAIN
110+37.81	RT	20.0	26.4	60.0		URBAN FLARED w/ STAIN
110+58.22	LT	18.0	24.0	49.1		URBAN FLARED w/ STAIN
119+62.95	RT	17.7	10.0	60.0		URBAN FLARED w/ STAIN
120+17.21	RT	17.7	12.6	25.9		URBAN FLARED w/ STAIN
121+19.39	LT	12.0	16.1	25.9		URBAN FLARED w/ STAIN
122+29.27	LT	12.0	10.0	14.5		URBAN FLARED w/ STAIN
126+45.17	RT	VAR.	78.0	115.2		CONC. APRON, NO STAIN
134+50.86	LT	17.7	8.7	20.6		RURAL TURNOUT, NO STAIN
135+25.88	LT	18.1	8.7	20.9		RURAL TURNOUT, NO STAIN
136+00.93	LT	17.7	8.9	20.9		RURAL TURNOUT, NO STAIN
136+76.00	LT	17.3	8.5	19.7		RURAL TURNOUT, NO STAIN
137+49.84	LT	16.8	8.7	19.6		RURAL TURNOUT, NO STAIN
138+22.14	LT	16.3	8.7	19.2		RURAL TURNOUT, NO STAIN
UNFORESEEN	-	-	-	100.0		
<b>TOTAL</b>				<b>806.2</b>		

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**Kimley»Horn**  
 BRIAN A. GOOD, P.E.  
 P.E. LICENSE NUMBER 56939  
 445 24th STREET, SUITE 200  
 VERO BEACH, FL 32960  
 (772) 794-4100  
 REGISTRY No. 35106

**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**MISCELLANEOUS DETAILS**



**PARKING STALL DETAIL**  
N.T.S.

**PARALLEL PARKING STALL CONTROL POINTS**

REFERENCE POINT NO.	STATION	OFFSET (FT)	SIDE	POINT DESCRIPTION
P1	103+01.28	12.50	RT	BEGIN PARKING STALLS
P2	103+26.35	12.50	LT	BEGIN PARKING STALLS
P3	104+26.94	12.50	RT	END PARKING STALLS
P4	104+77.28	12.50	RT	BEGIN PARKING STALLS
P5	105+69.34	12.50	LT	END PARKING STALLS
P6	105+80.94	12.50	RT	END PARKING STALLS
P7	106+91.80	12.50	RT	BEGIN PARKING STALLS
P8	107+05.21	12.50	LT	BEGIN PARKING STALLS
P9	108+08.87	12.50	LT	END PARKING STALLS
P10	108+61.46	12.50	RT	END PARKING STALLS
P11	108+64.57	12.50	LT	BEGIN PARKING STALLS
P12	109+30.77	12.50	RT	BEGIN PARKING STALLS
P13	110+12.43	12.50	RT	END PARKING STALLS
P14	110+34.23	12.50	LT	END PARKING STALLS
P15	110+60.52	12.50	RT	BEGIN PARKING STALLS
P16	110+95.27	12.50	LT	BEGIN PARKING STALLS
P17	111+86.18	12.50	RT	END PARKING STALLS
P18	111+83.93	12.50	LT	END PARKING STALLS
P19	112+84.86	12.50	RT	BEGIN PARKING STALLS
P20	113+37.29	12.50	LT	BEGIN PARKING STALLS
P21	114+81.52	12.50	RT	END PARKING STALLS
P22	115+06.95	12.50	LT	END PARKING STALLS
P23	122+71.05	12.50	RT	BEGIN PARKING STALLS
P24	125+06.71	12.50	RT	END PARKING STALLS

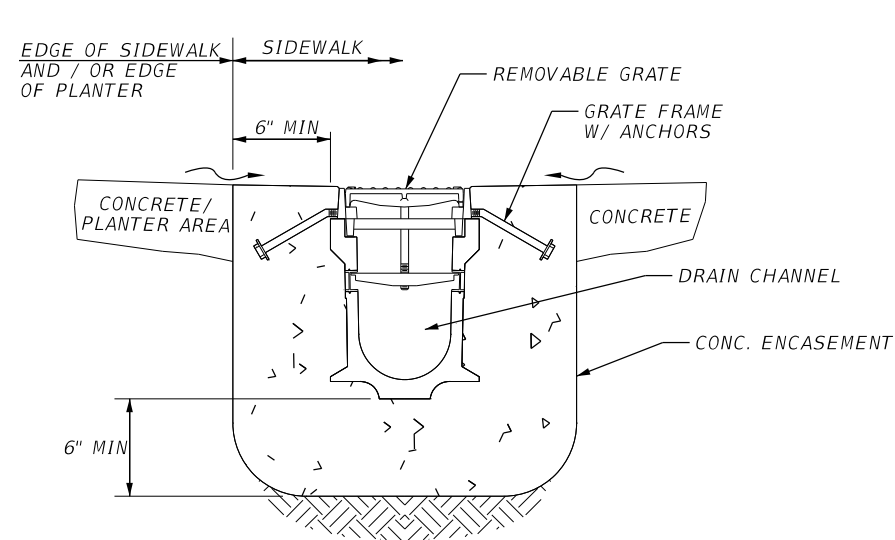
REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

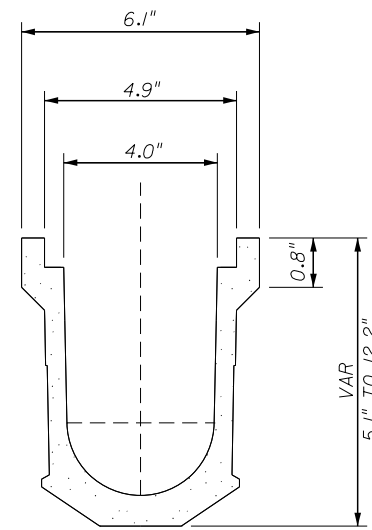
**Kimley»Horn**  
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 445 24th STREET, SUITE 200  
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**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

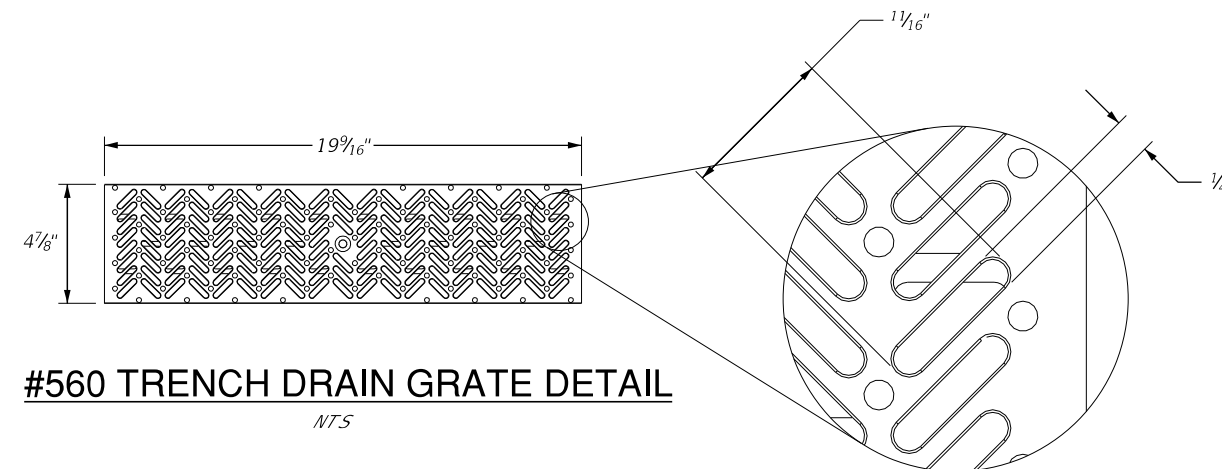
**MISCELLANEOUS DETAILS**



**SECTION THRU**  
NTS



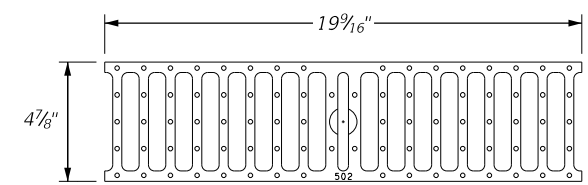
**TRENCH DRAIN CROSS SECTION DETAIL**  
NTS



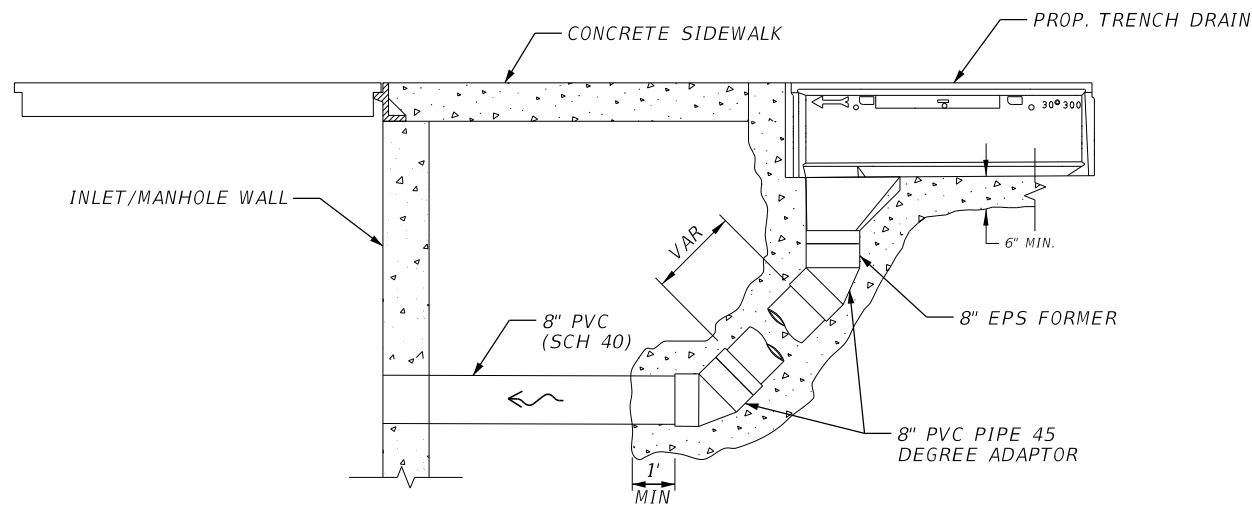
**#560 TRENCH DRAIN GRATE DETAIL**  
NTS

**NOTES:**

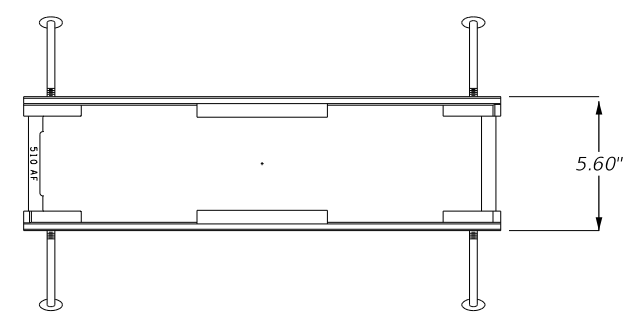
1. CONCRETE ENCASEMENT SHALL CONSIST OF INTEGRAL COLOR CONCRETE WHERE TRENCH DRAIN IS CONSTRUCTED WITHIN GREENWAY WALK.
2. TRENCH DRAIN SHALL MEET SPECIFICATIONS FOR ABT, INC. POLY DRAIN (800-438-6057) OR APPROVED EQUAL.
3. ALL COST, LABOR, & MATERIALS ASSOCIATED WITH CONCRETE ENCASEMENT SHALL BE INCLUDED IN UNIT COST FOR TRENCH DRAIN, LF.



**#502 TRENCH DRAIN GRATE DETAIL**  
NTS



**STANDARD 8" TRENCH DRAIN BOTTOM OUTLET CONSTRUCTION DETAIL**  
NTS



**#510AF DUCTILE IRON ANCHOR FRAME**  
NTS

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

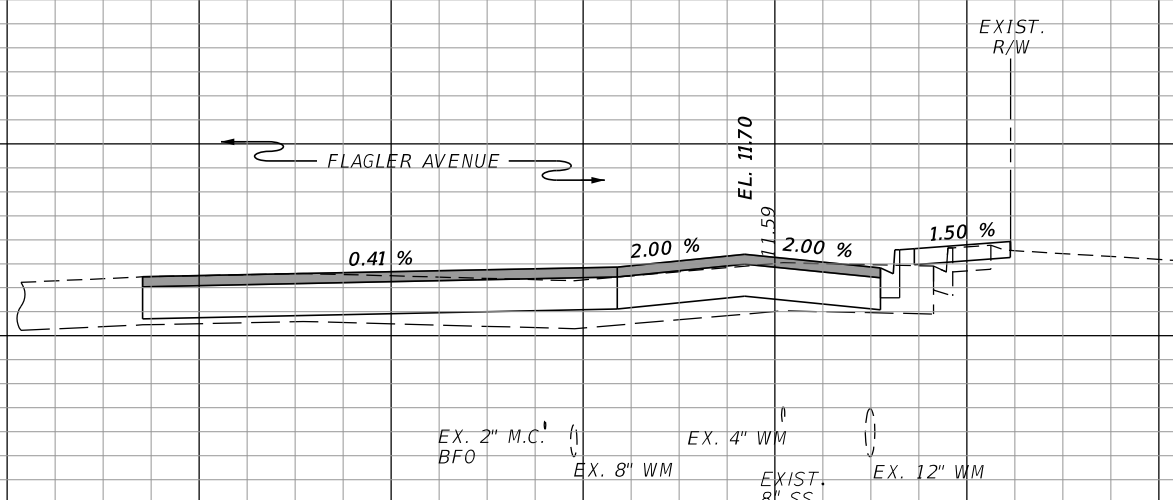
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**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

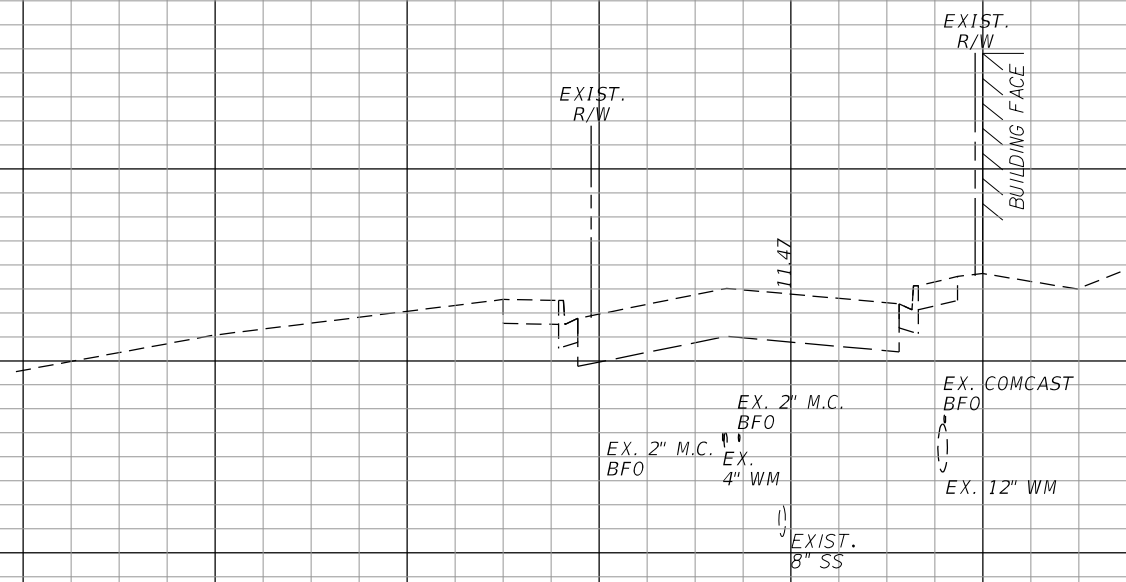
**MISCELLANEOUS DETAILS**  
 Page 37 of 134

SHEET NO. 30

Regular		Exc.		Embankment	
A	V	A	V	A	V



16  
14  
12  
10  
8  
102+00.00



16  
14  
12  
10  
8  
101+00.00

SCALE HOR: 1"=20'  
VER: 1"=4'

120 100 80 60 40 20 0 20 40 60 80 100 120

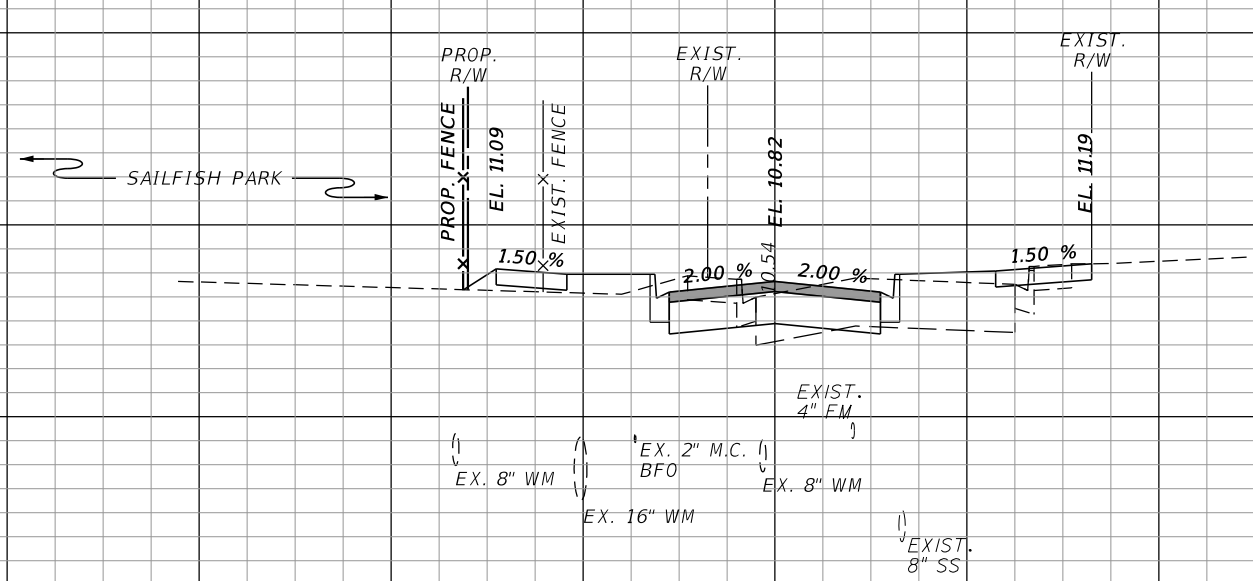
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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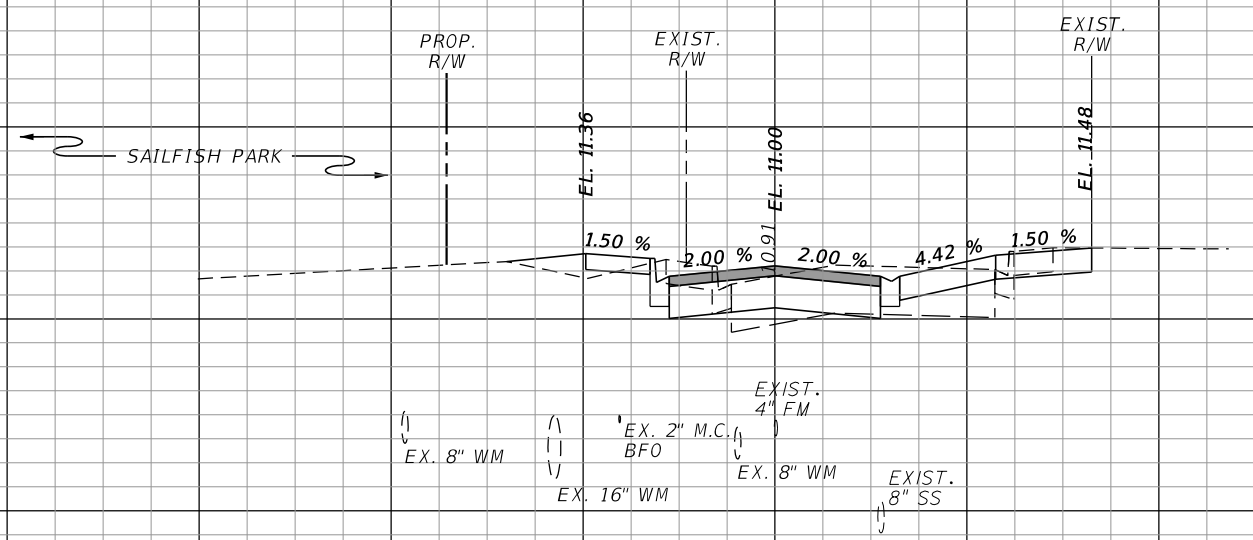
**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**

Regular		Exc.		Embankment	
A	V	A	V	A	V



16	
14	
12	
10	
8	
6	103+00.00
16	
14	
12	
10	
8	
	102+69.39
	SCALE HOR: 1"=20'
	VER: 1"=4'
100	
120	



120	100	80	60	40	20	0	20	40	60	80	100	120
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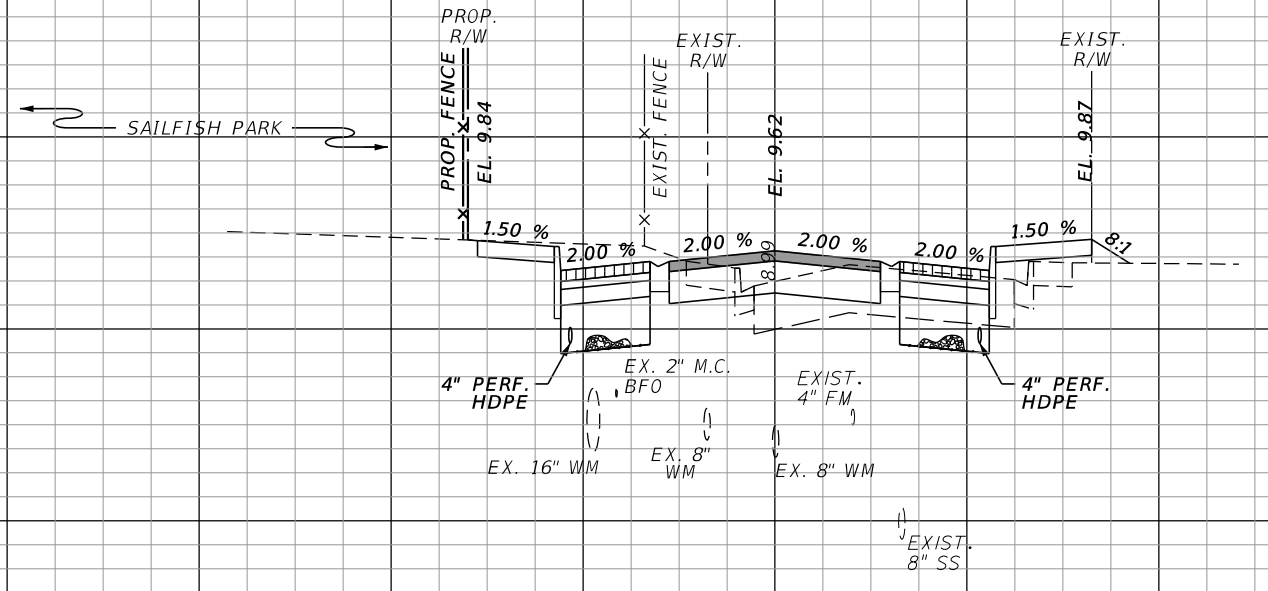
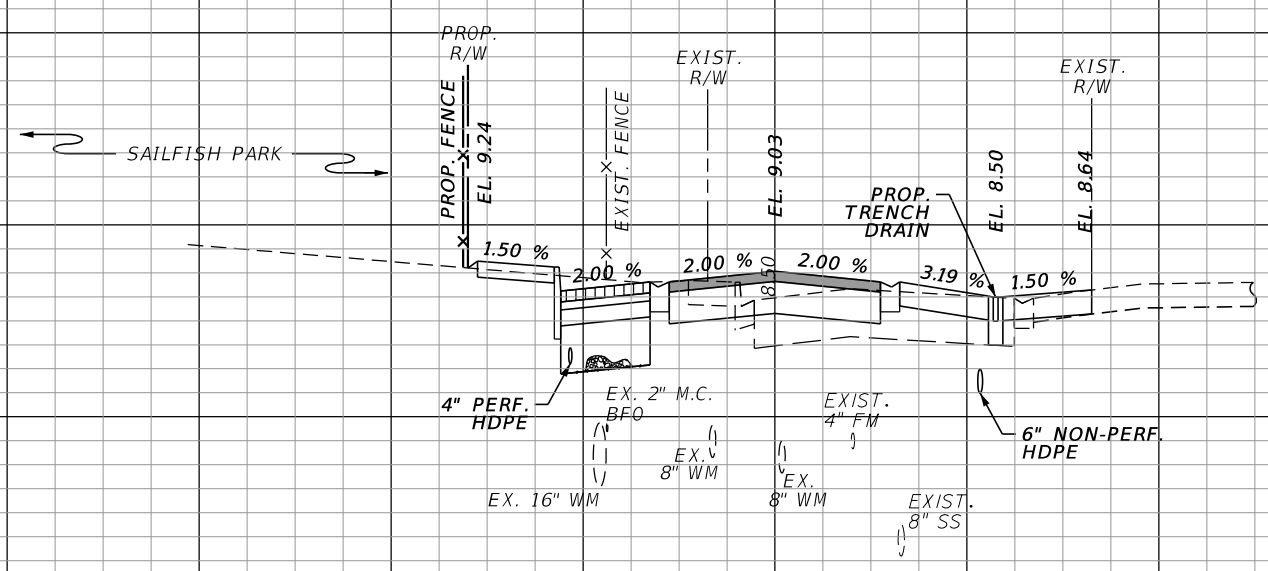
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**

Regular		Exc.		Embankment	
A	V	A	V	A	V



14	12	10	8	6	4	104+49.61
14	12	10	8	6		104+00.00
SCALE HOR: 1"=20'						
VER: 1"=4'						
120	100	80	60	40	20	0
20	40	60	80	100	120	

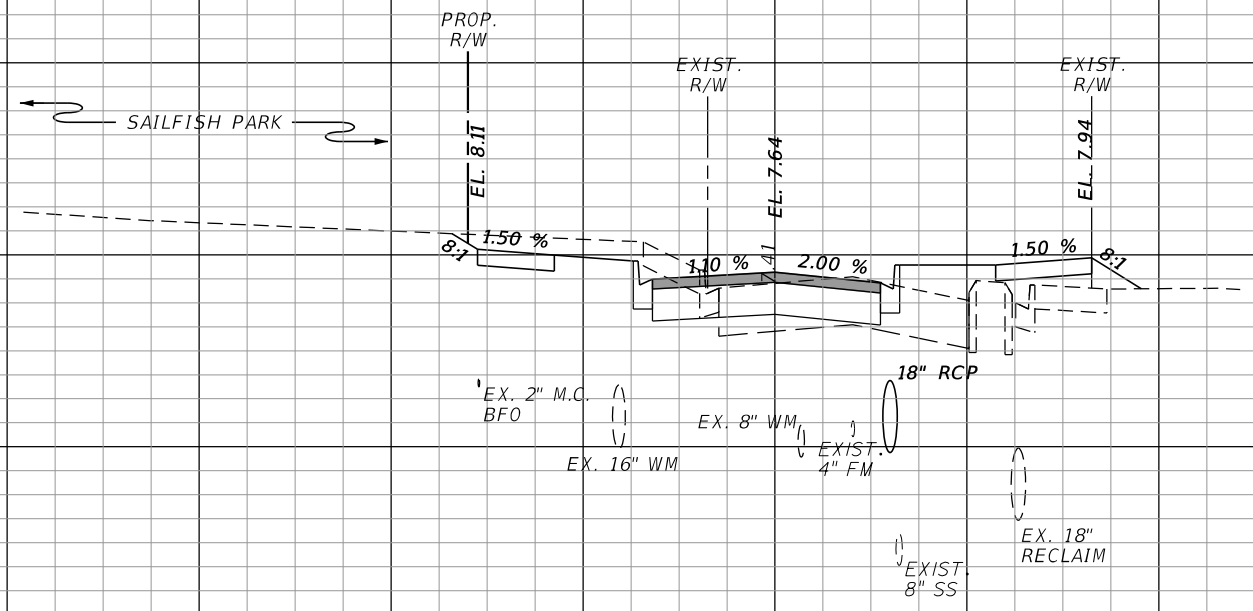
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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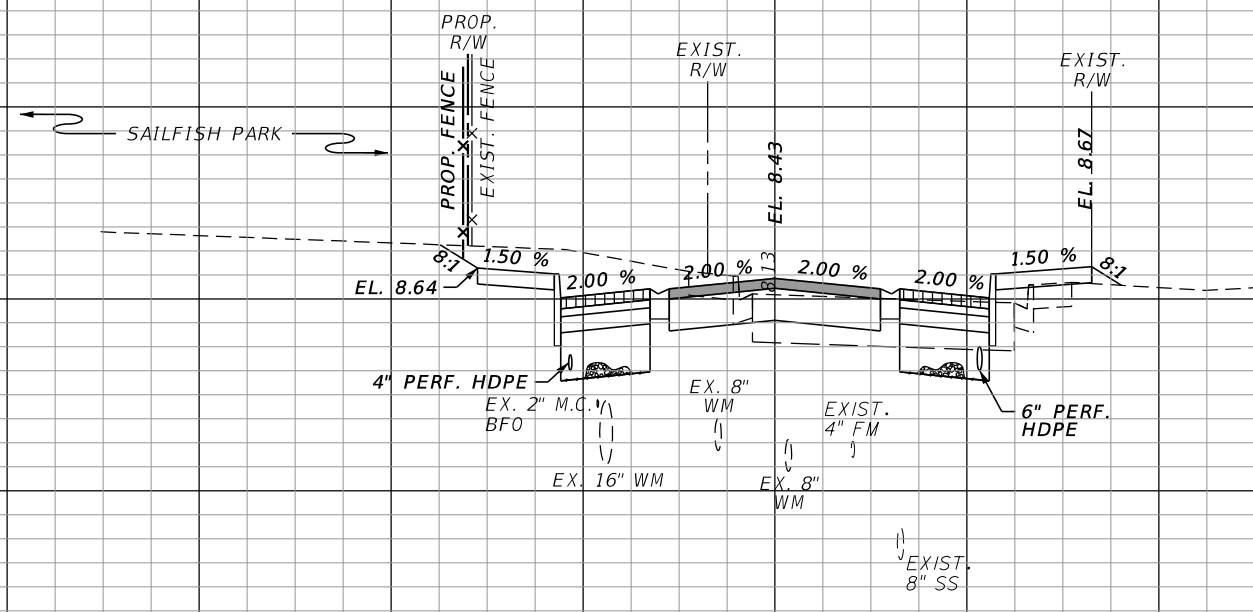
**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**

Regular		Exc.		Embankment	
A	V	A	V	A	V



12  
10  
8  
6  
4  
2  
106+00.00



14  
12  
10  
8  
6  
4  
105+00.00

SCALE HOR: 1"=20'  
VER: 1"=4'

120 100 80 60 40 20 0 20 40 60 80 100 120

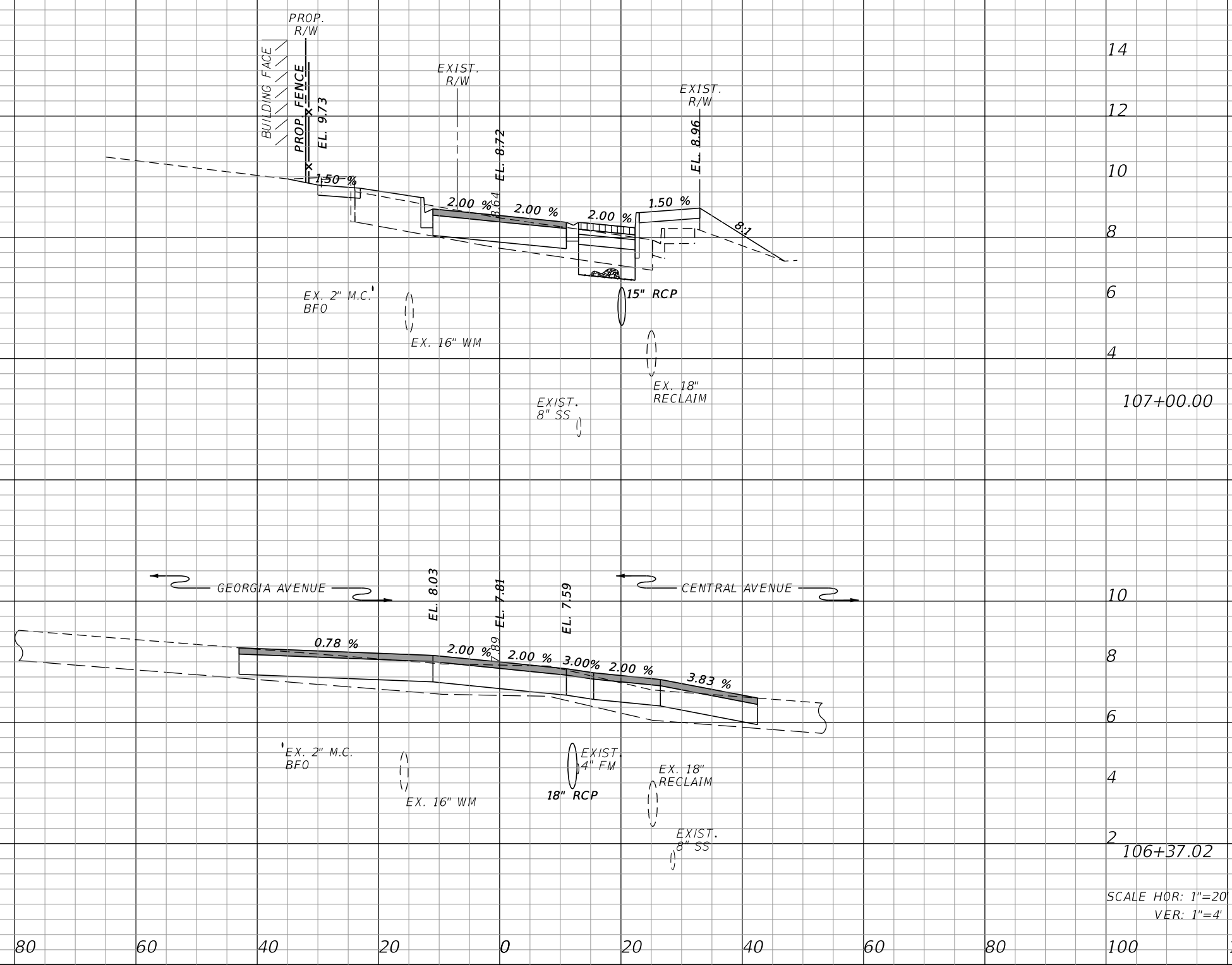
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**

Regular		Exc.		Embankment	
A	V	A	V	A	V



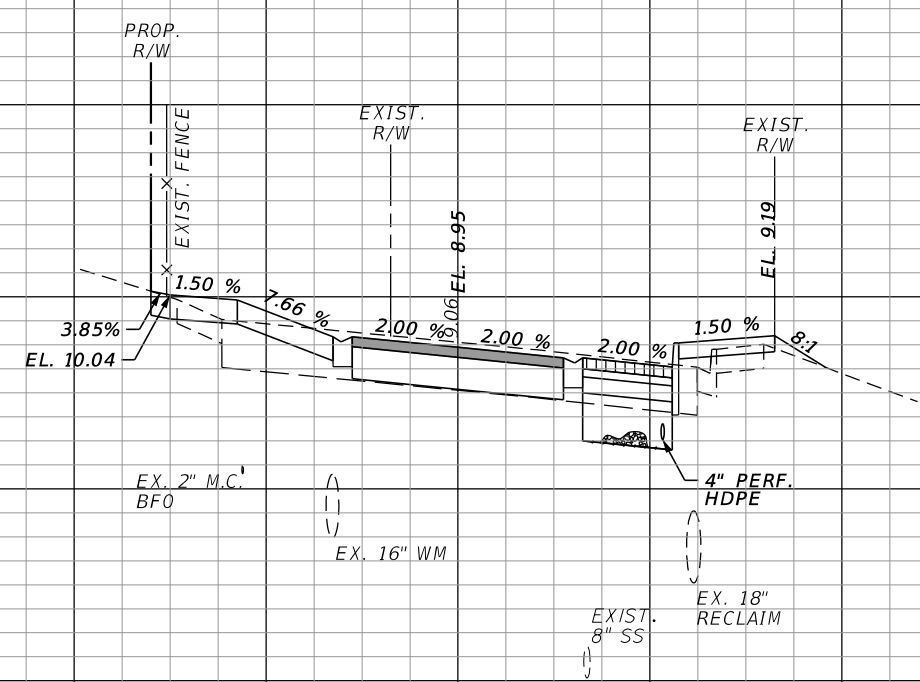
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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 REGISTRY No. 35106

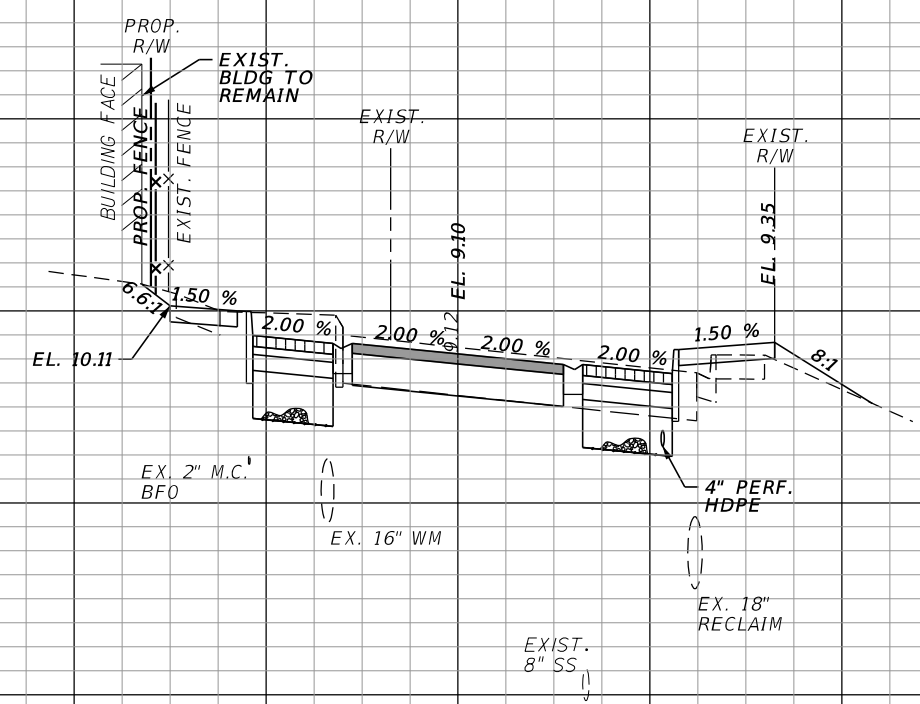
**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**

Regular		Exc.		Embankment	
A	V	A	V	A	V



14  
12  
10  
8  
6  
4  
108+38.40  
  
16  
14  
12  
10  
8  
6  
4  
108+00.00  
  
SCALE HOR: 1"=20'  
VER: 1"=4'



120 100 80 60 40 20 0 20 40 60 80 100 120

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

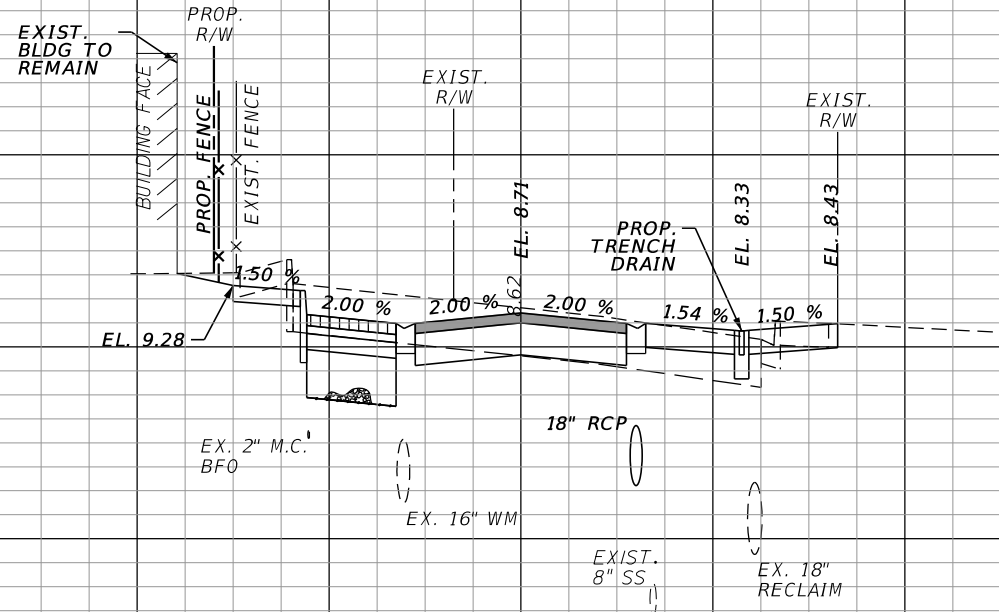
**Kimley»Horn**  
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 445 24TH STREET, SUITE 200  
 VERO BEACH, FL 32960  
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 REGISTRY No. 35106

**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

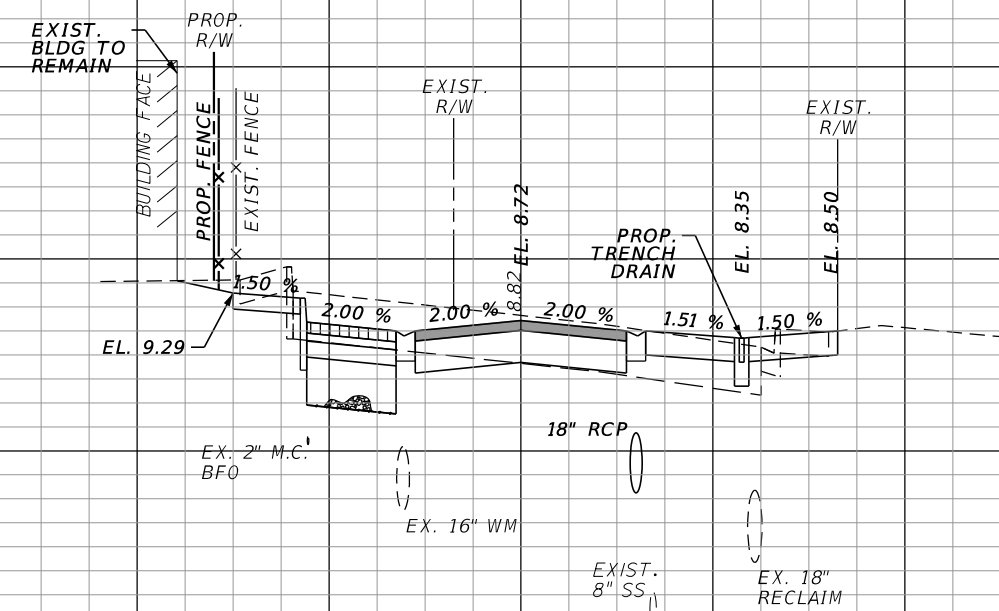
**CROSS SECTIONS**  
 Page 43 of 134

SHEET NO. 36

Regular		Exc.		Embankment	
A	V	A	V	A	V



14  
12  
10  
8  
6  
4  
109+00.00



14  
12  
10  
8  
6  
4  
108+97.24

SCALE HOR: 1"=20'  
VER: 1"=4'

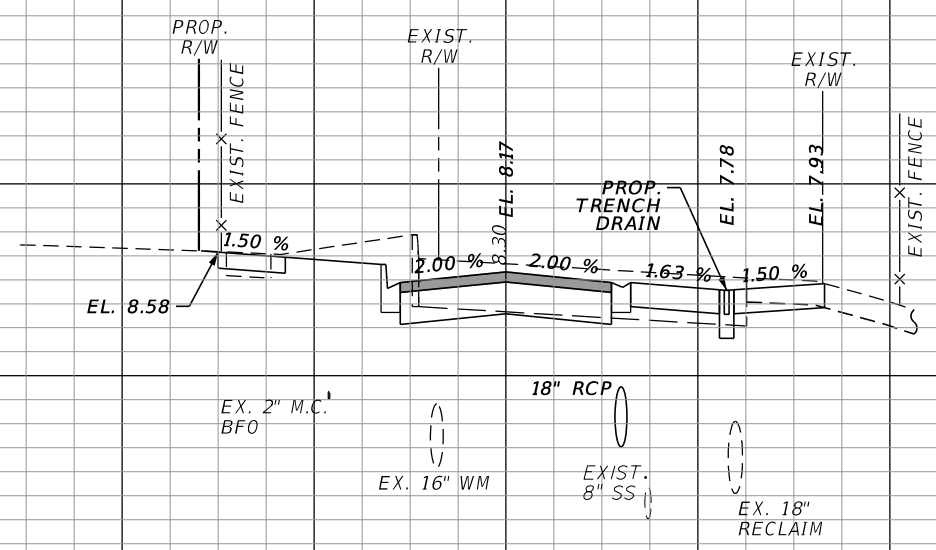
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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

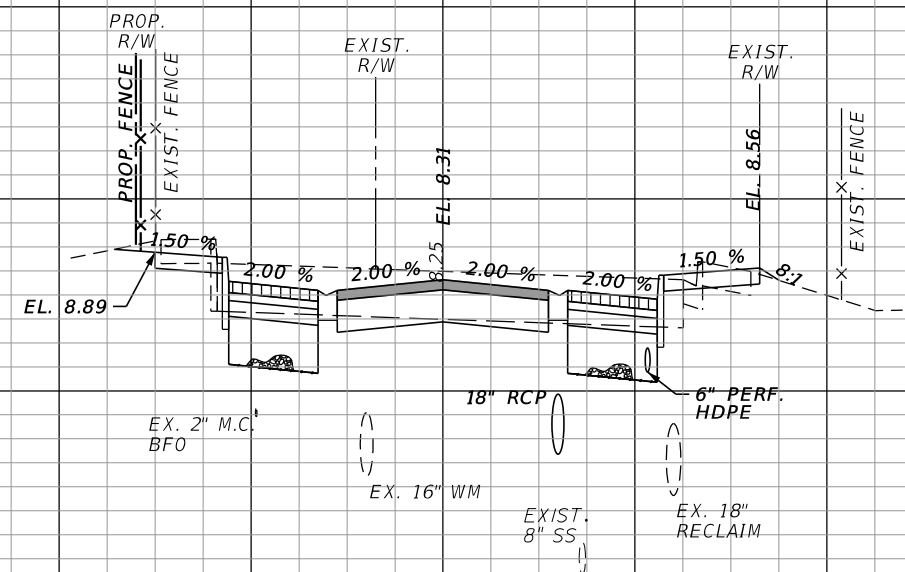
**Kimley»Horn**  
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 VERO BEACH, FL 32960  
 (772) 794-4100  
 REGISTRY No. 35106

**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**



12  
10  
8  
6  
4  
110+37.81



12  
10  
8  
6  
4  
110+00.00

SCALE HOR: 1"=20'  
VER: 1"=4'

120 100 80 60 40 20 0 20 40 60 80 100 120

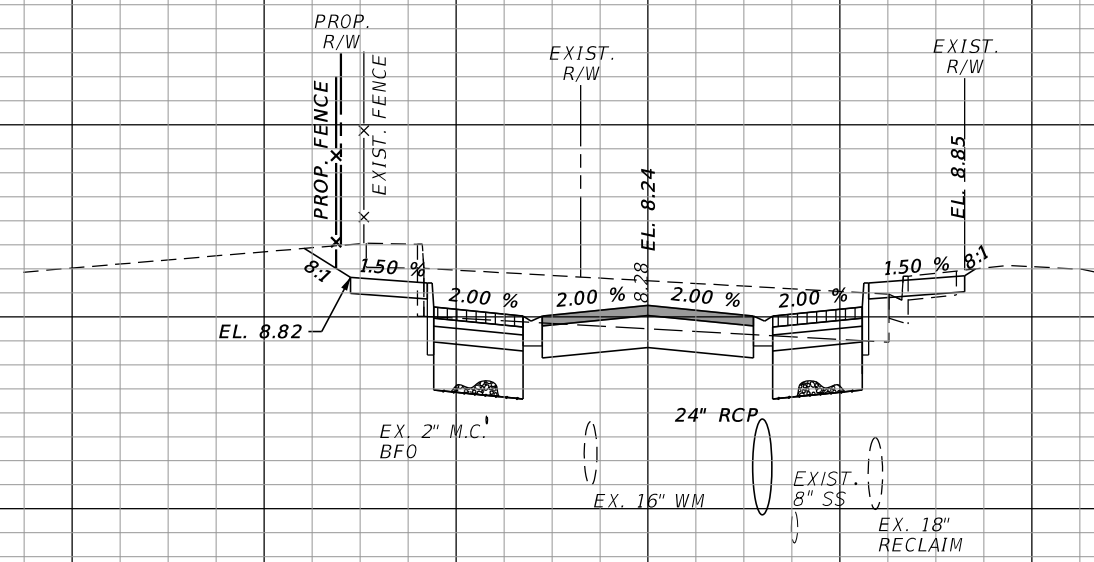
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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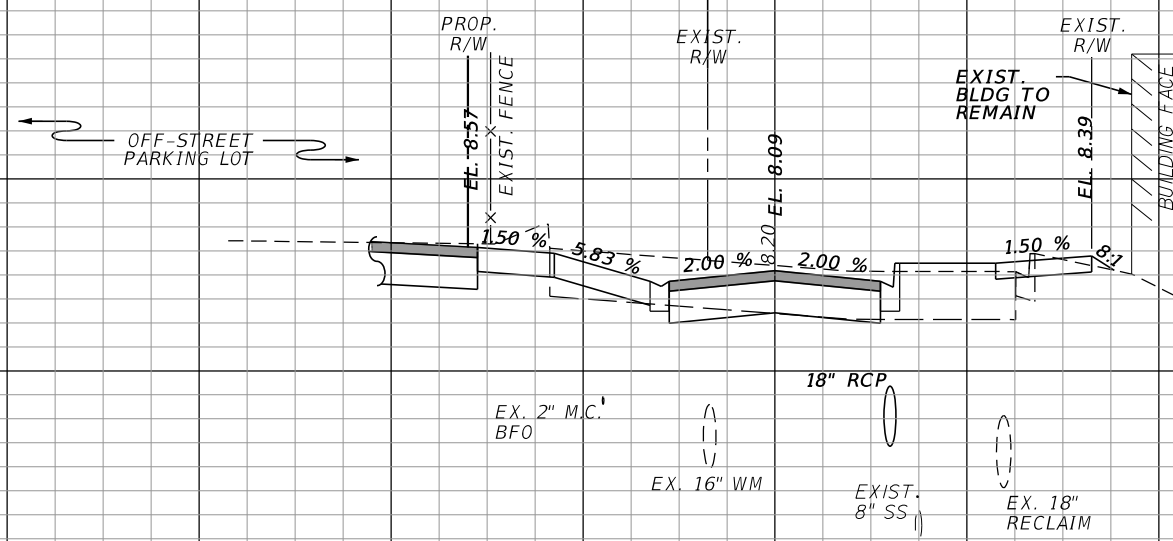
**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**

Regular		Exc.		Embankment	
A	V	A	V	A	V



14  
12  
10  
8  
6  
4  
111+00.00



14  
12  
10  
8  
6  
4  
110+58.22

SCALE HOR: 1"=20'  
VER: 1"=4'

120 100 80 60 40 20 0 20 40 60 80 100 120

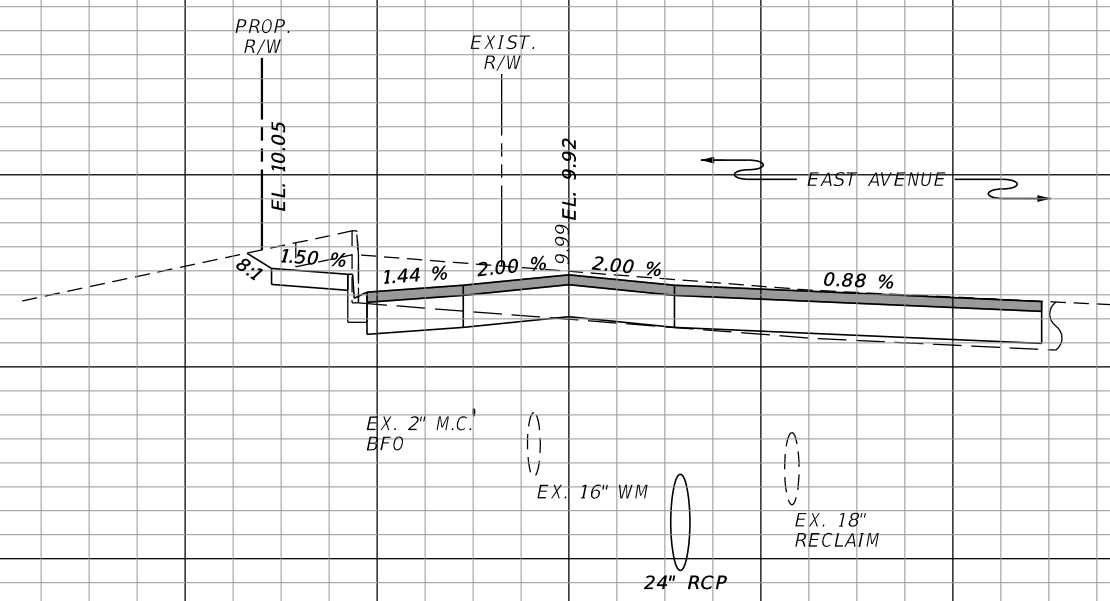
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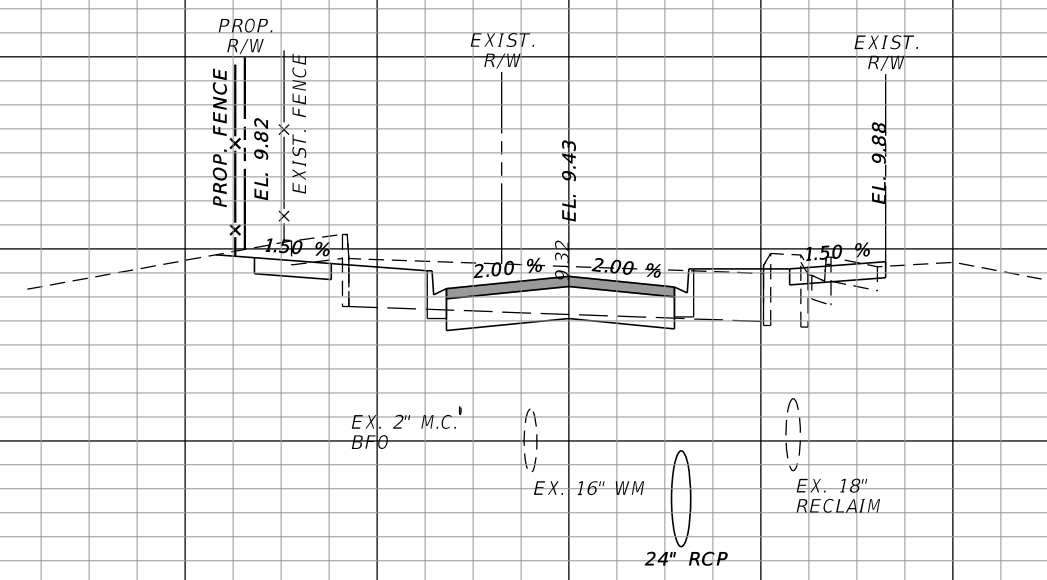
**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**

Regular		Exc.		Embankment	
A	V	A	V	A	V



14
12
10
8
6
4
112+41.44



14
12
10
8
6
4
112+00.00

SCALE HOR: 1"=20'  
VER: 1"=4'

120	100	80	60	40	20	0	20	40	60	80	100	120
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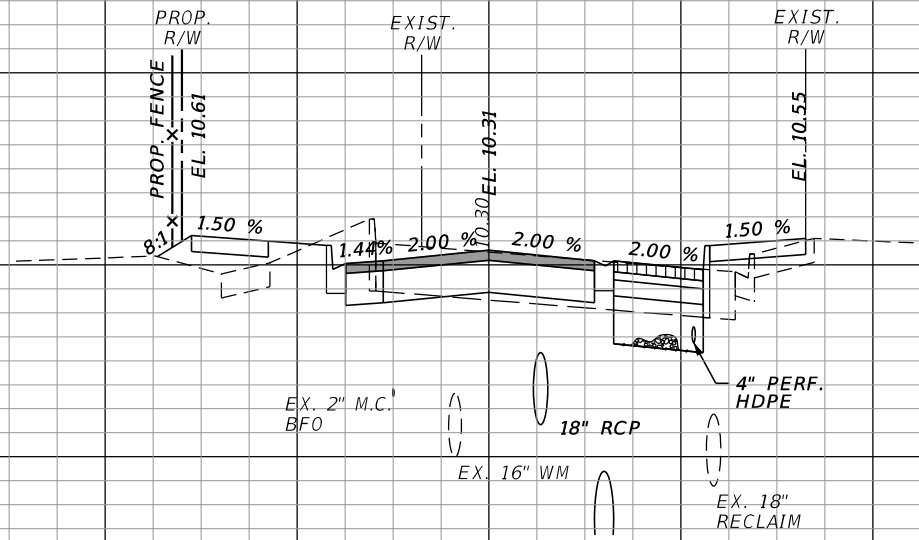
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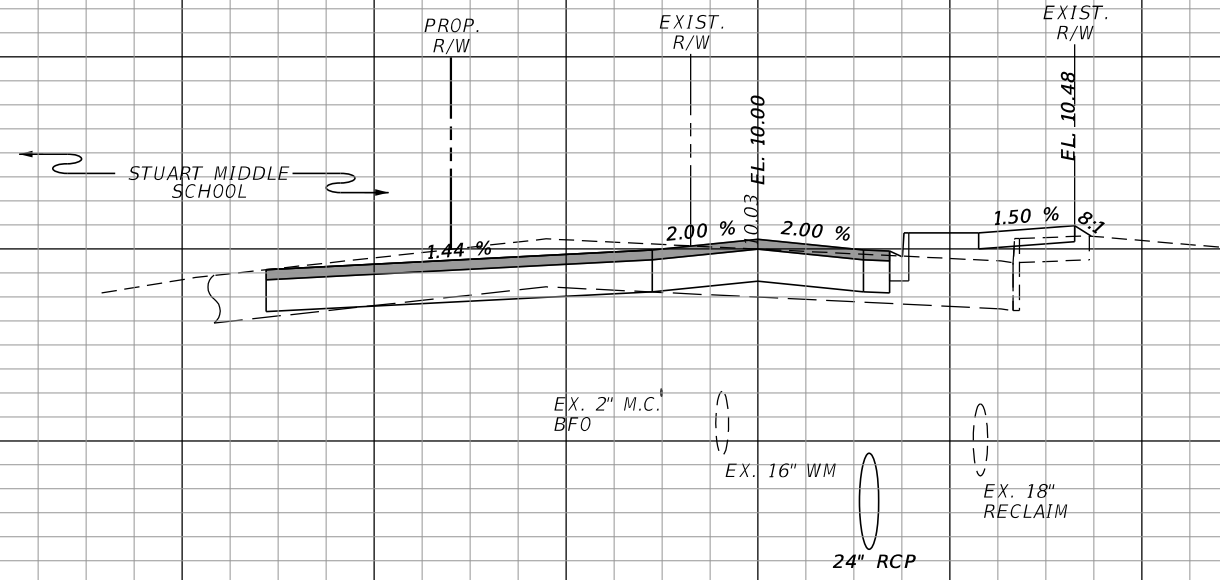
**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**

Regular		Exc.		Embankment	
A	V	A	V	A	V



14  
12  
10  
8  
6  
113+00.00



14  
12  
10  
8  
6  
4  
112+65.03

SCALE HOR: 1"=20'  
VER: 1"=4'

120 100 80 60 40 20 0 20 40 60 80 100 120

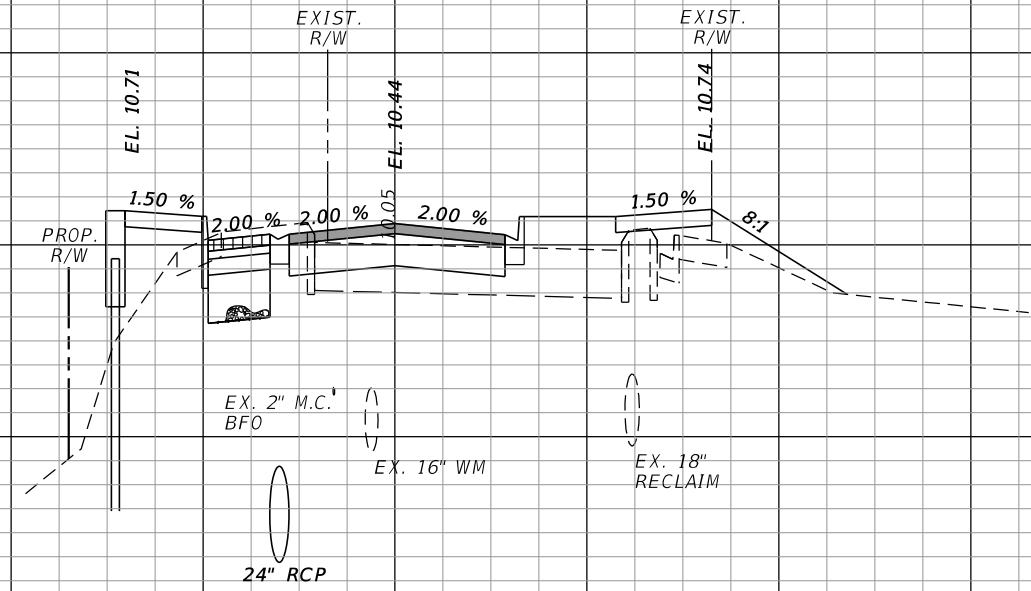
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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 REGISTRY No. 35106

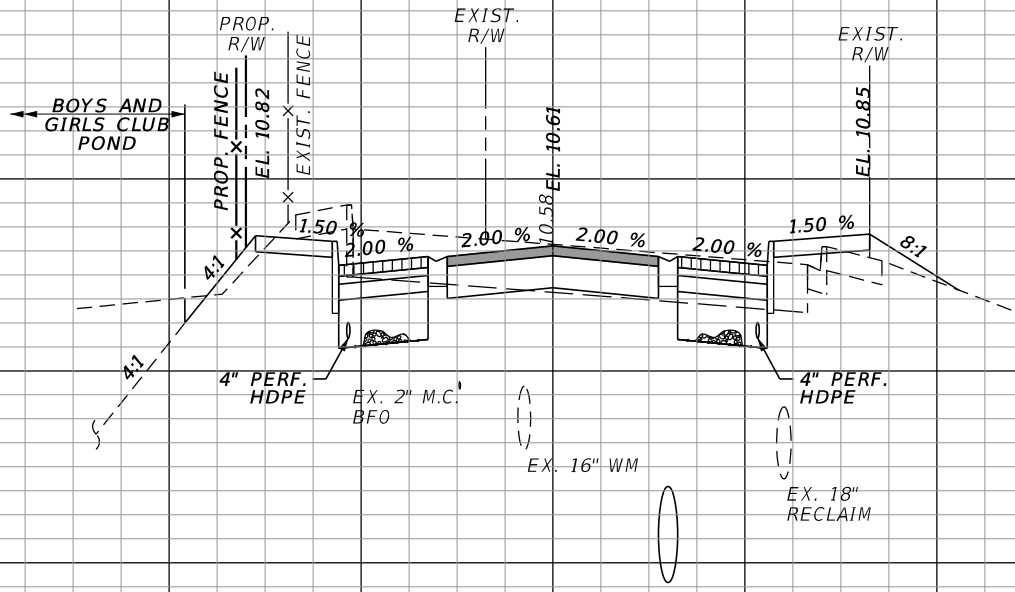
**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**

Regular		Exc.		Embankment	
A	V	A	V	A	V



14  
12  
10  
8  
6  
4  
115+00.00



14  
12  
10  
8  
6  
4  
114+00.00

SCALE HOR: 1"=20'  
VER: 1"=4'

120 100 80 60 40 20 0 20 40 60 80 100 120

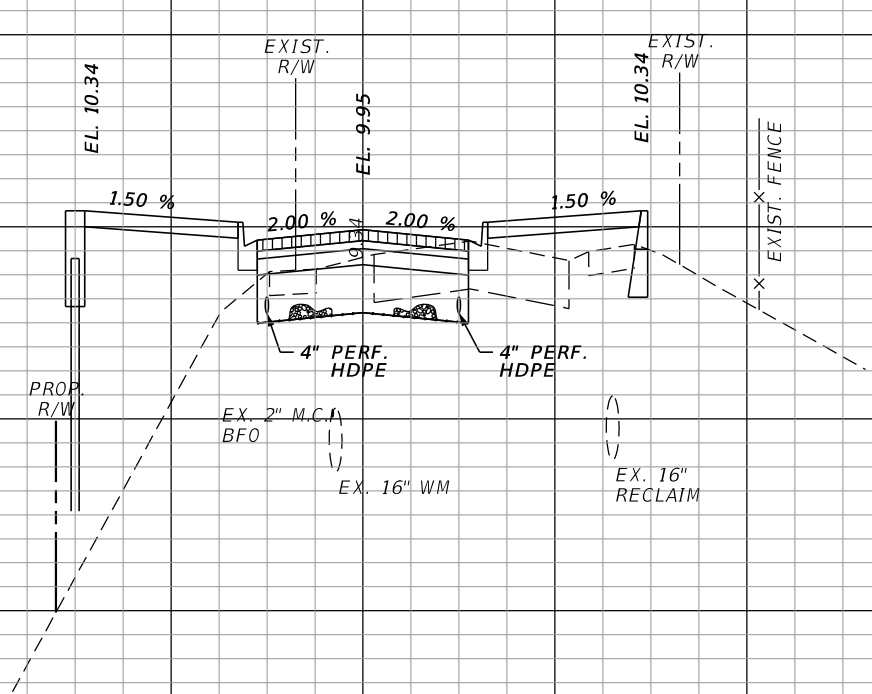
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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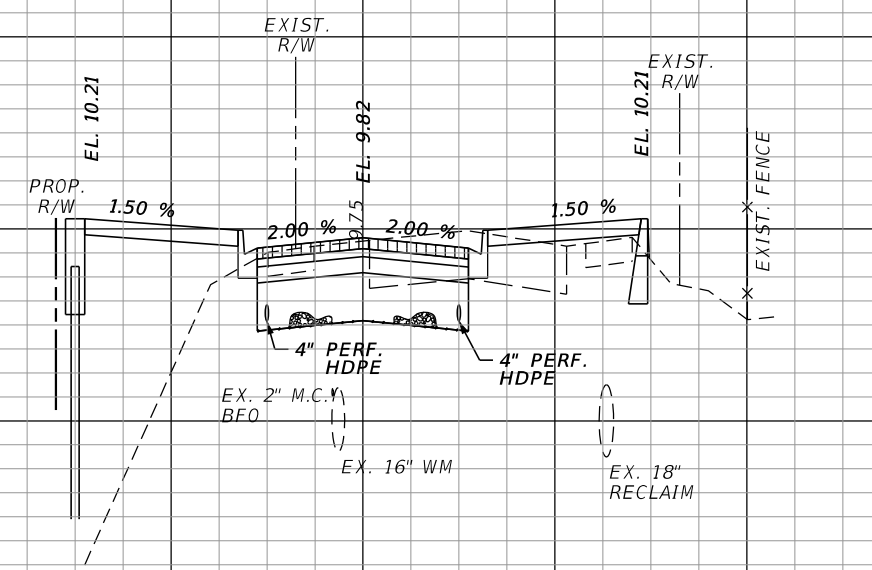
**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**

Regular		Exc.		Embankment	
A	V	A	V	A	V



14  
12  
10  
8  
6  
4  
2  
117+00.00



14  
12  
10  
8  
6  
4  
116+00.00

SCALE HOR: 1"=20'  
VER: 1"=4'

120 100 80 60 40 20 0 20 40 60 80 100 120

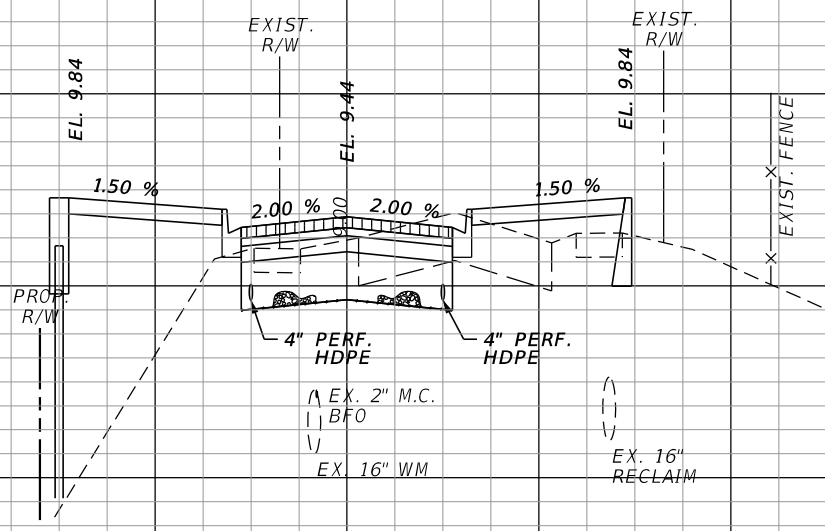
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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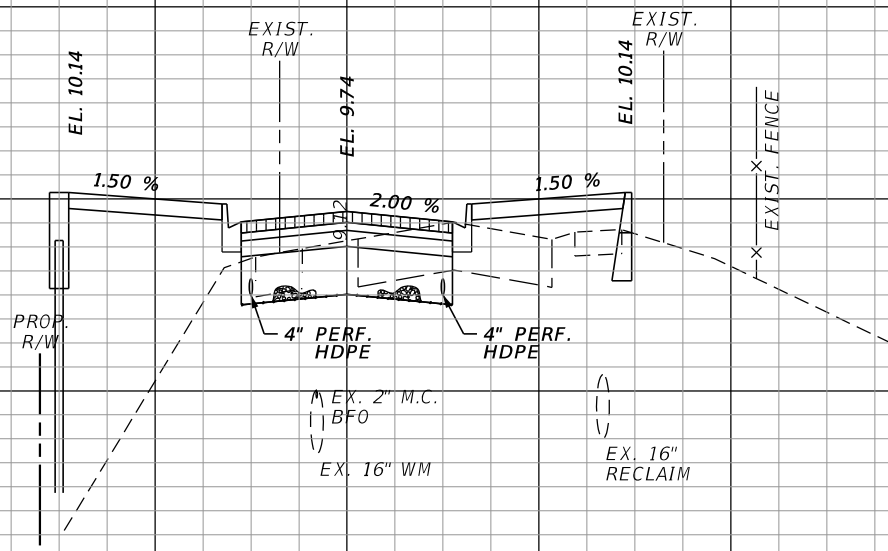
**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**

Regular		Exc.		Embankment	
A	V	A	V	A	V



12  
10  
8  
6  
4  
119+00.00



14  
12  
10  
8  
6  
4  
118+00.00

SCALE HOR: 1"=20'  
VER: 1"=4'

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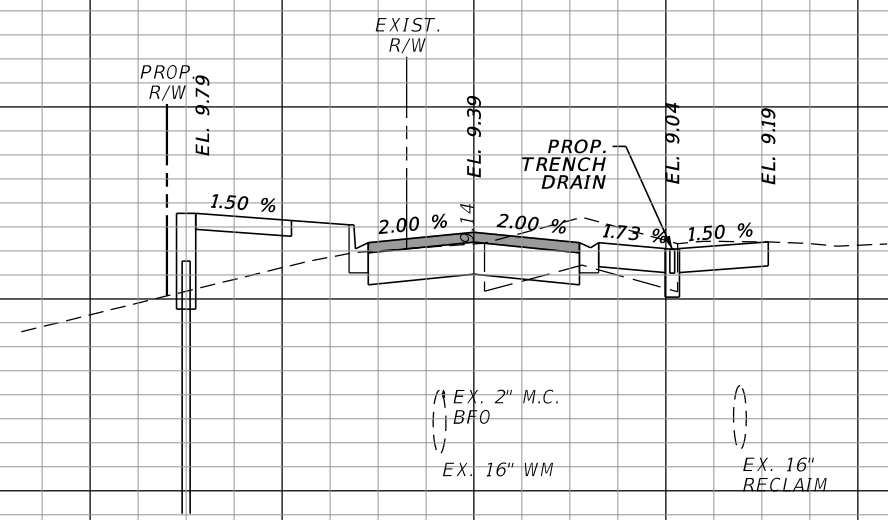
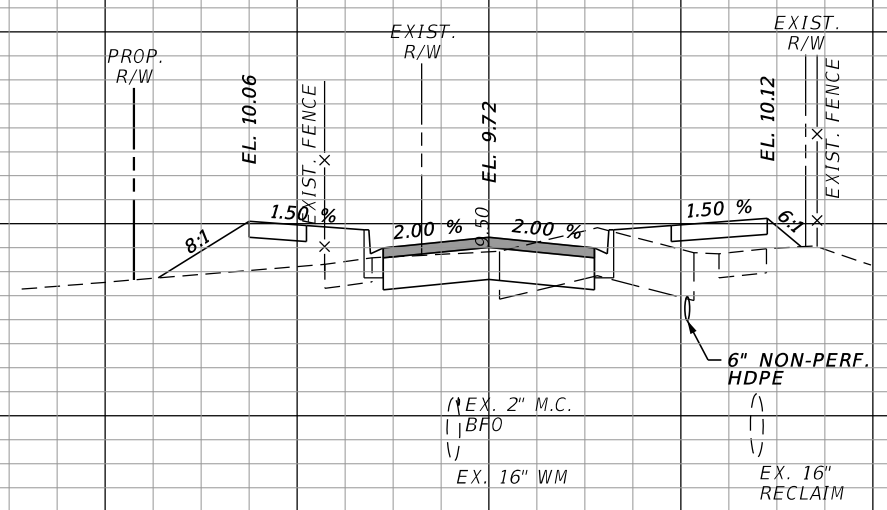
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**Kimley»Horn**  
 BRIAN A. GOOD, P.E.  
 P.E. LICENSE NUMBER 56939  
 445 24TH STREET, SUITE 200  
 VERO BEACH, FL 32960  
 (772) 794-4100  
 REGISTRY No. 35106

**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**

Regular		Exc.		Embankment	
A	V	A	V	A	V



14	
12	
10	
8	
6	
	120+00.00
12	
10	
8	
6	
4	119+62.95
	SCALE HOR: 1"=20'
	VER: 1"=4'
100	120

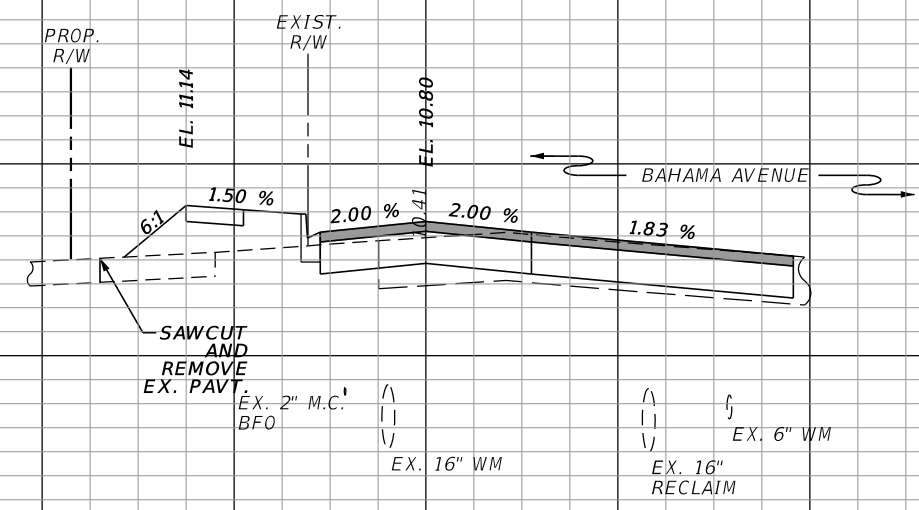
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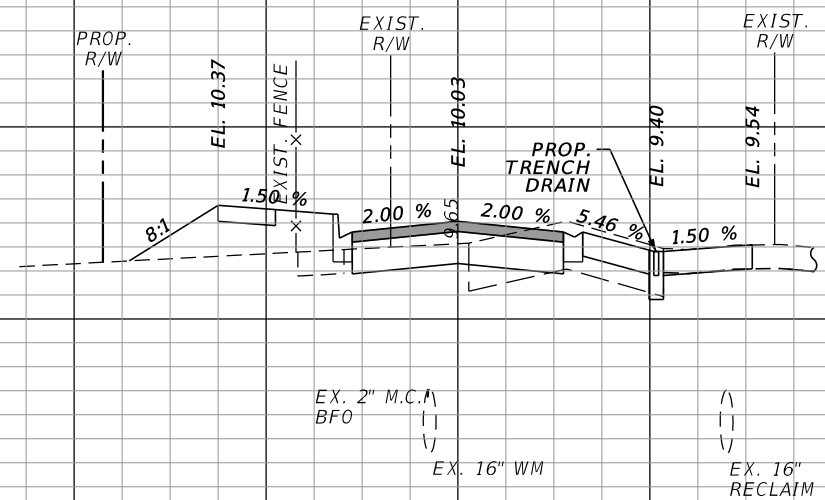
**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**

Regular		Exc.		Embankment	
A	V	A	V	A	V



14  
12  
10  
8  
6  
121+00.00



14  
12  
10  
8  
6  
120+17.21

SCALE HOR: 1"=20'  
VER: 1"=4'

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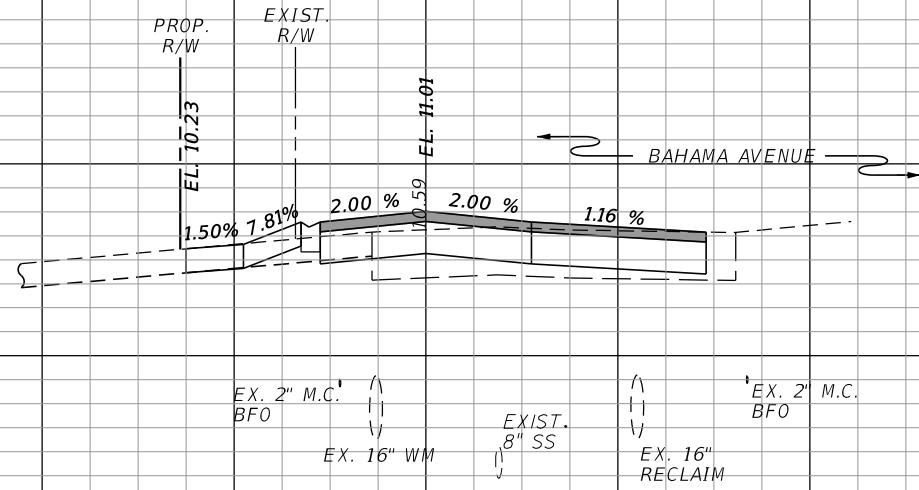
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DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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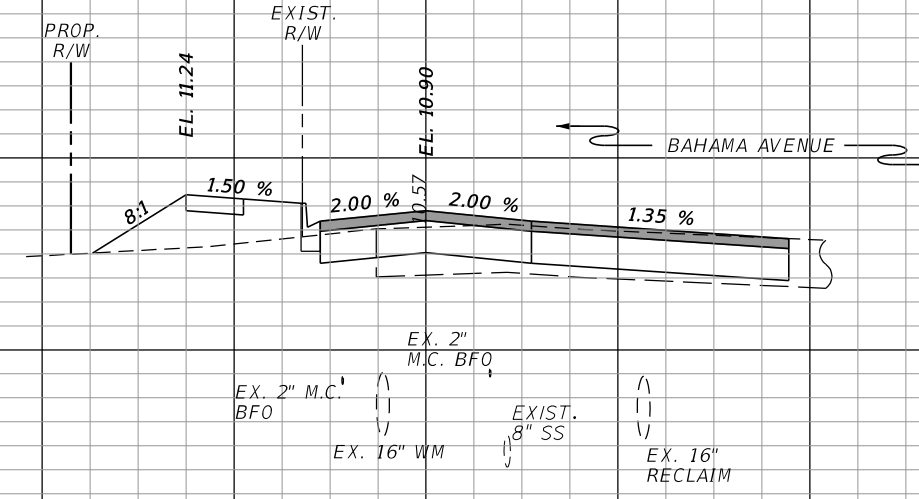
**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**

Regular		Exc.		Embankment	
A	V	A	V	A	V



14  
12  
10  
8  
6  
121+19.39



14  
12  
10  
8  
6  
121+08.47

SCALE HOR: 1"=20'  
VER: 1"=4'

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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

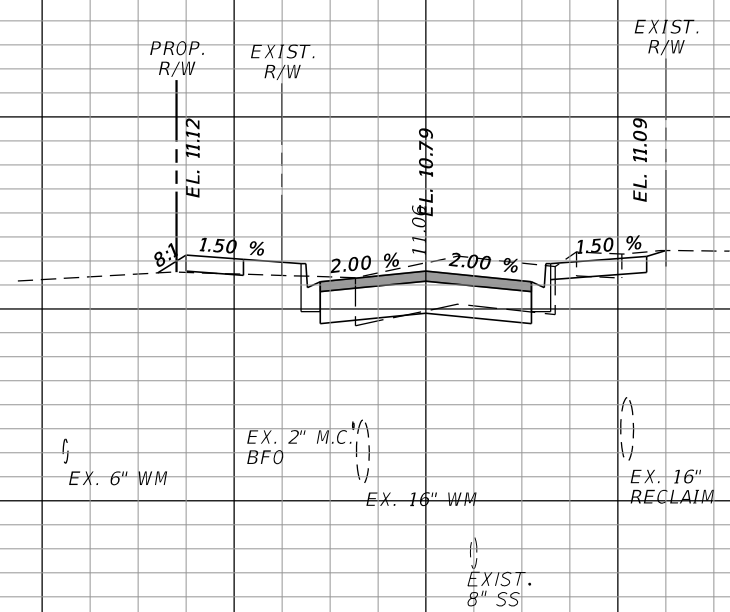
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**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**

Regular		Exc.		Embankment	
A	V	A	V	A	V

14  
12  
10  
8  
6  
122+29.27



16  
14  
12  
10  
8  
6  
122+00.00  
SCALE HOR: 1"=20'  
VER: 1"=4'

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REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

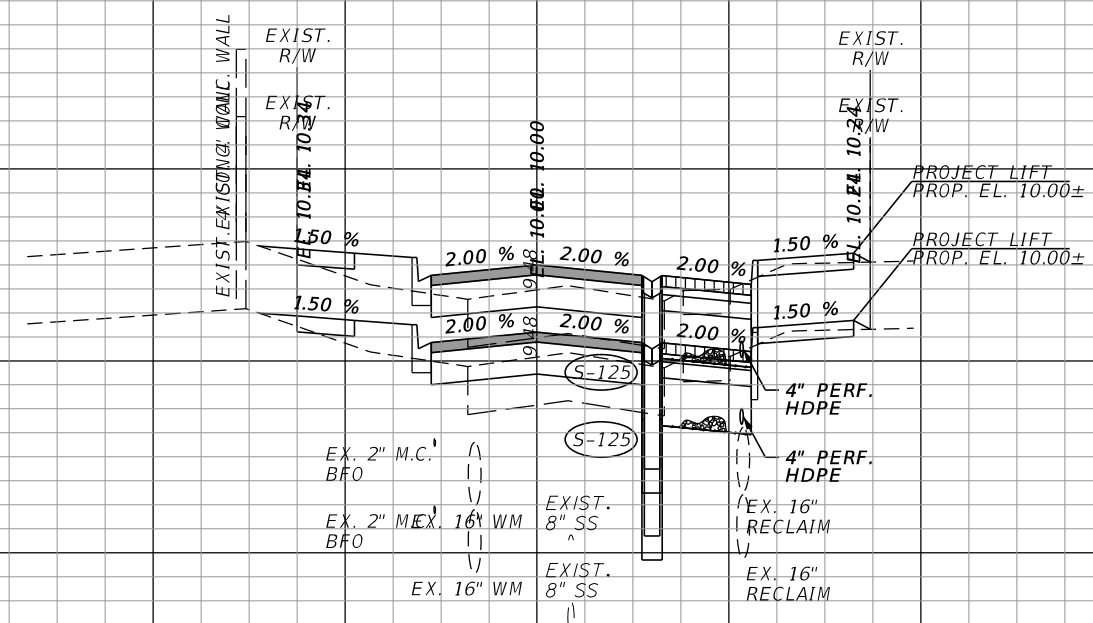
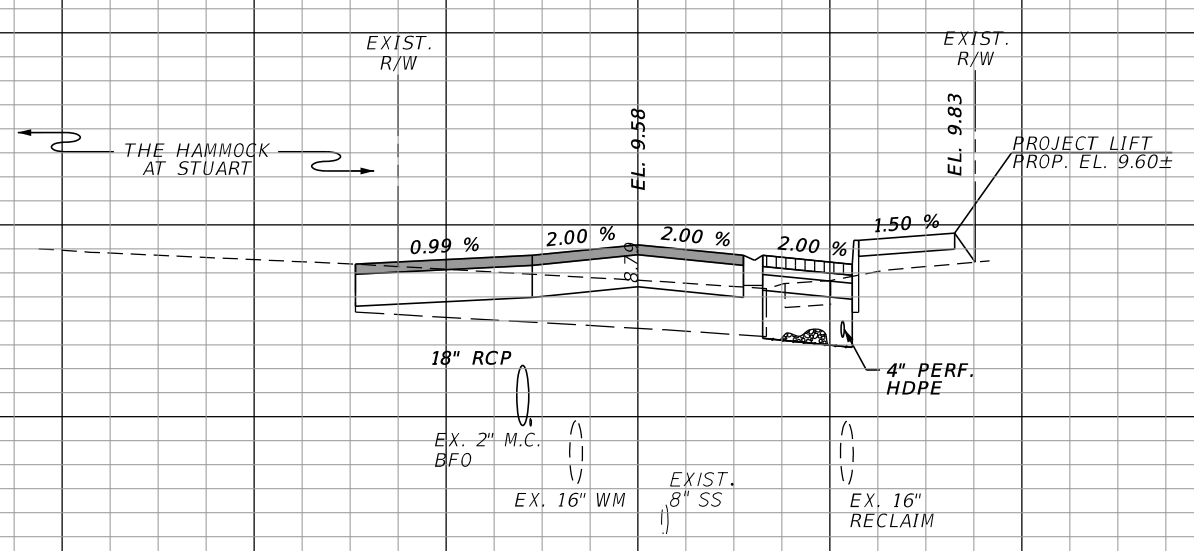
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CITY OF STUART  
 MLK JR BOULEVARD  
 STREETSCAPE PROJECT

CROSS SECTIONS

SHEET NO.

Regular		Exc.		Embankment	
A	V	A	V	A	V



120 100 80 60 40 20 0 20 40 60 80 100 120

SCALE HOR: 1"=20'  
VER: 1"=4'

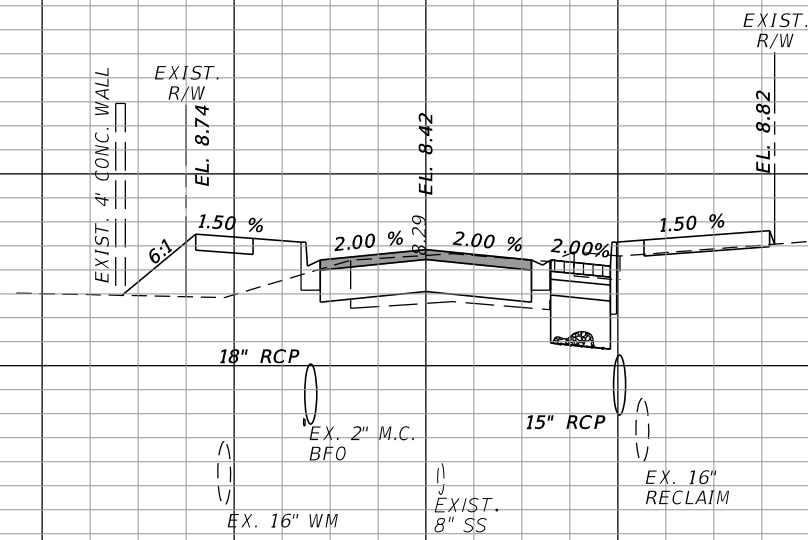
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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 P.E. LICENSE NUMBER 56939  
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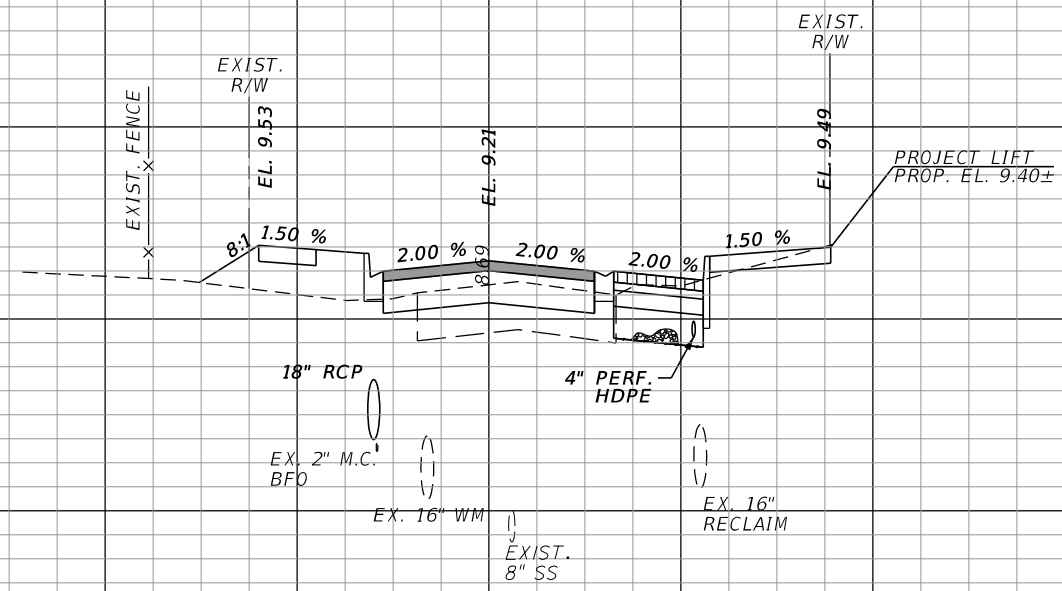
**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**

Regular		Exc.		Embankment	
A	V	A	V	A	V



12  
10  
8  
6  
4  
125+00.00



14  
12  
10  
8  
6  
4  
124+00.00

SCALE HOR: 1"=20'  
VER: 1"=4'

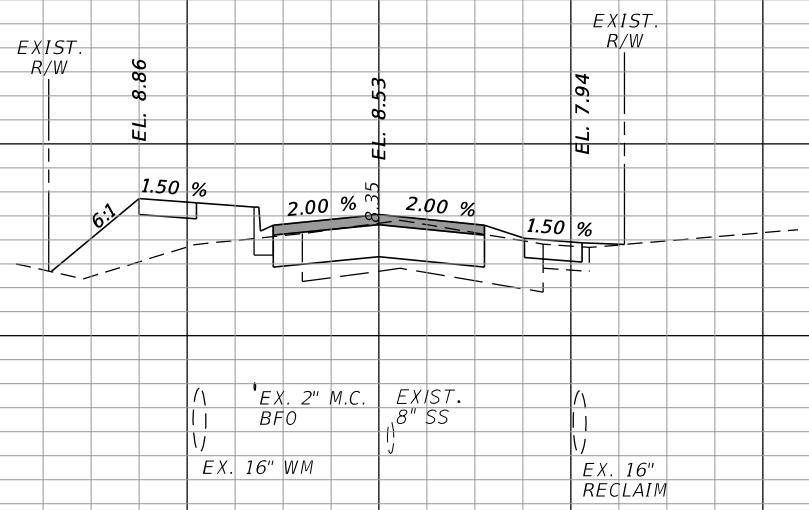
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REVISIONS					
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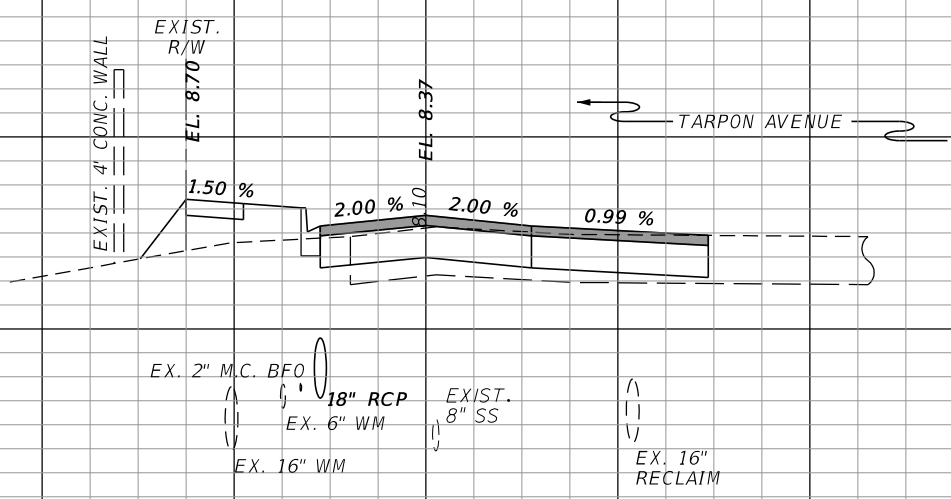
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**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**



12  
10  
8  
6  
4  
126+00.00



12  
10  
8  
6  
4  
125+62.48

SCALE HOR: 1"=20'  
VER: 1"=4'

120 100 80 60 40 20 0 20 40 60 80 100 120

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

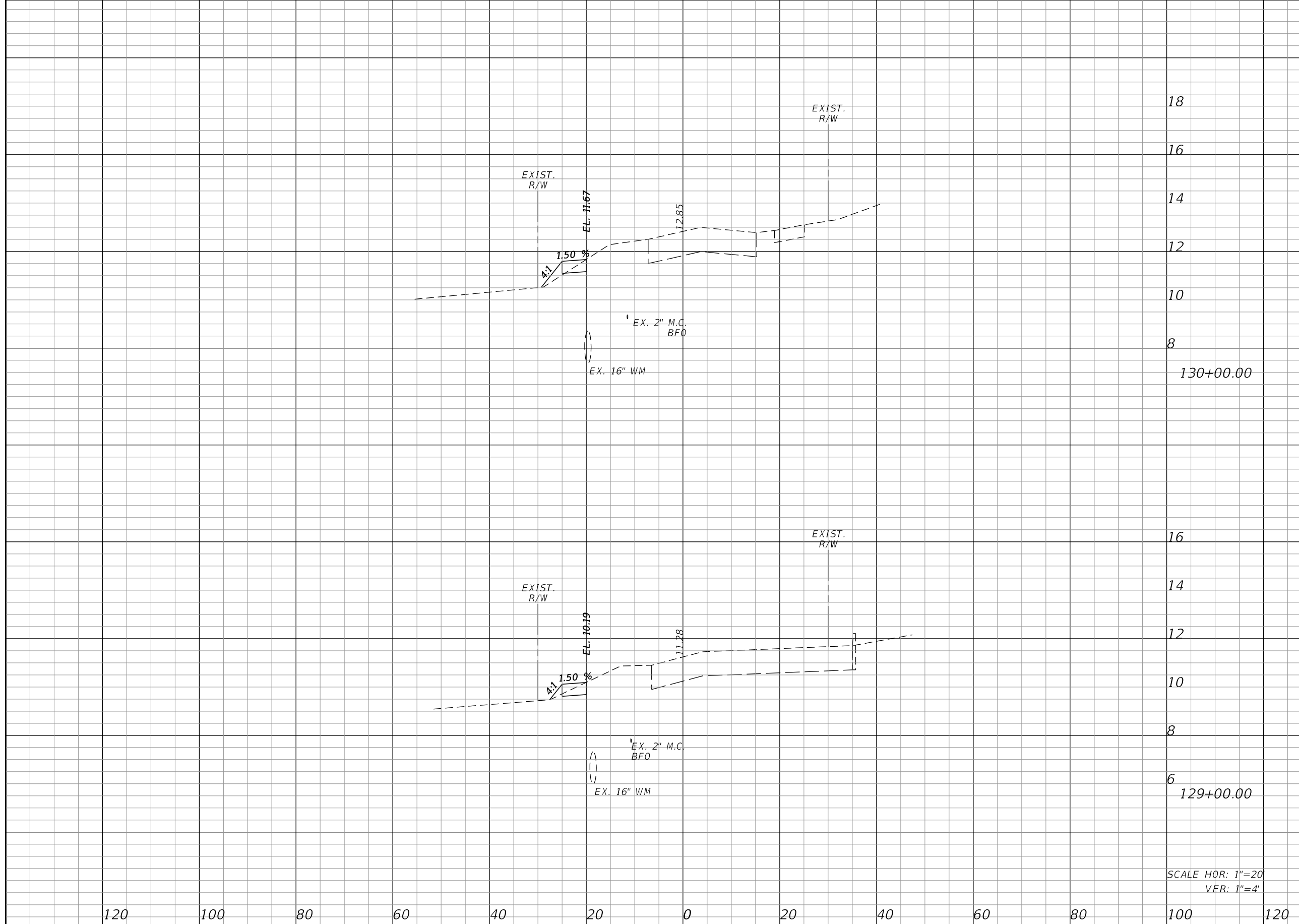
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**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**







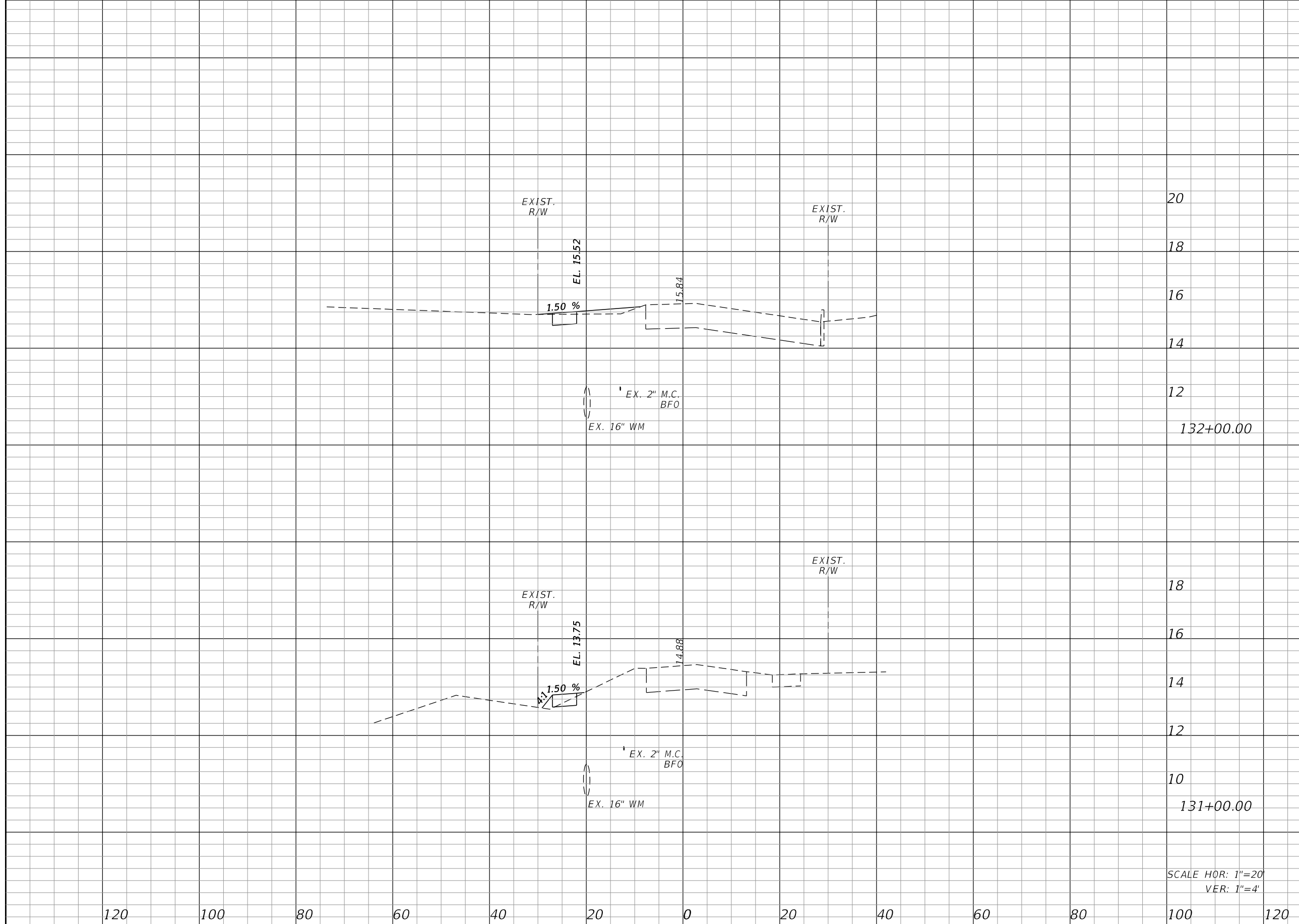
Regular		Exc.		Embankment	
A	V	A	V	A	V
1.8	3.3	0.7	3.0	0.0	10.4

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**



Regular		Exc.		Embankment	
A	V	A	V	A	V
0.0	0.0	0.0	0.0	2.1	6.1
0.0	3.3	0.0	0.0	1.2	3.5

SCALE HOR: 1"=20'  
VER: 1"=4'

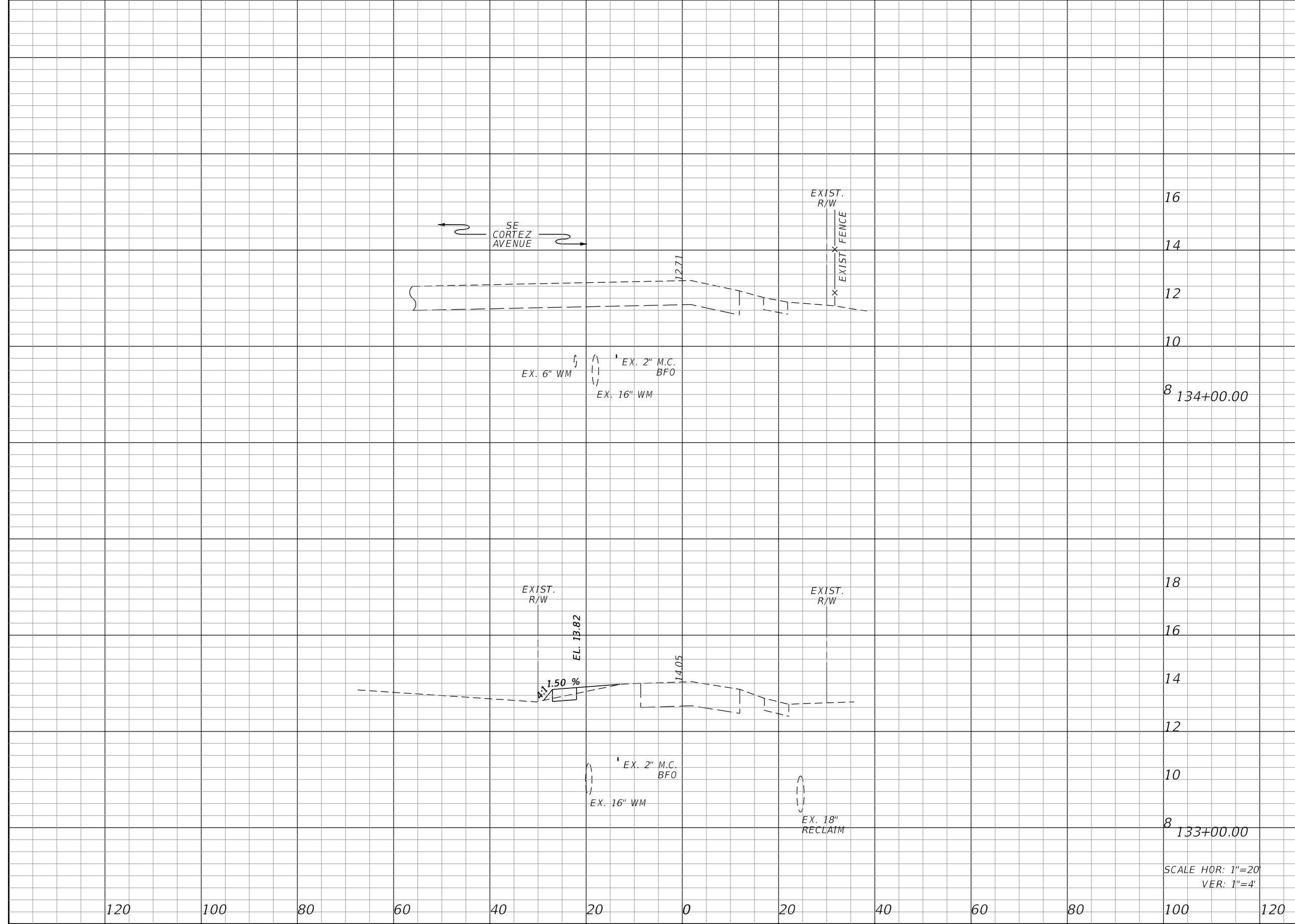
REVISIONS					
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**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**

Regular		Exc.		Embankment	
A	V	A	V	A	V



16					
14					
12					
10					
8	134+00.00				
18					
16					
14					
12					
10		0.0		1.9	7.4
8	133+00.00				

SCALE HOR: 1"=20'  
VER: 1"=4'

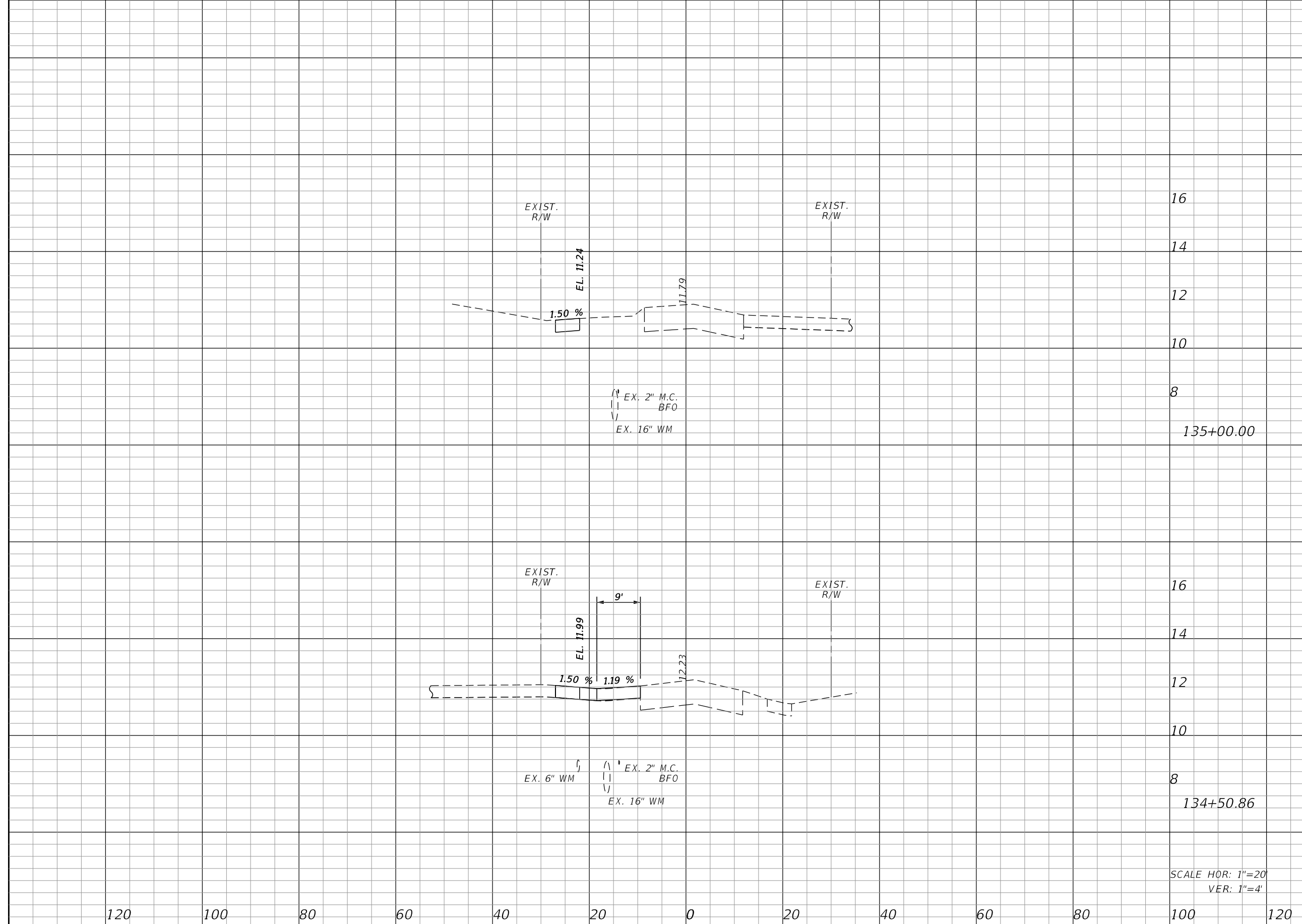
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DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**

Regular		Exc.		Embankment	
A	V	A	V	A	V



0.0	0.0	0.6	9.3
-----	-----	-----	-----

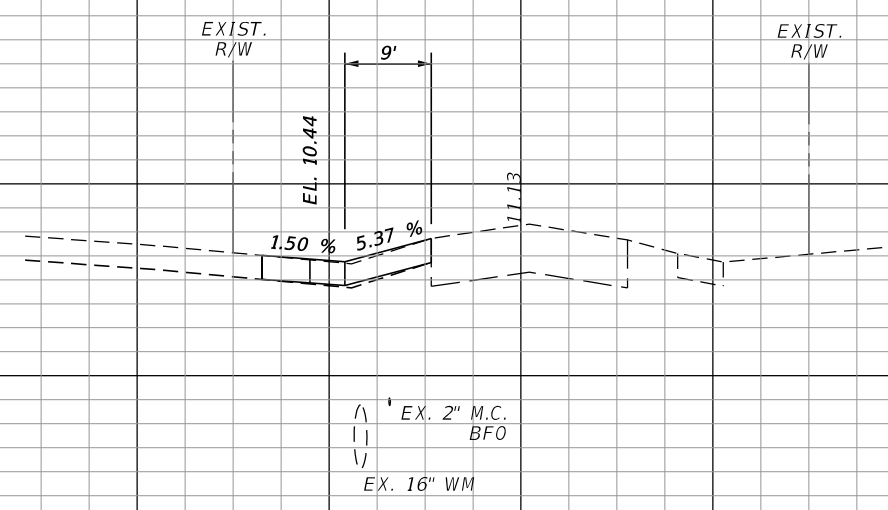
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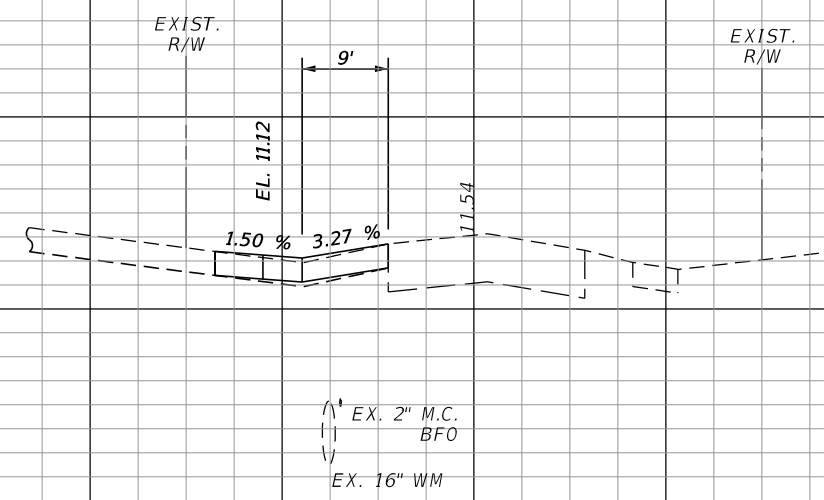
**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**

Regular		Exc.		Embankment	
A	V	A	V	A	V



14  
12  
10  
8  
6  
136+00.00



16  
14  
12  
10  
8  
135+25.88

SCALE HOR: 1"=20'  
VER: 1"=4'

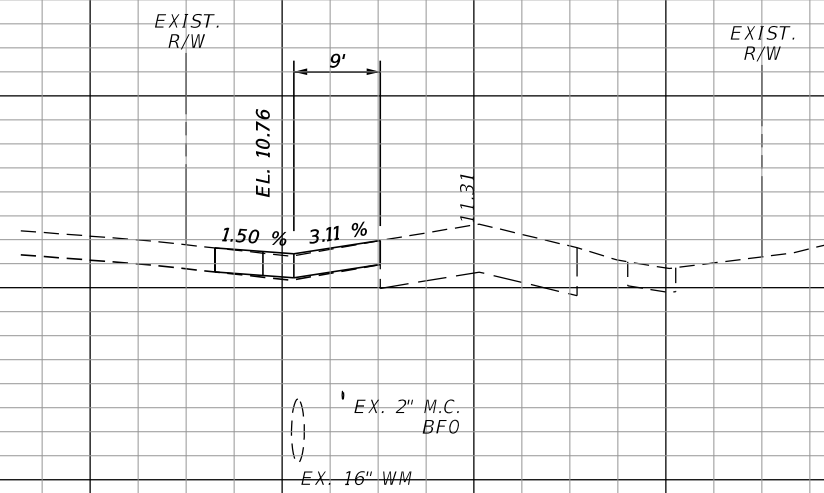
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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

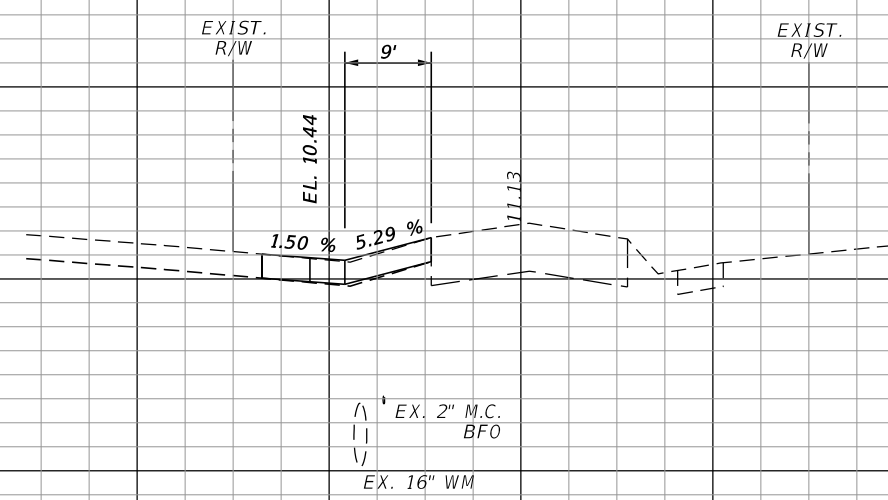
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**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**



14  
12  
10  
8  
6 136+76.00



14  
12  
10  
8  
6 136+00.93

SCALE HOR: 1"=20'  
VER: 1"=4'

120 100 80 60 40 20 0 20 40 60 80 100 120

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

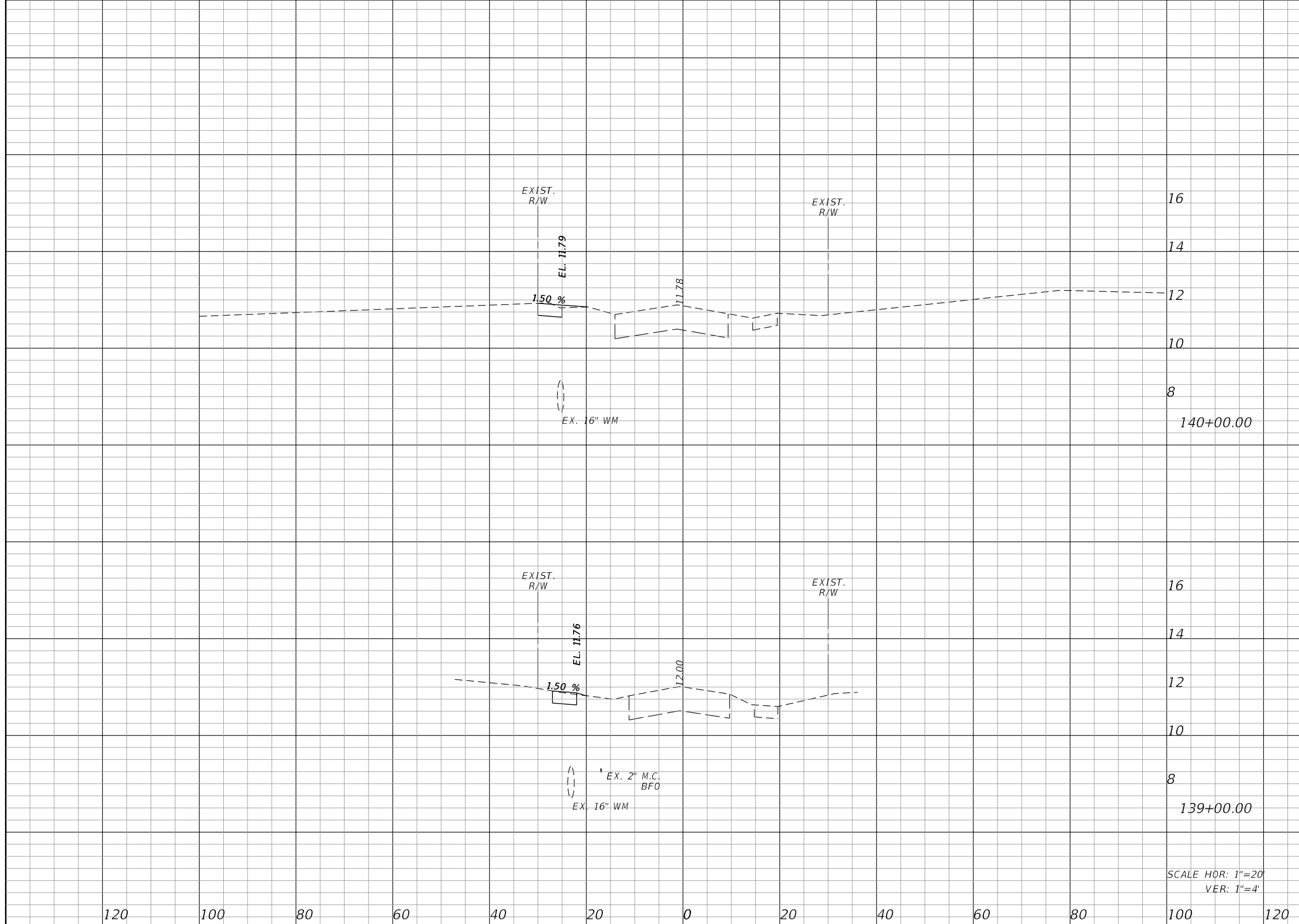
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CITY OF STUART  
 MLK JR BOULEVARD  
 STREETSCAPE PROJECT

CROSS SECTIONS







Regular		Exc.		Embankment	
A	V	A	V	A	V
0.3	0.6	0.0	0.0	0.0	1.1
0.0	0.0	0.6	0.0	0.0	1.5

SCALE HOR: 1"=20'  
 VER: 1"=4'

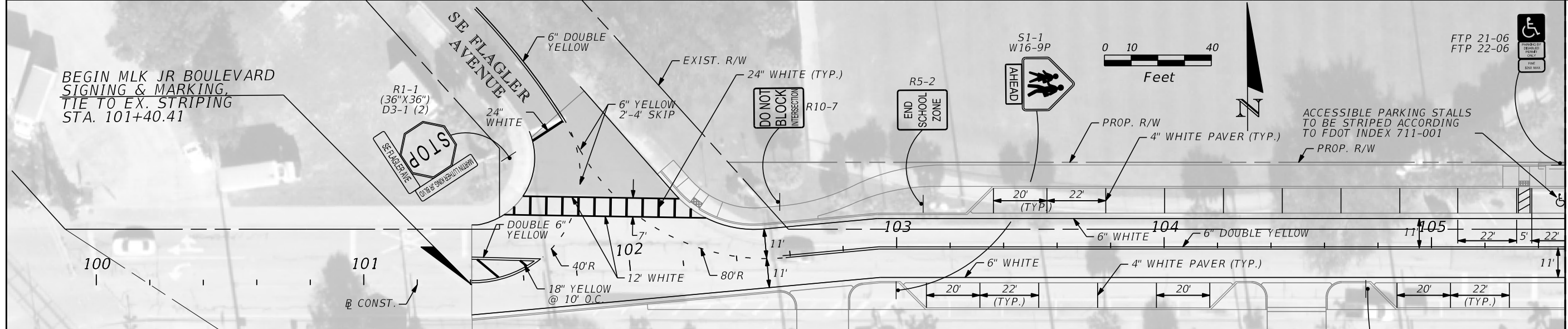
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**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**CROSS SECTIONS**

BEGIN MLK JR BOULEVARD  
SIGNING & MARKING  
TIE TO EX. STRIPING  
STA. 101+40.41



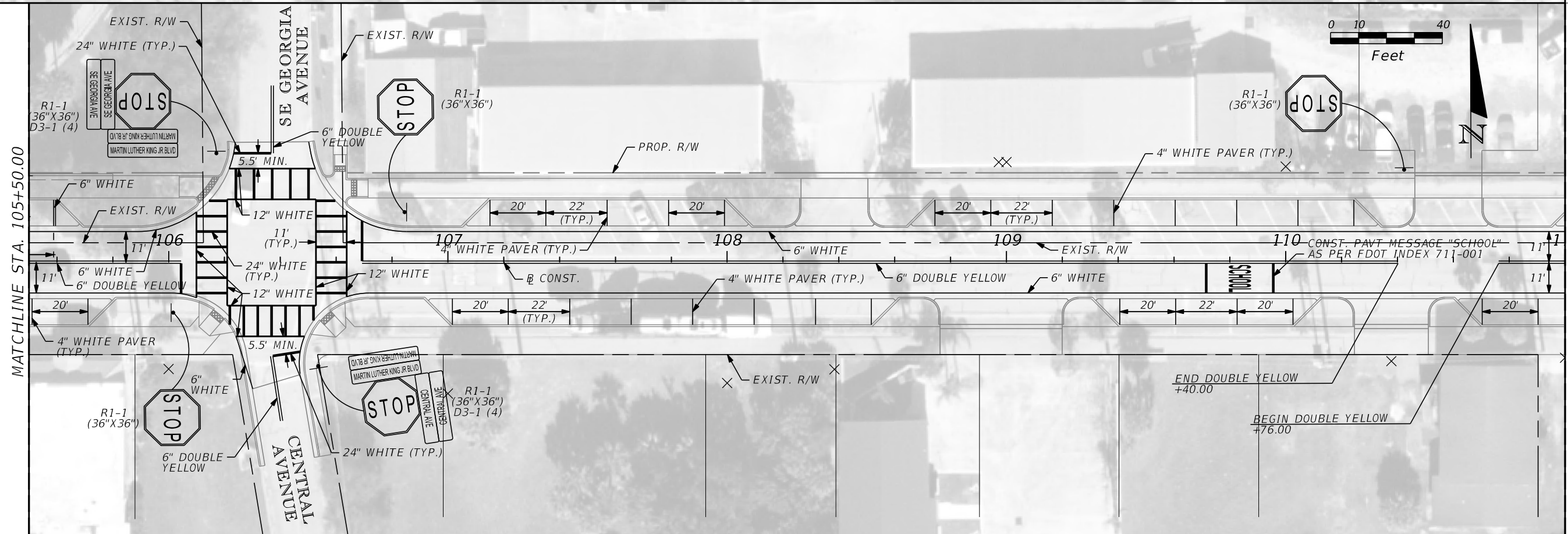
**SIGNING & MARKING GENERAL NOTES**

1. SIGNS AND PAVEMENT MARKINGS ARE TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
2. REFLECTIVE PAVEMENT MARKERS SHALL BE POSITIONED ACCORDING TO FDOT INDEX NO. 17352 & THIS PLAN.
3. CROSSWALK WIDTH DIMENSION IS FROM CENTER OF STRIPE TO CENTER OF STRIPE WHEN THERMOPLASTIC STRIPING IS INDICATED.
4. ALL PAVEMENT MARKINGS TO BE PLACED ON ASPHALTIC CONCRETE ARE TO CONSIST OF 90 MIL ALKYD THERMOPLASTIC. ALL PAVEMENT MARKINGS TO BE PLACED WITHIN PERMEABLE PAVERS ARE TO CONSIST OF INSET OR CUT-IN COLOR DESIGNATED PAVERS.

5. ALL SIGNS SHALL BE MADE OF REFLECTIVE SHEETING ON 0.080-GAUGE ALUMINUM SIGN BLANKS.
6. SIGN POLES AND ACCESSORIES SHALL BE CAPITAL STREETSCAPES, INC., 972-641-4911, OR APPROVED EQUAL. ALL SIGNS SHALL BE DESIGNED AND INSTALLED TO MEET 150 MPH WIND LOADS.
7. REGULATORY SIGNS  
BASE - BASE45 BK  
POLE - 4" FLUTED, BLACK  
FINIAL - ACORN4 BK  
BRACKET - ARM-A AND SCROLL-A STREET SIGN ARM  
REGULATORY SIGN TRIM - TRAFFIC SIGN TRIM TO MATCH SIGN PANEL, REAR OF SIGN SHALL BE PAINTED TO MATCH TRIM COLOR



ROADSIDE SIGN ASSEMBLY-2 (SOLAR), FDOT INDEX 700-120

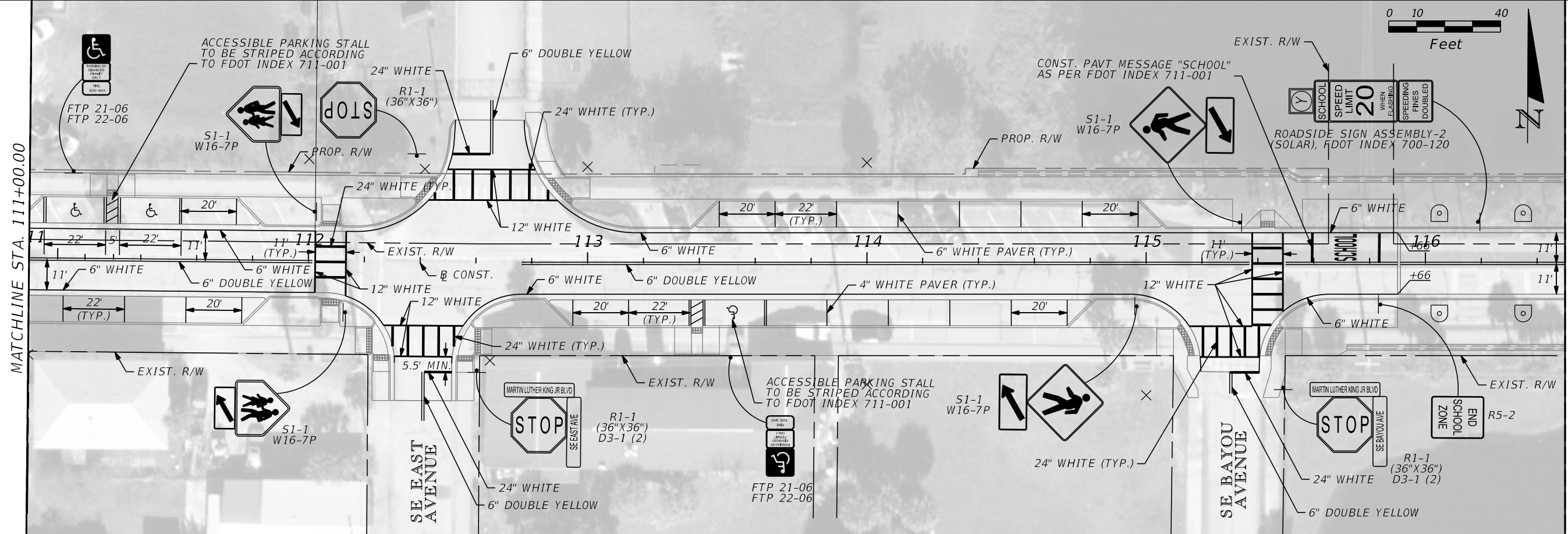


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CITY OF STUART  
MLK JR BOULEVARD  
STREETSCAPE PROJECT

MLK JR BOULEVARD  
SIGNING & MARKING

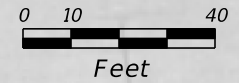


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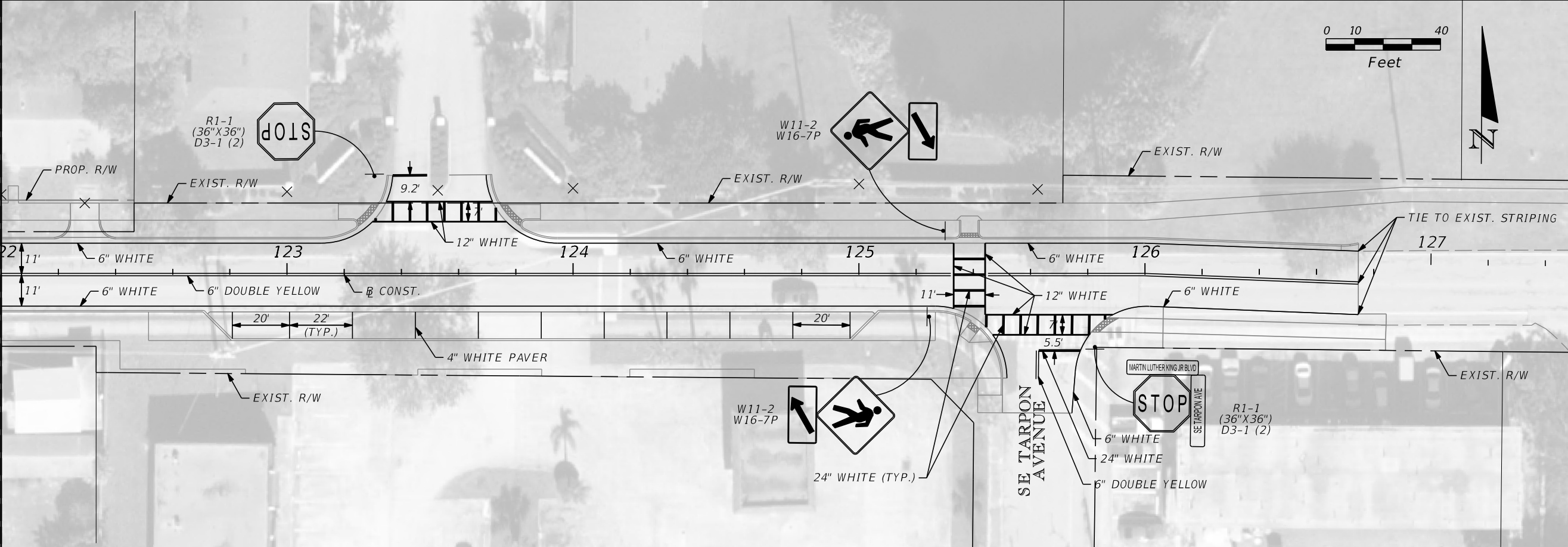
CITY OF STUART  
 MLK JR BOULEVARD  
 STREETScape PROJECT

MLK JR BOULEVARD  
 SIGNING & MARKING



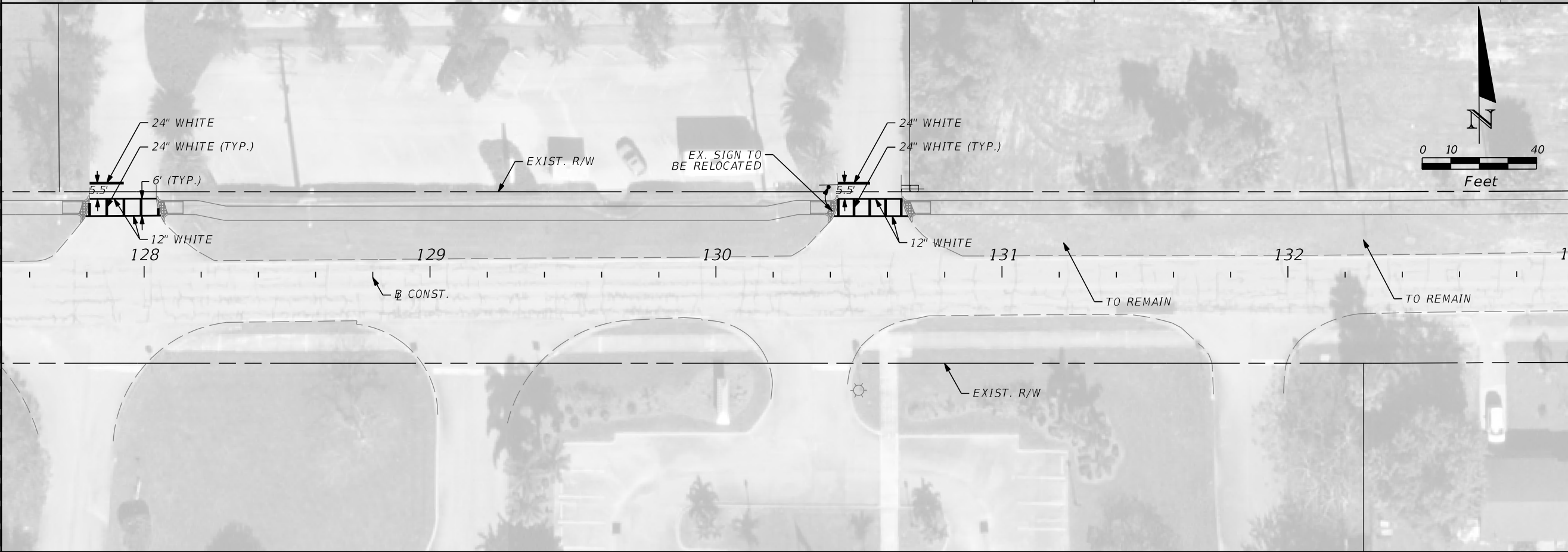
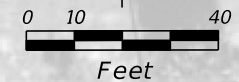
MATCHLINE STA. 122+00.00

MATCHLINE STA. 127+50.00



MATCHLINE STA. 127+50.00

MATCHLINE STA. 133+00.00

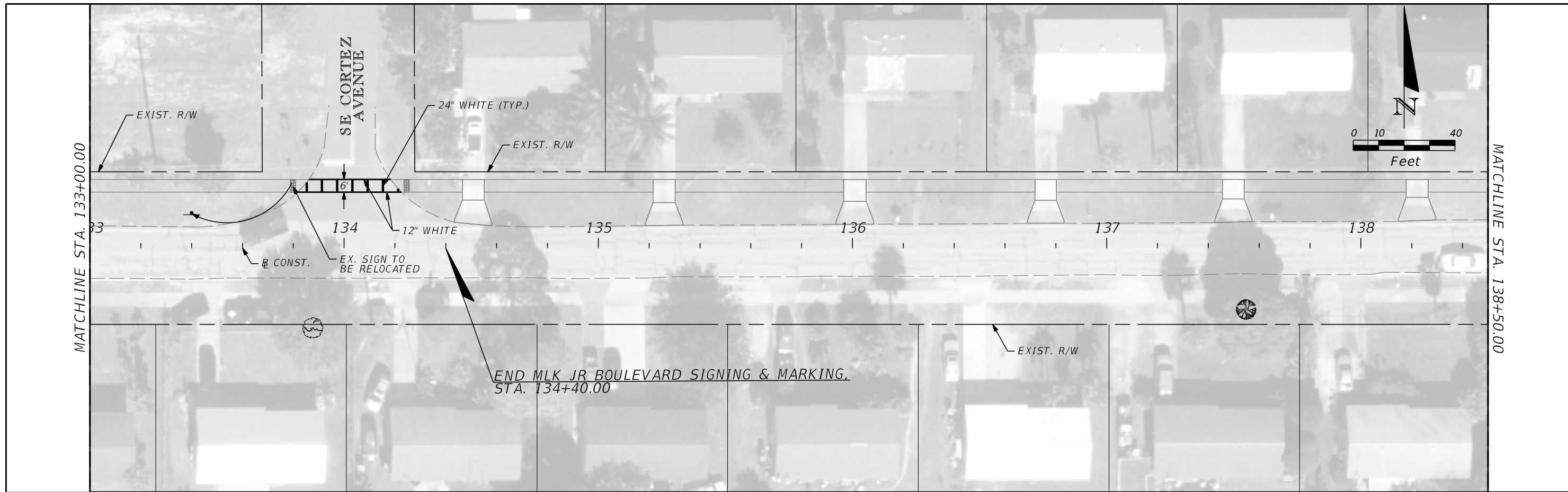


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**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**MLK JR BOULEVARD**  
**SIGNING & MARKING**



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**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**MLK JR BOULEVARD**  
**SIGNING & MARKING**

1. SITE DESCRIPTION:

A. CONSTRUCTION ACTIVITY: MLK JR BOULEVARD STREETScape PROJECT TO INCLUDE THE CONSTRUCTION OF PIPE CULVERTS AND DRAINAGE BASINS TO PROMOTE POSITIVE DRAINAGE.

B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES: SOIL DISTURBING ACTIVITIES WILL TAKE PLACE DURING MUCH OF THE ANTICIPATED CONSTRUCTION PERIOD OF THIS PROJECT. THE FOLLOWING SOIL DISTURBING ACTIVITIES ARE LISTED IN THE APPROXIMATE ORDER IN WHICH THEY ARE ANTICIPATED TO OCCUR.

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE(S)
2. CLEARING AND GRUBBING
3. EXCAVATION OF SOILS & CONSTRUCTION OF PROPOSED DRAINAGE IMPROVEMENTS
4. FINAL GRADING AND SODDING

C. TOTAL PROJECT AREA: 3.92 AC  
TOTAL AREA TO BE DISTURBED: 3.92 AC

D. RUNOFF DATA:  
THE FOLLOWING IS A LIST OF THE DRAINAGE BASIN, THE AREA OF THE BASIN AND THE RUNOFF COEFFICIENT BEFORE, DURING, AND AFTER CONSTRUCTION.

BASIN	AREA ( AC.)	BEFORE CONSTRUCTION	DURING CONSTRUCTION	AFTER CONSTRUCTION
MLK JR BLVD	3.92	0.72	0.79	0.85

E. SITE MAP: SEE KEY SHEET

F. RECEIVING WATERS: ST. LUCIE RIVER

2. CONTROLS

A). EROSION AND SEDIMENT CONTROLS: THE SOIL EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED BY THE CONTRACTOR TO MINIMIZE THE AMOUNT OF SOIL DISTURBED, PREVENT OFFSITE RUNOFF FROM DISCHARGING ACROSS DISTURBED AREAS, AND REMOVE ON-SITE SEDIMENT PRIOR TO DISCHARGE OF RUNOFF FROM THE SITE.

ALL ITEMS REPRESENTED IN THE FOLLOWING DISCUSSION ARE TREATED IN DETAIL IN THE "FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION OR WILL BE IMPLEMENTED BY THE CONTRACTOR IN A MANNER APPROPRIATE TO ENVIRONMENTALLY SENSITIVE CONSTRUCTION PRACTICES. THE CONTRACTOR WILL GENERATE SITE SPECIFIC EROSION CONTROL PLAN INCLUDING AN IMPLEMENTATION SCHEDULE FOR EACH PHASE OF CONSTRUCTION OPERATIONS OR ACTIVITIES. THE CONTRACTOR WILL ALSO BE REQUIRED TO MODIFY THE PLAN OR MATERIALS TO ADAPT TO SEASONAL VARIATIONS AND SUPPLY CONTRACT TIME SCHEDULES FOR THE IMPLEMENTATION OF EACH SUBUNIT.

(A) STABILIZATION PRACTICES: DURING CONSTRUCTION THE CONTRACTOR WILL PROVIDE TEMPORARY SEEDING FOR AREAS WHICH HAVE BEEN CLEARED AND NOT REWORKED WITHIN 14 CALENDAR DAYS. THE ENTIRE CLEARED AND UNPAVED PORTION OF THE PROJECT WILL BE SODDED OR MULCHED AND SEEDED UPON COMPLETION. BARE SOIL AREAS WILL BE KEPT TO A MINIMUM. STABILIZATION PRACTICES WILL INCLUDE:

- PERMANENT SODDING
- LIMITING STEEP SLOPES
- MINIMIZING THE AREA OF DISTURBED SOILS AT ANY GIVEN TIME
- PRESERVATION OF NATURAL VEGETATION
- SOIL RETAINING MEASURES
- DUST CONTROL

(B) STRUCTURAL PRACTICES WILL INCLUDE:

- STAKED SILT FENCES (LF)
- STORM DRAIN INLET PROTECTION

(C) PHASING OF CONTROLS

PHASE I - INSTALLATION OF ENVIRONMENTAL CONTROL FEATURES

A. ENVIRONMENTAL CONTROL FEATURES AS PROVIDED IN PLANS QUANTITIES ARE TO BE INSTALLED THROUGHOUT THE CLEARING AND GRUBBING LIMITS OF ENVIRONMENTALLY SENSITIVE AREAS AS SHOWN IN PLANS (PRIOR TO CLEARING AND GRUBBING).

B. THE CONTRACTOR WILL BE REQUIRED TO PREPARE A SITE SPECIFIC EROSION CONTROL PLAN ALONG WITH A SPECIFIC CONSTRUCTION SCHEDULE FOR IMPLEMENTATION. THE CONTRACTOR WILL ALSO BE REQUIRED TO MODIFY THE PLAN OR MATERIALS TO ADAPT TO SEASONAL VARIATIONS.

PHASE II - CLEARING AND GRUBBING

CLEARING AND GRUBBING SHALL BE DONE AS INDICATED ON THE TYPICAL SECTIONS OR AS NOTED IN THE PLANS.


PHASE III - DRAINAGE SYSTEM OR ENVIRONMENTAL CONTROL FEATURES

A. ENVIRONMENTAL CONTROL FEATURES AS PROVIDED IN PLANS QUANTITIES ARE TO BE INSTALLED IN ALL AREAS OF EXCAVATION OR FILL FOR DRAINAGE SYSTEM OR STRUCTURE CONSTRUCTION PRIOR TO SUCH EXCAVATION OR FILL. ALL STREAMS OR DITCHES ARE TO BE PROTECTED FROM EROSION OR SILTATION BY THE METHODS DETAILED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). INLET ENTRANCES ARE ALSO TO BE PROTECTED FROM SILTATION AS DETAILED IN THE SWPPP. THESE INCLUDE STAKED SYNTHETIC BALES, SEDIMENT BASINS, TURBIDITY BARRIERS, SILT FENCE BARRIERS AND OTHERS, AS APPROPRIATE.

B. THE CONTRACTOR WILL BE RESPONSIBLE FOR MONITORING ANY ACTIVITIES FOR VIOLATION OF WATER QUALITY STANDARDS AS THEY RELATE TO TURBIDITY (29 NTU'S ABOVE BACKGROUND). TESTING WILL TAKE PLACE TO SUBSTANTIATE THE INTENT OF THE PROJECT PERMITS THROUGHOUT THE DURATION OF THE PROJECT. IF THE WATER QUALITY STANDARD IS VIOLATED, SEDIMENT AND EROSION CONTROL MEASURES WILL BE REEVALUATED AND RE-INSTALLED AS DIRECTED BY THE ENGINEER.

PHASE IV - PERMANENT ENVIRONMENTAL CONTROLS

TEMPORARY ENVIRONMENTAL CONTROLS WILL BE REMOVED AFTER NEW ROADWAYS HAVE BEEN OPENED, AND PERMANENT EROSION, SEDIMENT AND STORM WATER CONTROL ARE IN PLACE AND FUNCTIONING. FINAL CLEAN UP WILL TAKE PLACE AND ANY TEMPORARY SURFACE WATER DIVERSIONS OR CONTROL FEATURES WILL BE CONNECTED TO THE PERMITTED STORMWATER MANAGEMENT SYSTEM.

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**B). OTHER CONTROLS**

A) WASTE DISPOSAL: THE CONTRACTOR WILL PROVIDE LITTER CONTROL AND COLLECTION WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION ACTIVITIES. ALL FERTILIZER, HYDROCARBON, OR OTHER CHEMICAL CONTAINERS SHALL BE DISPOSED OF BY THE CONTRACTOR ACCORDING TO EPA'S STANDARD

B) OFF-SITE VEHICLE TRACKING: WILL BE CONTROLLED BY THE FOLLOWING METHODS:  
 - HAUL ROADS DAMPENED FOR DUST CONTROL  
 - LOADED HAUL TRUCKS TO BE COVERED WITH TARPAULIN  
 - EXCESS DIRT ON ROADS TO BE REMOVED DAILY  
 - SOIL TRACKING PREVENTION DEVICE TYPE A (INDEX 106)

C) SANITARY WASTE: ANY FIELD OFFICES WILL HAVE PORTABLE TOILET FACILITIES OR THE CONTRACTOR WILL OBTAIN PERMITS FOR SEWAGE TREATMENT IN ACCORDANCE WITH 10D-6 F.A.C. "STANDARDS FOR ON-SITE SEWAGE DISPOSAL SYSTEMS".

D) FERTILIZERS AND PESTICIDES: FERTILIZERS WILL BE USED ON THIS PROJECT IN ACCORDANCE WITH "FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" SECTION 982. TO AVOID NUTRIENT LOADING TO SURFACE WATERS, FERTILIZERS USED ON THIS PROJECT WILL NOT BE APPLIED WITHIN FIFTY (50) FEET OF ANY SURFACE WATERS WITHIN THE PROJECT LIMITS.

**C). PERMITS**

THE FOLLOWING PERMITS HAVE BEEN OBTAINED FOR THE PROJECT:

SFWM - ENVIRONMENTAL RESOURCE PERMIT

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE FOLLOWING PERMITS.

FDEP - NPDES PERMIT  
 SFWM - TEMPORARY DEWATERING PERMIT

ADDITIONAL PERMIT FEES ARE TO BE INCLUDED IN THE COST OF MOBILIZATION 101-1A

**3. MAINTENANCE**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT. MAINTENANCE SHALL BE CONDUCTED IN ACCORDANCE WITH "FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" SECTION 104 AND "FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS" OR AS DIRECTED BY THE ENGINEER.

THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIRS OF EROSION AND SEDIMENT CONTROL DEVICES, AND REMOVAL OF EROSION AND SEDIMENT CONTROL DEVICES UNTIL ACCEPTANCE OF THE COMPLETED PROJECT BY THE COUNTY.

MAINTENANCE AND REPAIR REQUIRED FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION SHALL BE INCLUDED IN THE COST OF PAY ITEM 104-1A.

THE FOLLOWING PRACTICES WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS:

**GENERAL:**

THE CONTRACTOR SHALL INSTALL AND MAINTAIN RAIN GAUGES ON THE PROJECT SITE AND RECORD WEEKLY RAINFALL IN ACCORDANCE WITH NPDES PERMIT NO. FLR 100000. ALL CONTROL MEASURES WILL BE MAINTAINED BY THE CONTRACTOR.

ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

**STRUCTURAL PRACTICES CONTROLS:**

BUILT-UP SEDIMENT WILL BE REMOVED FROM SILT FENCE AND STAKED TURBIDITY BARRIERS NOT LATER THAN WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.

TEMPORARY AND PERMANENT SEEDING, SODDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.

SOIL TRACKING PREVENTION DEVICE, TYPE A SHALL BE MAINTAINED TO PREVENT CLOGGING OF ROCK BEDDING WHICH MAY IMPEDE THE USEFULNESS OF THE STRUCTURE.

FLOATING TURBIDITY BARRIER WILL BE MAINTAINED WITH RESPECT TO DEPTH OF SEDIMENT AND ENSURE THAT THE FABRIC IS ATTACHED SECURELY TO THE FLOATS AND ANCHORED PROPERLY AT THE BOTTOM FOR PROPER SEDIMENT CONTROL.

**4. INSPECTION**

ALL EROSION AND WATER POLLUTION ABATEMENT AND CONTROL MEASURES WILL BE INSPECTED DAILY BY THE CONTRACTOR.

INSPECTIONS ARE TO BE PERFORMED BY QUALIFIED PERSONNEL WHO HAVE COMPLETED THE FLORIDA STORM WATER, EROSION AND SEDIMENT CONTROL TRAINING AND CERTIFICATION PROGRAM FOR INSPECTORS AND CONTRACTORS WHO HAVE PASSED THE EXAMINATION.

INSPECTION AREAS: LOCATIONS OR AREAS TO BE INSPECTED INCLUDE BUT ARE NOT LIMITED TO:

- DISCHARGE POINTS TO WATERS OF THE UNITED STATES
- DISCHARGE POINTS TO MS4 FACILITIES
- AREAS NOT MEETING THE "FINAL STABILIZATION" CRITERIA
- MATERIALS STORAGE/STOCKPILES
- SEDIMENTATION FACILITIES
- STRUCTURAL FACILITIES
- VEHICLE ENTRANCES/EXITS
- ON-SITE STORMWATER MANAGEMENT SYSTEMS

THE CONTRACTOR SHALL USE THE CONSTRUCTION INSPECTION REPORT FORM 650-040-03 FOR DAILY INSPECTIONS.

THE CONTRACTOR'S DAILY INSPECTIONS REQUIRED FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION SHALL BE INCLUDED IN THE COST OF PAY ITEM 104-1A.

**TRACKING AND REPORTING**

THE CONTRACTOR IS RESPONSIBLE FOR COMPLETING THE INSPECTION REPORT FORM 650-040-03 EVERY 7 DAYS AND AFTER ANY 0.50 INCH (OR MORE) RAINFALL EVENT. A COPY OF THE INSPECTION REPORT SHALL BE SUBMITTED TO THE ENGINEER WEEKLY.

**5. QUANTITIES**

SEE CONSTRUCTION PLANS SUMMARY OF QUANTITIES SHEETS FOR EROSION CONTROL QUANTITY TABULATION.

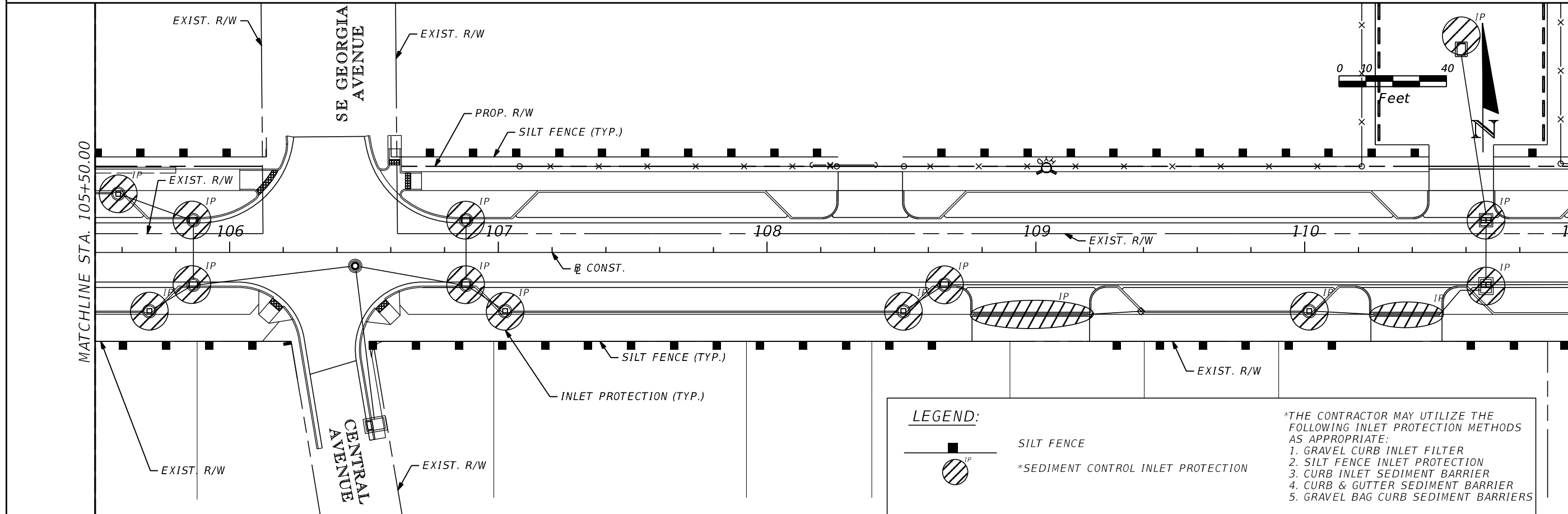
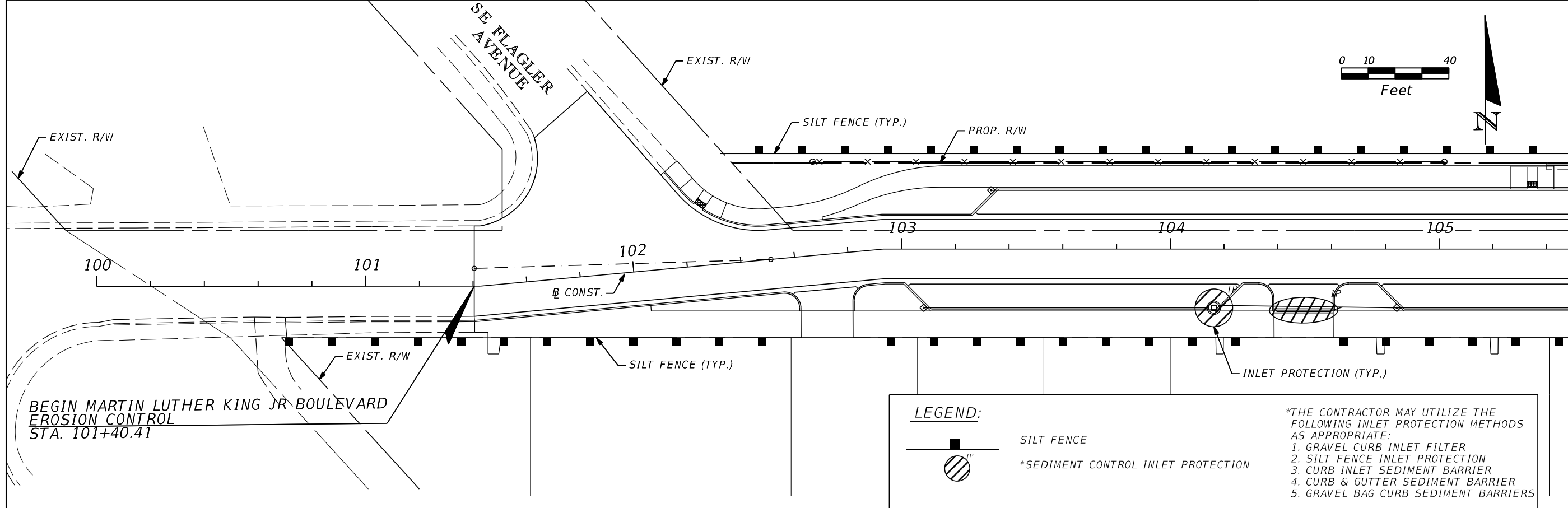
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**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**EROSION CONTROL**  
**GENERAL NOTES**

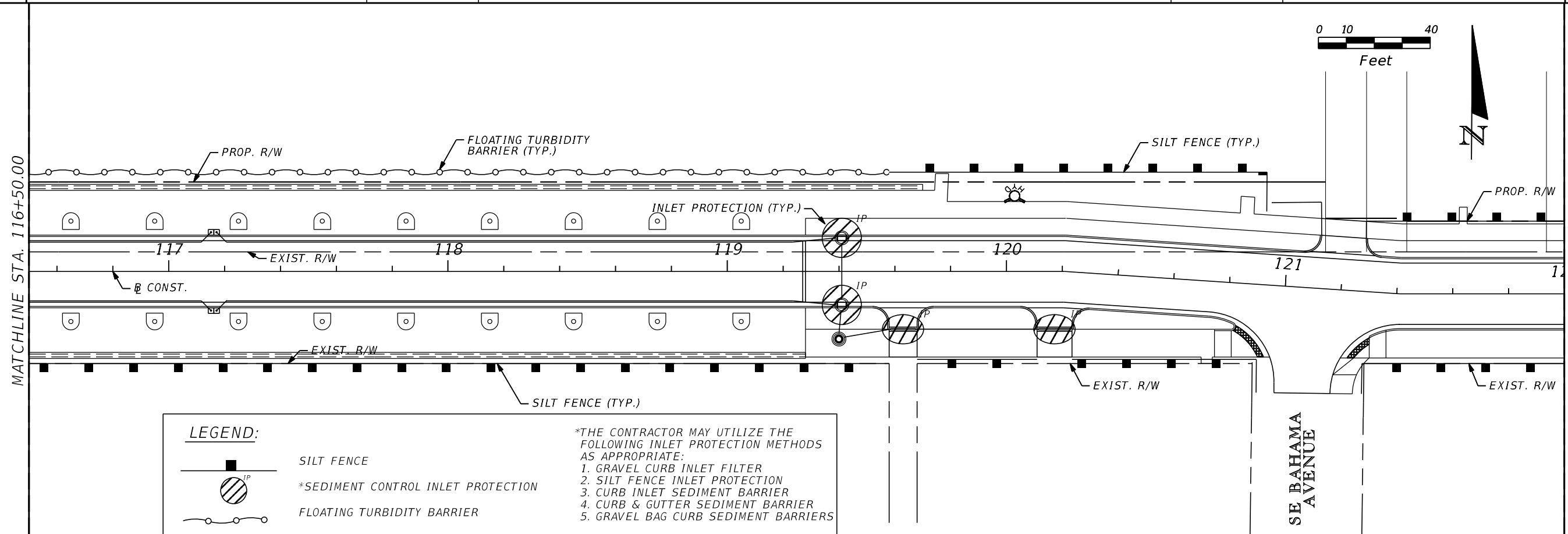
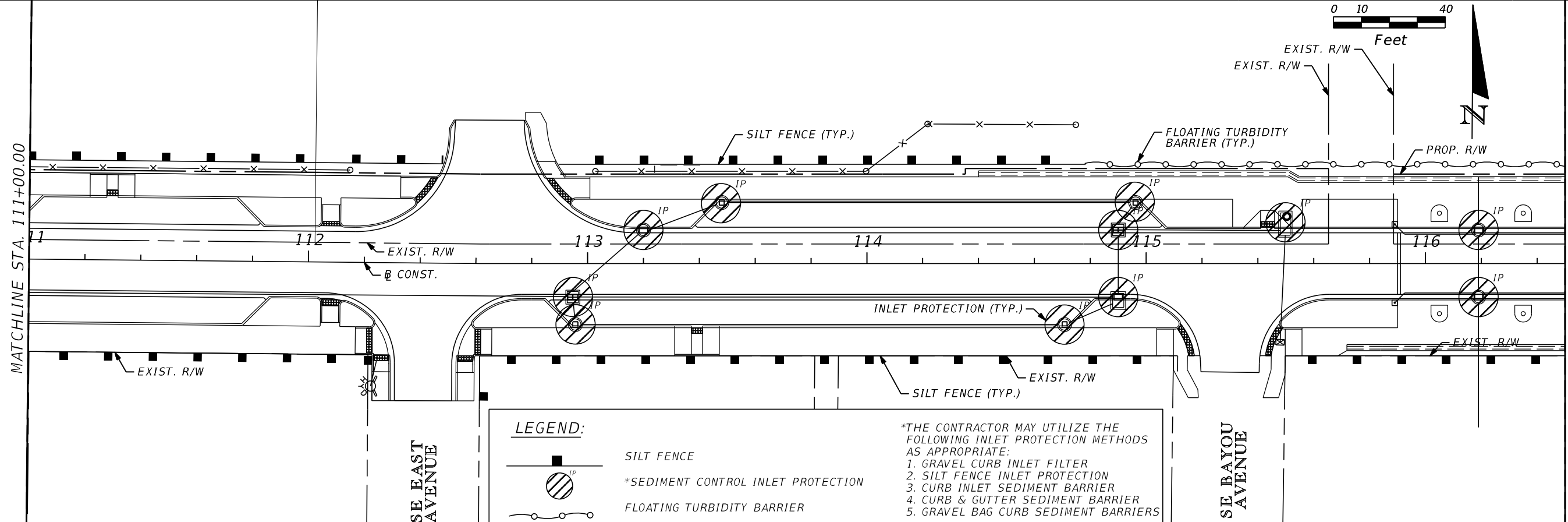


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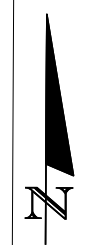
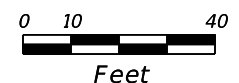


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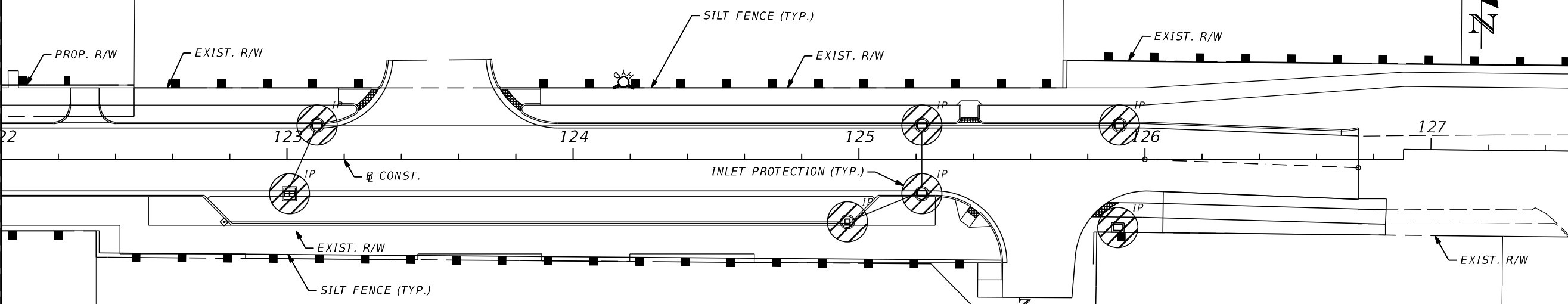
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**EROSION CONTROL**



MATCHLINE STA. 122+00.00

MATCHLINE STA. 127+50.00



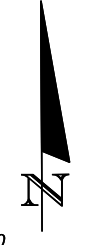
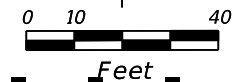
**LEGEND:**

SILT FENCE

\*SEDIMENT CONTROL INLET PROTECTION

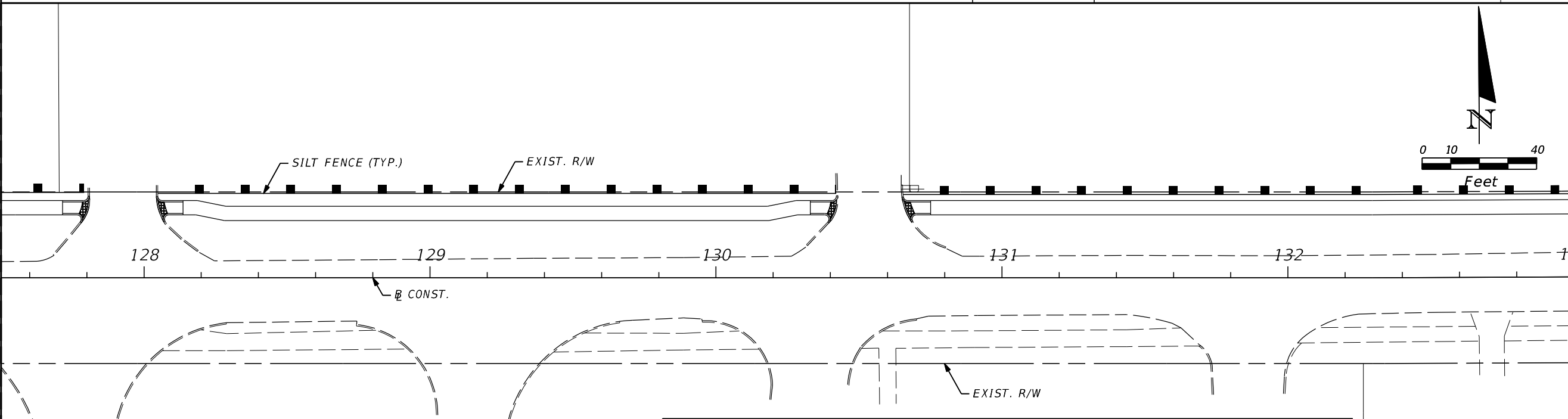
\*THE CONTRACTOR MAY UTILIZE THE FOLLOWING INLET PROTECTION METHODS AS APPROPRIATE:

1. GRAVEL CURB INLET FILTER
2. SILT FENCE INLET PROTECTION
3. CURB INLET SEDIMENT BARRIER
4. CURB & GUTTER SEDIMENT BARRIER
5. GRAVEL BAG CURB SEDIMENT BARRIERS



MATCHLINE STA. 127+50.00

MATCHLINE STA. 133+00.00



**LEGEND:**

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\*SEDIMENT CONTROL INLET PROTECTION

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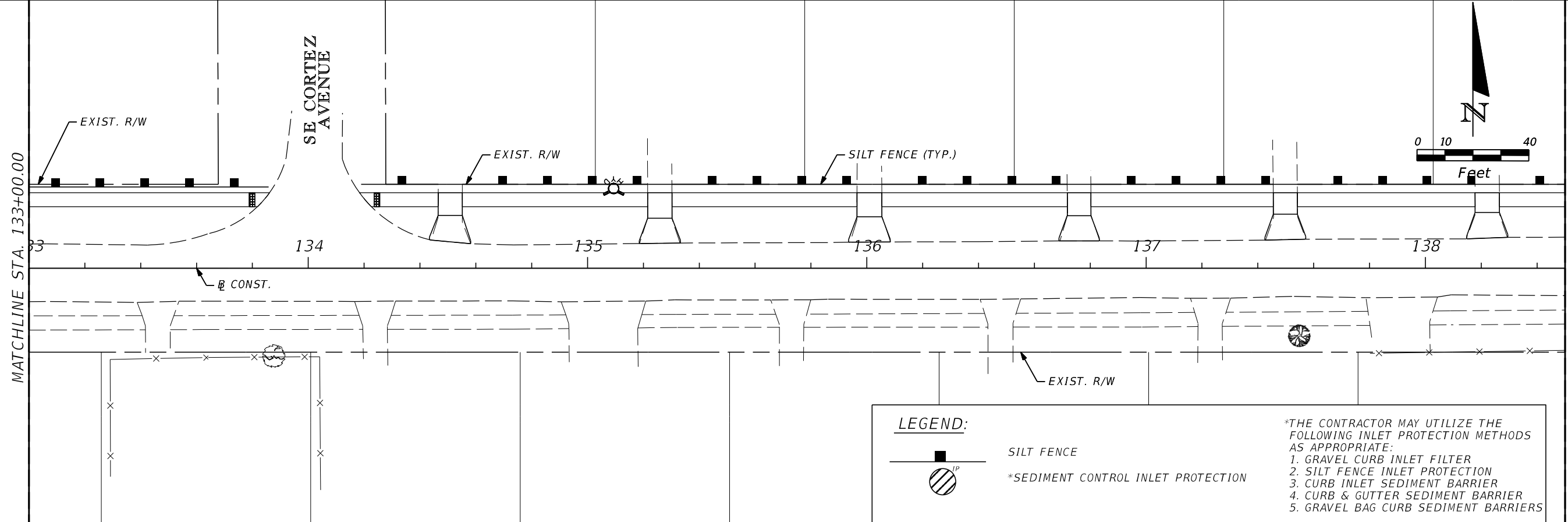
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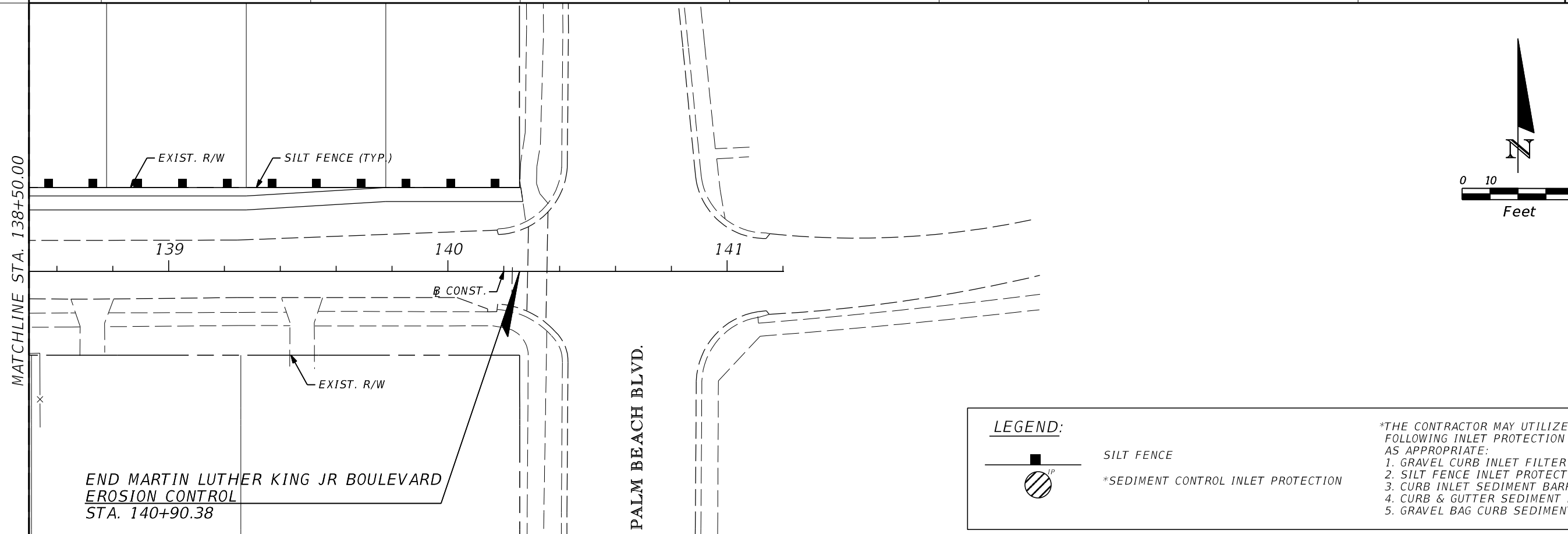


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END MARTIN LUTHER KING JR BOULEVARD  
 EROSION CONTROL  
 STA. 140+90.38

**LEGEND:**

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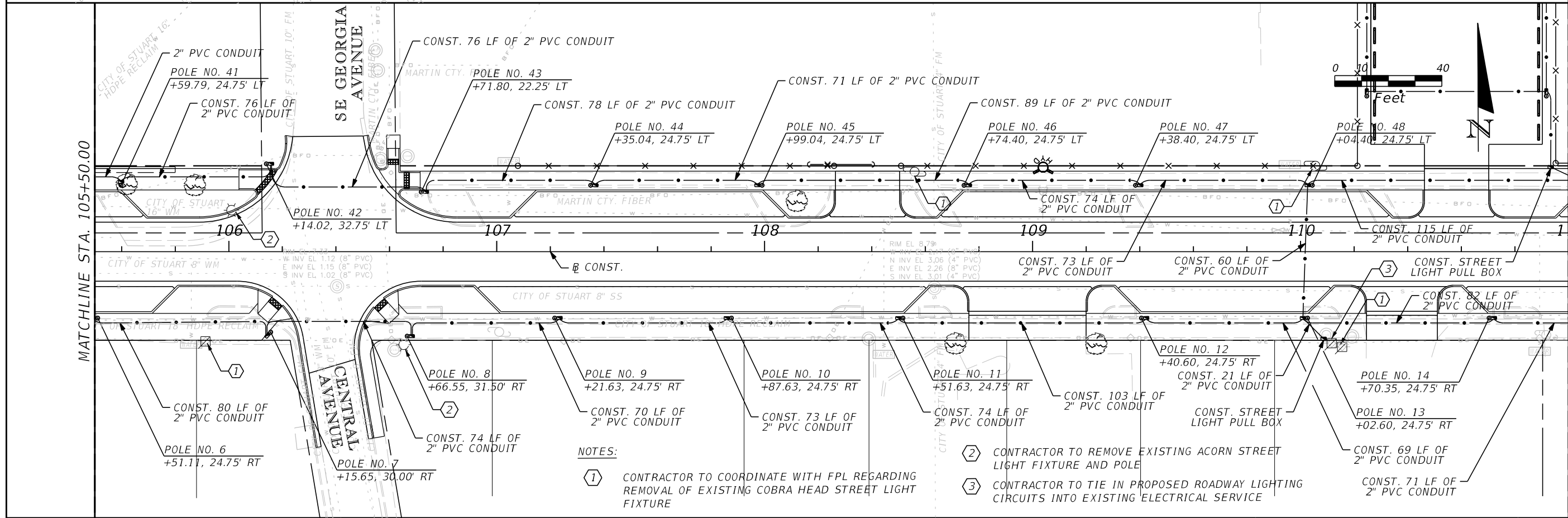
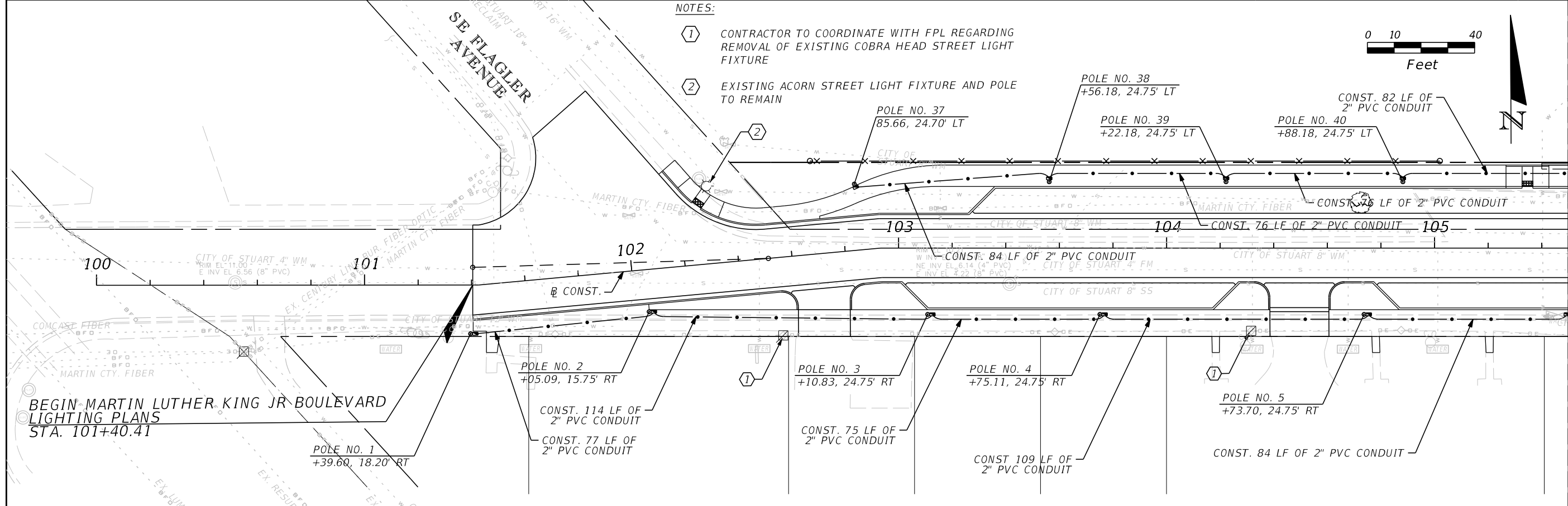
MLK JR BOULEVARD  
 EROSION CONTROL

# GENERAL NOTES

1. SPARE CONDUIT SHALL BE PLACED AT ALL MAINLINE PAVEMENT CROSSINGS. SPARE CONDUIT SHALL BE CAPPED AND SEALED AT BOTH ENDS. PAYMENT FOR THE MAINLINE SPARE CONDUIT SHALL BE PAID FOR UNDER THE PAY ITEM NUMBER 630-2-11 OR 630-2-12, RESPECTIVELY.
2. PRIOR TO ANY EQUIPMENT ORDER, THE CONTRACTOR SHALL SUBMIT FOR APPROVAL EQUIPMENT SPECIFICATION OR DESIGN DATA FOR ALL MATERIAL PROPOSED FOR THE PROJECT. THESE MUST SPECIFICALLY INCLUDE:
  - A) LUMINAIRE TYPE AND PHOTOMETRICS
  - B) LOAD CENTER ELECTRICAL EQUIPMENT
  - C) POLE SHOP DRAWINGS
  - D) POLE STRENGTH CALCULATIONS
  - E) POLE FRANGIBILITY TEST
  - F) BOLT SPECIFICATION AND BOLT CIRCLE DIAMETER
  - G) LUMINARE MOUNTING ARM

SEVEN (7) COPIES OF SHOP DRAWINGS AND DESIGN DATA FOR HIGHWAY LIGHTING EQUIPMENT AND LOAD CENTER ELECTRICAL EQUIPMENT SHALL BE SUBMITTED TO THE ENGINEER IN CHARGE OF THE PROJECT.
3. THE LOCATIONS OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, ARE APPROXIMATE AND BASED ON THE INFORMATION FURNISHED TO THE ENGINEER BY THE UTILITY OWNER(S) AND ARE SHOWN AS NOTICE TO THE CONTRACTOR THAT UNDERGROUND UTILITIES EXIST. THE CONTRACTOR SHALL STAKE ALL POLE LOCATIONS AND NOTIFY UTILITY OWNER(S) FOR LOCATION AND STAKING OF UNDERGROUND FACILITIES BEFORE EXCAVATING.
4. FLORIDA STATUTE 553.851 (1998) AND 556 (1998) REQUIRES THAT BEFORE EXCAVATING, NOTICE BE GIVEN TO THE UTILITY OWNER A MINIMUM OF TWO (2) DAYS AND A MAXIMUM OF FIVE (5) DAYS, EXCLUDING SATURDAY, SUNDAY AND LEGAL HOLIDAYS. NOT ALL UTILITY COMPANIES ARE MEMBERS OF "SUNSHINE" 1-800-432-4770. SEE ROADWAY PLANS FOR UTILITY OWNERS'S PHONE NUMBERS.
5. THE LOCATION OF THE POLES, CONDUCTORS, CONDUITS, JUNCTION BOXES AND SERVICE POLES ARE DIAGRAMMATIC ONLY AND MAY BE SHIFTED BY THE ENGINEER TO ACCOMMODATE LOCAL CONDITIONS AND EXISTING UTILITY LOCATIONS.
6. CONCRETE POLES, LUMINAIRES AND BASES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH AASHTO'S "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS" AND SHALL HAVE BEEN TESTED BY FHWA-APPROVED METHODS. CERTIFICATION FOR TESTS SHALL BE SUBMITTED WITH THE SHOP DRAWINGS.
7. ALL ELECTRICAL WORK SHALL MEET ALL REQUIREMENTS OF THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, THE NATIONAL ELECTRICAL SAFETY CODE AND THE STATE OF FLORIDA D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL COMPONENTS SHALL BE PROPERLY GROUNDED AND BONDED PER N.E.C. REQUIREMENTS.
8. INSTALL LIGHTING ARRESTERS, PROPERLY GROUNDED, IN POWER (SECONDARY) ENTRANCES.
9. IN ACCORDANCE WITH N.E.C., IDENTIFY ALL CIRCUITS AND EQUIPMENT WITH "LAMACOID TAGS". INSTALL SIMILAR TAGS OF STAINLESS STEEL IDENTIFYING THE CIRCUIT FOR EACH LUMINAIRE AT ACCESS HANDHOLE FOR EACH POLE.
10. THE POLE CABLE DISTRIBUTION SYSTEM (PCDS) SHALL CONSIST OF WATERTIGHT BREAK AWAY IN-LINE FUSE HOLDERS AND SURGE ARRESTOR PER FDOT STANDARD 17500.
11. PULLING INSTRUCTIONS: CONNECT PULLING DEVICES TO COPPER WIRE AND NOT TO JACKET AND MEET MANUFACTURER'S REQUIREMENTS. USE PULLING COMPOUND PER MANUFACTURER'S REQUIREMENTS. ALL BENDS SHALL NOT BE LESS THAN RECOMMENDED BY N.E.C. OR N.E.S.C. FOR CABLE USED. PULL CABLE SHALL BE POLYESTER. STEEL CABLE OR FISH TAPES SHALL NOT BE UTILIZED.
12. FURNISH AND INSTALL AN ALUMINUM IDENTIFICATION TAG ON EACH ROADWAY LIGHTING POLE. TAGS SHALL BE 2"x8" IN SIZE WITH BLACK LETTERS ON YELLOW BACKGROUND, ATTACHED WITH APPROVED ADHESIVE (NO RIVETS OR SCREWS). NUMBERS SHALL BE AS SHOWN ON THE POLE DATA SHEET ON THE POLE IDENTIFICATION TAG DETAIL. COST OF TAGS SHALL BE INCLUDED IN THE BID ITEMS FOR LIGHT POLE COMPLETE FOR PROPOSED POLES. TAG SHALL BE PLACED 5' ABOVE GRADE. SEE DETAIL ON L-5.
13. THE LIGHTING SYSTEM WILL BE MAINTAINED BY CITY OF STUART UPON FINAL ACCEPTANCE.
14. THE LIGHT POLES SHALL BE GROUNDED PER STANDARDS, REGARDLESS OF LOCAL PRACTICES. GROUNDING THE POLES THROUGH THE HANDHOLE IS UNACCEPTABLE.
15. ALL CONDUITS UNDER ROADWAY (AND/OR SIDEWALK) SHALL BE INSTALLED PRIOR TO INSTALLATION OF ROADWAY BASE AND SURFACE (OR CONCRETE), EXCEPT WHERE OTHERWISE SPECIFIED IN THE PLANS.
16. AT LOCATIONS WHERE UNDERGROUND UTILITIES ARE WITHIN 2 FEET OF THE LIGHTING POLE FOUNDATIONS OR CONDUIT RUN. AS DETERMINED BY THE ENGINEER, THE CONTRACTOR WILL HAND DIG THE FIRST 4 FEET OF THE HOLE FOR THE POLE FOUNDATION AND CONDUIT RUN.
17. CONDUIT LOCATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. CONDUIT MUST BE PLACED WITHIN THE RIGHT-OF-WAY BUT CAN BE ADJUSTED TO FIT AROUND THE EXISTING AND PROPOSED UTILITIES. WHERE PLANNED LOCATION OF LIGHTING CONDUIT RUNS 36" UNDER PAVEMENT IS FOUND TO CONFLICT WITH UNDERGROUND UTILITIES, THE LIGHTING CONDUIT POSITION SHALL BE ALTERED VERTICALLY OR HORIZONTALLY TO AVOID THE CONFLICT AS RECOMMENDED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. A 24" ABSOLUTE MINIMUM DEPTH SHALL BE MAINTAINED WHERE LIGHTING CONDUITS ARE RELOCATED CLOSER THAN 36" BELOW THE GROUND SURFACE AND SHALL BE PLACED IN AN ADDITIONAL 3" PVC SLEEVE OR BACKFILLED WITH A MIN. OF 4" x 4" OF CONCRETE. COST OF SUCH TREATMENT WILL BE INCIDENTAL TO PAY ITEMS 630-2-11. THE CONTRACTOR IS TO TAKE EXTRA CARE AND HAND DIG THE CONDUIT AT UTILITY CONFLICT.
18. CONTRACTOR SHALL PREPARE ACCURATELY DIMENSIONED "AS BUILT" PLANS OF FINAL POLE, CONTROLLER, CABLE AND CONDUIT LOCATIONS. PLANS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER AND SUBMITTED TO THE RESIDENT ENGINEER. COST OF SUCH PREPARATION SHALL BE INCIDENTAL TO PAY ITEMS PROVIDED.
19. ALL SPLICES SHALL BE MADE IN PULL BOXES ONLY WITH COMPRESSION SLEEVES OR SPLIT BOLT CONNECTIONS, PROPERLY TAPED AND WATERPROOFED.
20. SPLICES AND CONNECTIONS MADE IN PULL BOXES SHALL BE LIMITED TO THE SERVICE POINT AND CONDUIT JUNCTION WITH MULTI-DIRECTIONAL CONDUITS AS INDICATED ON PLANS. THE CONNECTION MADE AT THESE POINTS SHOULD BE WATERPROOFED USING GEL-TAP CONNECTIONS.
21. INSPECT ALIGNMENT OF EACH INDIVIDUAL POLE AND FIXTURE AS FOLLOWS:  
 POLE ALIGNMENT: WITHIN ONE HALF DEGREE ON VERTICAL +/-, CONFIRM VERTICAL ALIGNMENT, VIEWING FROM ADJACENT SERIES OF POLES, IN BOTH DIRECTIONS.  
 FIXTURE ALIGNMENT: WITHIN ONE DEGREE OF HORIZONTAL +/-, USING CALIBRATED LEVEL ALONG BOTH AXES OF CUT-OFF FIXTURE FACE, WITH LENS ONLY
22. ALL CONDUITS SHALL BE MANDREL TESTED AND CLEANED. CONDUIT PLACED FOR FUTURE USE SHALL HAVE 3/4" POLYESTER CORD PULLED IN PLACE AND CAPPED, WITH NOTATION INSIDE CONDUIT AS TO LOCATION OF OPPOSITE END. PLACE DUCT MARKER OR PULL BOXES TO MARK ENDS OF EMPTY CONDUITS.
23. THE CONTRACTOR SHALL CONTACT THE POWER COMPANY TO DETERMINE IF A SERVICE PROCESSING FEE IS REQUIRED AND VERIFYING THE PROPER METERING ENCLOSURE AND ANY ADDITIONAL DISCONNECT SERVICE REQUIREMENTS, IF REQUIRED. THE FEE SHALL BE INCLUDED AS PART OF PAYMENT FOR THE LOAD CENTER.
24. CONTRACTOR SHALL PROVIDE A MINIMUM 90-DAY MAINTENANCE WARRANTY PERIOD FOR ON ALL STREET LIGHTING INSTALLATIONS.

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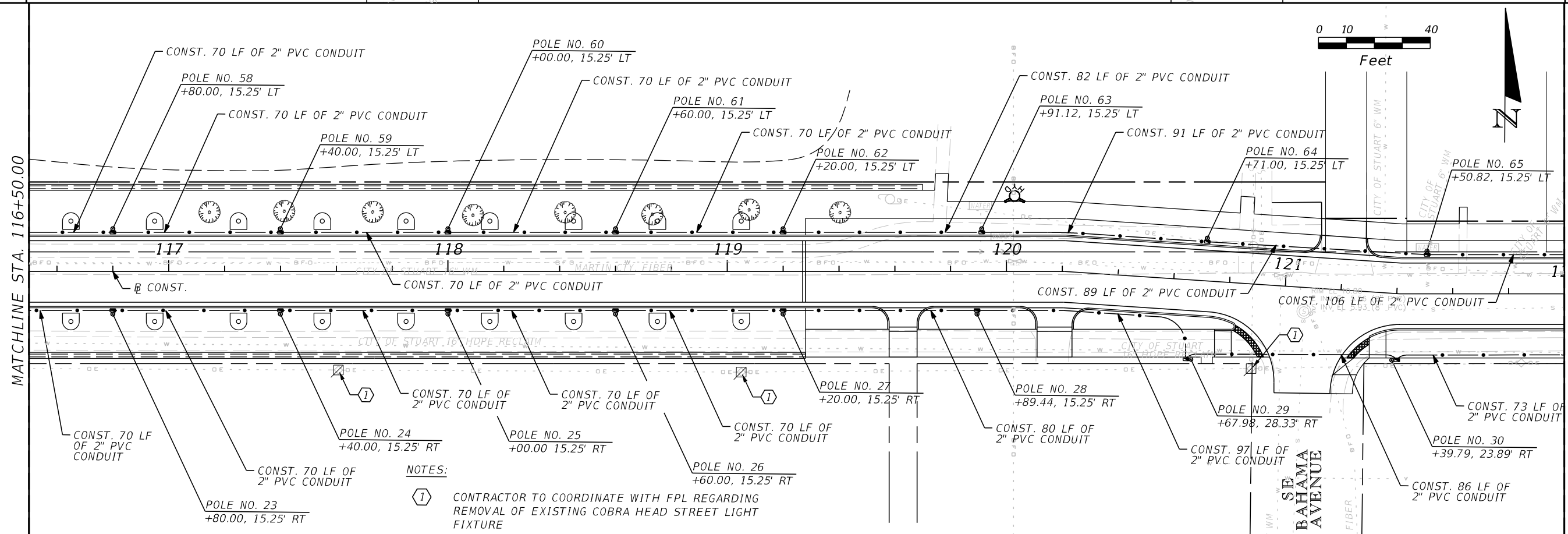
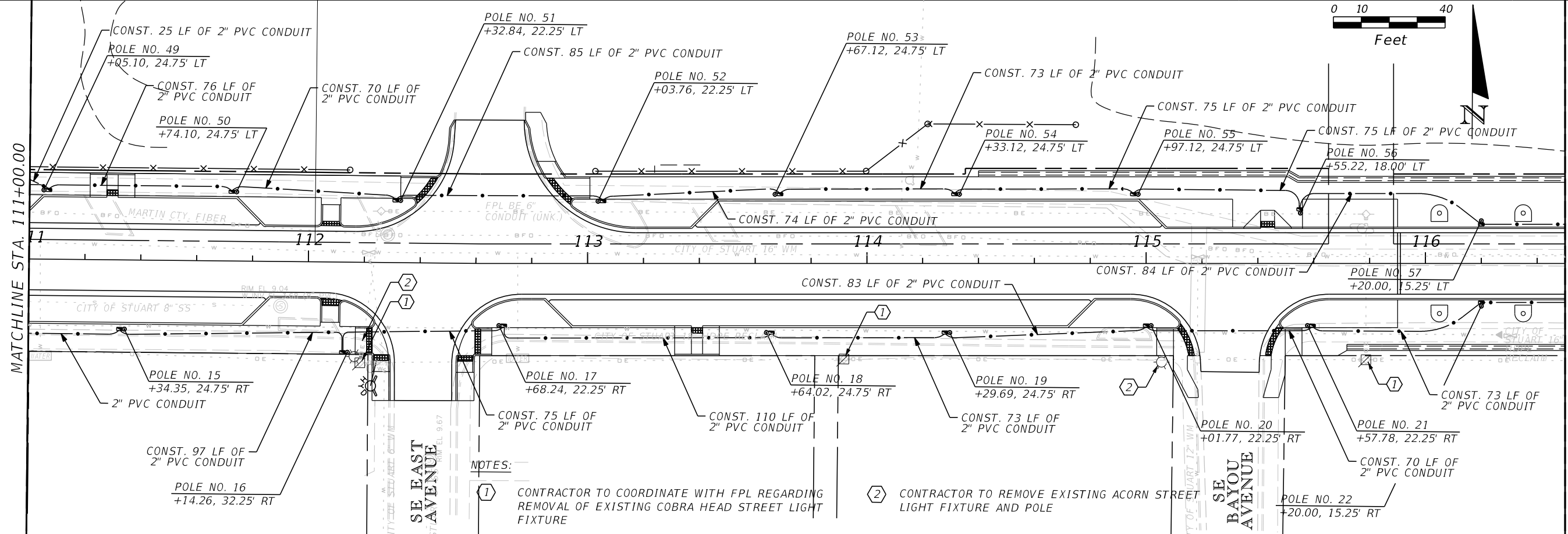
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**CITY OF STUART**

**MLK JR BOULEVARD  
STREETSCAPE PROJECT**

**LIGHTING PLAN**

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NOTES:  
 (1) CONTRACTOR TO COORDINATE WITH FPL REGARDING REMOVAL OF EXISTING COBRA HEAD STREET LIGHT FIXTURE  
 (2) CONTRACTOR TO REMOVE EXISTING ACORN STREET LIGHT FIXTURE AND POLE

NOTES:  
 (1) CONTRACTOR TO COORDINATE WITH FPL REGARDING REMOVAL OF EXISTING COBRA HEAD STREET LIGHT FIXTURE

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**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

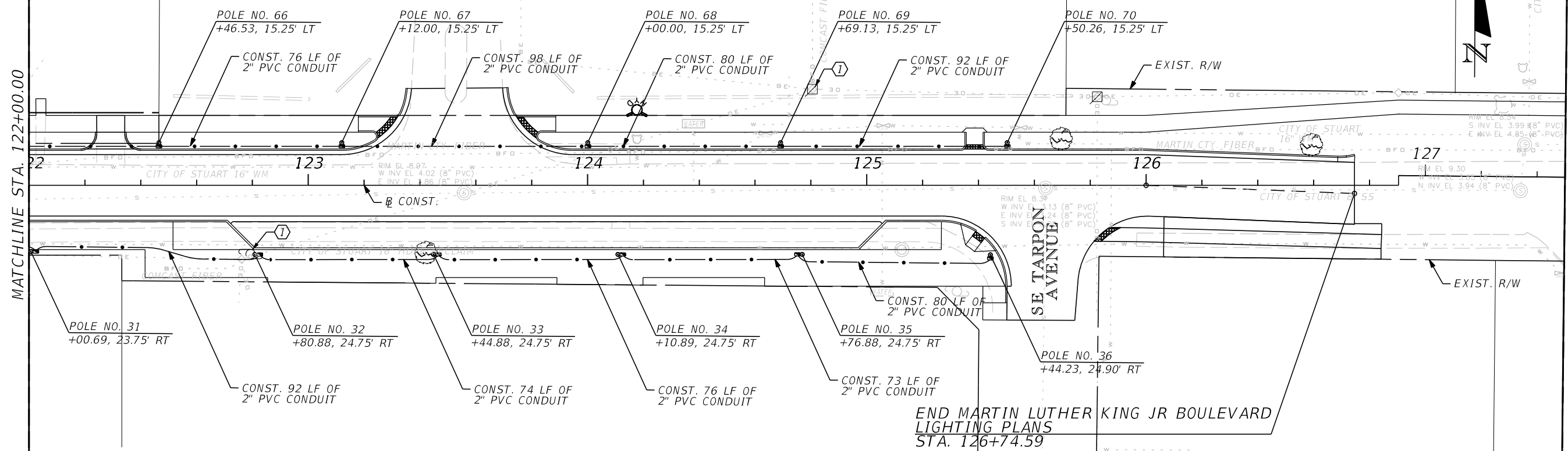
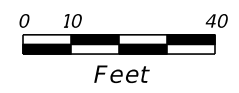
**LIGHTING PLAN**  
 SHEET NO. 75  
 Page 82 of 134

MATCHLINE STA. 122+00.00

MATCHLINE STA. 127+50.00

**NOTES:**

① CONTRACTOR TO COORDINATE WITH EPL REGARDING REMOVAL OF EXISTING COBRA HEAD STREET LIGHT FIXTURE



END MARTIN LUTHER KING JR BOULEVARD  
LIGHTING PLANS  
STA. 126+74.59

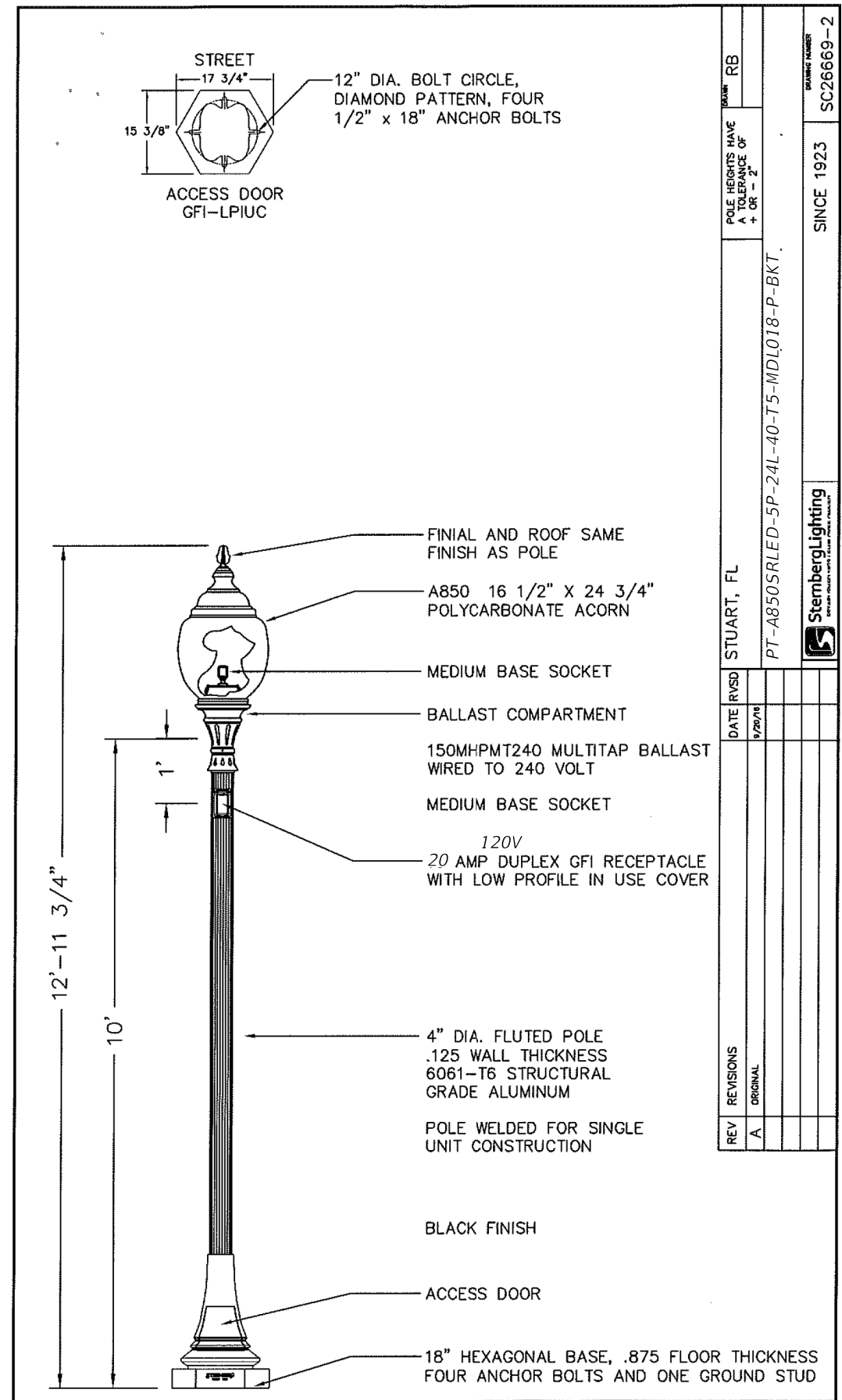
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DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**Kimley»Horn**  
 BRIAN A. GOOD, P.E.  
 P.E. LICENSE NUMBER 56939  
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 VERO BEACH, FL 32960  
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 REGISTRY No. 35106

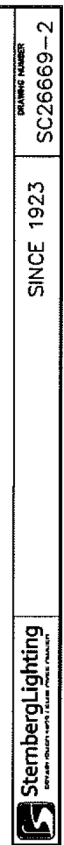
**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**LIGHTING PLAN**  
 Page 83 of 134

SHEET NO. 76



REV	REVISIONS	DATE	RVSD	STUART, FL	POLE HEIGHTS HAVE A TOLERANCE OF + OR - 2"	RB
A	ORIGINAL	9/20/16				
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				SINCE 1923		SC26669-2

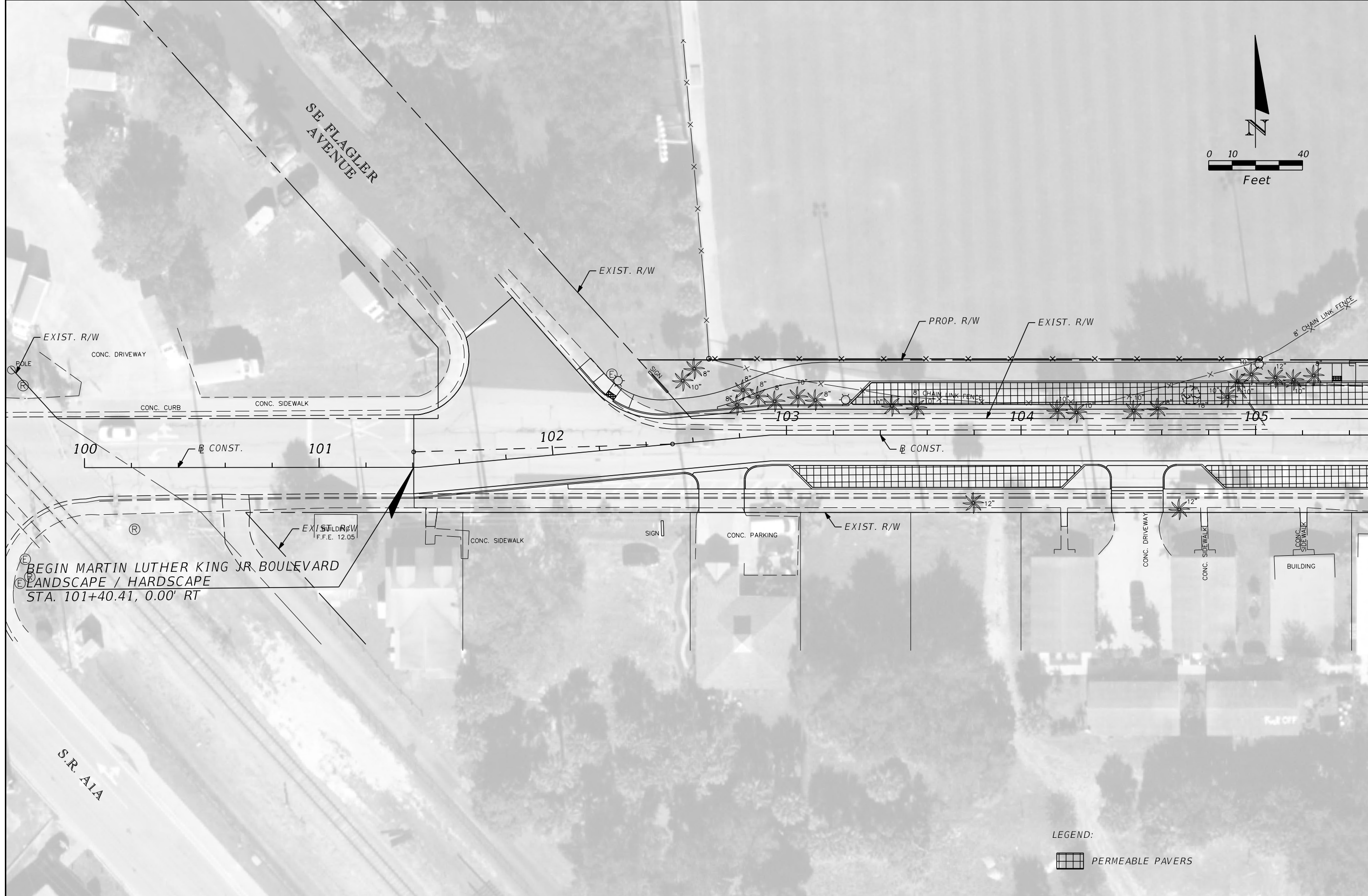
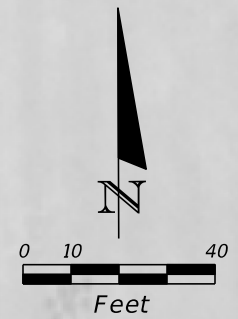


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*CITY OF STUART*  
**MLK JR BOULEVARD  
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*LIGHTING DETAIL*



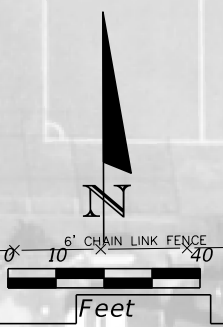
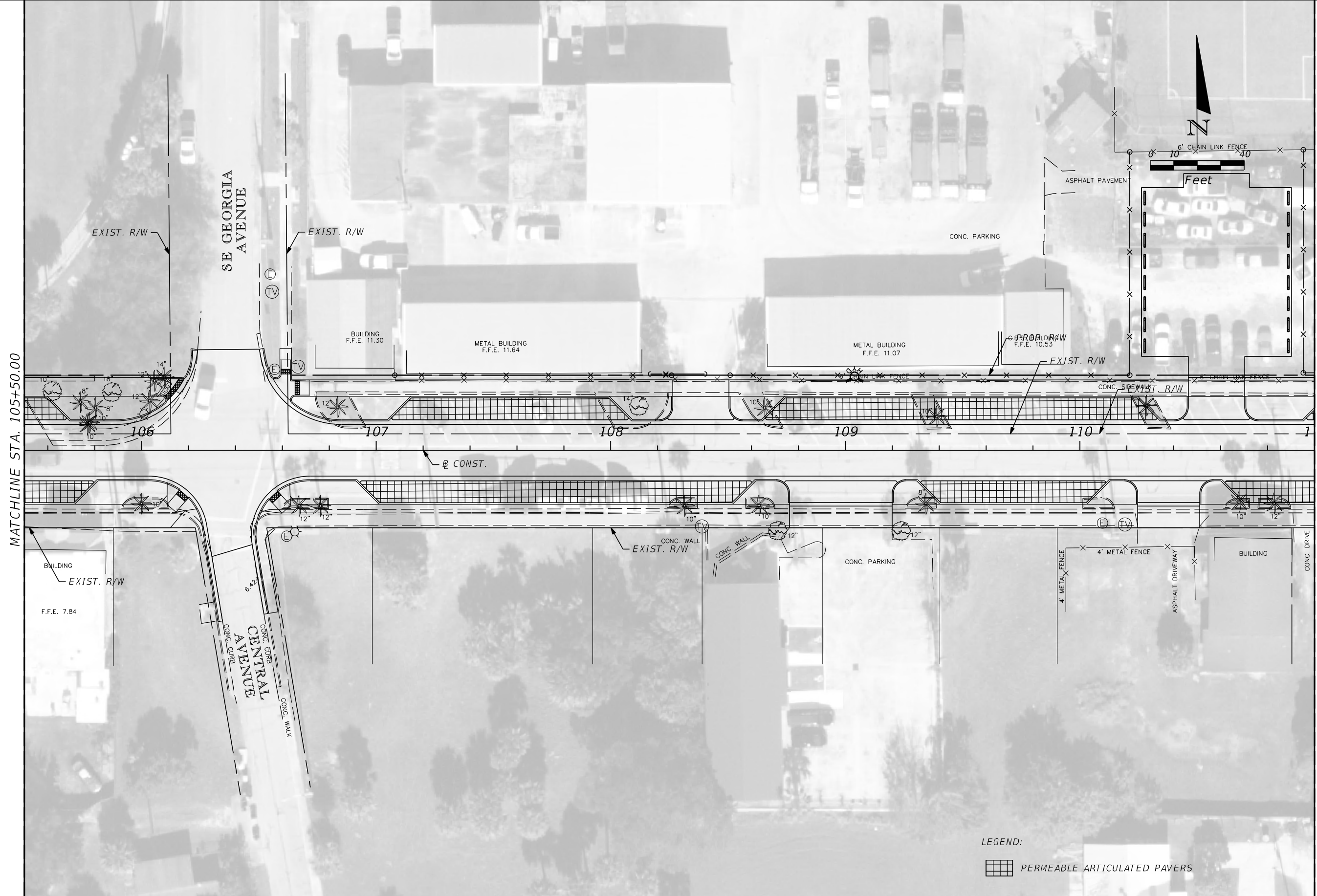
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**STREETSCAPE PROJECT**

**HARDSCAPE IMPROVEMENTS**



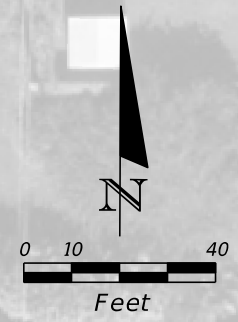
LEGEND:  
 PERMEABLE ARTICULATED PAVERS

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**HARDSCAPE IMPROVEMENTS**



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MATCHLINE STA. 116+50.00

- LEGEND:**
- PERMEABLE ARTICULATED PAVERS
  - TREE GRATE

REVISIONS					
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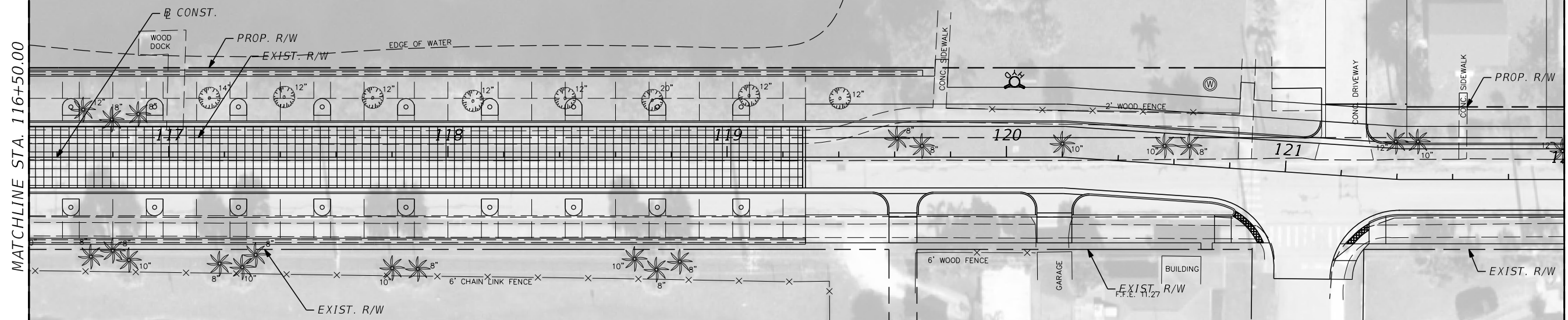
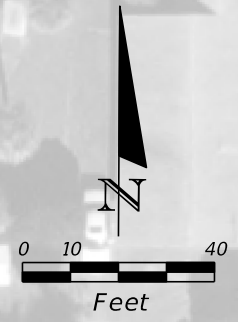
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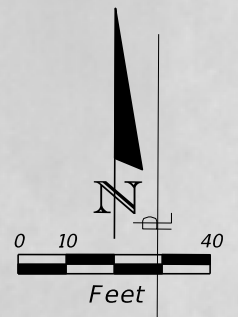
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  - TREE GRATE

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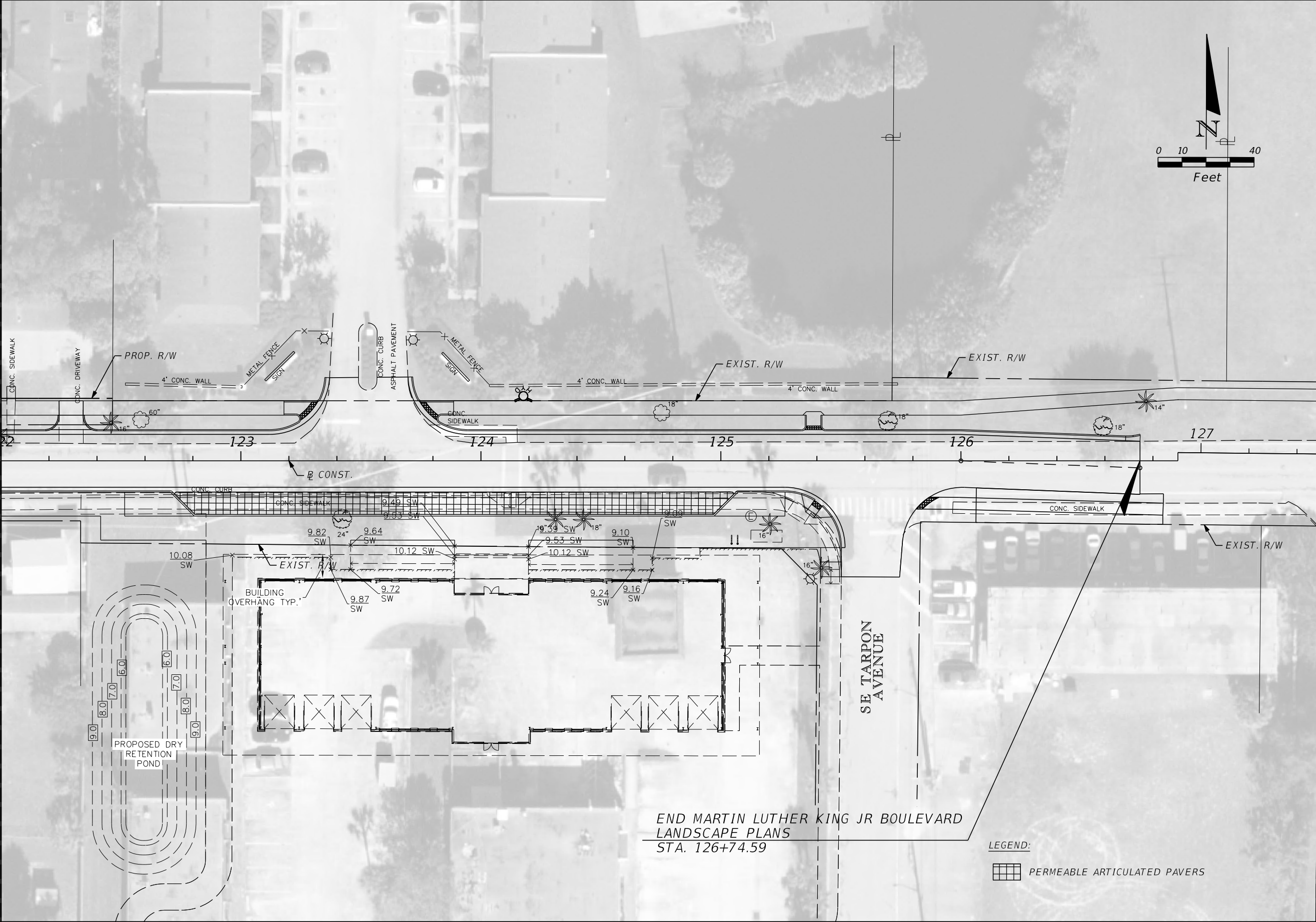
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**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**HARDSCAPE IMPROVEMENTS**



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LANDSCAPE PLANS  
STA. 126+74.59

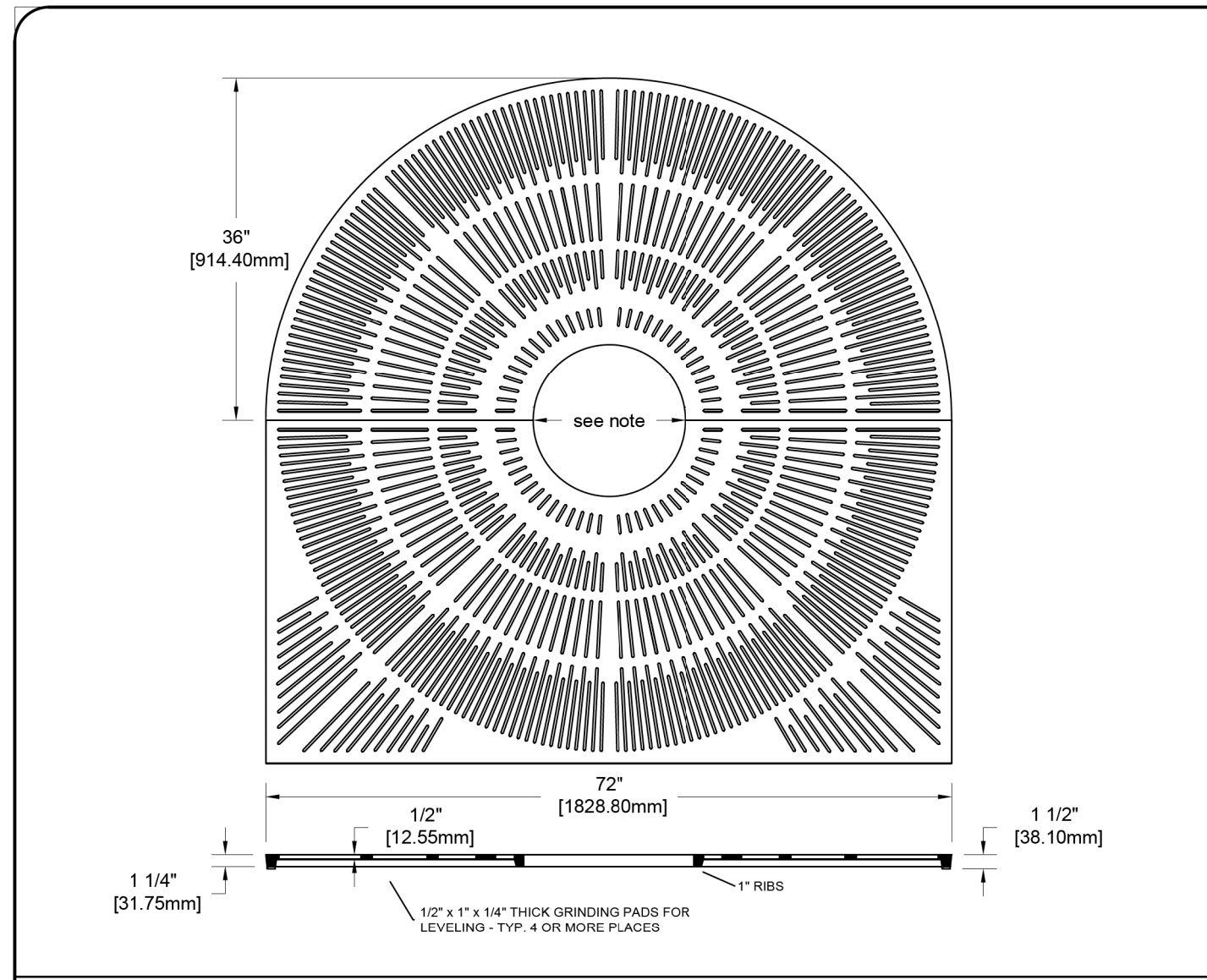
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HARDSCAPE IMPROVEMENTS



**7205/06-1  
STARBURST  
TREE GRATE**

72" Half Round, Half Square tree grate in two sections.

1/4 Maximum slot opening for pedestrian safety and A.D.A Compliance. For pedestrian loads only.

Cast from 100% recycled Iron, Aluminum, or Cast C854 Copper Alloy.

Tree opening: 16", 26", 36"  
Grates can be orderdd with or later expanded to these openings. Please specify when ordering.

Finish: unfinished or Black dip or Enamel paint or Polyurethane Paint or Powder coat  
Specify finish and color

Use frame model: 7200/01F

Weight:  
Iron= 575 lb/ 261 Kg  
Aluminum=209 lb/95 Kg

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*CITY OF STUART*  
**MLK JR BOULEVARD  
STREETSCAPE PROJECT**

*HARDSCAPE DETAILS*

# LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
2. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
3. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
8. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM ACCEPTANCE BY THE COUNTY. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
10. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.
11. ALL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH FLORIMULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF FOUR INCHES. REFER TO SECTION H BELOW.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

## C. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. THE CONTRACTOR SHALL SUBMIT THE COUNTY'S PROJECT MANAGER A WATERING PLAN TO BE FOLLOWED UNTIL PROJECT ACCEPTANCE. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

## D. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 4 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). SEE PLANT LIST FOR TYPE OF MATERIAL (STONE MULCH, "FLORIMULCH," HARDWOOD MULCH, EUCALYPTUS MULCH, OR PINE STRAW) AND GRADE.

## E. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

## F. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

## G. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

# GENERAL LANDSCAPE SPECIFICATIONS

## A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

## B. MATERIALS

### 1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON SAMPLES' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

### 2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

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# GENERAL LANDSCAPE SPECIFICATIONS CONTINUED

## H. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

## I. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

## J. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.
3. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
4. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
5. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
6. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

## K. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND ECOTRUF SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A COVERAGE ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE FINE GRADED AND UNTIL PRESENTING AN EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

## 4. SODDING

- A. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETY TYPE, AND FREE FROM WEEDS, FUNGI, INSECTS AND DISEASES OF ANY KIND.
  - B. SOD SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD INSTALLATION, THE AREAS SHALL THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY TO FILL THE VOIDS BETWEEN THE SOD ROLLS, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY APPLIED AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY AND AS RECOMMENDED BY GROWER.
5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL ECOTRUF SHALL BE STORED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
  6. LAWN MAINTENANCE:
    - A. THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED AREA OF ECOTURF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED ECOTRUF SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
    - B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ECOTRUF UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

## L. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. THE CONTRACTOR SHALL PROVIDE PLANT MATERIAL MAINTENANCE FOR A PERIOD OF NO LESS THAN 90 DAYS.

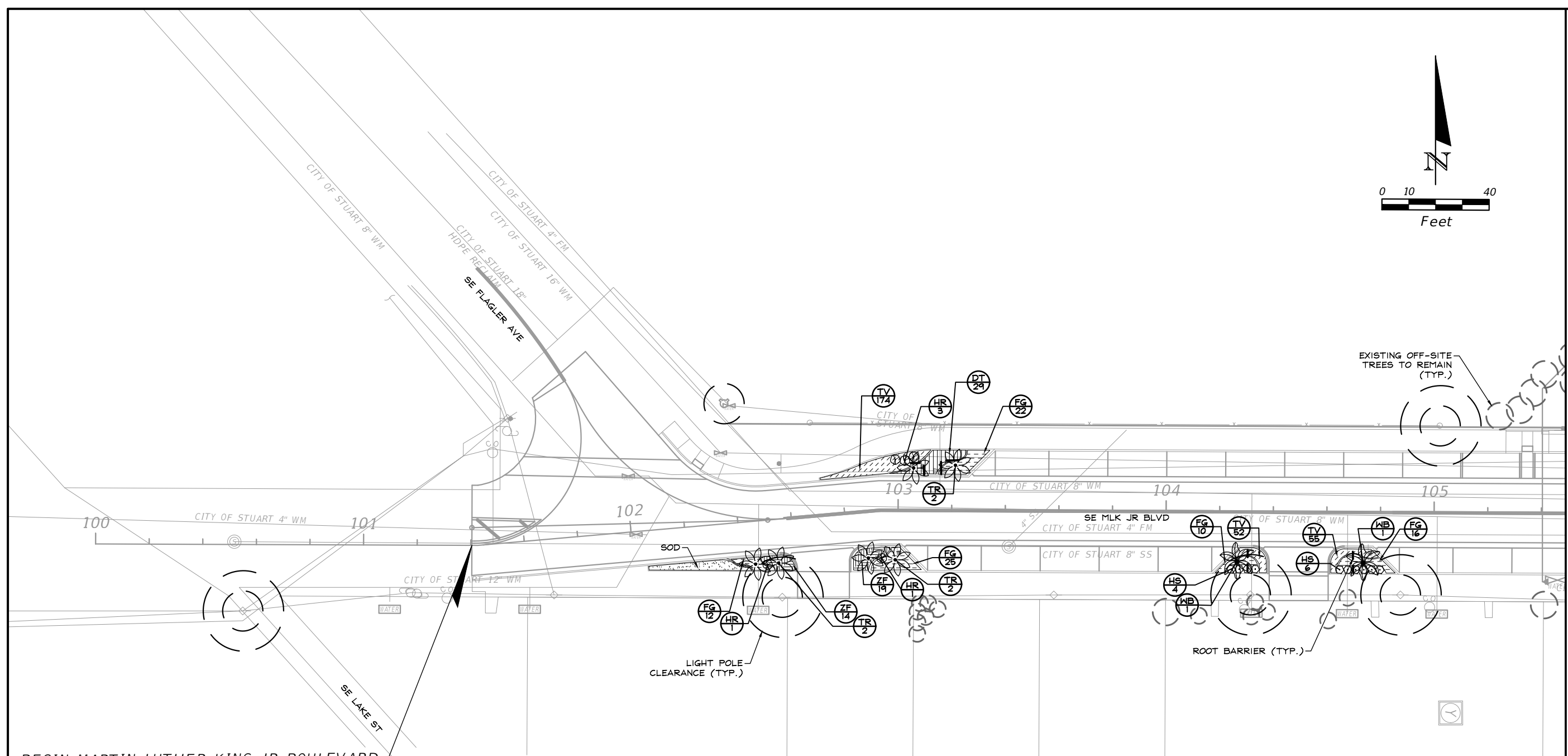
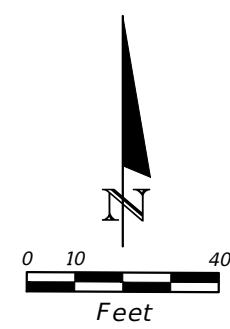
## M. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

## N. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL 7 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER. REPLACED PLANTS SHALL BE WARRANTIED FOR A PERIOD OF ONE CALENDAR YEAR AFTER INSTALLATION.
4. THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

REVISIONS						 BRIAN A. GOOD, P.E. P.E. LICENSE NUMBER 56939 445 24th STREET, SUITE 200 VERO BEACH, FL 32960 (772) 794-4100 REGISTRY No. 35106	CITY OF STUART		LANDSCAPE GENERAL NOTES Page 92 of 134
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		MLK JR BOULEVARD STREETSCAPE PROJECT		








BEGIN MARTIN LUTHER KING JR BOULEVARD  
 LANDSCAPE IMPROVEMENTS  
 BEGIN LANDSCAPE  
 STA. 101+40.41, 0.00' RT

**PLANT SCHEDULE**

**SYMBOL CODE COMMON NAME**



**TREES**


-  CE Green Buttonwood
-  LJ Ligustrum
-  QV Southern Live Oak
-  TH Pink Tabebuia
-  TR Florida Thatch Palm

**SHRUBS**

-  WB Foxtail Palm
-  CR Clusia Rosea
-  FP Creeping Fig
-  HR Chinese Hibiscus
-  HS Seminole Pink Chinese Hibiscus

**SHRUB AREAS**

-  DT Flax Lily
-  FG Green Island Ficus

-  JV Wax Jasmine
-  MC Pink Muhly Grass
-  SB Sand Cordgrass
-  ZF Florida Coontie

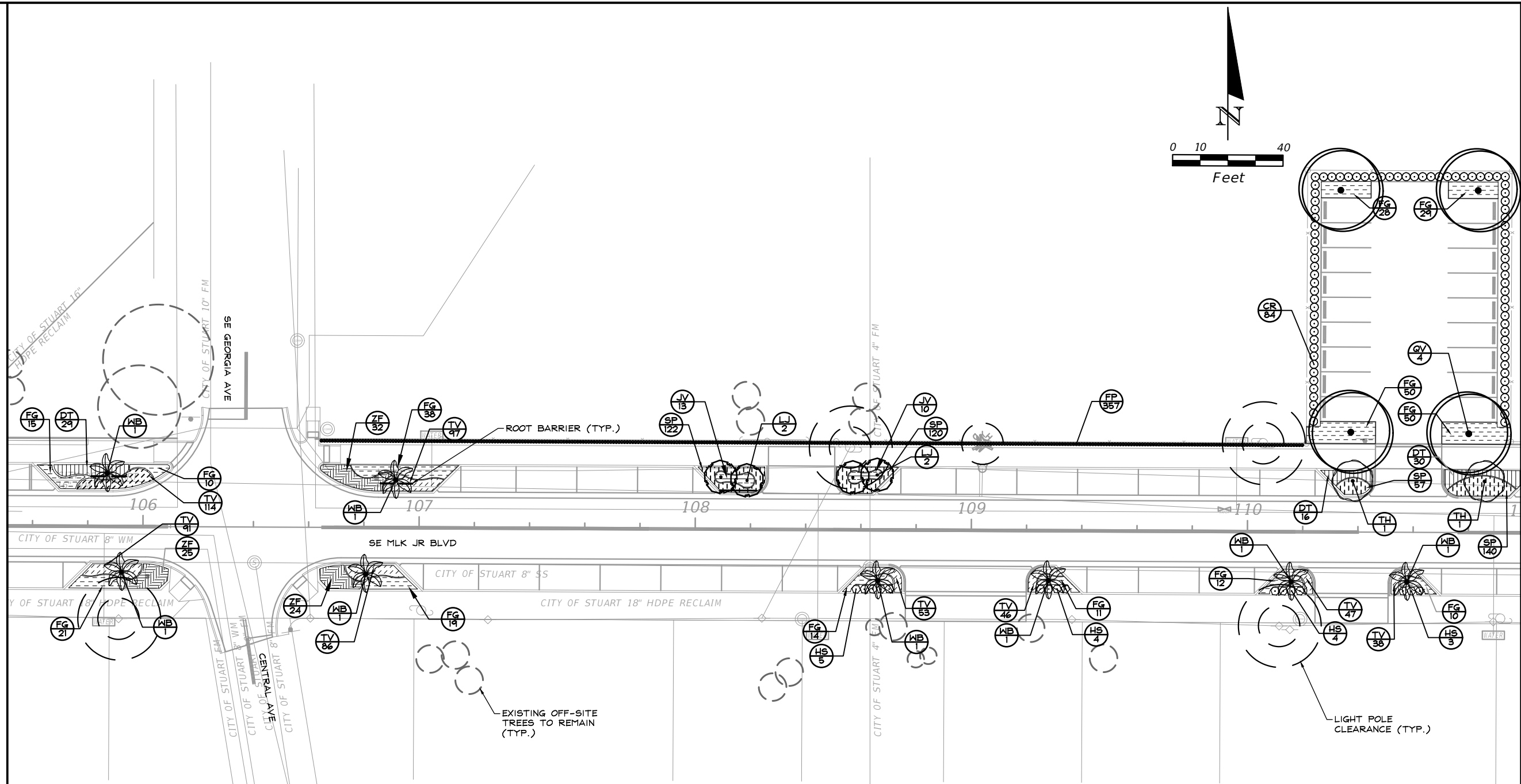
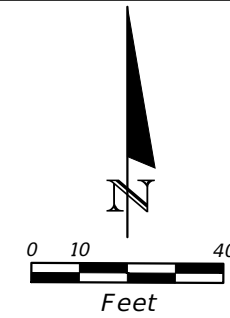
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**Kimley»Horn**  
 KRISTEN ELIZABETH ALEXA, P.L.A.  
 P.L.A. LICENSE NUMBER 6667555  
 1920 WEKIVA WAY, SUITE 200  
 WEST PALM BEACH, FL 33411  
 (561) 840-0223

**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**LANDSCAPE PLAN**






SHEET NO.  
 86



**PLANT SCHEDULE**

**SYMBOL CODE COMMON NAME**

**TREES**

-  CE Green Buttonwood
-  LJ Ligustrum
-  QV Southern Live Oak
-  TH Pink Tabebuia
-  TR Florida Thatch Palm







WB Foxtail Palm

**SHRUBS**

-  CR Clusia Rosea
-  FP Creeping Fig
-  HR Chinese Hibiscus
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**SHRUB AREAS**

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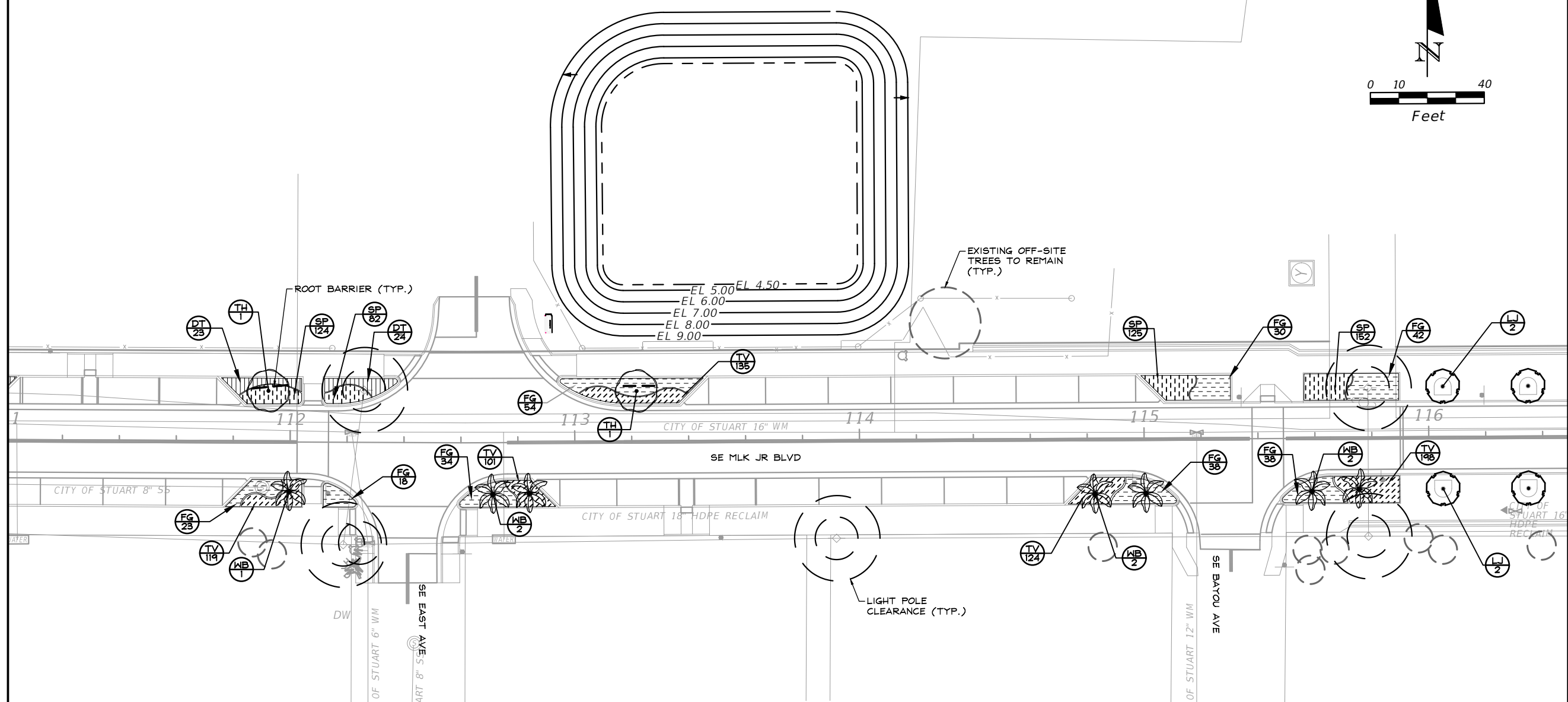
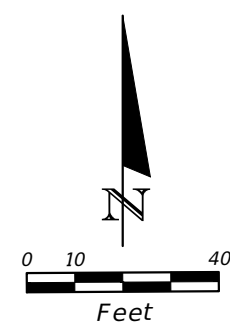
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**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**LANDSCAPE PLAN**






SHEET NO.  
 87



**PLANT SCHEDULE**

**SYMBOL CODE COMMON NAME**

**TREES**





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**SHRUBS**

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**SHRUB AREAS**

-  DT Flax Lily
-  FG Green Island Ficus

-  JW Wax Jasmine
-  MC Pink Muhly Grass
-  SB Sand Cordgrass
-  ZF Florida Coontie

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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**CITY OF STUART**

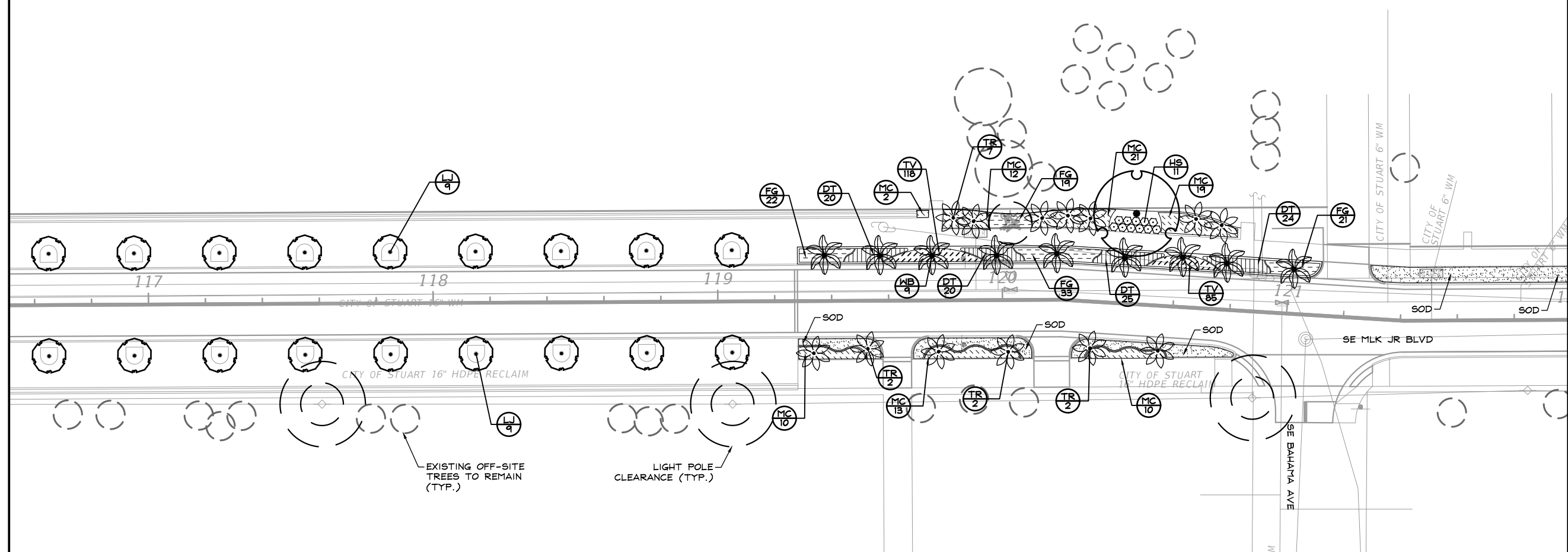
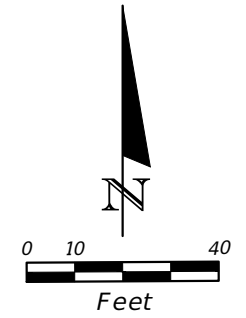
**MLK JR BOULEVARD**

**STREETSCAPE PROJECT**

**LANDSCAPE PLAN**

SHEET NO.






88



**PLANT SCHEDULE**

**SYMBOL CODE COMMON NAME**

**TREES**

-  CE Green Buttonwood
-  LJ Ligustrum
-  QV Southern Live Oak
-  TH Pink Tabebuia
-  TR Florida Thatch Palm




WB Foxtail Palm

**SHRUBS**

-  CR Clusia Rosea
-  FP Creeping Fig
-  HR Chinese Hibiscus
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**SHRUB AREAS**

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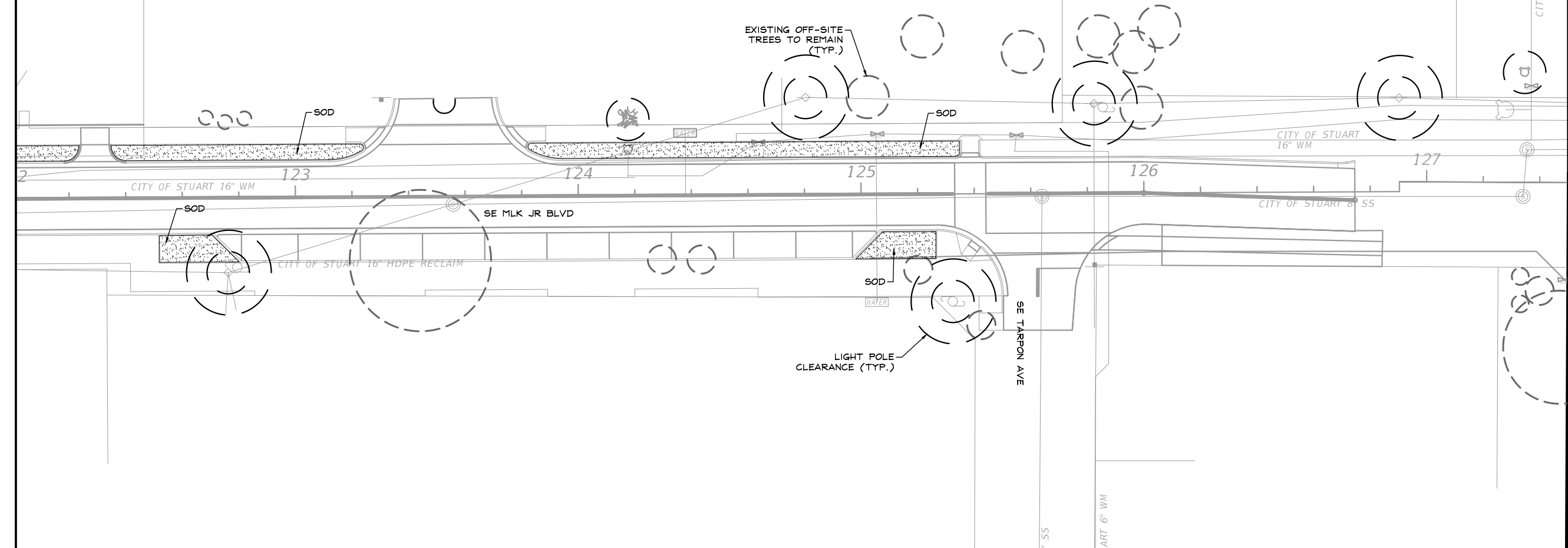
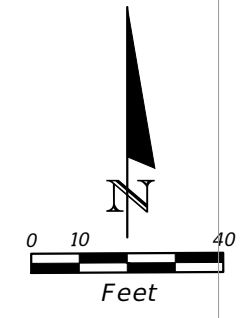
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**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**LANDSCAPE PLAN**






SHEET NO.  
 89



**PLANT SCHEDULE**

**SYMBOL CODE COMMON NAME**

**TREES**

-  CE Green Buttonwood
-  LJ Ligustrum
-  QV Southern Live Oak
-  TH Pink Tabebuia
-  TR Florida Thatch Palm









WB Foxtail Palm

**SHRUBS**

-  CR Clusia Rosea
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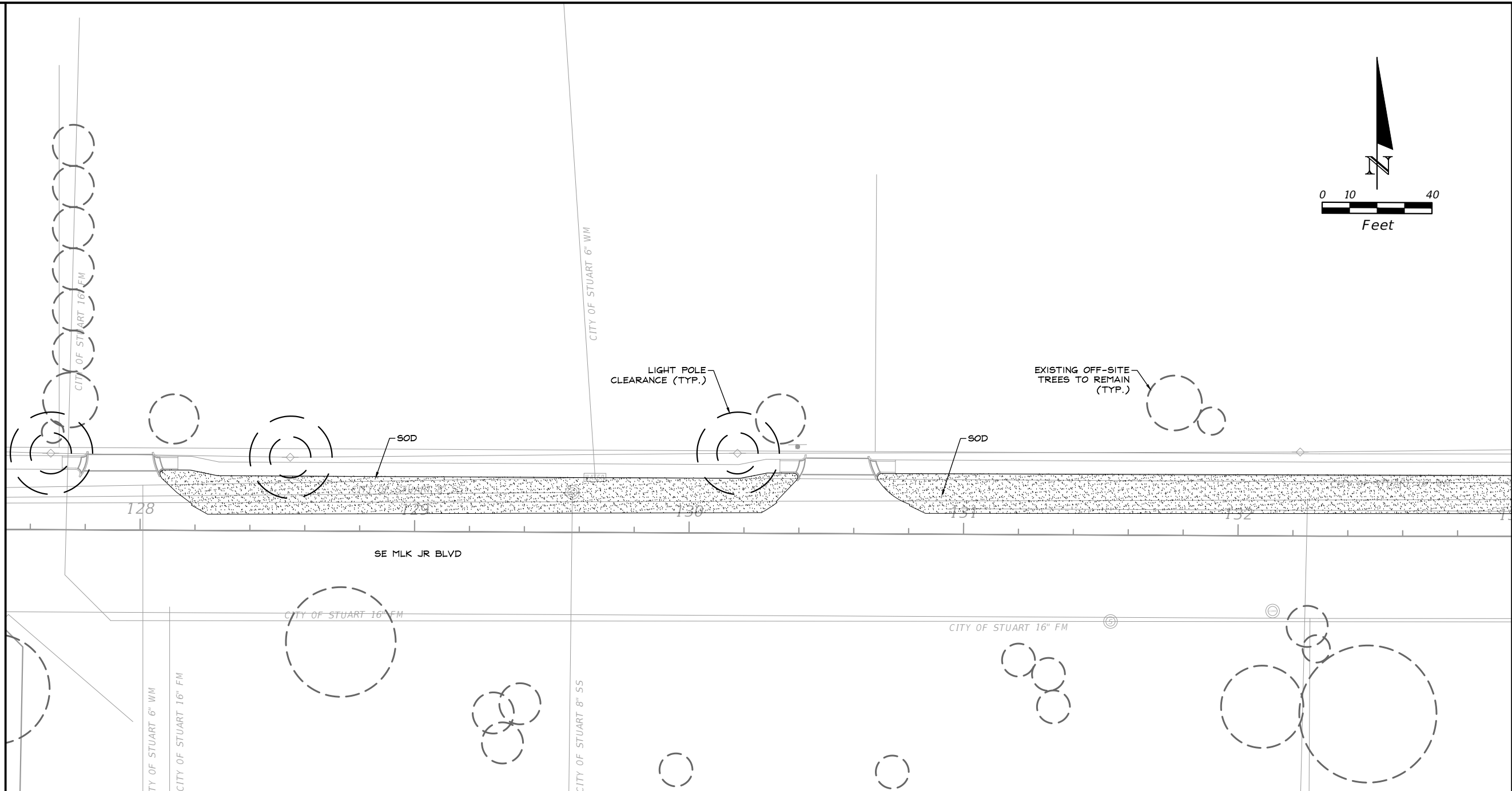
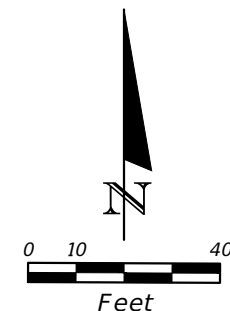
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**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**LANDSCAPE PLAN**

SHEET NO.  
 90



**PLANT SCHEDULE**

SYMBOL	CODE	COMMON NAME
<b>TREES</b>		
	CE	Green Buttonwood
	LJ	Ligustrum
	QV	Southern Live Oak
	TH	Pink Tabebuia
	TR	Florida Thatch Palm

	WB	Foxtail Palm
<b>SHRUBS</b>		
	CR	Clusia Rosea
	FP	Creeping Fig
	HR	Chinese Hibiscus
	HS	Seminole Pink Chinese Hibiscus
<b>SHRUB AREAS</b>		
	DT	Flax Lily
	FG	Green Island Ficus

	JV	Wax Jasmine
	MC	Pink Muhly Grass
	SB	Sand Cordgrass
	ZF	Florida Coontie

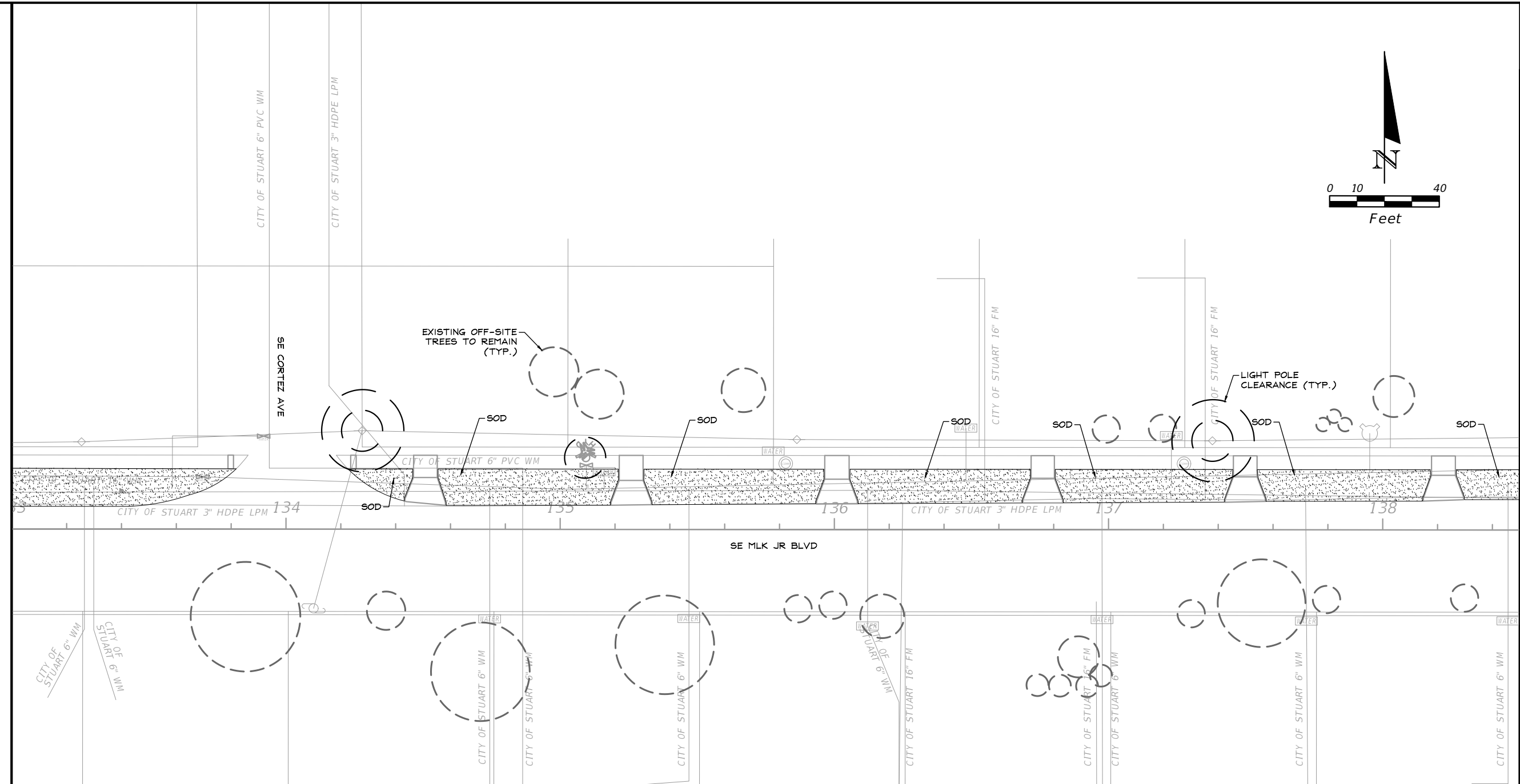
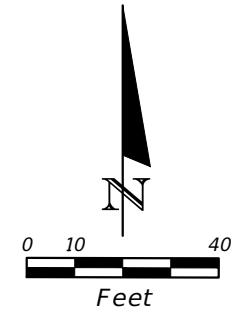
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**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**LANDSCAPE PLAN**






SHEET NO.  
 91



**PLANT SCHEDULE**

**SYMBOL CODE COMMON NAME**

**TREES**

-  CE Green Buttonwood
-  LJ Ligustrum
-  QV Southern Live Oak
-  TH Pink Tabebuia
-  TR Florida Thatch Palm




WB Foxtail Palm

**SHRUBS**

-  CR Clusia Rosea
-  FP Creeping Fig
-  HR Chinese Hibiscus
-  HS Seminole Pink Chinese Hibiscus

**SHRUB AREAS**

-  DT Flax Lily
-  FG Green Island Ficus

-  JV Wax Jasmine
-  MC Pink Muhly Grass
-  SB Sand Cordgrass
-  ZF Florida Coontie

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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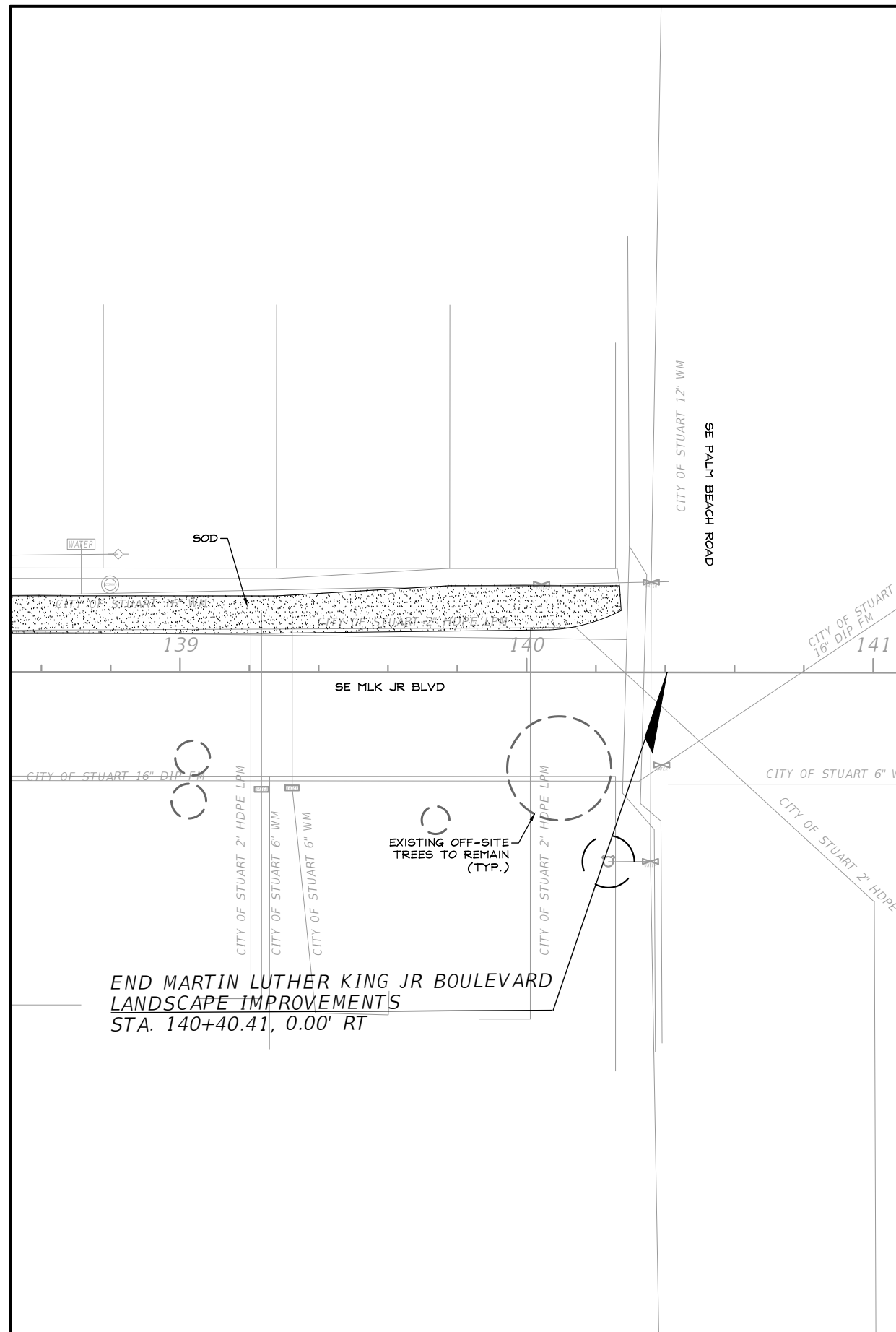
**CITY OF STUART**

**MLK JR BOULEVARD**

**STREETSCAPE PROJECT**

**LANDSCAPE PLAN**

SHEET NO.  
92



**PLANTING NOTES:**

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
4. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
5. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
7. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
8. ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT TOL.	QTY
<b>TREES</b>								
	CE	Conocarpus erectus / Green Buttonwood	Cont.	3" Cal.	14' HT X 6' SPR	Yes	Yes	1
	LJ	Ligustrum japonicum / Ligustrum 3" TOTAL, 5 TRUNKS MIN.	Cont.	MULTI	8' HT x 8' SPR	No	Yes	26
	QV	Quercus virginiana / Southern Live Oak	Cont.	3" Cal.	14' HT X 6' SPR	Yes	Yes	4
	TH	Tabebuia heterophylla / Pink Tabebuia	Cont.	3" Cal.	14' HT X 6' SPR	No	Yes	4
	TR	Thrinax radiata / Florida Thatch Palm	Cont.		12-14' OA	Yes	Yes	19
	WB	Wodyetia bifurcata / Foxtail Palm	Cont.		14'-20' OA	No	Yes	26
<b>SHRUBS</b>								
	CR	Clusia rosea / Clusia Rosea	24" HT. X 24" SPR	36" O.C.				84
	FP	Ficus pumila / Creeping Fig Climbing Growth Habit	3 gal	18" O.C.	15"x12"			357
	HR	Hibiscus rosa-sinensis 'Seminole Pink' / Chinese Hibiscus Standard Trunk	Cont.		4-5' HT	No	Yes	5
	HS	Hibiscus rosa-sinensis 'Seminole Pink' / Seminole Pink Chinese Hibiscus	Cont.	36" O.C.	24"x24"	No	Yes	37
<b>SHRUB AREAS</b>								
	DT	Dianella tasmanica / Flax Lily	Cont.	24" O.C.	24" x 24"	No	Yes	283
	FG	Ficus microcarpa 'Green Island' / Green Island Ficus	Cont.	24" O.C.	15"x15"	No	Yes	802
	JV	Jasminum volubile / Wax Jasmine	Cont.	24" O.C.	15"x15"	No	Yes	23
	MC	Muhlenbergia capillaris / Pink Muhly Grass	Cont.	36" O.C.	24" HT	Yes	± Yes	87
	SB	Spartina bakeri / Sand Cordgrass	Cont.	36" O.C.	24" HT	Yes	Yes	6
	ZF	Zamia floridana / Florida Coontie	Cont.	24" O.C.	18"x18"	Yes	Yes	134
<b>GROUND COVERS</b>								
	SA	Stenotaphrum secundatum 'Floratum' / Floratum St. Augustine Grass	Sod					16,187 sf
	SP	Spathoglottis plicata 'Purple' / Purple Ground Orchid	Cont.	12" O.C.	10"x10"	No	Yes	922
	TV	Tulbaghia violacea / Society Garlic	Cont.	12" O.C.	10"x10"	No	Yes	1,733

END MARTIN LUTHER KING JR BOULEVARD  
LANDSCAPE IMPROVEMENTS  
STA. 140+40.41, 0.00' RT

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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**CITY OF STUART**  
**MLK JR BOULEVARD**  
**STREETSCAPE PROJECT**

**LANDSCAPE PLAN**  
93

SHEET NO.  
93

**CITY OF STUART, FLORIDA  
AGENDA ITEM REQUEST  
Joint CRA/CRB/CCM**

**Meeting Date:** 4/27/2026

**Prepared by:** Nina Mullin

**Title of Item:**

APPROVAL OF 01/26/2026 JOINT CRA/CRB/CCM MINUTES

**Summary Explanation/Background Information on Agenda Request:**

N/A

**Funding Source:**

N/A

**Recommended Action:**

Approve Minutes.

**ATTACHMENTS:**

1. 01/26/2026 Joint CRA/CRB/CCM

**MINUTES  
JOINT MEETING OF THE STUART CITY COMMISSION  
COMMUNITY REDEVELOPMENT AGENCY AND  
COMMUNITY REDEVELOPMENT BOARD  
JANUARY 26, 2026 AT 4:00 PM  
COMMISSION CHAMBERS  
121 SW FLAGLER AVE.  
STUART, FLORIDA 34994**

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

**COMMUNITY REDEVELOPMENT AGENCY  
Chair - Christopher Collins  
Vice Chair - Sean Reed  
Board Member - Eula R. Clarke  
Board Member - Laura Giobbi  
Board Member - Campbell Rich  
Board Member - Frederick James  
Board Member - VACANT**

**COMMUNITY REDEVELOPMENT BOARD  
Chair - Frank McChrystal  
Vice Chair - Bonnie Moser  
Board Member - Philip DeBerard  
Board Member - Frederick James  
Board Member - Will Laughlin  
Board Member - Jeff Manera  
Board Member - Scott Whalen**

**ADMINISTRATION  
Interim City Manager, Louis J. Boglioli III  
City Attorney, Lee J. Baggett  
City Clerk, Mary R. Kindel**

**CALL TO ORDER**

4:12 PM

## **ROLL CALL**

CCM/CRA PRESENT: Chair Collins, Vice Chair Reed, Board Member Clarke, Board Member Giobbi, Board Member Rich, Board Member James

CRB PRESENT: Chair McChrystal, Vice Chair Moser, Board Member DeBerard, Board Member James, Board Member Laughlin,

ABSENT: Board Member Manera, Board Member Whalen

## **PLEDGE OF ALLEGIANCE**

## **PRESENTATIONS**

### **1. DISCUSS FORMULA BUSINESSES WITHIN THE DOWNTOWN AREA**

Jodi Krugler, Development Director, presented the City's Formula Business Code, its criteria, some comparisons with similar downtowns, and requested feedback.

The board discussion included locations such as Winter Park, Florida, a suggestion to review other city's codes, character preservation, defining language, formula business exceptions, compatibility, and distance requirements. The board wanted more measurable terms identified and find ways to be more accommodating, business types and current code pros and cons. Request for Development to bring back the item at a future meeting after researching.

## **APPROVAL OF AGENDA**

**4:48 PM MOTION: Approved.**

**MOVED BY: None**

**SECONDED BY: None**

**Motion approved unanimously.**

## **APPROVAL OF MINUTES**

### **2. APPROVAL OF 10/27/2025 JOINT CRA/CRB/CCM MINUTES**

**4:48 PM MOTION: Approve.**

**MOVED BY: Eula Clarke**

**SECONDED BY: Frederick James**

**Motion approved unanimously.**

### **3. APPROVAL OF 11/24/2025 CRA MINUTES**

**4:48 PM MOTION: Approve.**

**MOVED BY: Laura Giobbi**

**SECONDED BY: Frederick James**

**Motion approved unanimously.**

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

1. Mark Brechbill - Stuart; Commented on the formula businesses that come into downtown, will push out the local businesses.

**COMMENTS BY BOARD MEMBERS (Non-Agenda Items)**

Board Member Giobbi

- Commented on Community Redevelopment Agency (CRA) matching programs and to review the downtown businesses that may need a hand-up and promote good opportunities to improve their businesses.
- Commented that she would like to see improvements considered for confusion corner.

Board Member Moser

- Commented on crosswalk improvements.
- Reported on the Special Commission Meeting for Mayor's Goals, shared thoughts on parking spaces, family-friendly downtown, parking garages. Example, Orlando East End Market.

Board Member McChrystal

- Commented on the current City Hall location, suggested selling the Wells Fargo Building and making the current City Hall what the community needs.

Board Member Clarke

- Agreed with McChrystal regarding City Hall location and suggested the CRA Director review and provide it at a future CRA Meeting.
- Commented on past Confusion Corner plans and interested in reviewing the information Board Member Moser plans to provide.

Chair Collins stated that a future conversation about Confusion Corner may be needed.

Board Member Laughlin

- Commented on the duties of the government, tax dollar spending, and consider how much longer CRA and CRB is needed.

Chair Collins noted that a conversation pertaining to confusion corner needs to take place at a future Joint CRA/CRB/CCM meeting.

**STAFF UPDATE**

None.

**ADJOURNMENT**

5:19 PM

**CCM**

\_\_\_\_\_  
Mary R. Kindel, City Clerk

\_\_\_\_\_  
Christopher Collins, Mayor

Minutes to be approved at the Joint CRA/CRB/CCM Meeting this 27th day of April, 2026.

**CRA**

\_\_\_\_\_  
Mary R. Kindel, City Clerk

\_\_\_\_\_  
Christopher Collins, Chair

Minutes to be approved at the Joint CRA/CRB/CCM Meeting this 27th day of April, 2026.

**CRB**

\_\_\_\_\_  
Mary R. Kindel, City Clerk

\_\_\_\_\_  
Frank McChrystal, Chair

Minutes to be approved at the Joint CRA/CRB/CCM Meeting this 27th day of April, 2026.

**CITY OF STUART, FLORIDA  
AGENDA ITEM REQUEST  
Joint CRA/CRB/CCM**

**Meeting Date:** 4/27/2026

**Prepared by:** Nina Mullin

**Title of Item:**

APPROVAL OF 03/23/2026 CRA MINUTES

**Summary Explanation/Background Information on Agenda Request:**

N/A

**Funding Source:**

N/A

**Recommended Action:**

Approve Minutes.

**ATTACHMENTS:**

1. 03/23/2026 CRA Minutes

**MINUTES  
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART  
MARCH 23, 2026  
AT 4:00 PM  
COMMISSION CHAMBERS  
121 SW FLAGLER AVE.  
STUART, FLORIDA 34994**

**COMMUNITY REDEVELOPMENT AGENCY**

**Chair - Christopher Collins  
Vice Chair - Sean Reed  
Board Member - Eula R. Clarke  
Board Member - Laura Giobbi  
Board Member - Campbell Rich  
Board Member - Philip DeBerard  
Board Member - Frederick James**

**ADMINISTRATIVE**

**Interim City Manager, Roz Johnson Strong  
City Attorney, Lee J. Baggett  
CRA Executive Director, Pinal Gandhi-Savdas  
City Clerk, Mary R. Kindel**

**CALL TO ORDER**

4:00 PM

**ROLL CALL**

PRESENT: Chair Collins, Vice Chair Reed, Board Member Clarke, Board Member Giobbi, Board Member Rich, and Board Member James

ABSENT: Board Member DeBerard

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**4:01 PM MOTION: Approve.**

**MOVED BY: Eula Clarke**

**SECONDED BY: Frederick James**

**Motion approved unanimously.**

**APPROVAL OF MINUTES**

N/A

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

None.

## **COMMENTS BY BOARD MEMBERS (Non-Agenda Items)**

Board Member Clarke

- Expressed appreciation of Pinal Gandhi-Savdas, Community Redevelopment Agency Director (CRA), and the department for all the good that CRA does for the community.

Board Member Collins

- Requested an update on the Guys Davis Skate Park in the near future.

## **ACTION ITEMS**

### **1. PRESENTATION OF THE COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT 2025**

Pinal Gandhi-Savdas, CRA Director, presented the Annual Report for Board approval and highlighted some of the key projects the department has been working on in 2025.

Board Member Giobbi requested information on the tree program from resident and Local Planning Agency Board Member, Mr. Clay Scherer. Mr. Scherer advised the Commission to have staff look into budget options for trees. Chair Collins commented that the last direction was to wait for the new City Manager to be in place.

Board Member Clarke, regarding the East Stuart Historical Designation, asked about the community identification; would like the Board to agree to name it officially East Stuart. Commented on housing and past work with Habitat for Humanity and her plan to bring up the topic at the Regular City Commission Meeting.

Board Member Giobbi was interested in focusing on the historical district status of Confusion Corner changes and inquired on the Heirs Program.

### **2. CITY HALL HISTORY / STUART MAIN STREET SURVEY**

Jim Chrulski, Community Services Director, presented a timeline on the past, present, and future events of the City Hall site, 121 SW Flagler Avenue.

#### **PUBLIC COMMENT:**

1. Frank McChrystal - Stuart; Inquired about the language and results of the referendum.

Candace Callahan, Director of Stuart Main Street, presented the results of the recent community survey. Key findings highlighted the community's interest in enhanced connectivity, improved streetscapes, a more pedestrian-friendly environment, appreciation for CRA efforts, and the desire to maintain the small-town charm of downtown. Ms. Callahan recommended extending the survey period to allow for broader participation, noting that 200 responses were received during the initial 30-day period.

Board Member Reed expressed his preference to limit building heights to two (2) stories.

Chair Collins expressed satisfaction with the survey and emphasized that he prefers City Hall be renovated, with Wells accessible to staff while keeping the main site for administration, which interacts most with the public. He envisions renovations featuring old Florida-style rooflines, relocating the Annex, expanding downtown parking, and preserving green space for civic use. Candance Callahan noted that Stuart Main Street has a proposal to present in the future and is willing to continue working on the survey. Chair Collins stressed the importance of participation from residents and business owners.

The Board solidified the direction to have workshops, and a future D&D on the topic to allow the Stuart Main Street presentation.

**STAFF UPDATE**

**ADJOURNMENT**

5:46 PM

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**Mary R. Kindel, City Clerk**

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**Christopher Collins, Chair**

**Minutes to be approved at the CRA  
Meeting this 27th day of April, 2026.**

**CITY OF STUART, FLORIDA  
AGENDA ITEM REQUEST  
Joint CRA/CRB/CCM**

**Meeting Date:** 4/27/2026

**Prepared by:** Pinal Gandhi-Savdas

**Title of Item:**

CRA BUDGET AMENDMENT #01 FOR FY 2026 - PROFESSIONAL SERVICES FOR SUBMERGED LAND LEASE COMPLIANCE (RC):

RESOLUTION No. 02-2026 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #01 TO THE FISCAL YEAR (FY) 2026 CRA BUDGET; AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH CUMMINS CEDERBERG, INC., IN THE AMOUNT OF \$66,689.00, TO ASSIST WITH SOVEREIGN SUBMERGED LANDS LEASE COMPLIANCE AND RELATED NEGOTIATIONS WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE DOWNTOWN BOARDWALK AND FESTIVAL DECK; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

**Summary Explanation/Background Information on Agenda Request:**

The Board of Trustees of the Internal Improvement Trust Fund of the State of Florida holds title to lands beneath navigable waters, known as sovereignty submerged lands. The Florida Department of Environmental Protection (FDEP) administers the Sovereign Submerged Lands Lease (SLL) program on behalf of the State.

The City of Stuart previously obtained SLLs from FDEP in 2014 for the construction, operation, and maintenance of the Downtown Boardwalk and Festival Deck along the St. Lucie River. These waterfront amenities are iconic public assets located within the CRA District and contribute significantly to the City's economic vitality, public access, and quality of life.

The existing SLLs must be modified and renewed. The City must secure renewed leases to remain compliant with State regulations. As part of the renewal process, FDEP requires legally recorded riparian easements from adjacent upland property owners in lieu of the previously accepted riparian agreements. In the interim, FDEP has proposed a Temporary Use Agreement (TUA) to allow continued use of the Boardwalk and Festival Deck while the City works toward obtaining the required SLLs and easements. The City must secure a new SLL by November 2026.

Securing SLL compliance supports the continued use and long-term sustainability of these facilities, which attract residents, visitors, and businesses to the downtown waterfront. The Boardwalk and Festival Deck host community events, encourage tourism, and stimulate private investment, thereby strengthening economic development within the CRA District. Failure to obtain the required authorizations could jeopardize these assets and undermine ongoing redevelopment efforts.

To facilitate compliance with State requirements, the City proposes to engage Cummins Cederberg, Inc., a qualified marine engineering and environmental consulting firm. The firm will provide technical assistance and coordination with FDEP and private upland property owners, support negotiations, and guide the City through the SLL application and compliance process.

Approval of Budget Amendment No. 01 to the FY 2026 CRA Budget is necessary to appropriate funding

for these professional services.

**Funding Source:**

**Professional Service Agreement with Cummins Cederberg, Inc.**

**FROM:** CRA Fund Balance - \$66,689.00

**TO:** SSSL Compliance – Downtown Boardwalk and Festival Deck - \$66,689.00

**Recommended Action:**

Motion to approve Resolution No. 02-2026 CRA, approving BA #01 to the FY 2026 CRA Budget and appropriating funds to Cummins Cederberg Inc. to assist with Sovereign Submerged Land Lease (SSLL) compliance.

**ATTACHMENTS:**

1. R02-2026 CRA - Budget Amendment #01-2026 - Update Submerged Land Lease
2. Scope of Work



**BEFORE THE CITY REDEVELOPMENT AGENCY  
CITY OF STUART, FLORIDA**

**RESOLUTION NUMBER 02-2026 CRA**

**A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #01 TO THE FISCAL YEAR (FY) 2026 CRA BUDGET; AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH CUMMINS CEDERBERG, INC., IN THE AMOUNT OF \$66,689.00, TO ASSIST WITH SOVEREIGN SUBMERGED LANDS LEASE COMPLIANCE AND RELATED NEGOTIATIONS WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE DOWNTOWN BOARDWALK AND FESTIVAL DECK; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.**

**\* \* \* \* \***

**WHEREAS,** the CRA Board adopts a balanced budget annually for Revenues and Appropriations as part of the FY Operating Budget which is intended to provide for the general operations of the CRA; and

**WHEREAS,** the CRA monitors and reviews the progress of operating budget throughout the fiscal year; and

Resolution Number 02-2026 CRA  
Budget Amendment #01 to FY 2026 CRA Budget

**WHEREAS**, the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida holds title to lands beneath navigable waters, known as sovereignty submerged lands, which are administered by the Florida Department of Environmental Protection (FDEP); and

**WHEREAS**, the City of Stuart previously obtained Sovereign Submerged Lands Leases (SSLLs) from FDEP for the construction, operation, and maintenance of the Boardwalk and Festival Deck along the St. Lucie River, located within the CRA District; and

**WHEREAS**, the existing SSLLs must be modified and renewed, and the City must obtain renewed leases and associated riparian easements to remain in compliance with State regulations; and

**WHEREAS**, FDEP has provided a proposed Temporary Use Agreement to allow continued use of the Riverwalk and Festival Deck during the SSLL renewal process; and

**WHEREAS**, the City desires to retain Cummins Cederberg, Inc., a qualified marine engineering and environmental consulting firm, to assist with SSLL compliance, coordination with private upland property owners, and negotiations with FDEP; and

**WHEREAS**, the proposed cost for these professional services is Sixty-Six Thousand Six Hundred Eighty-Nine Dollars (\$66,689.00); and

**WHEREAS**, Budget Amendment No. 01 to the Fiscal Year 2026 CRA Budget is necessary to appropriate funds for these services; and

**WHEREAS**, the City Commission finds that approval of this Budget Amendment and Professional Services Agreement serves a valid public purpose and is in the best interest of the City and the CRA.

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

**SECTION 1:** The CRA of the City of Stuart hereby authorizes a FY 2026 budget amendment as follows:

**Professional Service Agreement with Cummins Cederberg, Inc.**

**FROM:** CRA Fund Balance - \$66,689.00

**TO:** SSSL Compliance – Downtown Boardwalk and Festival Deck - \$66,689.00

**SECTION 2:** If any resolution(s), or parts of a resolution(s), are in conflict herewith, this Resolution shall control to the extent of the conflicting provisions.

**SECTION 3:** The provisions of this Resolution are intended to be severable. If any part of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by a court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

**SECTION 4:** This resolution shall become effective immediately upon adoption.

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

CHRISTOPHER COLLINS, CHAIRPERSON  
SEAN REED, VICE CHAIR  
EULA R. CLARKE, BOARD MEMBER  
LAURA GIOBBI, BOARD MEMBER  
CAMPBELL RICH, BOARD MEMBER  
PHILIP DEBERARD, EX-OFFICIO BOARD MEMBER  
FREDERICK JAMES, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT	ABSTAIN

Resolution Number 02-2026 CRA  
Budget Amendment #01 to FY 2026 CRA Budget

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

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MARY KINDEL  
CITY CLERK

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CHRISTOPHER COLLINS  
CHAIRPERSON

APPROVED AS TO FORM  
AND CORRECTNESS:

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LEE J. BAGGETT, ESQ  
CITY ATTORNEY

March 31, 2026

120702-R2

**City of Stuart**

Attn: Ms. Ruth Holmes  
121 SW St. Lucie Avenue  
Stuart, FL 34994  
Sent via email: [rholmes@stuartfl.gov](mailto:rholmes@stuartfl.gov)

**RE: Proposal for Environmental Consulting Services**

*For the proposed Stuart Boardwalk Submerged Lands Lease Modification located in Stuart, Martin County, Florida*

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Dear Ms. Holmes:

Cummins Cederberg, Inc. (Cummins Cederberg) is pleased to present this proposal for environmental consulting services for the proposed Stuart Boardwalk Submerged Lands Lease Modification, located in the City of Stuart (City), Martin County, Florida (Project).

**Project Introduction**

The Florida Department of Environmental Protection (FDEP) Division of State Lands has renewed their request for a Temporary Use Agreement (TUA) covering the over-water boardwalk segments that appear to lie over sovereign submerged lands. The TUA would temporarily authorize the portions of the over-water boardwalk that are not already included in the sovereign submerged lands lease (SSL Lease No. 432916926) that is pending execution. This addendum includes a support task to assist the City in their TUA negotiations with FDEP and associated efforts related to the boardwalk's submerged lands compliance issues with respect to the Sufficient Upland Interest<sup>1</sup> from non-City riparian owners.

Following execution of the TUA, an application for a modification to the sovereign submerged lands lease will be submitted for processing by the FDEP. This application will include a revised shoreline position based on historical research performed in collaboration with the Project surveyor, additional survey data along the mean high water line at the festival dock to refine the area considered non-water dependent, and representation of the lease application before the Florida Board of Trustees of the Internal Improvement Trust Fund (BOT). The scope of this proposal is anticipated to occur over the course of six months to one year. Should additional effort be required beyond one year, an addendum scope of work may be requested.

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<sup>1</sup> Defined in Rule 62-21.003(65), Florida Administrative Code – Satisfactory Evidence of Sufficient Upland Interest

## Scope of Services

The following section outlines the scope of services to be provided by Cummins Cederberg for the Client.

### Task 1 – TUA Support

Cummins Cederberg will provide support toward executing the TUA associated with the City’s boardwalk segments not already included in the draft SSL lease. This includes, but is not limited to, email coordination and/or virtual meetings with FDEP Division of State Lands and Office of General Counsel staff (as needed) and consultation on the language of the proposed TUA instrument and timelines. This task may include negotiating the language and conditions outlined in the TUA. Client updates and coordination with legal counsel will be provided under this task.

Fees for Task 1 are lump sum (including expenses): ..... **\$6,520.00**

### Task 2 – Sovereign Submerged Lands Lease Survey – Stuart Boardwalk

#### a. Historical Shoreline Position

Cummins Cederberg will coordinate with the Project Surveyor to determine a historic shoreline position along the shoreline adjacent to the existing boardwalk using historical aerials, plats, and surveys as far back to the time of statehood as available. This includes a trip to the State Lands Vault to search for historical maps not available online, as well as coordination with the FDEP Division of State Lands (DSL) Bureau of Survey and Mapping on the data analysis to gain agreement on the historical position. The surveyor will geo-rectify the available records and provide a draft shoreline line for review, as well as a final line with a sketch and legal description, signed and sealed by a Florida Professional Land Surveyor. Any coordination with legal counsel and/or Client will be posted to Task 1 above. The final position of the shoreline is anticipated to adjust the boundary of the pending sovereign submerged lands lease for the Stuart Boardwalk along the mean high water line, potentially reducing the area that would be under lease. The fee for the Project Surveyor is included.

#### b. Modified Sovereign Submerged Lands Lease Survey

Cummins Cederberg will coordinate with the Project Surveyor to revise the sovereign submerged lands lease sketch and legal description following coordination with the FDEP Division of State Lands. Cummins Cederberg will review the survey against the state requirements and coordinate any updates or revisions that may be needed. The landward limit of the boardwalk to be put under a lease may be a combination of today’s mean high water line and the historical shoreline as determined by the above task (and agreed to by FDEP DSL). The legal description will include a separate paragraph for any non-water dependent structure (festival deck) that FDEP may require. The Project Surveyor will field-locate the bulkhead on either side of the festival deck to refine the estimated square footage of the festival deck. The fee for the Project Surveyor is included.

Fees for Task 2 are lump sum (including expenses): ..... **\$22,121.00**

### **Task 3 – FDEP Sovereign Submerged Lands Lease Modification Request**

Cummins Cederberg will prepare, submit, and process an FDEP Environmental Resource Application (ERP) to modify the SSL Lease to incorporate the boardwalk footprint following the final execution of the TUA. Any non-water dependent structures may require approval by the BOT. No construction activities will be proposed – this application will be in direct response to the executed TUA and will follow the timelines established in the TUA.

#### **a. Public Outreach for Sufficient Upland Interest**

Cummins Cederberg will provide public outreach support for the Client in anticipation of TUA execution, particularly with the private property owners upland of the boardwalk from whom Sufficient Upland Interest is required. This task will include review of Sufficient Upland Interest (i.e. ownership) documentation provided by the Client, preparation of a map of waterfront owners from whom riparian permission is required, participation in discussions with each of the parcel owners having upland interest in the boardwalk, preparation of meeting materials (as needed), as well as a letter writing campaign to these riparian owners. One weekday of door-to-door outreach to the relevant waterfront owners is included.

Coordination with the FDEP on the appropriate form of riparian permission will be conducted prior to the letter writing campaign and door-to-door outreach. Typically, a riparian easement would be required from each upland owner granted to the City. Riparian easements require a sketch and legal description of a narrow strip of land along the mean high water line prepared by a surveyor – the cost of these riparian easement surveys is not included. Should riparian easements be elusive, alternative forms of riparian permission will be explored with the Division of State Lands and FDEP General Counsel.

#### **b. FDEP SSL Lease Modification Application**

Cummins Cederberg will prepare and submit an ERP Application to the FDEP District Office to modify the SSL lease area to include the boardwalk along upland properties from whom riparian permission was granted. The lease application items will include addresses of the property owners to be notified within 500 feet of the proposed lease area. Client to reimburse certified mail costs, if any. Sufficient Upland Interest in the riparian parcels will be provided by the Client. Client to sign the necessary ERP and lease application forms, as well as all application fees (amount TBD).

#### **c. Lease Modification Processing**

Cummins Cederberg will process the lease application with the FDEP through correspondence with both the ERP reviewer and the DSL reviewer/Office of General Counsel. This task includes responding to requests for additional information from FDEP, preparation for and representation at the BOT meeting (as needed for the non-water dependent structures), review of the draft lease agreement for accuracy, and coordination of final lease instrument execution. Cummins Cederberg recommends the publishing of the ERP and Lease Modification in a newspaper of general circulation following its issuance/execution, and can support that effort under this task. Cost of publication not included.

Fees for Task 3 are lump sum (including expenses): ..... **\$38,048.00**

### Conditions/Assumptions

- Client shall notify Cummins Cederberg of any known conditions related to the Project that may affect the scope of services.
- Client shall provide safe access to the Project site as needed by Cummins Cederberg to complete the scope of services.
- Client shall provide any available background information, such as as-built drawings, historical photographs, deeds, permits or other documentation.
- This scope does not guarantee riparian permission will be obtained from the required upland owners. Client’s legal counsel to facilitate riparian owner coordination and prepare form of riparian permission sought.

### Fees

Fees for services are noted above. Cummins Cederberg shall invoice the Client on a percent complete basis each month and/or completion of tasks. Cummins Cederberg will complete the services proposed herein based on the attached rate schedule and terms and conditions. A detailed description of the hours for each lump sum task schedule is provided in the table below.

Task	Task Description	Labor Rates	Associate Principal	Associate Scientist II	Senior Designer	Expenses	Total Hours	Total Cost
		\$ 330	\$ 161	\$ 182				
<b>1</b>	<b>TUA Support</b>							
	Review & Meetings - Client, FDEP	10	20				30	\$6,520.00
<b>2</b>	<b>SSL Lease Mod Survey - Boardwalk</b>							
a.	Historical Shoreline Position	10	10	4	\$7,500.00		24	\$13,138.00
b.	Modified Lease Survey	5	5	4	\$5,800.00		14	\$8,983.00
<b>3</b>	<b>FDEP Lease Mod App and Processing</b>							
a.	Public Outreach	20	20	8	\$1,000.00		48	\$12,276.00
b.	Lease Mod Application	10	20	8			38	\$7,976.00
c.	Lease Mod Processing, BOT mtg	30	40	8			78	\$17,796.00
	Total hours	<b>85</b>	<b>115</b>	<b>32</b>	\$14,300.00		<b>232</b>	<b>\$66,689.00</b>

### General

If you wish us to provide the services detailed above, please sign this agreement and return a signed copy to us to serve as our Authorization to Proceed. This proposal is valid for 30 days.

We appreciate the opportunity to prepare this proposal for our submerged lands consultation services and look forward to working together. Should you have any questions or require additional information, please do not hesitate to contact me at 904-537-5013 or [dirwin@CumminsCederberg.com](mailto:dirwin@CumminsCederberg.com).

Sincerely,  
**CUMMINS CEDERBERG, INC.**



Danielle H. Irwin, M.Sc.  
Associate Principal  
CFM, PWS, WEDG, LEED AP

Read and Accepted by **Client:**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## CUMMINS CEDERBERG, INC. 2026 RATE SCHEDULE<sup>2</sup>

Title	Hourly Rate
Principal	\$380.00
Associate Principal	\$330.00
Senior Director	\$296.00
Project Director	\$276.00
Senior Project Manager	\$250.00
Project Manager	\$224.00
Chief Scientist	\$260.00
Senior Scientist	\$224.00
Project Scientist	\$182.00
Associate Scientist II	\$161.00
Associate Scientist I	\$135.00
Chief Engineer	\$296.00
Senior Engineer	\$260.00
Project Engineer	\$218.00
Associate Engineer II	\$192.00
Associate Engineer I	\$161.00
Senior Designer	\$182.00
Designer	\$146.00
Senior GIS Specialist	\$187.00
GIS Specialist	\$140.00
Technician	\$99.00
Clerical	\$88.00

### Reimbursable Expenses

**Professional Supplies, Standard Expenses and Direct Reimbursable Expenses** will be billed at cost. Professional supplies and standard expenses include standard office supplies, plots and photocopies, mail and courier delivery services, domestic and international travel, and related travel expenses. Direct reimbursable expenses include field equipment rental, field supplies, research materials, permit fees, and other expenses not included in Professional Supplies and Standard Expenses.

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<sup>2</sup> Rates are subject to change at one-year intervals from date of proposal execution.

## General Terms & Conditions

### 1 – Definitions:

“Cummins Cederberg, Inc.” (hereinafter referred to as “CC”) shall include said company, and its individual professional or professionals, performing the “Work.”

“Work” means the specific engineering or other service to be performed by CC as set forth in CC’s proposal.

“Client” refers to the person or business entity ordering the Work to be done by CC.

“Agreement” refers to CC’s proposal, the client’s acceptance, and CC’s Terms and Conditions. The Client’s acceptance of the proposal includes acceptance of these general conditions. The proposal and acceptance are hereby incorporated by reference herein.

**2 – Authorization of Work:** If the Client is ordering the Work on behalf of another, the Client represents and warrants that the Client is the duly authorized agent of said party for the purpose ordering and directing said Work. Client agrees that CC’s professional duties are specifically limited to the Work set forth in CC’s proposal. CC’s Work is for the exclusive use of the Client. In no event shall CC have any duty or obligation to any third party.

**3 – Payment:** Invoices shall be submitted either upon completion of tasks or on a monthly basis. Invoices are to be paid in full within thirty (30) days of receipt of the invoice by the Client. Invoices not paid in full within thirty (30) days shall incur interest at a rate of 1.5 percent per month (or the maximum rate of interest permitted by law, if less). If an invoice is not paid within sixty (60) days, CC may, without waiving any claim or right against the Client and without any liability whatsoever to the Client, terminate the performance of Work. The written notice requirement of Section 9 below does not apply to a termination of work under this paragraph.

**4 – Indemnification and Mutual Waiver:** To the fullest extent permitted by Laws and Regulations, CC shall indemnify and hold harmless Client, and Client’s officers, directors, members, partners, agents, consultants, and employees, from losses, damages, and judgments (including reasonable consultants’ and attorneys’ fees and expenses) arising from third-party claims or actions relating to the Project, provided that any such claim, action, loss, damages, or judgment is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom, but only to the extent caused by any negligent act or omission of CC or CC’s officers, directors, members, partners, agents, employees, or Consultants. This indemnification provision is subject to and limited by the provisions in Section 5 below. Further, this indemnification does not apply if the Client, and Client’s officers, directors, members, partners, agents, consultants, and employees cause or contribute to the loss.

Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless CC and its officers, directors, members, partners, agents, employees, and Consultants from losses, damages, and judgments (including reasonable consultants’ and attorneys’ fees and expenses) arising out of or connected with the Agreement or performance by any of the parties above-named, of the services performed under this Agreement, except those damages, liabilities or costs attributed to the negligent acts by CC specifically in the performance of the Agreement.

To the fullest extent permitted by Laws and Regulations, Client and CC waive against each other, and the other’s employees, officers, directors, members, agents, insurers, partners, and Consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement or the Project, from any cause or causes.

**5 – Warranty and Limit of Liability:** CC shall perform services for Client in a professional manner, using the degree of care and skill ordinarily exercised by and consistent with the standards of competent consultants practicing at the same time and in the same or a similar locality as the project. CC makes no warranties, express or implied, under this Agreement or otherwise, in connection with the services provided.

To the fullest extent permitted by Laws and Regulations, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of CC and CC’s officers, directors, members, partners, agents, employees, and Consultants, to Client and anyone claiming by, through, or under Client for any and all claims, losses, costs, or damages whatsoever arising out of, resulting from, or in any way related to the Project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract, indemnity obligations, or warranty express or implied of CC or CC’s officers, directors, members, partners, agents, employees, or Consultants shall not exceed the total compensation received by CC under this Agreement.

To the fullest extent permitted by Laws and Regulations, a party’s total liability to the other party and anyone claiming by, through, or under the other party for any cost, loss, or damages caused in part by the negligence of the party and in part by the negligence of the other party or any other negligent entity or individual, shall not exceed the percentage share that the party’s negligence bears to the total negligence of Client, CC, and all other negligent entities and individuals.

## PURSUANT TO SECTION 558.0035, FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT OF CC MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

**6 – Use of Documents:** All Documents prepared by CC are instruments of service, and CC shall retain an ownership and property interest therein (including the copyright and the right of reuse at the discretion of the CC) whether or not the Project is completed. Instruments of service by CC are for the sole use of Client and are not to be copied or distributed, in any manner, to a third party, without the express written permission of CC. Any reuse by the Client or others of documents and plans that result from CC's services under this Agreement shall be at Clients or others sole risk without liability to CC. Electronic information and files are for the informational purposes only. It is the responsibility of Client to verify the accuracy of the information therein and to hold CC harmless for any damages that may result from the use of the information.

**7 – Cost Estimates:** CC opinions of probable construction cost are made based on experience, qualifications, and general knowledge of the construction industry. However, CC has no control over the cost of labor, materials, equipment, or services furnished by others, or methods of determining prices, or market conditions. Client hereby acknowledges that CC cannot warrant that estimates of probable construction or operating costs provided by CC will not vary from actual cost incurred by the Client.

**8 – Construction Services:** CC shall not be responsible for or have control over means, methods, techniques, sequences, procedures, or for safety precautions and programs in connection with the construction of the Project; nor shall CC be responsible for the Contractor's failure to carry out the work in accordance with the contract documents or for Contractor's failure to comply with applicable laws, ordinances, rules or regulations.

**9 – Termination of Services:** The obligation to provide further services under this Agreement may be terminated by either party upon seven (7) days written notice to the other party. The written notice requirement of this paragraph does not apply to CC's termination of work under section 3 above. In the event of termination, the Client shall pay CC for all services rendered and costs incurred through the effective date of termination. Neither party may assign, sublet or transfer any rights under or interest (including, but not without limitation, moneys that are due or may become due) in this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law.

**10 – Mediation/Dispute Resolution:** Client and CC agree to negotiate all disputes or conflicts between them in good faith for a period of 30 days from the date of notice. If said dispute or conflict is not resolved within 30 days, Client and CC agree to then submit any and all unsettled disputes or other matters in question between them arising out of or relating to this Agreement to non-binding mediation. The fees and/or costs of mediation shall be equally borne by the parties to the Agreement. The process shall be conducted on a confidential basis. If such mediation is unsuccessful in resolving a dispute, then the parties may seek to have the Dispute resolved in circuit court.

In the event of litigation, the prevailing party shall be entitled to recover from the non-prevailing party all reasonable attorney fees, taxable court costs, expert witness fees and costs, demonstrative evidence costs, and such other reasonable fees and/or costs generally associated with the litigation of such matters, as determined upon hearing, post-trial, by the court.



Irrespective of any contract provision or obligation of either party hereunder pursuant to contract or agreement with person(s) and/or entity(ies) not specifically named herein, CC shall not be obligated to participate in, nor be a named party in, any arbitration proceeding without the express written consent of CC.

**11 – Legal Jurisdiction:** This Agreement is to be governed by and interpreted according to the laws of the State of Florida. The parties agree that any actions brought to enforce any provision of this Agreement shall only be brought in a State court of competent jurisdiction located in Miami-Dade County, Florida.

**12 – Notice:** Whenever either party desires to give notice unto the other, it must be given by written notice, sent by registered United States mail, with return receipt requested, addressed to the party for whom it is intended.

**13 – Agreement:** This Agreement constitutes the entire agreement between Client and CC and supersedes all prior written or oral understandings. This Agreement may only be amended or modified in writing and duly executed by both parties.

## Certificate of Insurance

		<b>CERTIFICATE OF LIABILITY INSURANCE</b>		DATE (MM/DD/YYYY) 9/30/2025															
<p><b>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</b></p>																			
<p><b>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</b></p>																			
<b>PRODUCER</b> Acrisure Southeast Partners Insurance Services, LLC 1317 Citizens Blvd Leesburg FL 34748			<b>CONTACT NAME:</b> Patty Gianguzzi <b>PHONE (A/C No. Ext):</b> 800-845-8437 <b>FAX (A/C No):</b> <b>E-MAIL ADDRESS:</b> Pgianguzzi@acrisure.com																
<b>INSURED</b> Cummins Cederberg, Inc. 201 Alhambra Circle, Suite 801 Coral Gables FL 33134			License# BR-1796553 CUMMCEB-01		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: The Charter Oak Fire Insurance Company</td> <td style="text-align: center;">25615</td> </tr> <tr> <td>INSURER B: Benchmark Insurance Company</td> <td style="text-align: center;">41394</td> </tr> <tr> <td>INSURER C: Coalition Insurance Company</td> <td style="text-align: center;">29530</td> </tr> <tr> <td>INSURER D: St. Paul Protective Insurance Company</td> <td style="text-align: center;">19224</td> </tr> <tr> <td>INSURER E: Lloyd's</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: The Charter Oak Fire Insurance Company	25615	INSURER B: Benchmark Insurance Company	41394	INSURER C: Coalition Insurance Company	29530	INSURER D: St. Paul Protective Insurance Company	19224	INSURER E: Lloyd's		INSURER F:	
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INSURER F:																			
<p><b>COVERAGES</b> <span style="float: right;"><b>CERTIFICATE NUMBER:</b> 1039380667 <b>REVISION NUMBER:</b></span></p> <p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p>																			
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS												
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			660-A0909919-COF-25	9/26/2025	9/26/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$												
D	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/>			BAA0917213	9/26/2025	9/26/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP Basic \$ 10,000												
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$												
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	99 WC-00003062-01	9/26/2025	9/26/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000												
E C	Prof Lib/Poll Incid Cyber			F09-MK165304-25 C4NLW126424CYBER2025	9/26/2025 9/26/2025	9/26/2026 9/26/2026	Each Claim \$1,000,000 Each Claim \$1,000,000												
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)																			
<b>CERTIFICATE HOLDER</b>				<b>CANCELLATION</b>															
~Evidence of Insurance c/o Cummins Cederberg, Inc. 201 Alhambra Circle, Suite 801 Coral Gables FL 33134 USA				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 															
© 1988-2015 ACORD CORPORATION. All rights reserved. ACORD 25 (2016/03) <span style="margin-left: 100px;">The ACORD name and logo are registered marks of ACORD</span>																			

**CITY OF STUART, FLORIDA  
AGENDA ITEM REQUEST  
Joint CRA/CRB/CCM**

**Meeting Date:** 4/27/2026

**Prepared by:** Pinal Gandhi-Savdas

**Title of Item:**

MODIFICATION TO THE CRA CAPITAL IMPROVEMENT PLAN (CIP) TO INCLUDE CONFUSION CORNER DESIGN

**Summary Explanation/Background Information on Agenda Request:**

The CRA Capital Improvement Plan (CIP) was adopted with the CRA Budget for FY 2026 as part of the City's ongoing efforts to plan and prioritize infrastructure and capital projects within the CRA over a multi-year period. The adopted CIP included funding allocations for various projects based on identified needs, available resources, and strategic priorities at that time.

Subsequent to the adoption, and at the request of the Commission, staff evaluated the inclusion of additional improvements at Confusion Corner, specifically related to design enhancements intended to improve traffic circulation, safety, and overall functionality of the area. Based on this direction, staff incorporated the Confusion Corner design component into the CIP.

Accordingly, the CIP has been updated and is presented for Commission consideration to modify the existing CRA CIP to include the Confusion Corner design. If directed by the Commission, staff will work with a consultant to develop a scope of work and associated cost estimates for inclusion in the FY 2027 budget.

**Funding Source:**

N/A

**Recommended Action:**

Approve the modification to the Capital Improvement Plan (CIP) to include the Confusion Corner design and direct staff to work with a consultant to develop a scope of work and cost estimates for inclusion in the FY 2027 budget.

**ATTACHMENTS:**

1. CRA CIP FY 2027\_DRAFT

### Capital Improvement Projects (CIP) Budget Summary

PROJECTS	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Guy Davis Community Park 21045901</b>											
Phase I Site Plan		\$344,517									
Phase II Final Design				\$370,000							
Park Construction							\$10,700,000				
<b>Downtown Undergrounding</b>											
Phase I Design - Seminole Street - 20038901	\$49,991										
Phase II Design - Osceola - 22038902			\$174,554								
Construction of Phase I and II - 22038903						\$6,042,620					
CEI						\$313,620					
Building Permit and Utiltieis Fees						\$53,151	\$498,821				
<b>Riverside Park NBHD Improv 20041801</b>											
Conceptual	\$21,500										
Design	\$100,000										
Construction (TAP Grant Reimb)					\$2,506,450		\$193,550				
<b>Willie Gary Prop Acq., Demo, New Const.</b>											
Acquisition (CDBG-CV Grant Reimb) - 048901					\$1,617,476						
Appraisals, Environ, Eng, Admin, Demo, Const. (CDBG-CV Grant Reimb) - 048902				\$30,700	\$269,424	\$6,805,624	\$1,896,649				
<b>Stypmann Drainage and Sidewalk Improv</b>											
Design				\$152,000			\$30,000				
Construction							\$4,000,000				
<b>Tree Canopy Enhancement Program Within RO</b>											
Evaluation/Data/Master Plan							\$100,000				
Landscape Plan by Planning Area							\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Construction							\$100,000	\$100,000	\$100,000	\$100,000	\$100,000

### Capital Improvement Projects (CIP) Budget Summary

PROJECTS	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Triangle District 21046801</b>											
SE Dixie Highway Conceptual			\$44,500								
SE Dixie Highway Design			\$60,500			\$30,000					
SE Dixie Highway Construction (TAP Grant Reimb)								\$1,500,000			
<b>Osceola Street Extension</b>											
Design								\$100,000			
Construction									\$1,000,000		
<b>Confusion Corner Design</b>											
Conceptual								\$100,000			
Design								\$300,000			
Construction									\$5,000,000		
<b>Bayou Pedestrian Bridge</b>											
Design								\$100,000			
Construction									\$2,000,000		
<b>Triangle District Streetscape - Phasing</b>											
Design								\$400,000			
Construction										\$4,000,000	\$4,000,000
<b>East Stuart Neighborhood Streetscape - Phasing</b>											
Design								\$400,000			
Construction										\$2,000,000	\$2,000,000
<b>MLK Blvd Complete Street 21045001</b>											
Conceptual	\$20,000										
Design			\$450,000								
Construction									\$6,000,000		

### Capital Improvement Projects (CIP) Budget Summary

PROJECTS	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>10th Street Community Center - Rehab</b>											
Design									\$150,000		
Construction											\$2,000,000
<b>10th Street Streetscape/Gateway Signage</b>											
Design									\$200,000		
Construction											\$3,000,000

**CITY OF STUART, FLORIDA  
AGENDA ITEM REQUEST  
Joint CRA/CRB/CCM**

**Meeting Date:** 4/27/2026

**Prepared by:** Pinal Gandhi-Savdas

**Title of Item:**

EVALUATION AND POTENTIAL ACQUISITION OF THE PROPERTY - 11 SW OCEAN BLVD (RC):

RESOLUTION No. 30-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO EVALUATE AND NEGOTIATE THE POTENTIAL ACQUISITION OF THE PROPERTY LOCATED AT SW OCEAN BLVD (THE "LINDELL PROPERTY") TO SUPPORT THE REDESIGN OF CONFUSION CORNER AND THE INTERSECTIONS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Summary Explanation/Background Information on Agenda Request:**

**Summary**

The proposed resolution authorizes the City Manager and City Attorney, acting in coordination with the Community Redevelopment Agency (CRA) objectives, to evaluate and negotiate the potential acquisition of the property located at 11 SW Ocean Boulevard (the "Lindell Property"). The property is located adjacent to Confusion Corner and may provide strategic value in supporting a future redesign of the intersection.

The purpose of this evaluation is to determine whether acquisition of the property would facilitate improved traffic circulation, enhanced public safety, and more effective overall functionality at Confusion Corner. If determined to be feasible and beneficial, the City Manager and City Attorney would be authorized to negotiate a potential real estate purchase agreement, subject to subsequent CRA Board review and approval.

Approval of this resolution would authorize staff to initiate due diligence, including evaluation of the property's suitability, assessment of potential acquisition costs, and review of any legal, environmental, and financial considerations associated with acquisition.

This action does not commit the CRA or City to purchase the property. Rather, it provides authorization for staff to proceed with negotiations and analysis necessary to inform a future decision by the CRA Board.

Any proposed purchase agreement or final acquisition would be brought back to the CRA Board for review and approval prior to execution.

**Background**

Confusion Corner is a complex intersection within the CRA District that has been identified for potential redesign to improve safety, mobility, and operational efficiency. Preliminary planning efforts indicate that adjacent property acquisition may enhance design flexibility and support more effective intersection improvements.

The Lindell Property, located at 11 SW Ocean Boulevard, is situated adjacent to the project area and may be integral to achieving optimal design outcomes. Acquisition of the property could support improved roadway geometry, enhanced pedestrian safety, and more efficient vehicular movement, consistent with

CRA redevelopment objectives.

**Funding Source:**

At this time, there is no fiscal commitment associated with this resolution. Any potential acquisition costs, due diligence expenses, or related expenditures will be evaluated and presented to the CRA Board for future consideration and appropriation, if applicable.

**Recommended Action:**

Approve Resolution No. 30-2026, authorizing the City Manager and City Attorney to evaluate and negotiate the potential acquisition of the Lindell Property located at 11 SW Ocean Boulevard to support the redesign of Confusion Corner, and to return to the CRA Board and/or City Commission with findings and any proposed agreement for further direction.

**ATTACHMENTS:**

1. R30-2026\_Potential Acquisition\_11 SW Ocean Blvd
2. Location Map and Property Photos



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

**RESOLUTION NUMBER 30-2026**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO EVALUATE AND NEGOTIATE THE POTENTIAL ACQUISITION OF THE PROPERTY LOCATED AT SW OCEAN BLVD (“LINDELL PROPERTY”) TO SUPPORT THE REDESIGN OF CONFUSION CORNER AND THE INTERSECTIONS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

\* \* \* \* \*

**WHEREAS**, pursuant to Florida Statutes § 163.370, the City has the authority to undertake and carry out community redevelopment and related activities within the Community Redevelopment Area, which include the purchasing of property within a slum or blighted area and demolition; removal of buildings and improvements; and installation, construction or reconstruction of streets; and

**WHEREAS**, there is a property adjacent to the Confusion Corner located at 11 SW Ocean Blvd which may support the redesign of Confusion Corner and intersections; and

**WHEREAS**, the City Commission desires to explore whether acquisition of this property would facilitate the redesign and improve traffic circulation, safety, and functionality at Confusion Corner; and

**WHEREAS**, the City Commission directs the City Manager to evaluate the property’s suitability, potential acquisition cost, and negotiate a potential real estate sales agreement, and report back to the Commission.

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

**SECTION 1:** The above referenced recitals are hereby incorporated as if fully set forth herein.

**SECTION 2:** The City Commission hereby directs the City Manager to evaluate the potential acquisition of the property located at 11 SW Ocean Blvd (the “Lindell Property”) to support the redesign of Confusion Corner and the intersection, and to negotiate a potential real estate sales agreement if the property is determined to be suitable.

**SECTION 3:** The City Manager shall report findings and any proposed agreement back to the City Commission for review and further direction.

**SECTION 4:** This resolution shall take effect upon adoption.

Commissioner \_\_\_\_\_ offered the foregoing resolution and moved its adoption.

The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a roll call vote, the vote was as follows:

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

YES	NO	ABSENT	ABSTAIN

ADOPTED this \_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
MARY R. KINDEL  
CITY CLERK

\_\_\_\_\_  
CHRISTOPHER COLLINS  
MAYOR

APPROVED AS TO FORM  
AND CORRECTNESS:

\_\_\_\_\_  
LEE J. BAGGETT, ESQ  
CITY ATTORNEY

# Property Photographs

## AERIAL PHOTOGRAPH



PROPERTY PHOTOGRAPH



PROPERTY PHOTOGRAPH



PROPERTY PHOTOGRAPH



PROPERTY PHOTOGRAPH



PROPERTY PHOTOGRAPH



PROPERTY PHOTOGRAPH

