



City of Stuart

A G E N D A
LOCAL PLANNING AGENCY / PLANNING ADVISORY BOARD
TO BE HELD FEBRUARY 11, 2021
AT 5:30 PM
121 SW FLAGLER AVENUE, STUART FL 34994
121 S.W. FLAGLER AVE. STUART, FLORIDA 34994

LOCAL PLANNING AGENCY

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

ADMINISTRATIVE

Development Director, Kev Freeman
Board Secretary, Jordan Pinkston

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

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

includes the testimony and evidence upon which the appeal is to be based.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ANNUAL BOARD REORGANIZATION

Annual Local Planning Agency Board Reorganization

APPROVAL OF AGENDA

APPROVAL OF MINUTES

Approval of December 10, 2020 Minutes

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

COMMENTS FROM THE BOARD MEMBERS

ACTION ITEMS

ORDINANCES

1. CENTRAL PARKWAY LOFTS - MAJOR AMENDMENT TO RPUD (QUASI-JUDICIAL)(RC):

ORDINANCE No: 2461-2021: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING A 6.65 ACRE PROPERTY CONSISTING OF TWO PARCELS OPPOSITE ONE ANOTHER ON S.E. CENTRAL PARKWAY APPROXIMATELY MIDWAY BETWEEN ITS INTERSECTIONS WITH S. KANNER HIGHWAY TO THE WEST AND U.S. HIGHWAY ONE TO THE EAST TO APPROVE A MAJOR AMENDMENT TO THE "CENTRAL PARKWAY LOFTS (NORTH)" AND THE CENTRAL PARK LOFTS (SOUTH) RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) CONSISTING OF ONE HUNDRED NINETY SIX (196) MULTI-FAMILY UNITS WITHIN FIVE (5) INDIVIDUAL FOUR-STORY APARTMENT BUILDINGS; WITH SAID LANDS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; APPROVING A DEVELOPMENT SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

2. ORDINANCE No. 2460-2021; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING FROM (R-1) SINGLE FAMILY TO (R-2) DUPLEX ON THE CITY'S OFFICIAL ZONING MAP FOR PROPERTY TOTALING 0.75 ACRES, OWNED BY 245 ST LUCIE, LLC AND 257 4WINDS, LLC, LOCATED ON THE NORTHEAST CORNER OF ST LUCIE BOULEVARD AND SE FOURWINDS DRIVE; BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; DECLARING THE PROJECT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, PROVIDING FOR ACCEPTANCE BY THE APPLICANT AND FOR OTHER PURPOSES.

STAFF UPDATE

ADJOURNMENT

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

Meeting Date:2/11/2021

Prepared by:Jordan Pinkston

Title of Item:

Annual Local Planning Agency Board Reorganization

Summary Explanation/Background Information on Agenda Request:

Elect Chair and Vice Chair.

Funding Source:

N/A.

Recommended Action:

Elect Chair and Vice Chair.

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

Meeting Date:2/11/2021

Prepared by:Jordan Pinkston

Title of Item:

Approval of December 10, 2020 Minutes

Summary Explanation/Background Information on Agenda Request:

N/A.

Funding Source:

N/A.

Recommended Action:

Approve.

ATTACHMENTS:

Description	Upload Date	Type
📎 LPA Minutes_12.10.2020	2/2/2021	Cover Memo



MINUTES

**LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD
TO BE HELD DECEMBER 10, 2020 AT 5:30PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FL 34994**

LOCAL PLANNING AGENCY

**Chair – Ryan Strom
Vice Chair – Li Roberts
Board Member – Campbell Rich
Board Member – Larry Massing
Board Member – Michael Herbach
Board Member – Bill Mathers
Board Member – Christina de la Vega**

ADMINISTRATIVE

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

CALL TO ORDER

ROLL CALL

Present: Michael Herbach, Bill Mathers, Li Roberts, Larry Massing

Absent: Christina de la Vega, Campbell Rich, Ryan Strom

PLEDGE OF ALLEGIENCE

APPROVAL OF MINUTES

MOTION: Approval of July 16, 2020 Amended LPA Minutes

Action: Approve.

Moved by: Larry Massing

Second by: Bill Mathers

Motion passed unanimously.

MOTION: Approval of November 12, 2020 LPA Minutes

Action: Approve.

Moved by: Larry Massing

Second by: Bill Mathers

Motion passed unanimously.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS: None.

COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEMS:

Li Roberts announced that this will be her last meeting and spoke about the process she goes through when reviewing projects and plans. She presented staff with a list of items she recommends present and future board members use.

Michael Herbach announced that Commissioner Clarke decided she would like to change her representative on the LPA Board and this would be his last meeting.

Larry Massing and Bill Mathers said their goodbyes and showed their appreciation for all the time and effort Li Roberts and Michael Herbach spent on the board.

Mike Mortell and Kev Freeman echoed their gratitude for the service they both provided.

Li Roberts recommended staff creating a form or summary of bullet points the Chair can go through when making a motion.

Discussion continued about future procedures on the board making detailed motions.

ACTION ITEMS: None.

ORDINANCES:

1. ANNEXATION OF CITY OWNED PROPERTY AT HANEY CREEK. (QUASI-JUDICIAL) (RC) AN ORDINANCE OF THE CITY OF STUART, FLORIDA, ANNEXING, ALLOCATING A FUTURE LAND USE OF CONSERVATION AND ALLOCATING A ZONING CATEGORY OF PUBLIC FOR FOUR (4) CITY OWNED PROPERTIES ADJACENT TO HANEY CREEK AND NW BAKER ROAD AND WHICH ARE SUBJECT TO A FLORIDA COMMUNITIES TRUST GRANTAWARD AGREEMENT AND BEING MORE FULLY DESCRIBED IN EXHIBITS A1, A2, A3 and A4 ATTACHED HERETO; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

PRESENTATION: Kev Freeman, Development Director

PUBLIC COMMENT: None.

BOARD COMMENT:

Mike Mortell said that the City Manager has spoken with the County about these properties. The County is not objecting because it is only giving the city recognition for conservation land.

Li Roberts asked for clarification about creating enclaves by only annexing specific properties.

Mike Mortell clarified staff's view on the purpose of the properties being preservation.

Kev Freeman said that residents have reached out to him supporting the annexation since it is becoming conservation land.

The board continued to discuss the item.

MOTION:

Action: Approve.

Moved by: Larry Massing

Second by: Bill Mathers

Motion passed unanimously.

STAFF UPDATE:

Kev Freeman shared memories of Michael Herbach.

ADJOURNMENT

Ryan Strom, Chair

Jordan Pinkston, Board Secretary

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Local Planning Agency

Meeting Date:2/11/2021

Prepared by:Tom Reetz

Title of Item:

CENTRAL PARKWAY LOFTS - MAJOR AMENDMENT TO RPUD (QUASI-JUDICIAL)(RC):

ORDINANCE No: 2461-2021: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING A 6.65 ACRE PROPERTY CONSISTING OF TWO PARCELS OPPOSITE ONE ANOTHER ON S.E. CENTRAL PARKWAY APPROXIMATELY MIDWAY BETWEEN ITS INTERSECTIONS WITH S. KANNER HIGHWAY TO THE WEST AND U.S. HIGHWAY ONE TO THE EAST TO APPROVE A MAJOR AMENDMENT TO THE “CENTRAL PARKWAY LOFTS (NORTH)” AND THE CENTRAL PARK LOFTS (SOUTH) RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) CONSISTING OF ONE HUNDRED NINETY SIX (196) MULTI-FAMILY UNITS WITHIN FIVE (5) INDIVIDUAL FOUR-STORY APARTMENT BUILDINGS; WITH SAID LANDS BEING MORE FULLY DESCRIBED IN EXHIBIT “A” ATTACHED; APPROVING A DEVELOPMENT SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY’S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

This application proposes an amendment to the Residential Planned Unit Development (RPUD) originally adopted May 16, 2005. The proposed amendment is to allow for the construction of 196 multifamily units on 6.65 acres. The property is bounded to the east by commercial office/warehouse flex space and to the west by right of way dedicated for the Willoughby Extension.

The proposed project consists of five (5) 4-story apartment buildings formed around a two-way central street with parallel parking, continuous green-space lined with native trees and sidewalks. Additionally, the street is designed as an “at grade section”, where street and sidewalk have no vertical separation. The pervious paver surface at grade with the green strip and sidewalk would create a seamless environment that prioritizes pedestrians while further establishing an urban storm water treatment facility.

Access to the property from Central Parkway will include right-in right-out curb cuts for both the north and the south buildings. The City's traffic consultant has confirmed that the existing road configuration satisfies additional trips with no new turning lanes being proposed.

The developer has agreed to reserve 20 two bedroom units (10% of the total units rounded up) at the lower 80% of the Area Median Income ("AMI") for a 10 year period as determined by the U.S. Department of Housing and Urban Development (HUD).

The applicant is asking for the following 4 variance exceptions to the City's code which allows for flexibility to the code which may be offset by providing other aspects of the project which exceed code requirements and or are amenities of value to the community. The exceptions are as follows:

1. 2.07.00.D3 Density, The code allow up to 15 dwelling units per acre by right and up to 30 DUI with City

Commission approval. The applicant is proposing 29.47 DU/acre.

2. 2.07.03.d.4.b Requires Open Space > 30%. The applicant is proposing 27% Open Space including buffers and retention areas.

3. 6.01.09 Parking Code: The requires 1.6 parking spaces for one bedroom apartments and 2 parking spaces for two bedrooms. The applicant is proposing 1.5 spaces for both the one and two-bedroom units a reduction of 47 parking stalls overall.

4. 5.02.A4 For sites with no native vegetation, the landscaping requirements of this Code shall be met with native vegetation, however side and rear landscape strip shall be 25 feet in depth and planted with native vegetation. The applicant is proposing 15 feet of native preserve plantings along the eastern property line between commercial use and the multifamily project. **See attachment - B2. staff review - Residential PUD**

Funding Source:

N/A.

Recommended Action:

Motion to approve Ordinance No. 2461-2021 to be heard by the City Commission at first reading.

ATTACHMENTS:

Description	Upload Date	Type
▣ A1. Ordinance 2461-2021	2/1/2021	Ordinance add to Y drive
▣ A2. Ordinance 2461-2021 Exhibit D - Development Documents	2/1/2021	Attachment
▣ B1. Staff Report	2/1/2021	Staff Report
▣ B2. Staff Review - Residential PUD	2/5/2021	Backup Material
▣ B3. Staff Comp Plan Review	2/1/2021	Backup Material
▣ C1. Application - Major amendment to RPUD	2/2/2021	Backup Material
▣ D1. Traffic Report	2/2/2021	Backup Material
▣ D2. Environmental Analysis	2/2/2021	Backup Material
▣ E. Public Notice	2/2/2021	Backup Material



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA
ORDINANCE NUMBER 2461-2021**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING A 6.65 ACRE PROPERTY CONSISTING OF TWO PARCELS OPPOSITE ONE ANOTHER ON S.E. CENTRAL PARKWAY APPROXIMATELY MIDWAY BETWEEN ITS INTERSECTIONS WITH S. KANNER HIGHWAY TO THE WEST AND U.S. HIGHWAY ONE TO THE EAST TO APPROVE A MAJOR AMENDMENT TO THE “CENTRAL PARK LOFTS (NORTH)” AND THE CENTRAL PARK LOFTS (SOUTH) RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) CONSISTING OF ONE HUNDRED NINETY SIX (196) MULTI-FAMILY UNITS WITHIN FIVE (5) INDIVIDUAL FOUR-STORY APARTMENT BUILDINGS; WITH SAID LANDS BEING MORE FULLY DESCRIBED IN EXHIBIT “A” ATTACHED; APPROVING A DEVELOPMENT SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY’S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by Farrell Building Company, LLC for a 6.65 acre property consisting of two parcels opposite one another on S.E. Central Parkway approximately

midway between its intersections with S. Kanner Highway to the west and U.S. Highway One to the east.

WHEREAS, the City Commission, has considered the Petitioner's request to amend the Residential Planned Unit Development (RPUD) for Central Park Lofts (North) and for Central Park Lofts (South), and has also considered the recommendation of the City staff.

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

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

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

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

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

SECTION 1: The foregoing recitals are true and adopted as findings of fact and conclusions of law.

SECTION 2: The legal description of the property is set forth in **Exhibit 'A'** attached hereto and made a part hereof by reference. A Map depicting the Property is attached hereto as **Exhibit 'B'** and made a part hereof by reference. The conditions of development attached hereto as

Exhibit ‘C’ and made a part hereof by reference, and each shall constitute one of the development documents.

SECTION 3: The following documents are on file as public records of the City, at the office of the City Clerk in City Hall, and attached hereto as **Exhibit ‘D’**, hereinafter the ‘Development Documents’, shall be deemed a part of the development conditions, and shall supplement any earlier approvals:

- a. **The Site Plan, Sheet 1 of 1, prepared by Conceptual Design Group, dated 05.21.2020 and last revised on 02.1.21.**
- b. **Boundary and Topographic Survey, Sheet 1 of 3, prepared by Velcon Engineering and Surveying’s Robert F. Kemerson, (Professional Surveyor and Mapper), dated 03.06.20.**
- c. **The Landscape Plans, Sheets L-1 thru L-4, prepared Conceptual Design Group, dated 05.21.2020 and last revised on 02.1.21.**
- d. **CSEC Holdings, LLC, Garbage Truck Exhibit and Fire Truck Exhibit, Sheets EX-1 & EX-2, prepared by Velcon Engineering and Surveying LLC, dated 03.23.2020.**
- e. **Central Parkway Conceptual Engineering Plan, Sheet 02, & 03 prepared by Velcon Engineering & Surveying, LLC dated 3.23.20.**
- f. **Central Parkway Apartments Architectural Floor Plans, Sheet A-1.1 thru A-1.8, Elevations, A-3.1 thru A-3.4 by Claren Architecture, dated 09.10.20 and last revised on 1.16.21**
- g. **Photometric Plan, Sheet L-1.1, by Lighting Dynamics, dated 01.13.21.**

SECTION 4: Except as otherwise provided herein, no development permits, site permits or building permits shall be issued by the City except in compliance with the aforesaid Development Documents. The failure of the Developer to complete development, or to comply with the

Development Documents, or with any term or condition of development set forth in this ordinance, shall be deemed a zoning violation and no further permits, or other development approvals or orders shall be issued by the City to the owner until the violation has been resolved, and the matter may become the subject of a code enforcement action brought by the City. This section shall not impair the due process or other legal rights of the Developer to seek administrative or judicial redress.

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

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

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

SECTION 6: All ordinances or parts of ordinances in conflict with this ordinance or any part thereof is hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the developer of the site, this ordinance shall prevail.

SECTION 7: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 8: The complete execution and recording of this Ordinance by the City Clerk shall occur no later than 90 days from the date of this approval, failing which this ordinance shall become void.

SECTION 9: Upon complete execution of this Ordinance, including the Acceptance and Agreement by the Owner, the City Clerk is directed to record a Certified Copy of the same in the Public Records of Martin County, Florida.

Passed on first reading the ____ day of _____, 2021.

Commissioner _____ offered the foregoing Ordinance and moved its adoption.

The motion was seconded by Commissioner _____ and upon being put to a roll call

vote, the vote was as follows:

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

YES	NO	ABSENT	ABSTAIN

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

ATTEST:

MARY R. KINDEL
CITY CLERK

EULA R. CLARKE
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

CITY’S ACKNOWLEDGMENT

STATE OF FLORIDA,

COUNTY OF _____

The above Ordinance, Acceptance and Agreement was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2021, by EULA R. CLARKE, Mayor, and Mary R. Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation.

Personally Known OR Produced Identification

Type of ID Produced _____

Signature of Notary Public: _____

Commission Expires:

Notary Seal:

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES:

Owner: Ferrell Building Company Inc,

Print Name: _____

By: _____

Print Name: _____

OWNERS ACKNOWLEDGMENT

STATE OF FLORIDA,
COUNTY OF _____

The above Ordinance, Acceptance and Agreement was acknowledged before me by means of
physical presence or on the notarization, this _____ day of _____, 2021, by

Personally Known OR Produced Identification

Type of ID Produced _____

Signature of Notary Public: _____

Commission Expires:

Notary Seal:

EXHIBIT A – LEGAL DESCRIPTION

THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, LYING AND BEING IN MARTIN COUNTY, FLORIDA LESS AND EXCEPTING THEREFROM THOSE PARTS CONVEYED TO THE CITY OF STUART FOR ROAD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 566, PAGE 456, AND OFFICIAL RECORDS BOOK 663, PAGE 1206, AND LESS AND EXCEPT THE NORTH 200 FEET TO FLORIDA DEPARTMENT OF TRANSPORTATION AS RECORDED IN OFFICIAL RECORD BOOK 1074, PAGE 1032, ALL OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

EXHIBIT B – LOCATION MAP



EXHIBIT C – DEVELOPMENT CONDITIONS

Approved Plans and Documents

1. The RPUD project and use thereof shall comply with the following drawings:
 - a. **The Site Plan, Sheet 1 of 1, prepared by Conceptual Design Group, dated 05.21.2020 and last revised on 02.1.21.**
 - b. **Boundary and Topographic Survey, Sheet 1 of 3, prepared by Velcon Engineering and Surveying's Robert F. Kemerson, (Professional Surveyor and Mapper), dated 03.06.20.**
 - c. **The Landscape Plans, Sheets L-1 thru L-4, prepared Conceptual Design Group, dated 05.21.2020 and last revised on 02.1.21.**
 - d. **CSEC Holdings, LLC, Garbage Truck Exhibit and Fire Truck Exhibit, Sheets EX-1 & EX-2, prepared by Velcon Engineering and Surveying LLC, dated 03.23.2020.**
 - e. **Central Parkway Conceptual Engineering Plan, Sheet 02, & 03 prepared by Velcon Engineering & Surveying, LLC dated 3.23.20.**
 - f. **Central Parkway Apartments Architectural Floor Plans, Sheet A-1.1 thru A-1.8, Elevations, A-3.1 thru A-3.4 by Claren Architecture, dated 09.10.20 and last revised on 1.16.21**
 - g. **Photometric Plan, Sheet L-1.1, by Lighting Dynamics, dated 01.13.21.**
2. Any modifications to the Master RPUD Site Plan that is less than 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking spaces, drainage areas, impervious areas and location of landscaping may be approved by the City's Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via a public hearing.
3. The developer has agreed that 20 (10% rounded up) of the two-bedroom units will be rented at rates no greater than 80% of Area Median Income ("AMI") in Martin County (as such AMI may change from time to time) and based upon the annual Florida Housing

Finance Corporation Family Rental Program schedule published annually by the Florida Housing Finance Corporation, and the balance of the units can be rented at market rates.

The developer shall self-monitor compliance with the foregoing rental rate restriction and will provide the City with an annual occupancy report in the form of a Rent Roll for the Units. The City shall have the right, with prior notice to developer, to conduct an on-site inspection of the project to audit the tenant files. The foregoing restrictions shall be in effect for a period of ten (10) years from the issuance of the first certificate of occupancy for the improvements constructed on the property. Notwithstanding, in the event of a foreclosure sale or the transfer of ownership by deed in lieu of foreclosure by any institutional lender of any mortgage, deed of trust or other security instrument encumbering the Property this restriction shall be extinguished

4. The maximum building height within the RPUD shall be 4 stories or 50'-8" to the highest roof parapet. Height shall be measured from the lowest permissible finished first floor elevation to the surface of a flat roof and to the eave of a pitched roof.
5. Prior to certificate of occupancy of the last building, the applicant shall provide an engineer's written confirmation attesting that the RPUD's storm water system is in place and functioning in compliance with all approved plans and specifications.
6. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.

Landscaping

7. The common areas including the projects clubhouse and pool area shall be provided with landscaping with an irrigation system of enough capacity to maintain the landscaping in a healthy growing condition.
8. A Landscape plan, executed in accordance with the Land Development Regulations, shall be submitted to the Development Department and approved prior to the issuance of a certificate of occupancy.

Required Open Space and Native Preserve Area

9. Open Space. Not less 1.79 acres or 27 % of the RPUD shall be Open Space as depicted on the Site Plan by Conceptual Design Group, Inc. as described in Exhibit C. Required open space may include contiguous buffer and retention areas, however, other required interior landscaping shall not count towards the open space requirement.

Tree Mitigation

10. The project shall comply with Section 5.05.02 of the "Tree replacement and protection requirements" of the City's Land Development Code. All required tree mitigation will be met on site.

Prior to Issuance of Site Permits

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

14. All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.

Development and Construction

15. The property owner shall provide easements for licensed television services that can coexist together with power in a public utility easement.
16. In the event of any conflict in the provisions of Exhibit 'C' Development Conditions and attached exhibits, Exhibit 'C' shall prevail.
17. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.
18. All utility improvements constructed by the developer within City's right-of-way, shall be constructed in a manner and form acceptable to City of Stuart Public Works. The developer shall grant any such utility easements necessary for this site as may be required by the City of Stuart.
19. Any existing sidewalks damaged along SE Central Parkway during construction, or requiring full replacement given that the on-site grade is significantly altered, the developer shall be required to repair or replace the entire sidewalk prior to the issuance of a Certificate of Occupancy.
20. Temporary or freestanding storage units are prohibited on the property once construction is complete.
21. Site work including but not limited to land preparation, retention area excavation, clearing and grading, drainage and water, sewer and irrigation lines shall be reviewed and approved

by the city's public works department and the city's engineering consultant prior to permitting.

22. Proposed landscaping in the SE Central Parkway median shall be preserved and maintained by the developer and/or home-owner's association in perpetuity. Subject to mutually agreed upon maintenance easement agreement and indemnification between the developer and the City relative to ROW liability issues.

Signage

23. All signs throughout the PUD must have a consistent treatment, as to number, location, size, height, lighting, and materials with a unified theme throughout the Planned Unit Development. The development's monument sign shall adhere to sign criteria found in Chapter 6 of the City's Land Development Code.

Future Amendments

24. Owner shall not subject the Property to any condominium conversion and neither shall any portion of the Property be converted to units for sale in connection with a condominium conversion nor shall the title to any such units be transferred to any party other than being held as a single parcel for the purposes of apartment rental.

Timetable for Development

25. Timetable for development shall be as follows:

Site and building permit application deemed sufficient for permit review under city codes and standards.	April 1, 2023
Final Certificate of Occupancy for all site and building improvements.	April 1, 2024

Allowable Uses

26. The following uses shall be permitted:

- a. Multi-Family Residential

- b. Home Occupations in accordance with the City's Land Development Code.
- d. This residential facility shall not operate as an age restricted community.

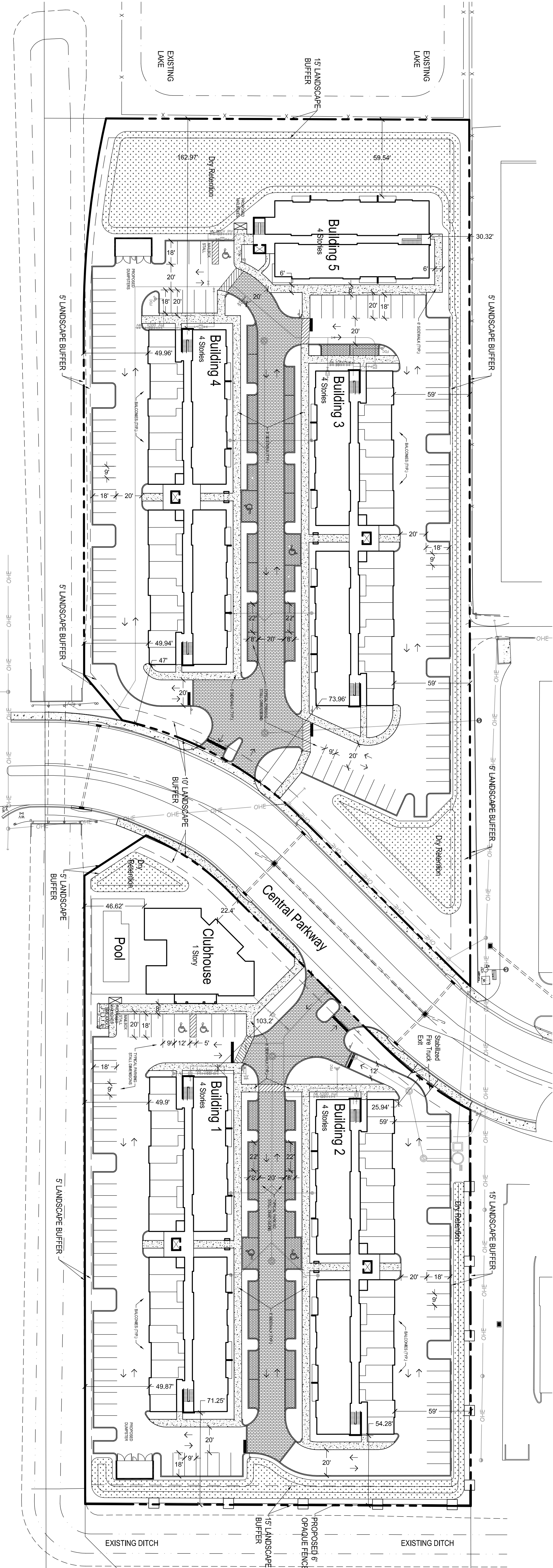
Central Parkway

City of Stuart, Florida

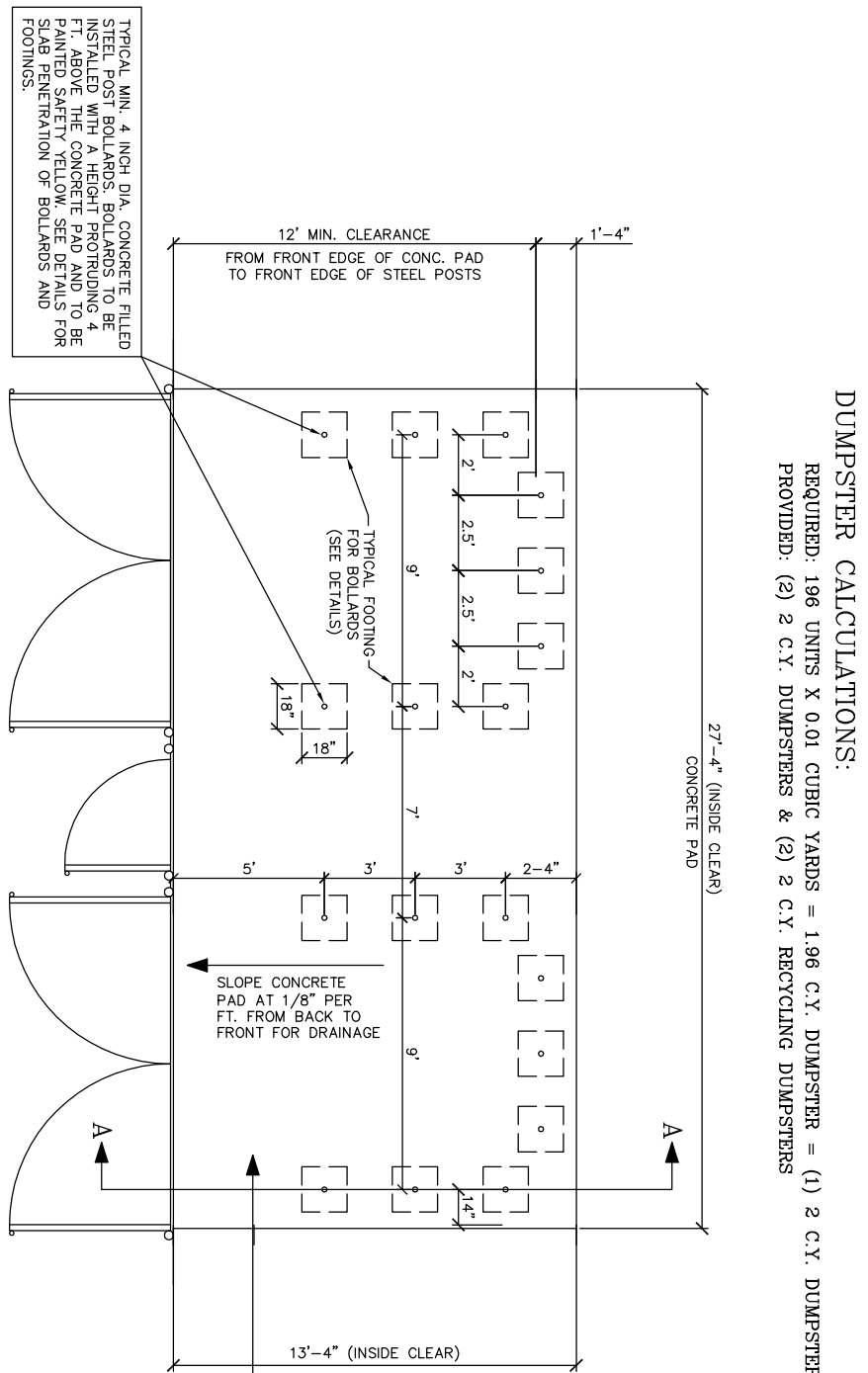
Job No.	19-1002
Drawn By	JWS
Submitted Dates	5-21-2020
11-5-2020	11-10-2020
1-14-2021	2-1-2021
Revision Dates	11-5-2020
Bedroom Types	11-10-2020
Truck Roadies	11-10-2020
City Comments	1-14-2021
City Comments	2-1-2021

These drawings are the property of the
landscape architect and are not to be
used for other projects except by written
permission from the landscape architect.
The landscape architect's liability
to the landscape architect.

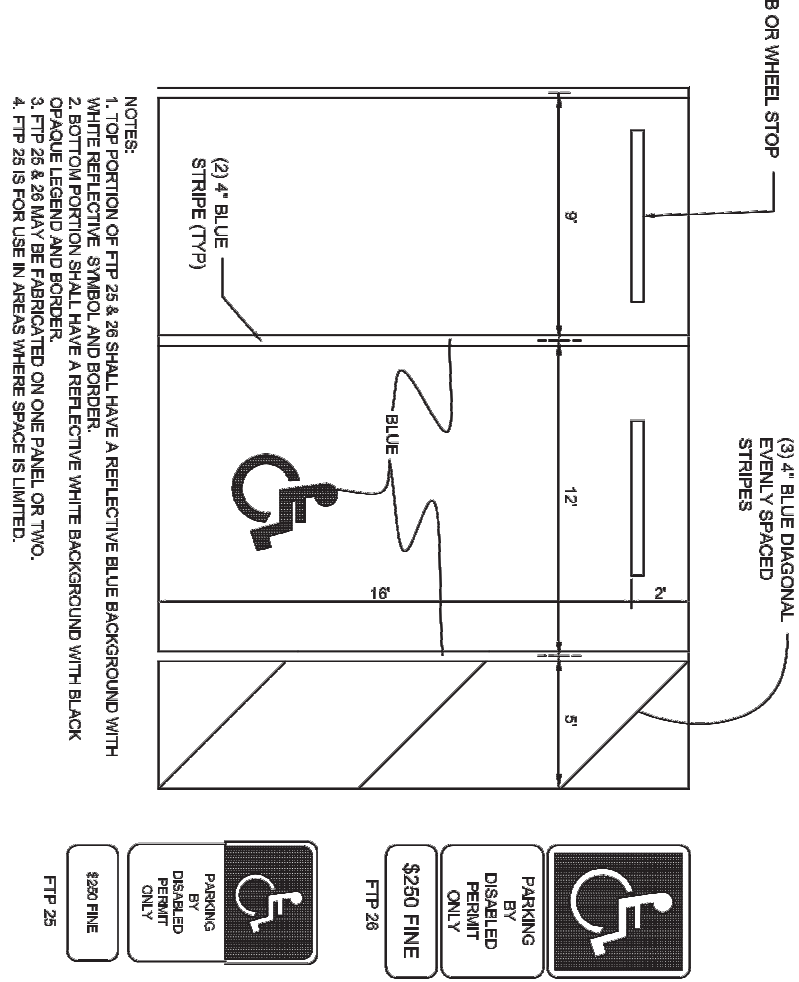
Sheet 7 of 7



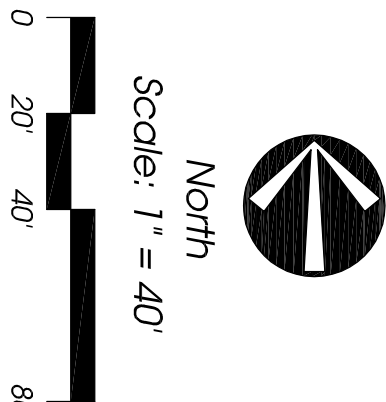
City of Stuart Dumpster Detail



Standard & Handicap Parking Space Detail



Site Plan



General Notes

1. The project shall be completed in one phase.
2. All construction shall be in accordance with the City of Stuart's Comprehensive Ordinance, Chapter 10, and the Florida Building Code, Chapter 6, and the Florida Electrical Code, Chapter 9.
3. All construction shall be in accordance with the City of Stuart's Comprehensive Ordinance, Chapter 10, and the Florida Building Code, Chapter 6, and the Florida Electrical Code, Chapter 9.
4. All construction shall be in accordance with the City of Stuart's Comprehensive Ordinance, Chapter 10, and the Florida Building Code, Chapter 6, and the Florida Electrical Code, Chapter 9.
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13. All construction shall be in accordance with the City of Stuart's Comprehensive Ordinance, Chapter 10, and the Florida Building Code, Chapter 6, and the Florida Electrical Code, Chapter 9.

Parcel Size:	220,088.29 s.f.	6.55 Acres
North:	161,540.22 s.f.	3.70 Acres
South:	128,757.77 s.f.	2.95 Acres
Total Residential Units:		196
Density:	29.47 D.U. / Acre	
Building Height:	45 Maximum (4 Stories)	
Parcel Control Number:	08384100000003504	
Proposed Use:	Multi-family Residential	
Existing Zoning:	RPUD	
Proposed Zoning:	RPUD	
Future Land Use:	Office / Residential	
Impervious:		
Buildings (Open view outline)	189,208.84 s.f.	4.57 Acres
Vehicular Use Area (Excludes area inside building)	72,390 s.f.	1.66 Acres
Sidewalks & Pool Deck:	107,821.12 s.f.	2.48 Acres
Pool:	18,127.72 s.f.	41 Acres
Pavement:	900 s.f.	.02 Acres
Landscaped Area:	90,889.45 s.f.	2.09 Acres
Dry Retention Area:	38,112.23 s.f.	1.33 Acres
Dry Retention Area:	32,777.22 s.f.	.75 Acres
Open Space:		
Total Open Space Provided = 30,889.45 s.f. (1.28 Acres)		
Total Open Space Less Interior Open Areas = 78,404.27 (1.79 Acres)		
Parking Calculations:		
1 Space per 1 Bedroom Unit	Required: 62	Provided: 62
62 Units x 1 = 62 Spaces		
2 Spaces per 2 Bedroom Units	204	164 (@ 1.6)
102 Units x 2 = 204 Spaces		
1.5 Spaces per 3 Bedroom Units	64	52 (@ 1.6)
32 Units x 2 = 64 Spaces		
Guest / Clubhouse	0	5
Total:	330	283
Building Data:		
Total Proposed Building Areas: (All Buildings & All Floors including Clubhouse)	271,380 s.f.	
Total Proposed Residential Building Areas: (All Residential Buildings All Floors)	262,660 s.f.	
Buildings #1 - 4 (Shown as each building)		
Total Proposed Building Areas: (All Floors)	54,147 s.f.	
Ground Floor	14,017 s.f.	
Second Floor	14,861 s.f.	
Third Floor	14,861 s.f.	
Fourth Floor	13,508 s.f.	
Buildings #5:		
Total Proposed Building Areas: (All Floors)	30,078 s.f.	
Ground Floor	7,698 s.f.	
Second Floor	7,698 s.f.	
Third Floor	7,698 s.f.	
Fourth Floor	7,070 s.f.	
Clubhouse Building		
Total Proposed Building Areas:	8,914 s.f.	
Ground Floor Building Area	4,094 s.f.	
Ground Floor Covered Entrance Area	4,820 s.f.	
Second Floor Building Area	3,598 s.f.	
Second Floor Outdoor Patio Area	320 s.f.	
Total Residential Units: (All Floors)	196	
Building 1	1 Bedroom	14
Building 2	2 Bedrooms	22
Building 3	2 Bedrooms	22
Building 4	2 Bedrooms	22
Building 5	2 Bedrooms	14
Sub-total:		32

SECTION 9 CENTER OF SECTION
CCR DOC# 103657
FND 1/2" IP NO ID

ABBREVIATIONS LEGEND

[illegible]

LEGEND

	= POSTED SIGN		= BELL SOUTH TELEPHONE RISER
	= LIGHT POLE		= BELL SOUTH TELEPHONE MANHOLE
	= WOOD POWER POLE		= GREASE TRAP
	= WIRE PULL BOX		= TRAFFIC SIGNAL BOX
	= BACK-FLOW PREVENTOR		= DOUBLE DETECTOR CHECK VALVE
	= WATER METER		= FIRE DEPARTMENT CONNECTOR
	= WATER VALVE		= FIRE INDICATOR POST
	= FIRE HYDRANT		= ELECTRIC METER
	= CLEAN-OUT		= GAS VALVE
	= CURB INLET TYPE 6		= CATCH BASIN
	= SANITARY MANHOLE		= MITERED END SECTION
	= DRAINAGE MANHOLE		= CONCRETE POWER POLE
	= YARD DRAIN		= ELECTRIC SERVICE BOX
	= IRRIGATION VALVE		= AIR RELEASE VALVE
	= IRRIGATION CONTROL VALVE		= SANITARY VALVE

Page 29 of 206

SECTION 9 SW SECTION CORNER
CCR DOC# 87048
NOT FND

N 89°38'19" W 2641.01'(C)

SECTION 9 S 1/4 CORNER
CCR DOC# 42922
NOT FND

LEGAL DESCRIPTION:

THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, LYING AND BEING IN
MARTIN COUNTY, FLORIDA

LESS AND EXCEPTING THEREFROM THOSE PARTS CONVEYED TO THE CITY OF STUART FOR ROAD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 566, PAGE 456, AND OFFICIAL RECORDS BOOK 663, PAGE 1206, AND LESS AND EXCEPT THE NORTH 200 FEET TO FLORIDA DEPARTMENT OF TRANSPORTATION AS RECORDED IN OFFICIAL RECORD BOOK 1074, PAGE 1032, ALL OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ADDRESS: XX CENTRAL PARKWAY
STUART, FLORIDA

NOTES:

SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

BEARINGS SHOWN ARE RELATED TO THE CENTER OF THE SECTION 9 WEST 1/4 LINE, HAVING A CALCULATED BEARING OF S 89°47'01" E, ALL OTHER BEARINGS ARE RELATIVE THERETO.

ELEVATIONS ARE IN FEET AND RELATED TO THE MARTIN COUNTY BENCHMARK
"CPW-3" ELEVATION= 10.70 NAVD (NORTH AMERICAN VERTICAL DATUM,). ALL OTHER
ELEVATIONS ARE RELATIVE THERETO.

PROPERTY LIES IN F.I.R.M. ZONE "X", AS SHOWN ON MAP NUMBER 12085C0161 H,
DATED 02-19-20. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD
INSURANCE RATE MAPS.

IN ACCORDANCE WITH CHAPTER 5J-17.051, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL
SUBSURFACE UTILITIES AND OR FEATURES MAY EXIST.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

PUBLIC WATER & SEWER AVAILABLE.

BOUNDARY DIMENSIONS SHOWN ARE PER PLAT AND FIELD MEASURE UNLESS OTHERWISE NOTED.

THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.

ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.

ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES,
MINUTES AND SECONDS.

COORDINATES WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL HORIZONTAL ACCURACY IS 0.02 FOOT PLUS OR MINUS.

LEGAL DESCRIPTION FROM SPECIAL WARRANTY DEED RECORDED IN OFFICIAL
RECORD BOOK 2674, PAGE 1100, PUBLIC RECORDS OF MARTIN COUNTY,

LOT CONTAINS 290,099 SQUARE FEET OR 6.7 ACRES±.

BOUNDARY & TOPOGRAPHICAL SURVEY FIELD DATE: 03-05-20.

CERTIFIED TO:

 **VELCON**
ENGINEERING & SURVEYING

**VELCON ENGINEERING
& SURVEYING, LLC**
CERTIFICATE OF AUTHORIZATION NO. LB 8206
500 NW PEACOCK BLVD., SUITE 8
PORT ST. LUCIE, FLORIDA 34986
PHONE (772) 879-0977
Web Site: www.velconfl.com

**BOUNDARY & TOPOGRAPHICAL
SURVEY**
PREPARED FOR
CSEC HOLDINGS, LLC

[illegible]

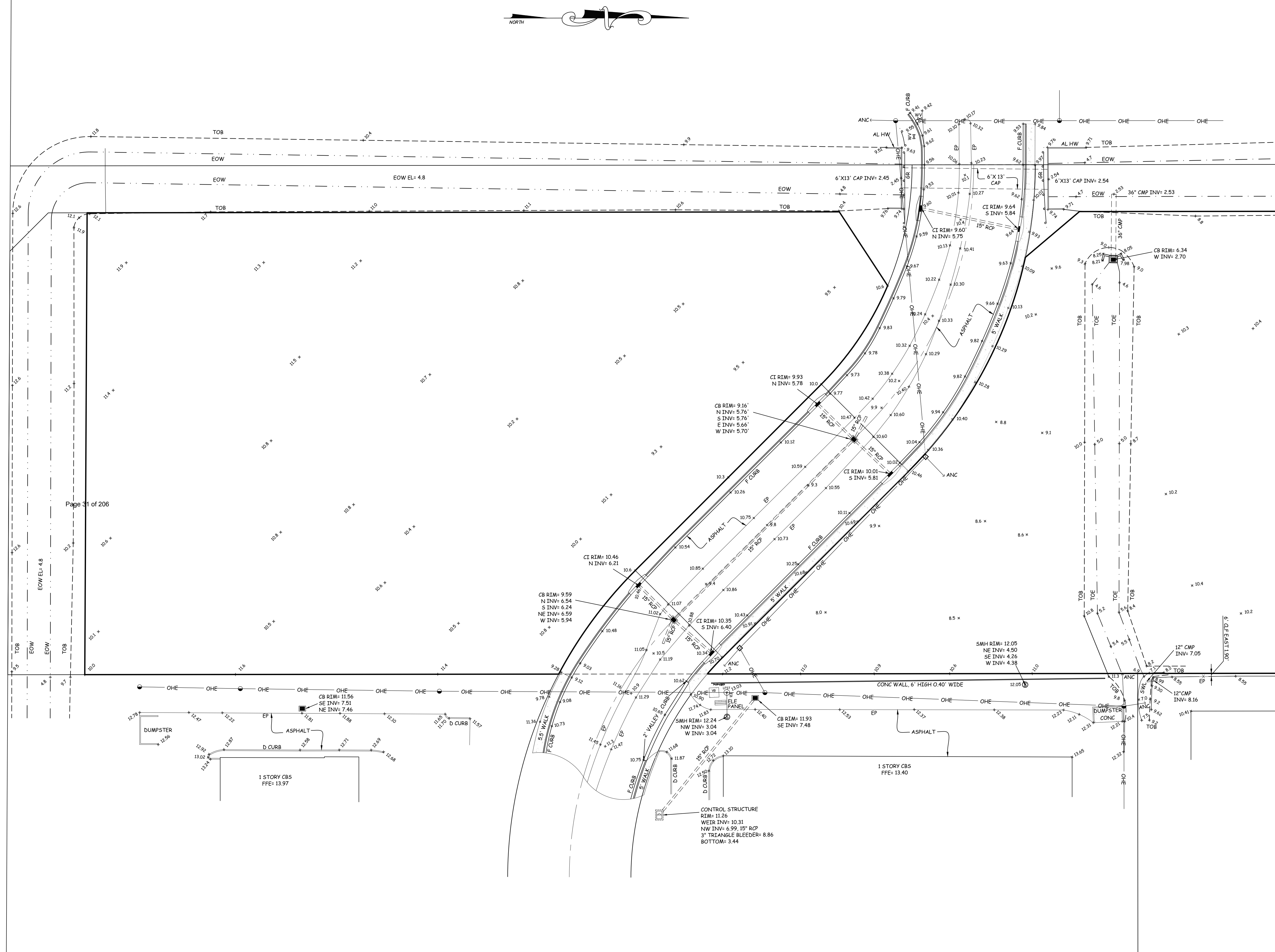
DRAWN BY: GJS
APPROVED BY: R. KEMERSON
SCALE: 1" = 70'
DATE: 03-06-20
FIELD BOOK/PAGE: PLANS

JOB NUMBER:
20-1004

SHEET:
1 OF 3



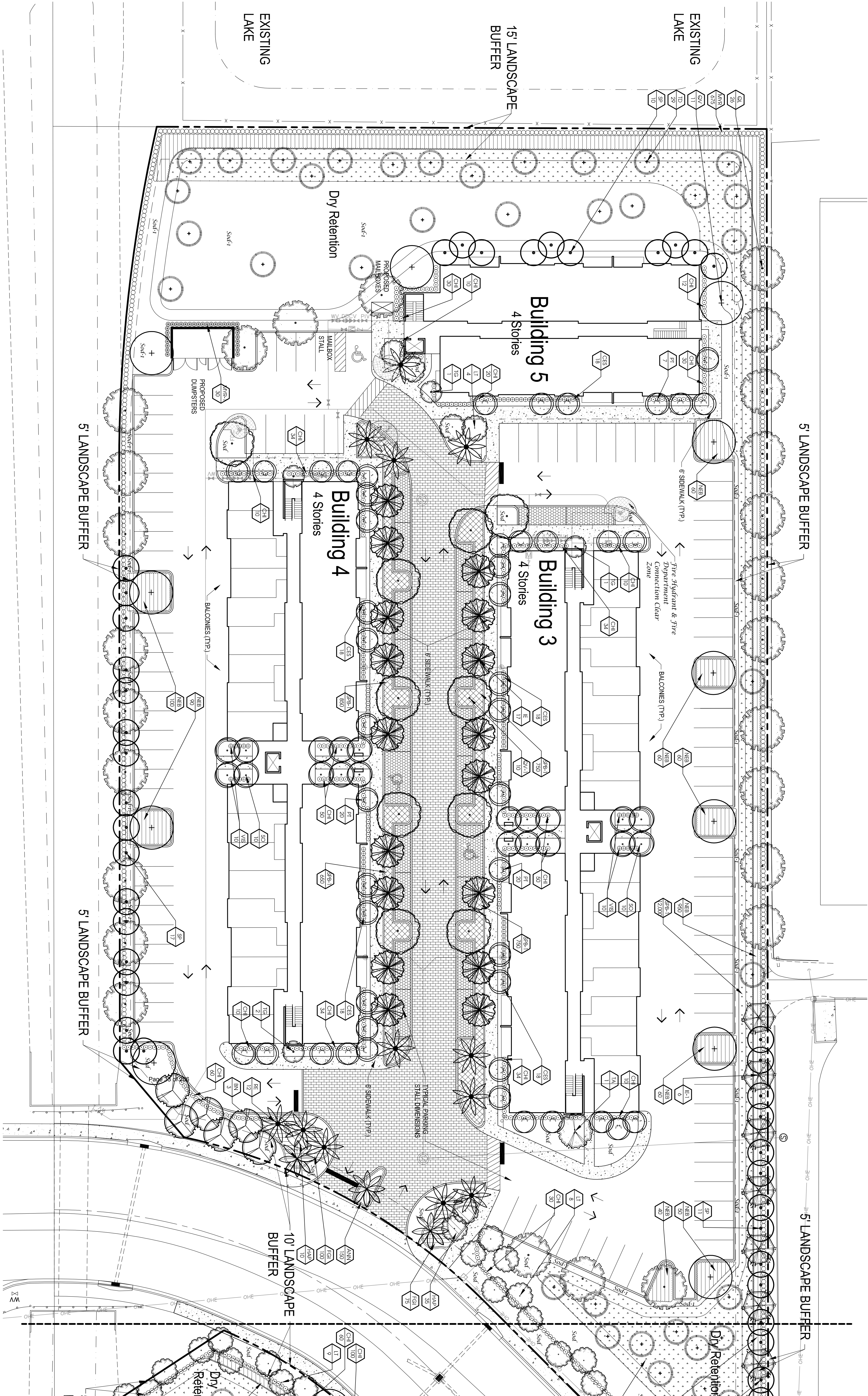
 ROBERT F. KEMERSON
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA (PSM)#6285

[illegible]

DRAWN BY: GJS
APPROVED BY: R. KEMERSON
SCALE: 1" = 30'
DATE: 03-06-20
FIELD BOOK/PAGES PLANS

Job No.	20-0107
Drawn By	JWS
Submitted Dates	7-6-2020 11-10-2020
Revision Dates	11-10-2020
City Comments	11-14-2021
City Comments	2-1-2021

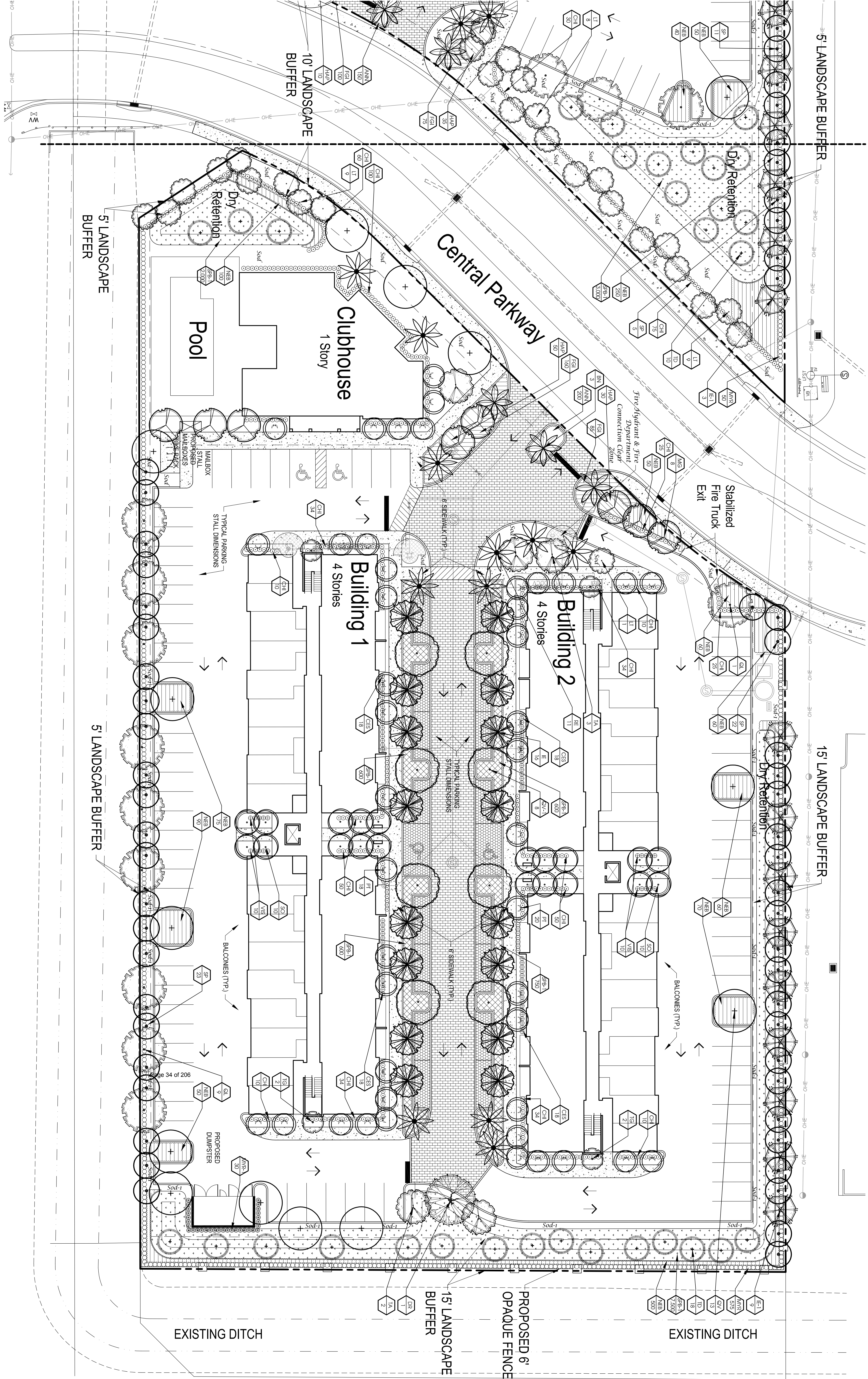
These drawings are the property of the landscape architect and are not to be used for other projects except by written permission of the landscape architect. Report any discrepancies immediately to the landscape architect.



Landscape Plan

Job No.	20-0107
Drawn By	JWS
Submittal Dates	7-6-2020 1-14-2021
Revision Dates	11-10-2020 1-14-2021 2-1-2021
City Comments	
City Comments	

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Landscape Plan

Landscape Specifications

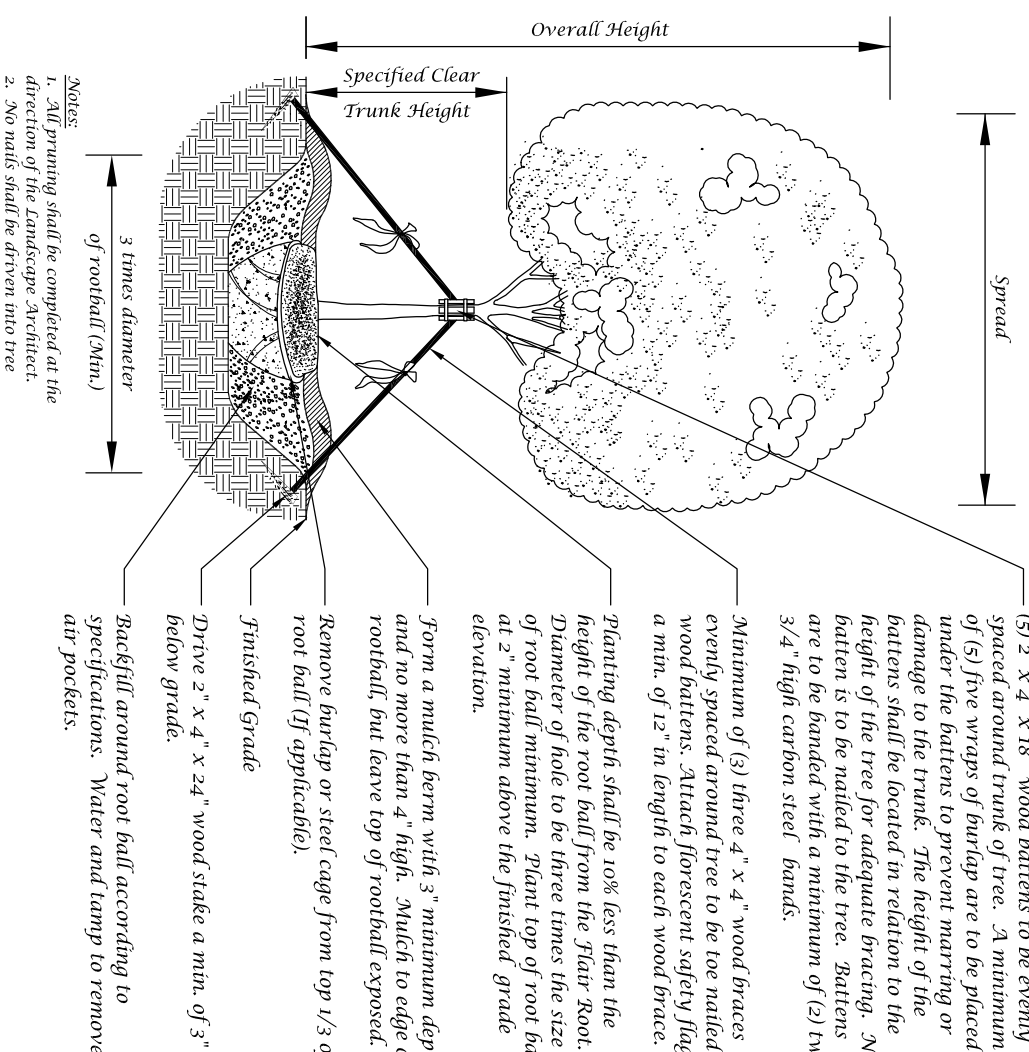
- [illegible]

Painns should receive a complete granular fertilizer formulated for painns ("Painn Special") at a rate of 5 to 8 lbs. per painn. Apply from 20-25 twenty-one gram tablets may be substituted for granular fertilizers. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) inside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

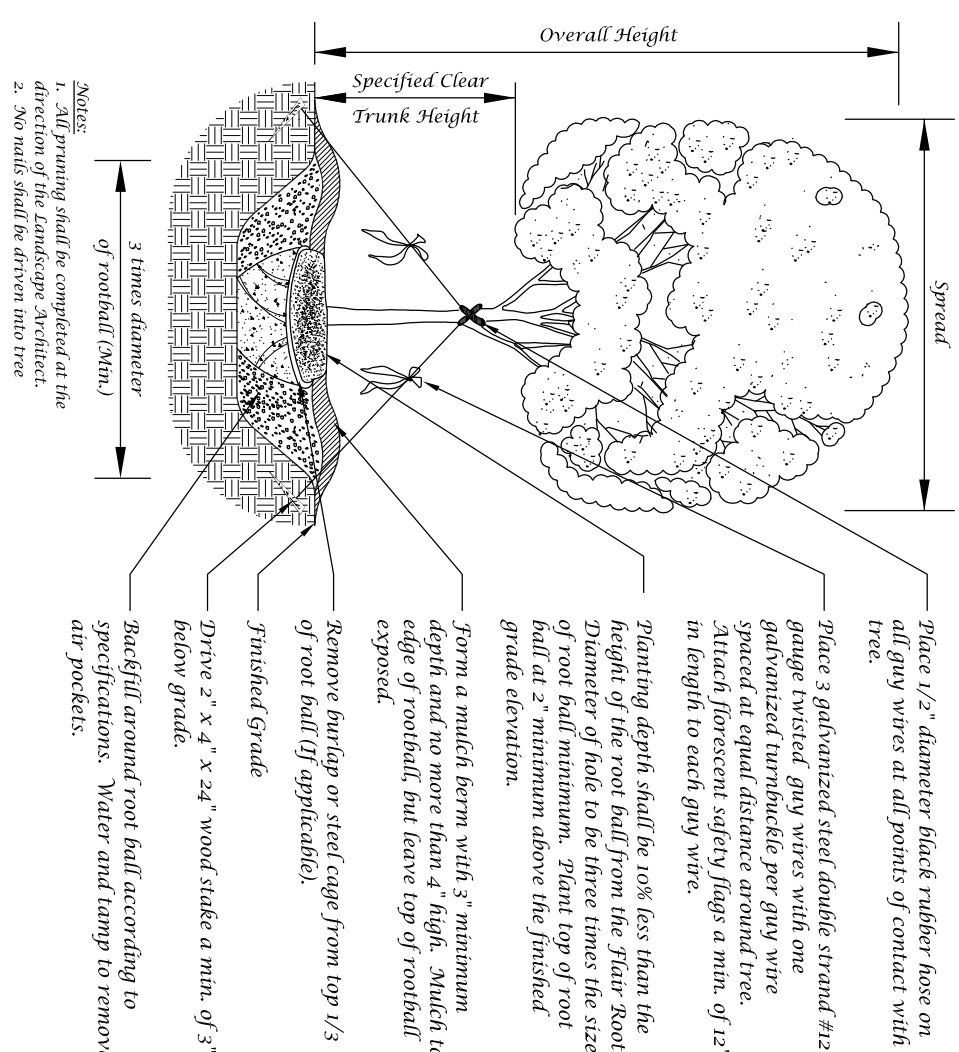
strain be utilized. Position plant in hole, backing halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

- Gallon 1 Treated
 - Gallon 2 Untreated
 - Gallon 3 B&B Traces
 - 26 Gallon 4 B&B Traces 2 part "c" capliner
 11. All painting areas and soil to be replaced to provide 100% coverage. Shop drawings to be submitted by the litigation contractor for approval prior to installation.
 12. All irrigation lines, sprinklers, and other plants by watering, cultivating, and mowing as required for healthy growth. Replace planting materials and mulch. Irrigate and water after each day's work. Amend soils immediately after painting and seal concrete sidewalks through all deepening work.
 13. Certificate of Occupancy is issued on General Contracting by City and project is released by the General Contractor to Client.
 - 13.1 Puncture tires and studs only to remove damaged practices as directed by the landscape architect.
 - 13.2 Remove debris from site and dispose at approved dump station. No burning or incineration of debris on-site (check noise) machine stopped not more than 24 hours prior to leaving. Gravel and all prepared lawn surfaces must be ready for normal use.
 - 13.3 Water heavily for one to two days after painting and light drip (or no temp drops), and water thoroughly.
 15. Maintain positive drainage, no painting is to block drainage.
 16. Drainage Testing
Drainage tests, gaffers, and specimen material, each planning pit shall be tested in the following manner to verify adequate drainage:
 - A) Dig each painting pit to the minimum specified size.
 - B) Fill the painting pit with (2") twelve inches of water. If the water level in the painting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
 - C) Discard all material removed from the drainage channel.
 - D) Discard all material removed from the drainage channel.
 - E) When backfilling the painting pit, add coarse gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the painting pit.
- NOTES:
- I. Contractors to include drainage testing for all times and depths it has. If drainage is inadequate, the soil specifically is thin and above shall be ordered for the contractors. Contractors shall notify the Owner and Landscape Architect of poor drainage conditions in writing and within direction will be provided to the contractor of appropriate soil medium specification to be used.
 - J. All fertilizers shall meet the City of Stuart & Martin County's fertilizer ordinance.

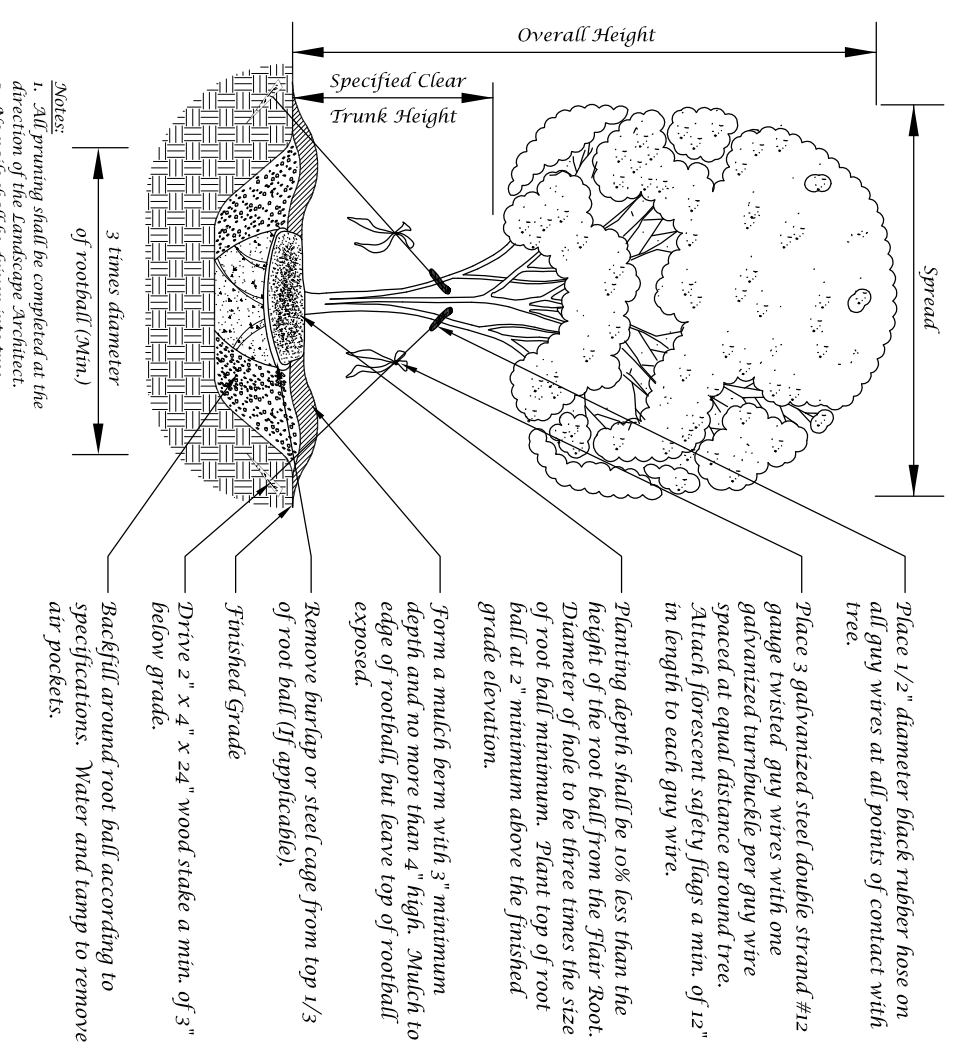
Landscape Details



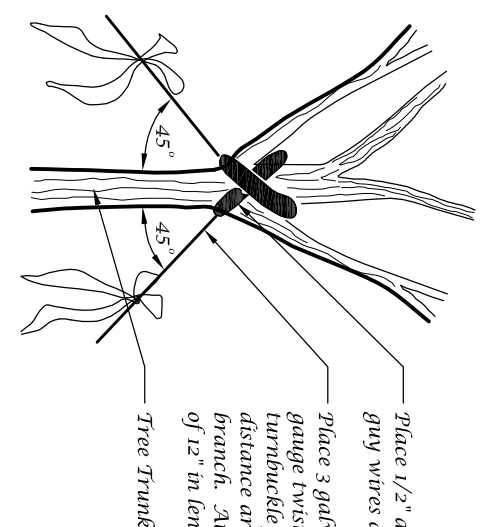
Large Tree Planting Detail (5" Caliper or Greater)



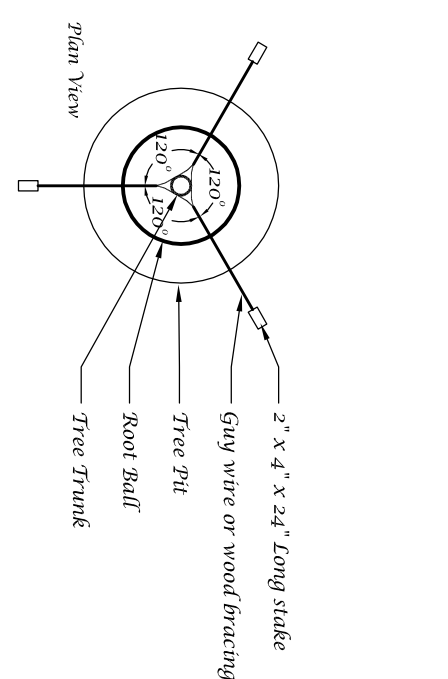
Tree Planting Detail



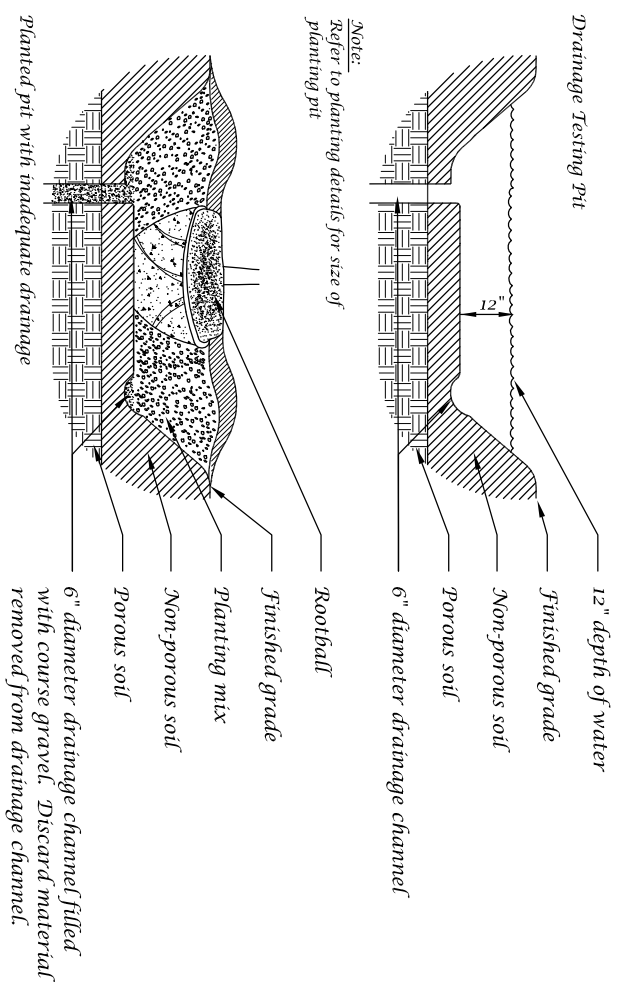
Multi-Trunk Tree Planting Detail



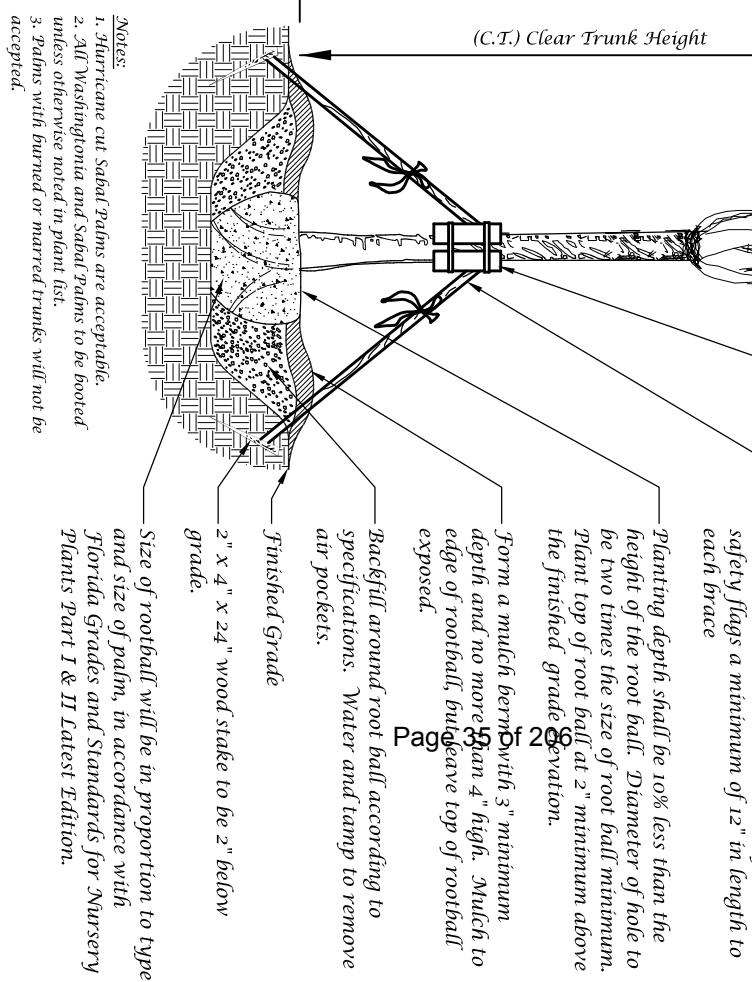
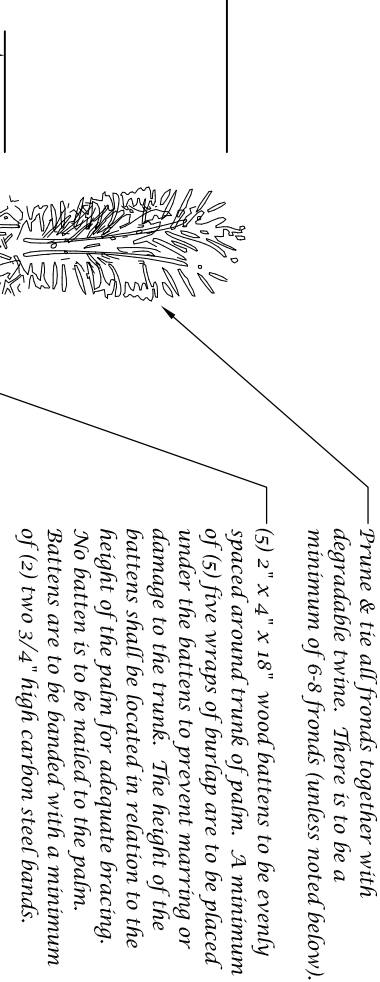
Guy Wire Attachment Detail



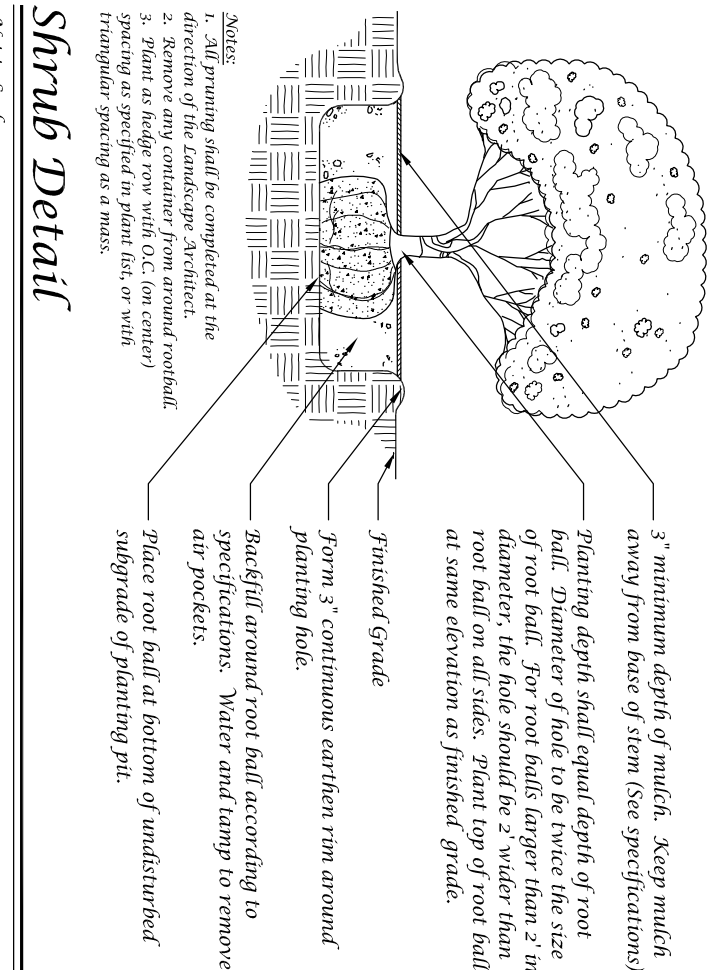
Staking Detail



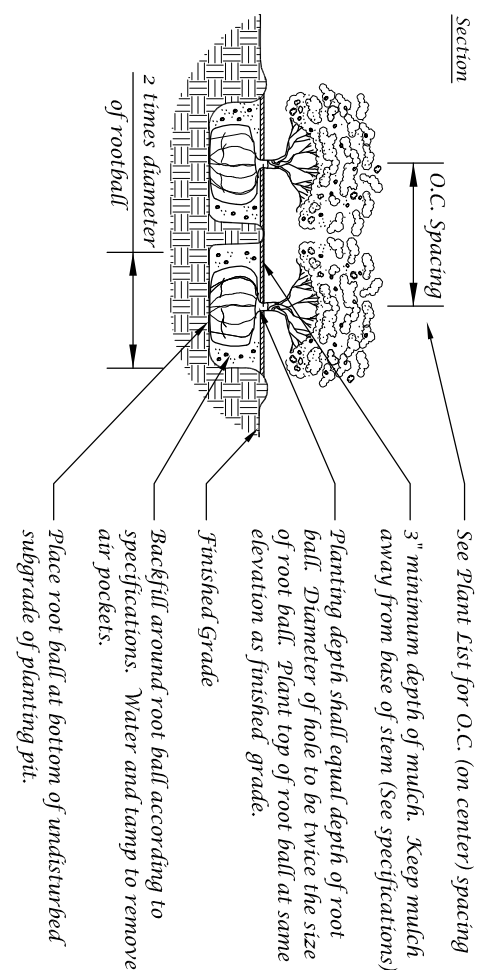
Drainage Testing Detail



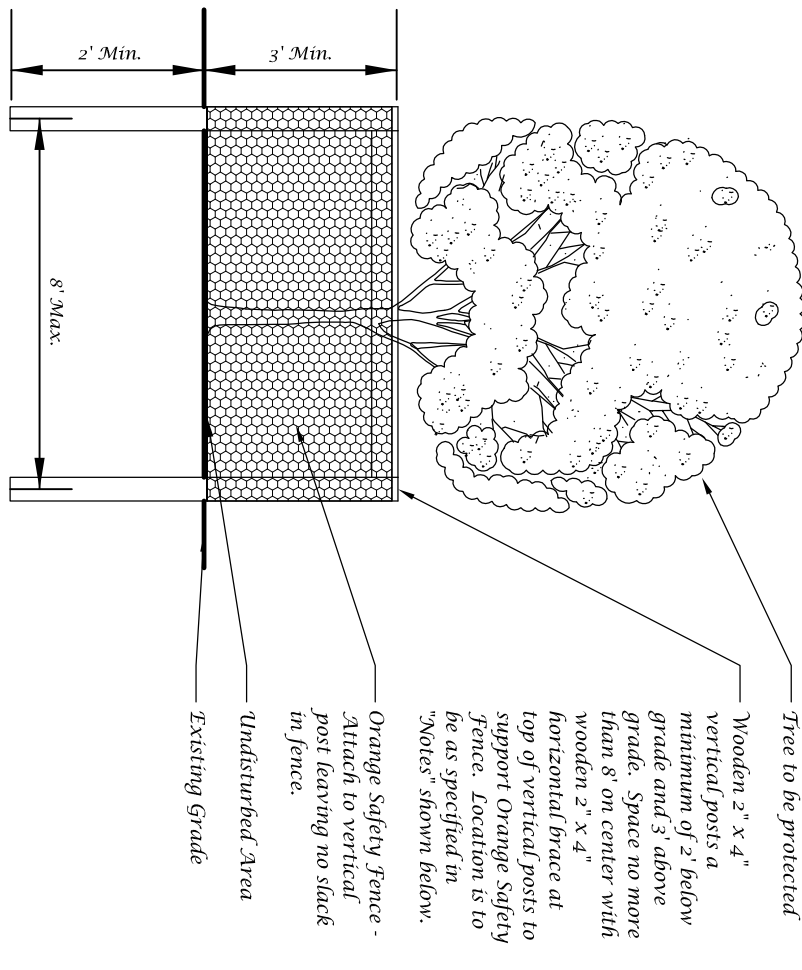
Palm Planting Detail



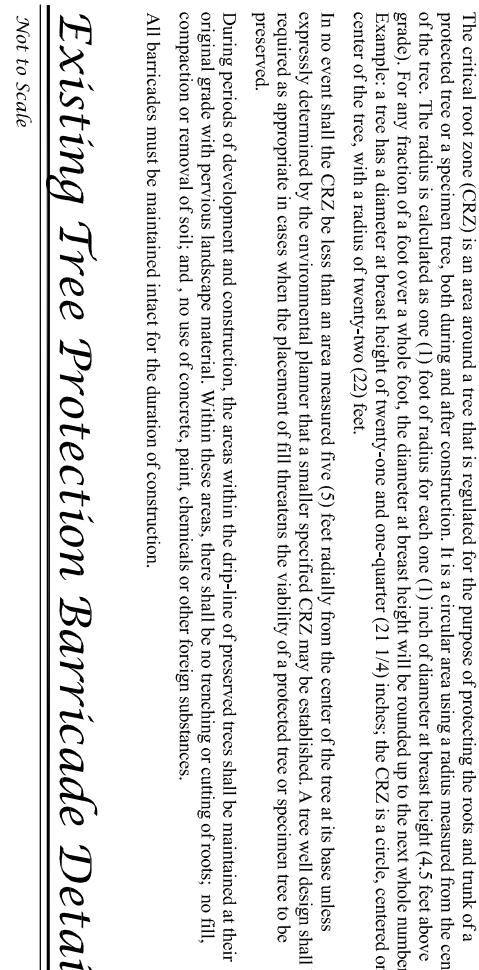
Shrub Detail

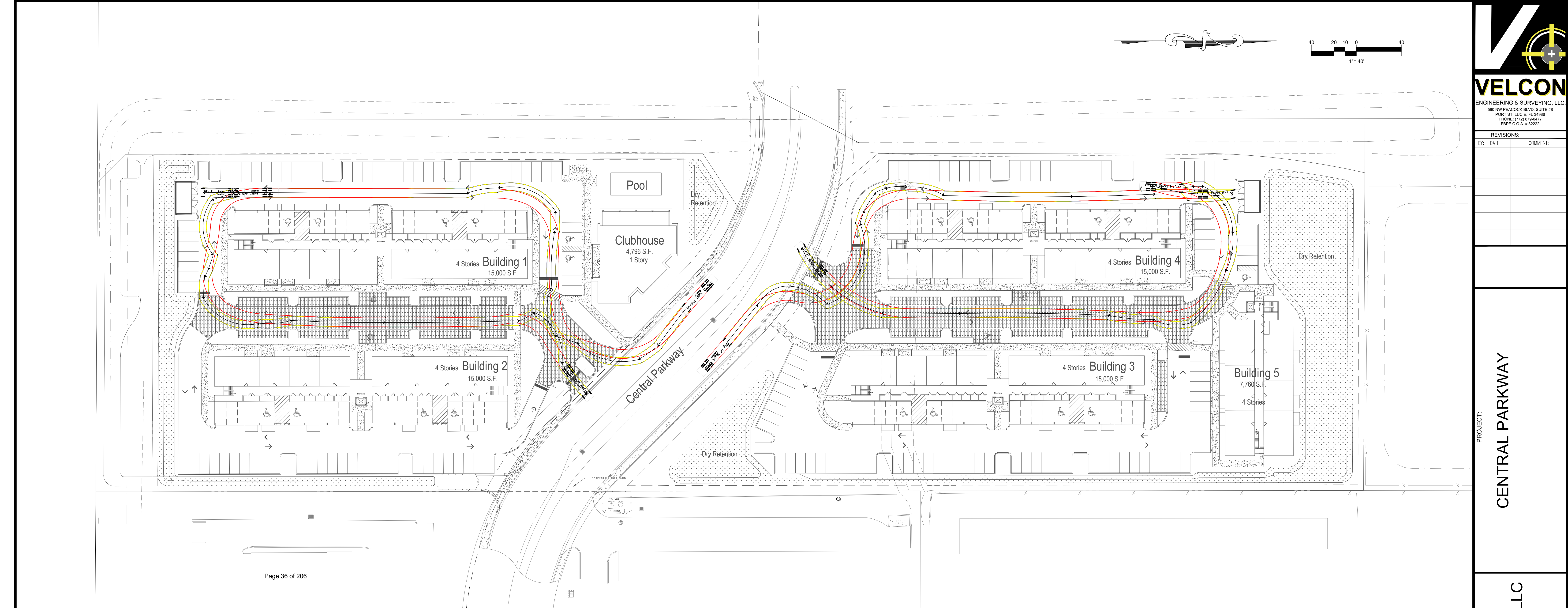


Ground Cover Detail

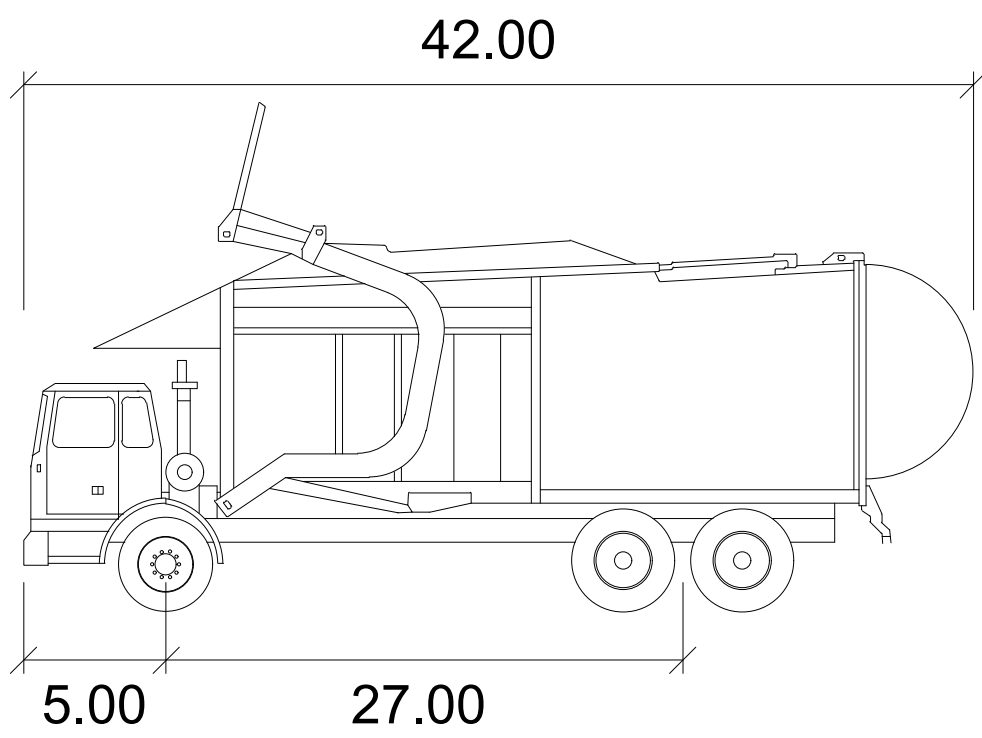


Existing Tree Protection Barricade Detail



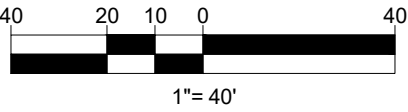
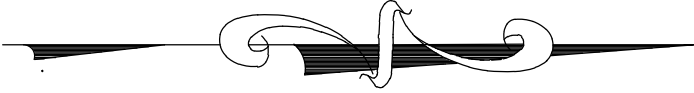


Page 36 of 206



City Of Suart Refuse

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



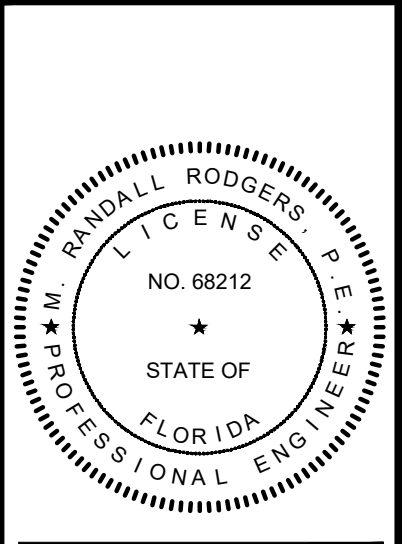


VELCON
ENGINEERING & SURVEYING, LLC.
590 NW PEACOCK BLVD. SUITE #8
PORT ST. LUCIE, FL 34986
PHONE: (772) 878-5477
FBI# C.O.A. # 3222

REVISIONS:		
BY:	DATE:	COMMENT:

PROJECT:
CENTRAL PARKWAY

CLIENT:
CSEC HOLDINGS, LLC



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
1/14/21

PROJECT No.:	20-1004
DRAWN BY:	SOG
CHECKED BY:	RR
DATE:	03/23/2020
CAD I.D.:	AUTOTURN TRUCK

SHEET TITLE:
GARBAGE TRUCK EXHIBIT

SHEET NUMBER:
EX-1

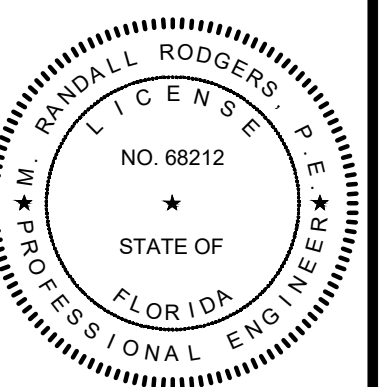


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[illegible]

CENTRAL PARKWAY

CSEC HOLDINGS, LLC



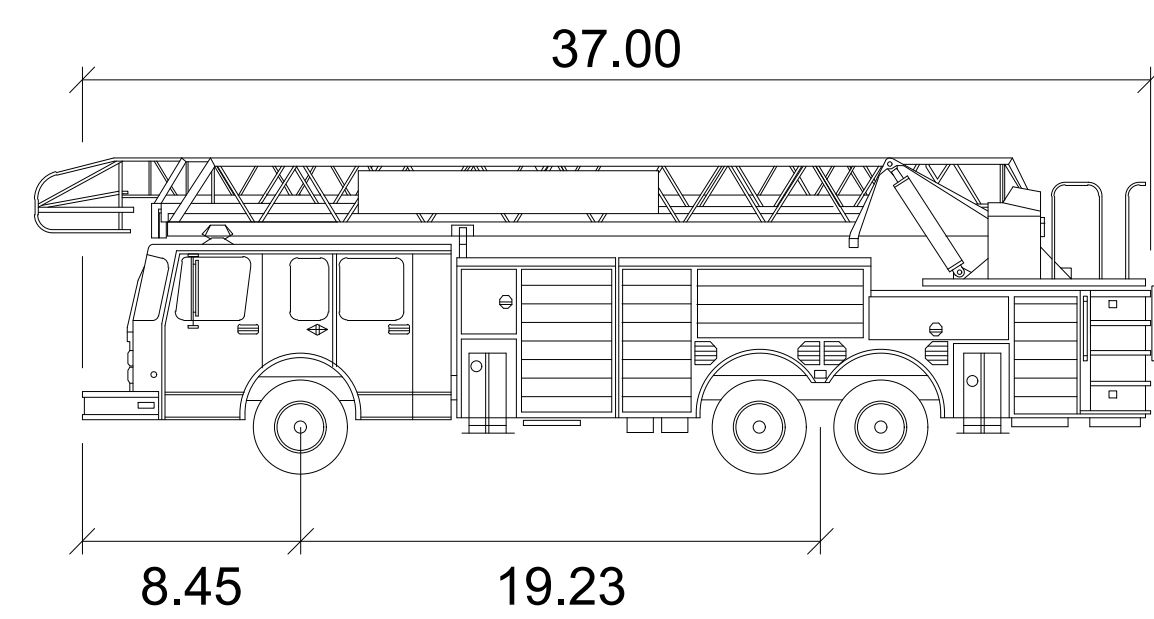
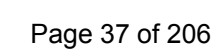
M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
1/14/21

PROJECT No.:	20-1004
DRAWN BY:	SOG
CHECKED BY:	RR
DATE:	03/23/2020
AD I.D.:	AUTOTURN TRUCK

SHEET TITLE:

**FIRE TRUCK
EXHIBIT**

SHEET NUMBER:
EX-2



Stuart Fire

	feet
Width	: 9.60
Track	: 8.40
Lock to Lock Time	: 6.0
Steering Angle	: 39.3

REVISIONS:		
BY:	DATE:	COMMENT:

PROJECT:

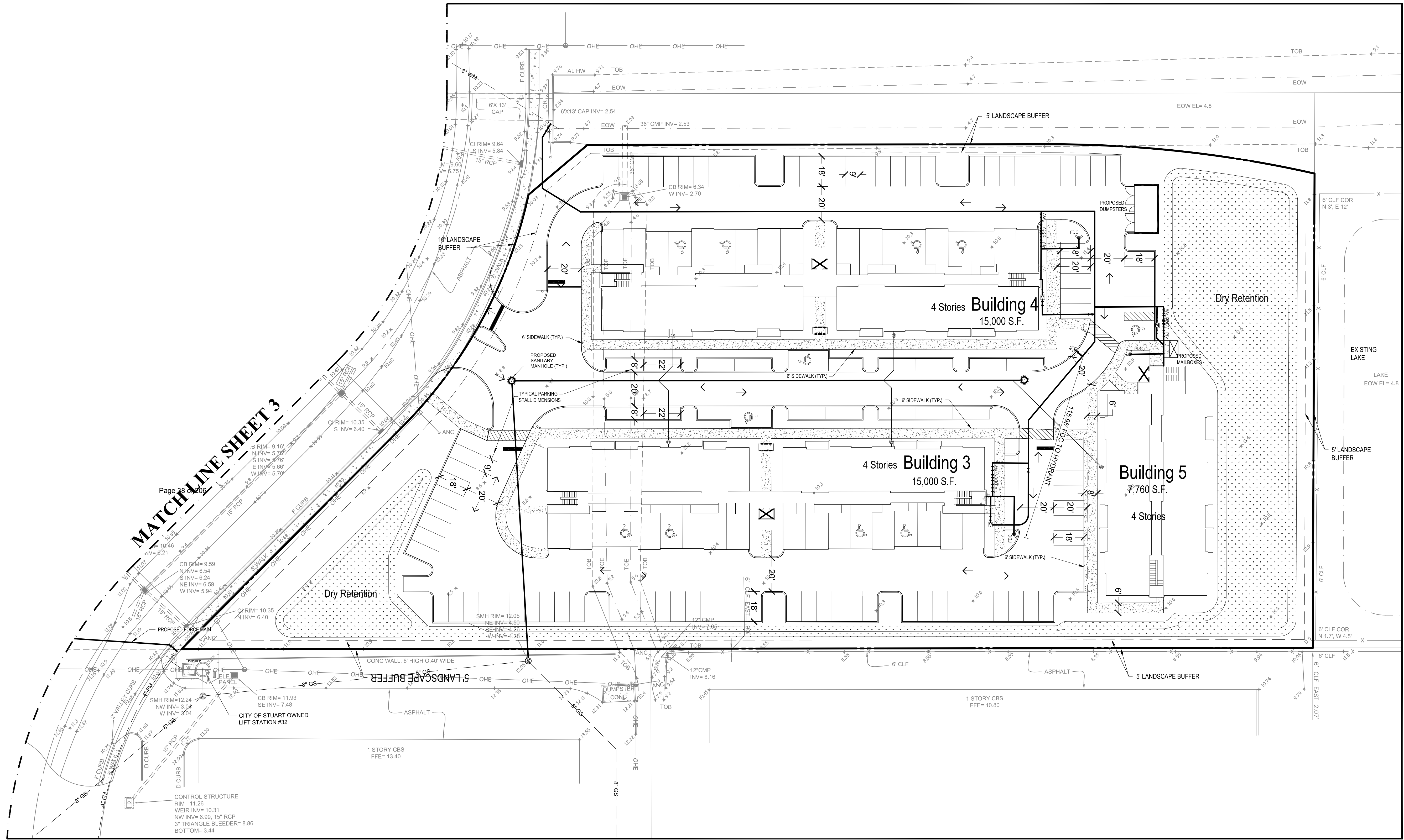
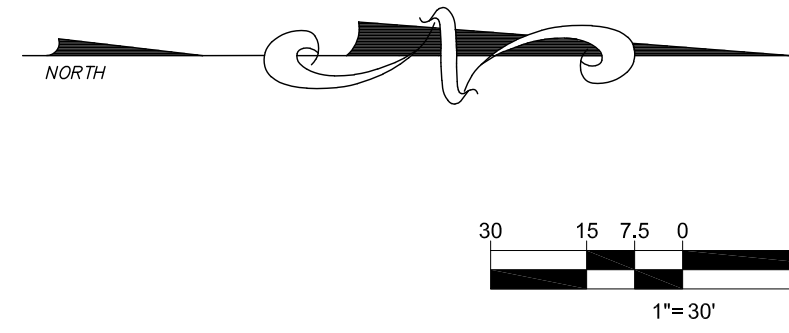
CENTRAL PARKWAY

CLIENT:

FLORIDA

PROJECT No.: 20-1004
DRAWN BY: SOG
CHECKED BY: RR
DATE: 03/23/2020
CAD I.D.: CONCEPTUAL PLAN

SHEET TITLE:
**CONCEPTUAL
ENGINEERING
PLAN**
SHEET NUMBER:
02



NOTE:
ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED
UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.), TO CONVERT
FROM N.A.V.D. '88 TO N.G.V.D. '29, ADD 1.48' TO THE N.A.V.D. ELEVATIONS TO
GET N.G.V.D. ELEVATIONS.



CITY OF PSL PROJECT NO. PXX-XXX
PSLSUD FILE NO. XXXXX



REVISIONS:

[illegible]

CENTRAL PARKWAY

iii

FLORIDA

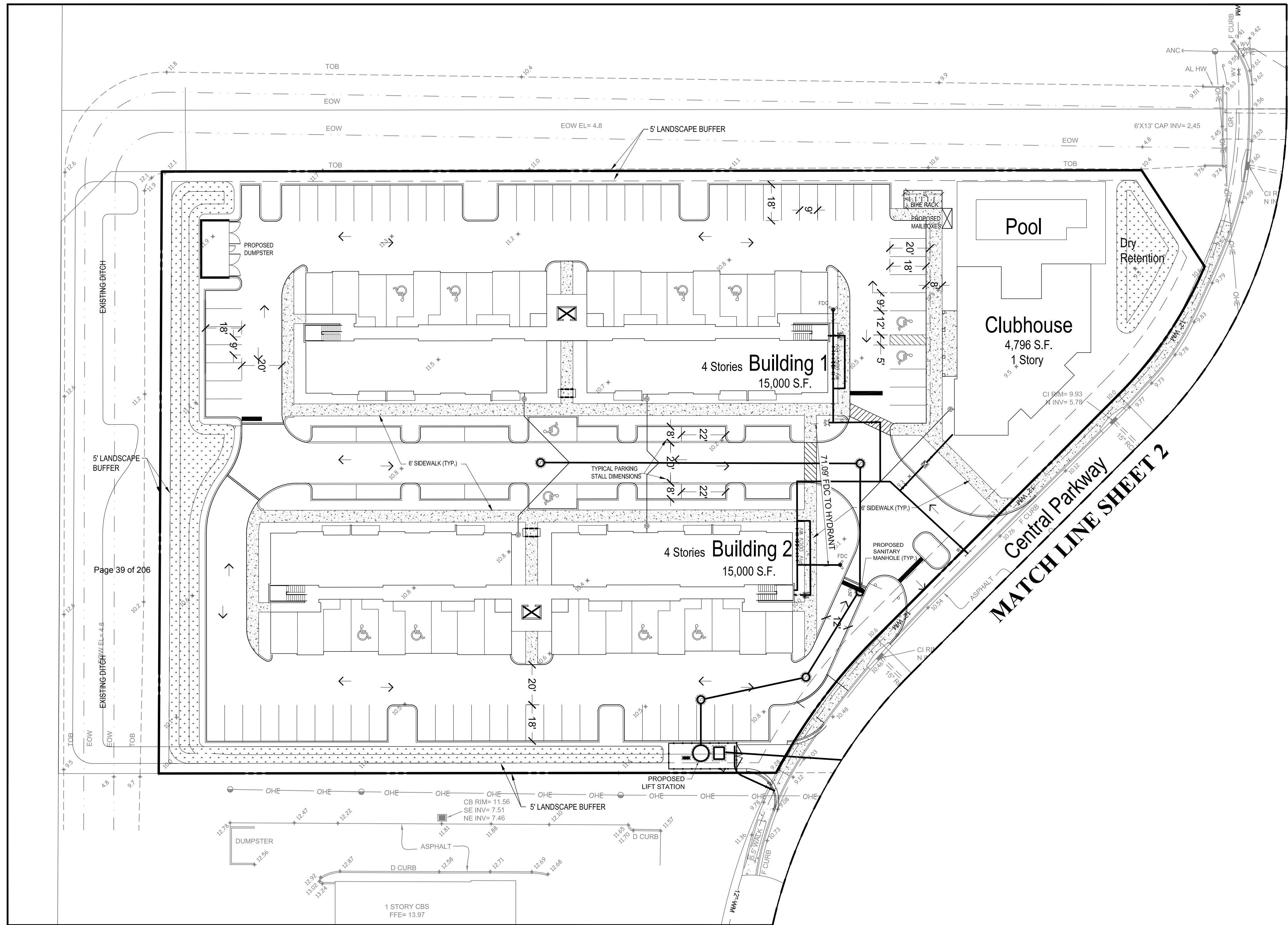
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DRAWN BY:	SOG
CHECKED BY:	RR
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AD I.D.:	CONCEPTUAL PLAN

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**CONCEPTUAL
ENGINEERING
PLAN**

SHEET NUMBER:

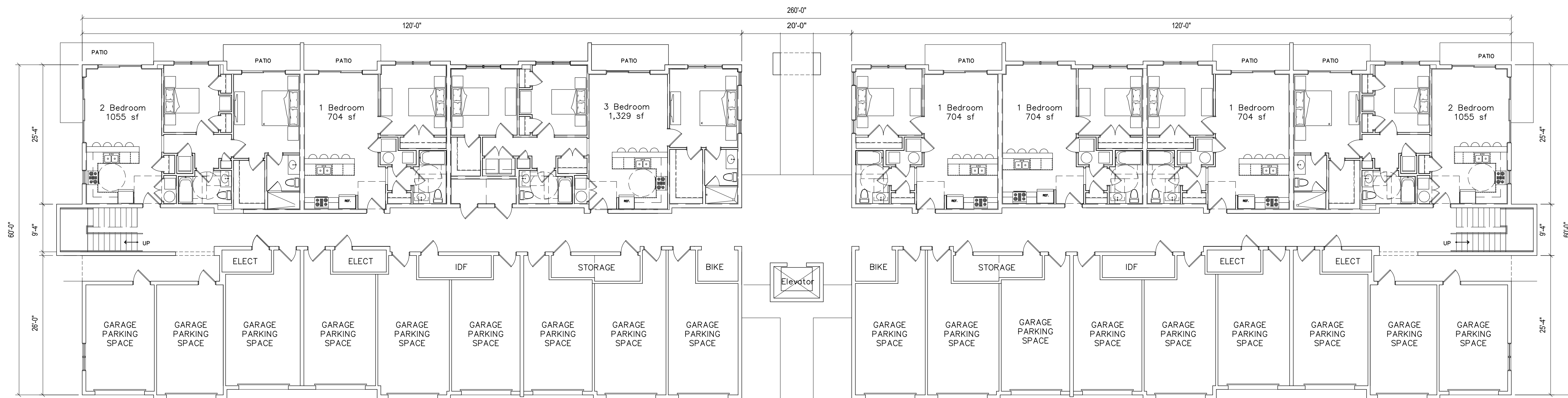
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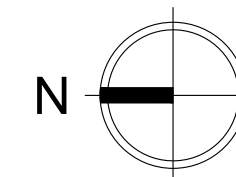
NOTE:
ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED
UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.), TO CONVERT
FROM N.A.V.D. '88 TO N.G.V.D. '29, ADD 1.48' TO THE N.A.V.D. ELEVATIONS TO
GET N.G.V.D. ELEVATIONS.



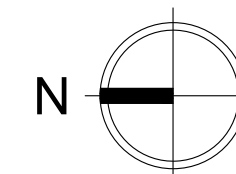
CITY OF PSL PROJECT NO. PXX-XXX
PSLSUD FILE NO. XXXXX



01 1ST FLOOR PLAN
BUILDINGS 1 & 3
SCALE: 3/32" = 1'-0"

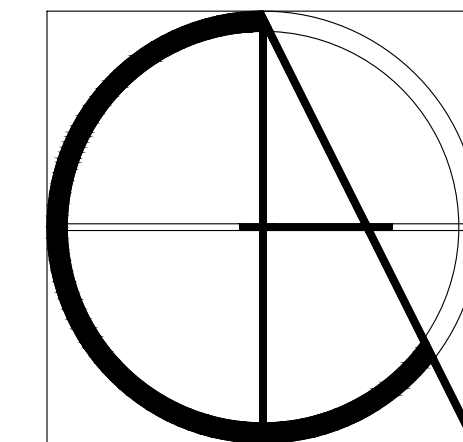


02 2ND & 3RD FLOOR PLAN
BUILDINGS 1 & 3
SCALE: 3/32" = 1'-0"



BUILDINGS 1 & 3 UNIT BREAKDOWN

1 BEDROOM	= 14
2 BEDROOM	= 22
3 BEDROOM	= 7
TOTAL	= 43

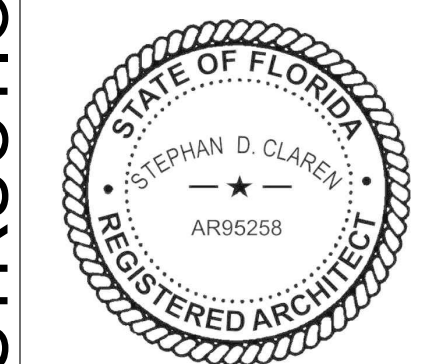


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Stuart, Florida

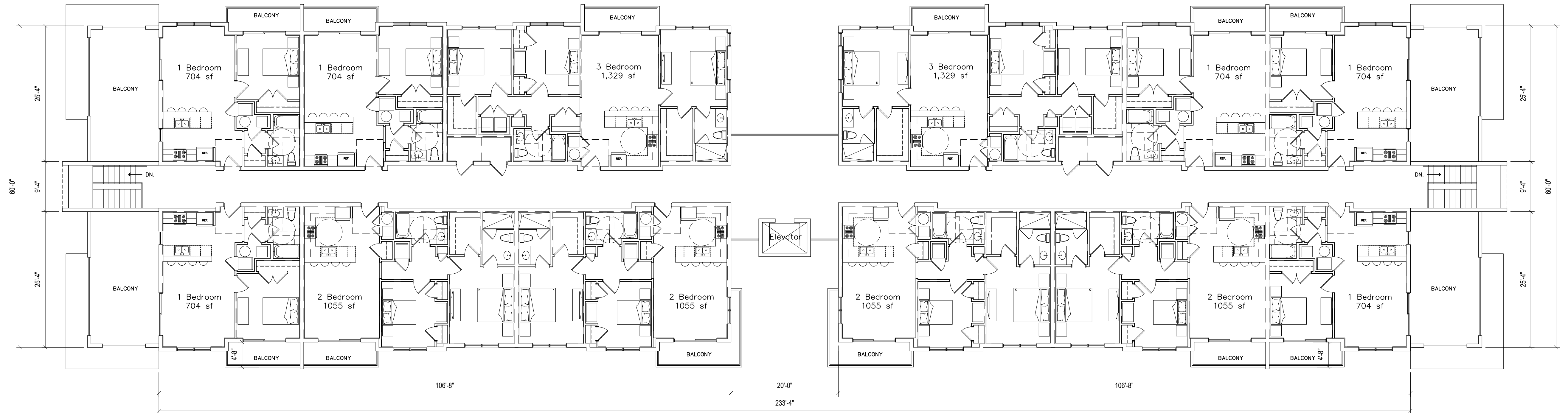


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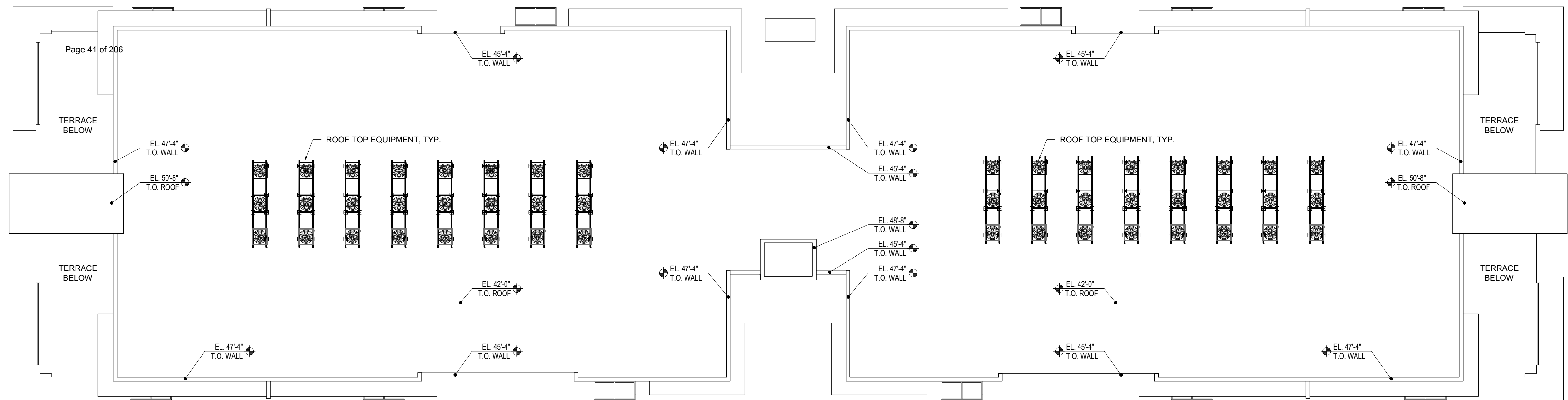
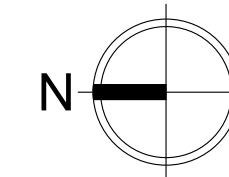
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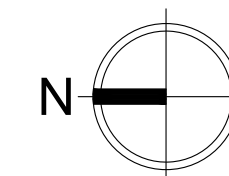
PRELIMINARY - NOT FOR CONSTRUCTION



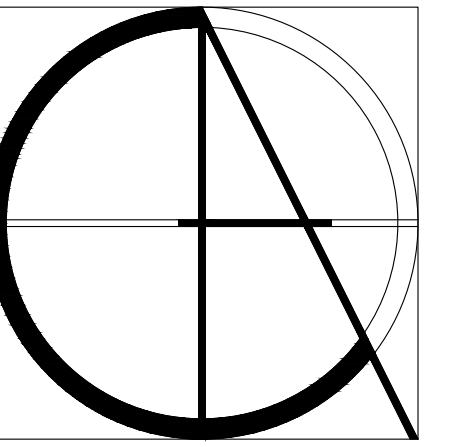
01 4TH FLOOR PLAN
BUILDINGS 1 & 3
SCALE: 3/32" = 1'-0"



02 ROOF PLAN
BUILDINGS 1 & 3
SCALE: 3/32" = 1'-0"



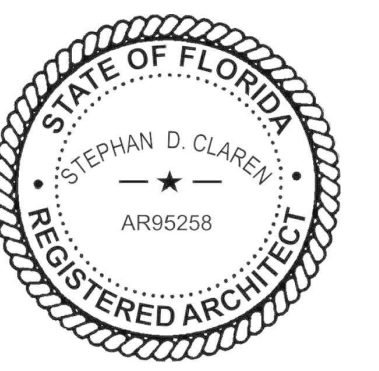
BUILDINGS 1 & 3 UNIT BREAKDOWN	
1 BEDROOM	= 14
2 BEDROOM	= 22
3 BEDROOM	= 7
TOTAL	= 43



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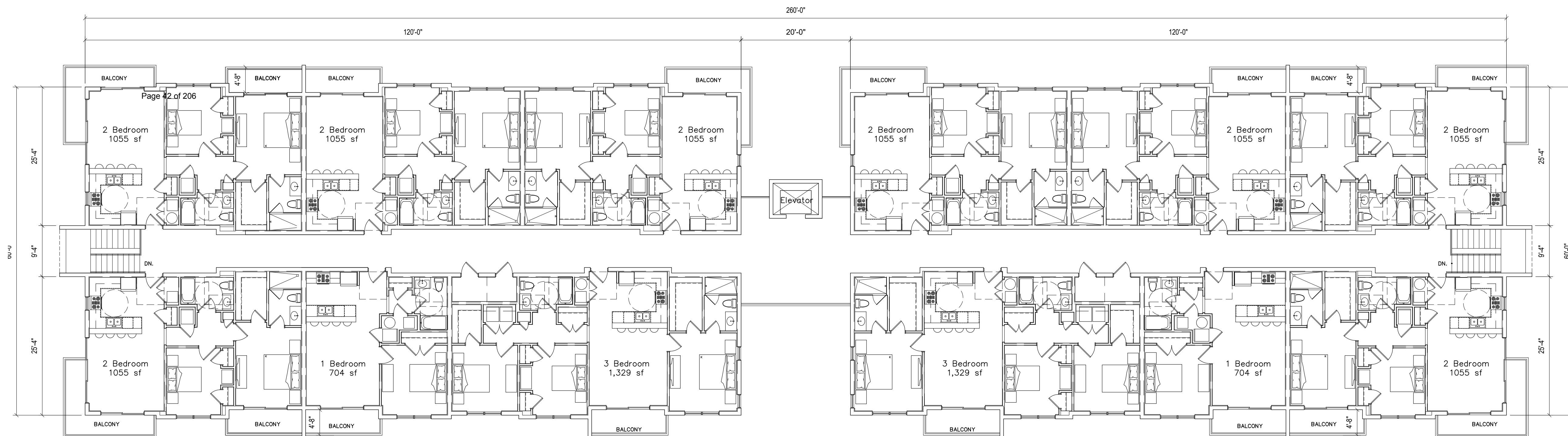
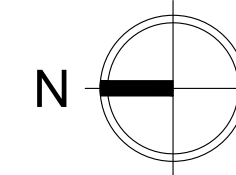
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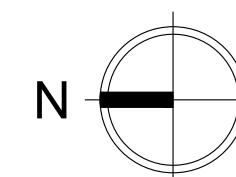
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01 1ST FLOOR PLAN
BUILDINGS 2 & 4
SCALE: 3/32" = 1'-0"

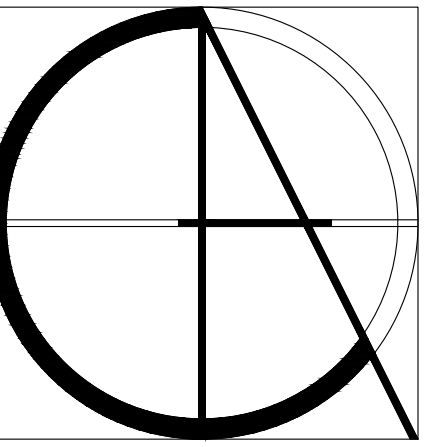


02 2ND & 3RD FLOOR PLAN
BUILDINGS 2 & 4
SCALE: 3/32" = 1'-0"



BUILDINGS 2 & 4 UNIT BREAKDOWN

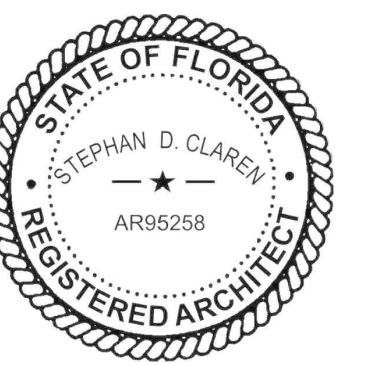
1 BEDROOM	= 14
2 BEDROOM	= 22
3 BEDROOM	= 7
TOTAL	= 43



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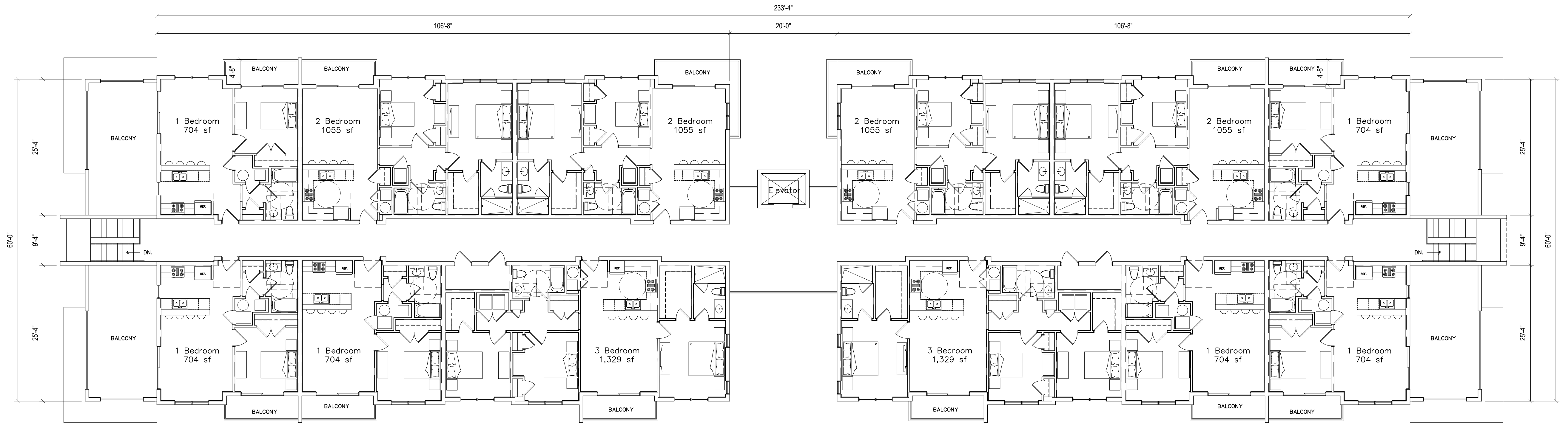


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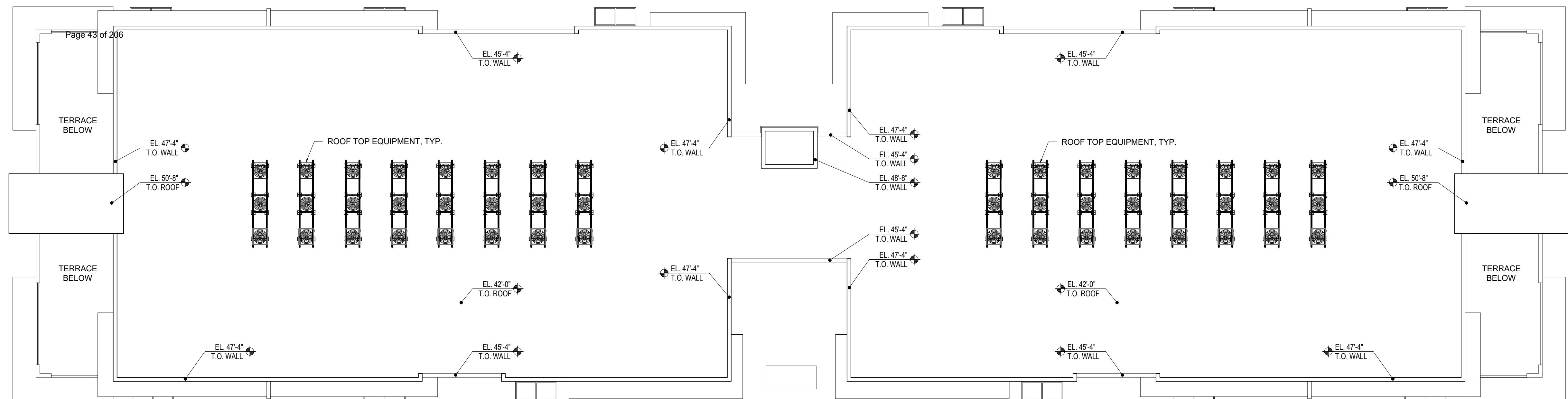
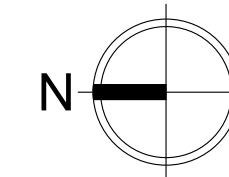
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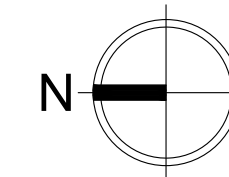
01
BUILDINGS 2 & 4

4TH FLOOR PLAN
SCALE: 3/32" = 1'-0"



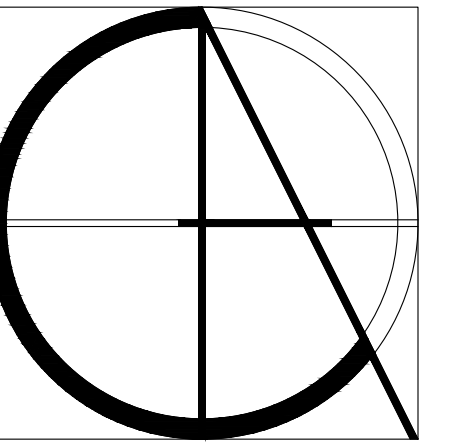
02
BUILDINGS 2 & 4

ROOF PLAN
SCALE: 3/32" = 1'-0"



BUILDINGS 2 & 4 UNIT BREAKDOWN

1 BEDROOM	= 14
2 BEDROOM	= 22
3 BEDROOM	= 7
TOTAL	= 43

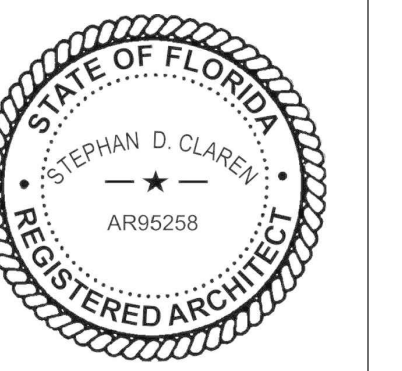


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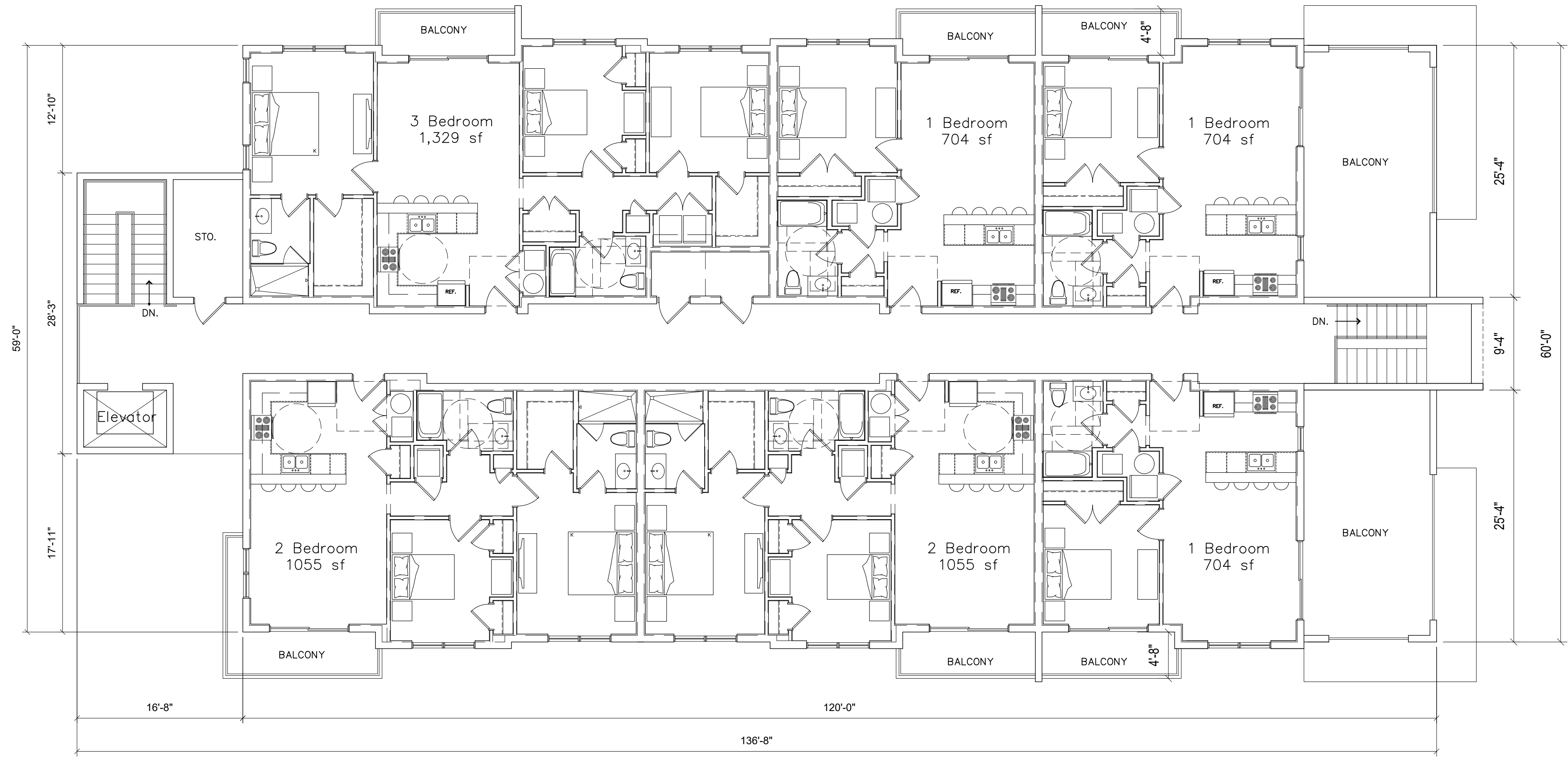


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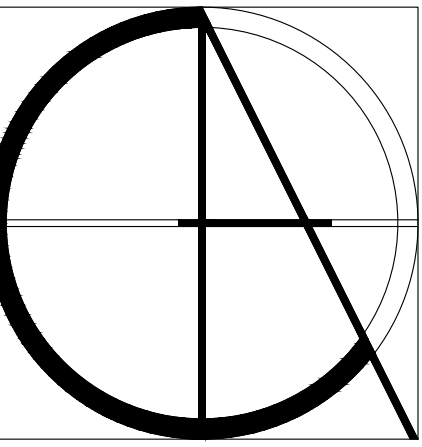
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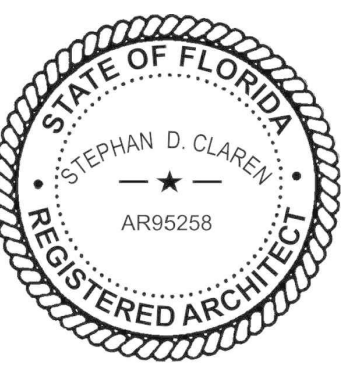


BUILDING 5 UNIT BREAKDOWN	
1 BEDROOM	= 6
2 BEDROOM	= 14
3 BEDROOM	= 4
TOTAL	= 24



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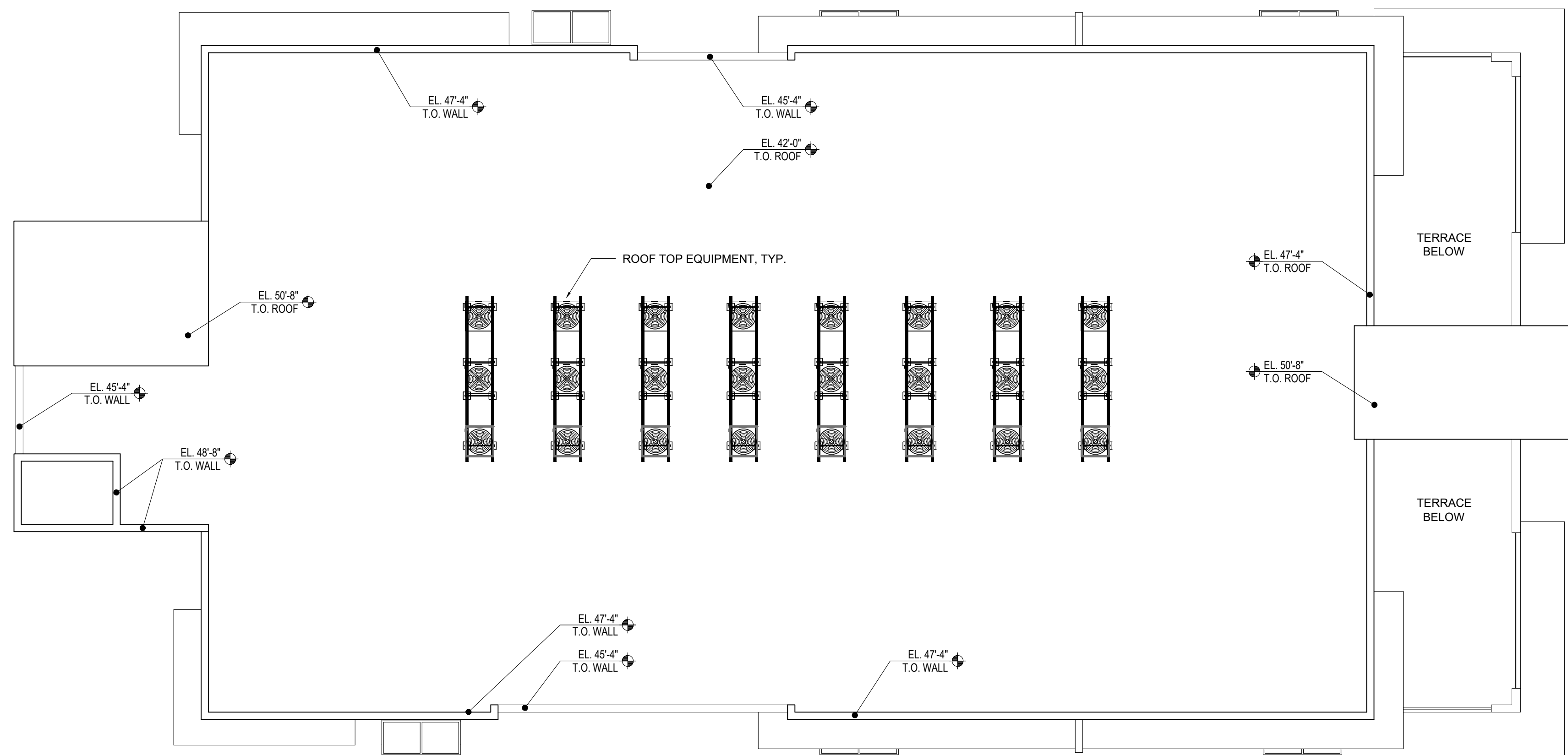
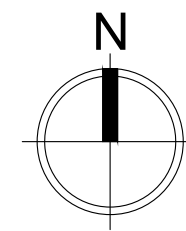
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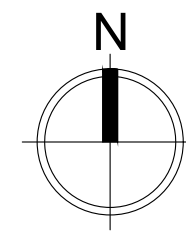
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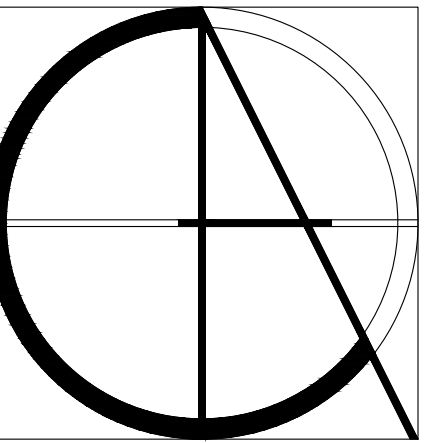
01
BUILDING 5
4TH FLOOR PLAN
SCALE: 1/8" = 1'-0"



02
BUILDING 5
ROOF PLAN
SCALE: 1/8" = 1'-0"

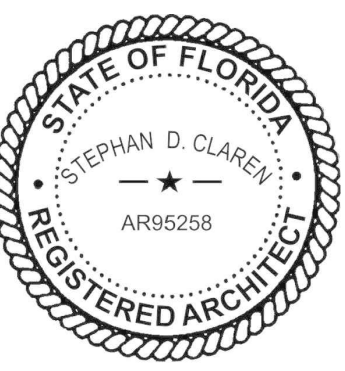


BUILDING 5 UNIT BREAKDOWN	
1 BEDROOM	= 6
2 BEDROOM	= 14
3 BEDROOM	= 4
TOTAL	= 24



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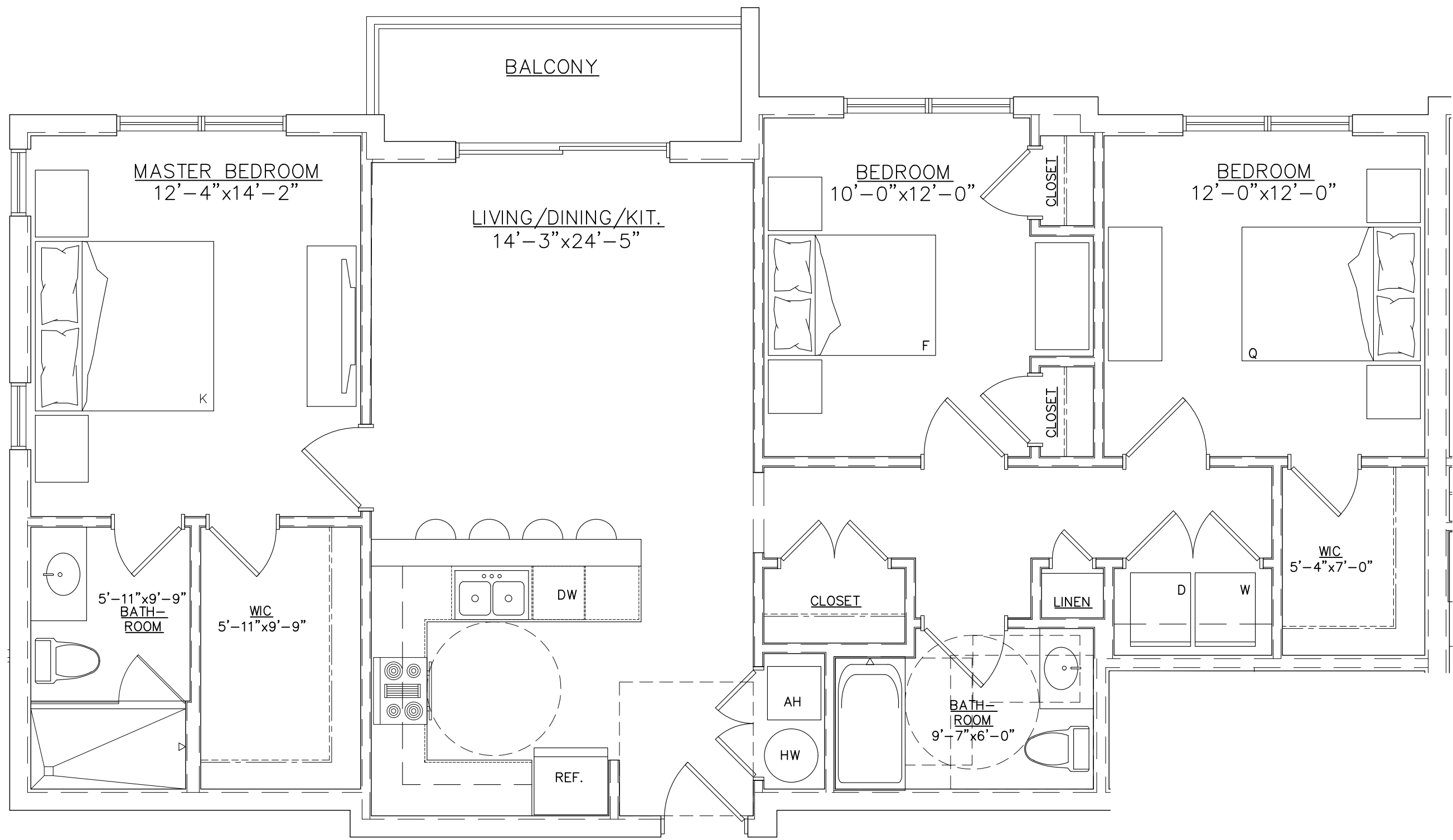


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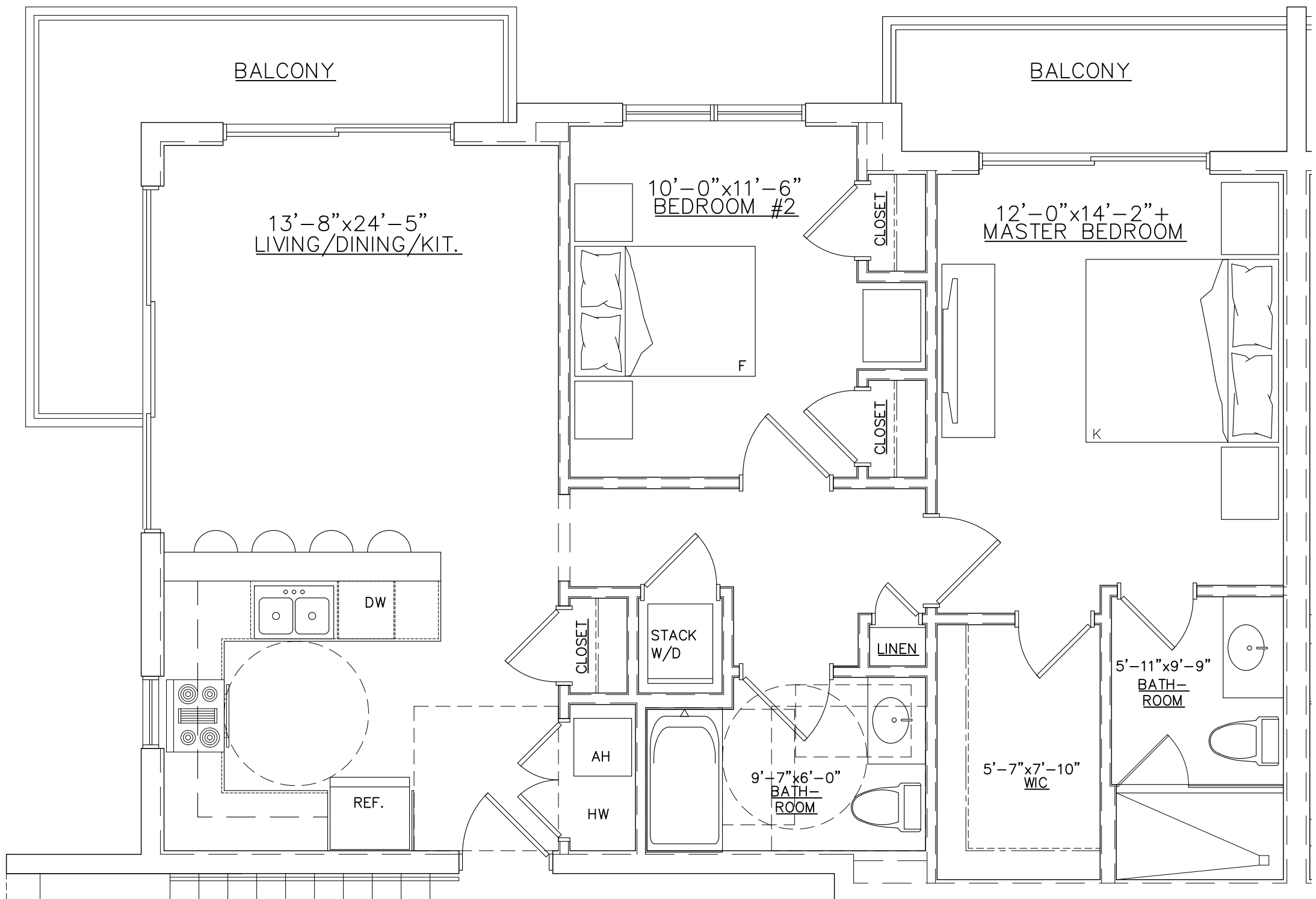
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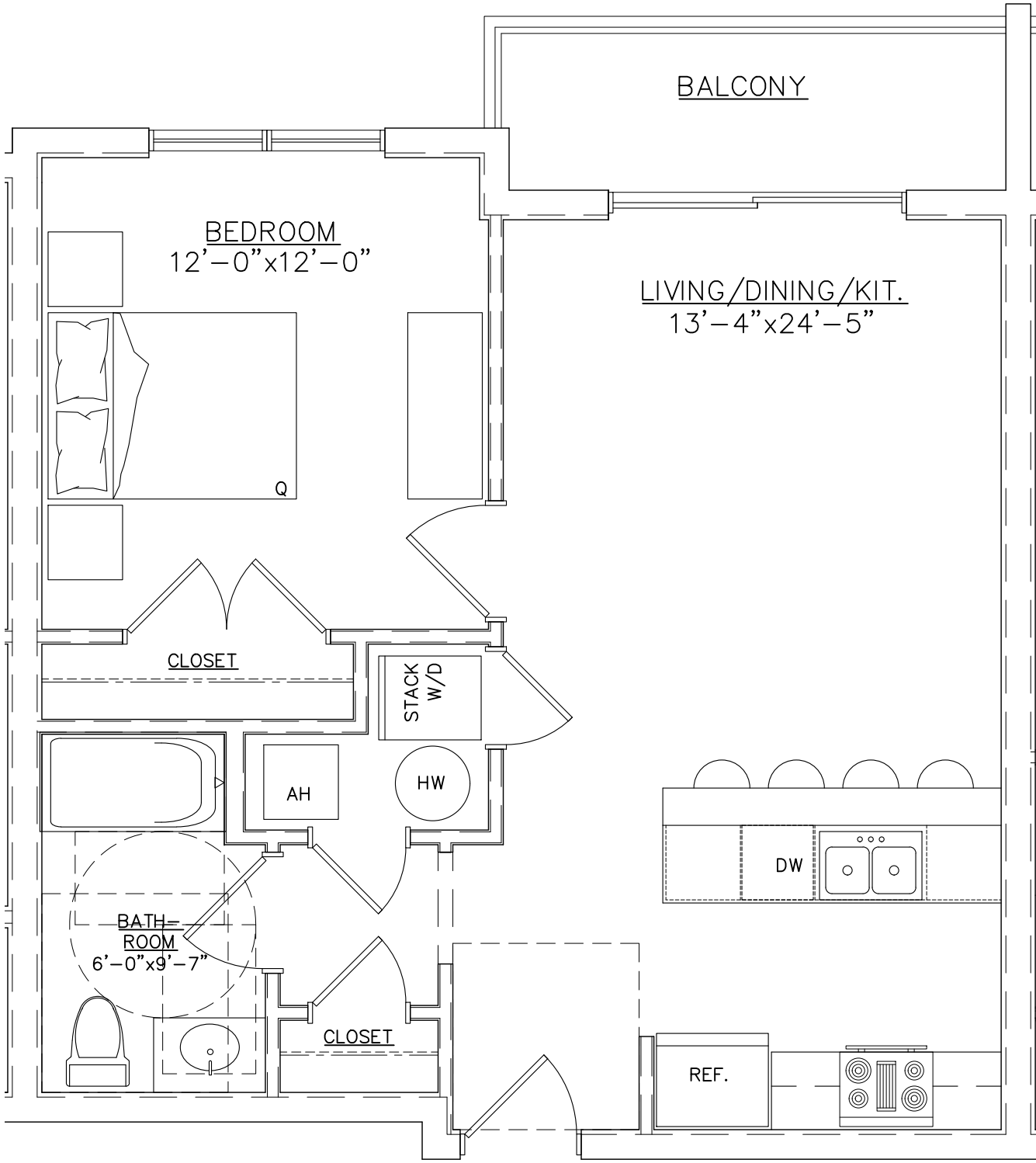
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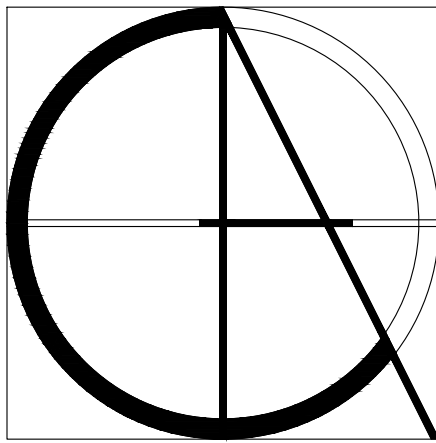
03 TYP. 3 BR APARTMENT FLOOR PLAN
1329 SF | 3 BR 2 BATH
SCALE: 1/4" = 1'-0"



02 TYP. 2 BR APARTMENT FLOOR PLAN
1055 SF | 2 BR 2 BATH
SCALE: 1/4" = 1'-0"



01 TYP. 1 BR APARTMENT FLOOR PLAN
704 SF | 1 BR 1 BATH
SCALE: 1/4" = 1'-0"



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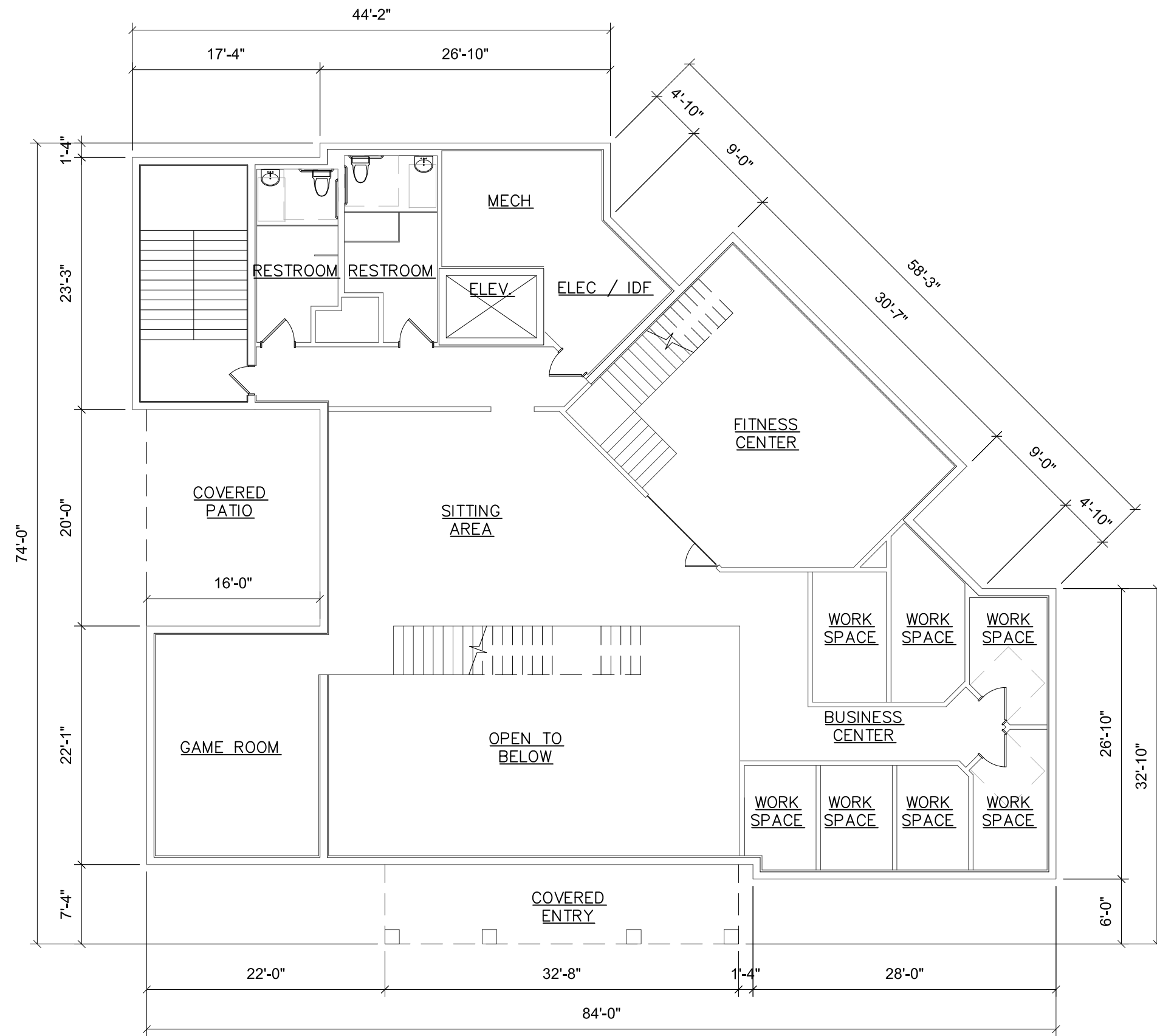
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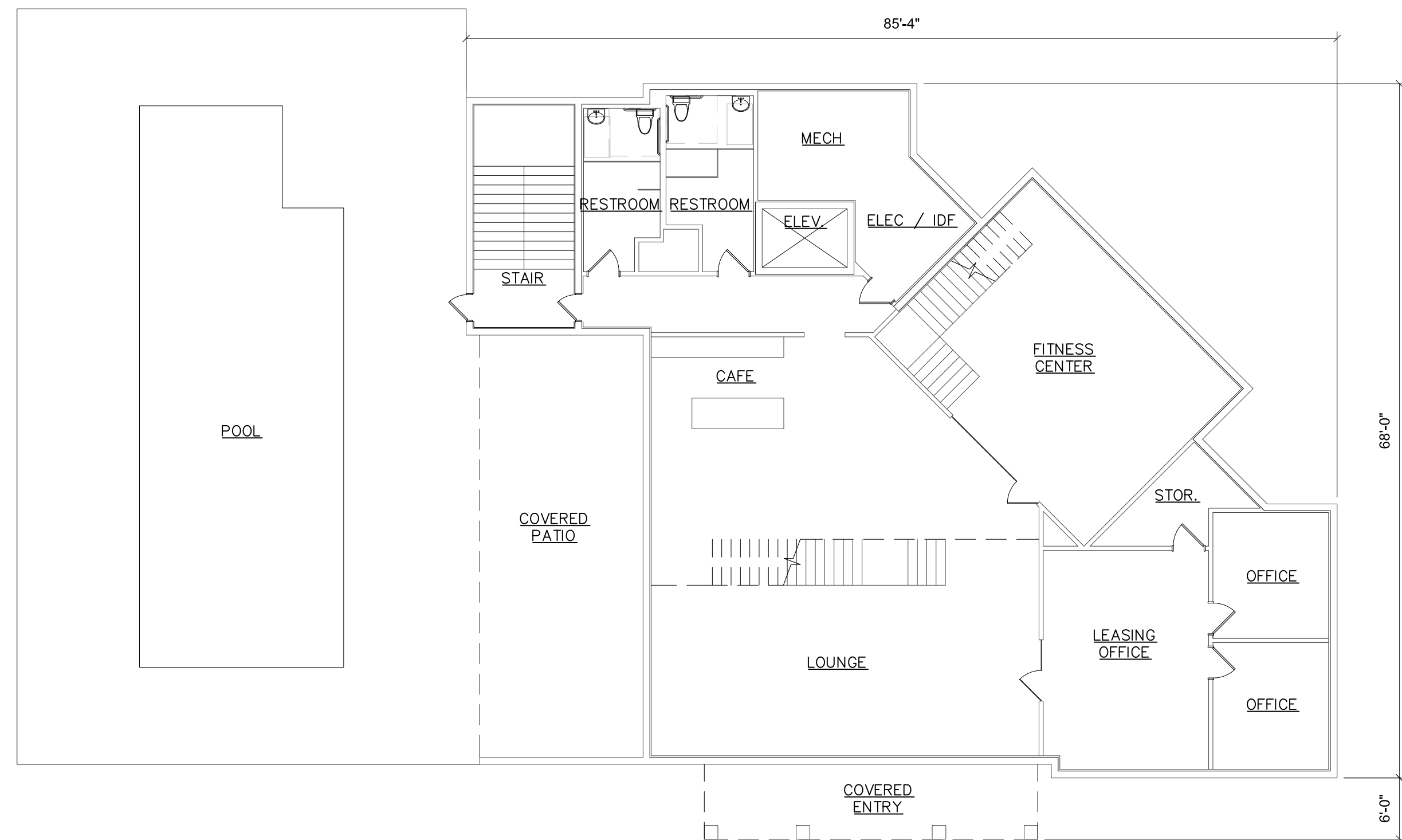
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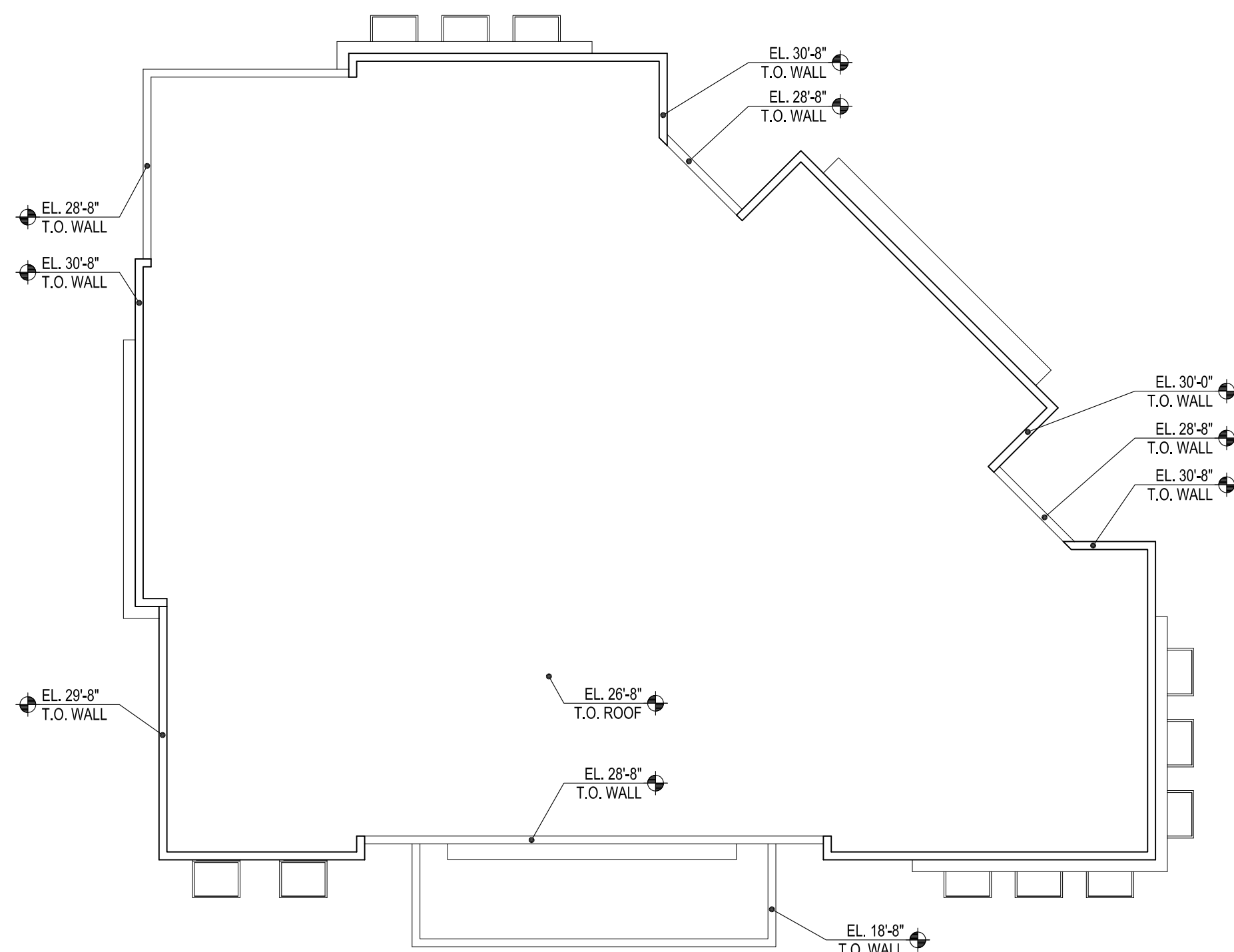
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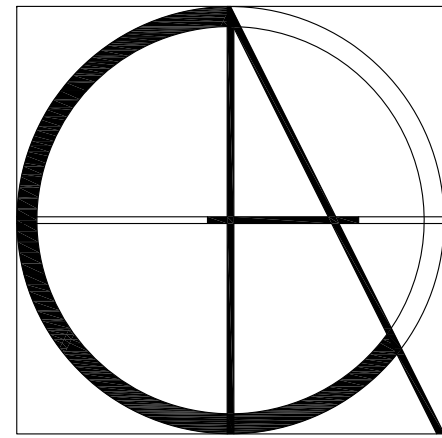
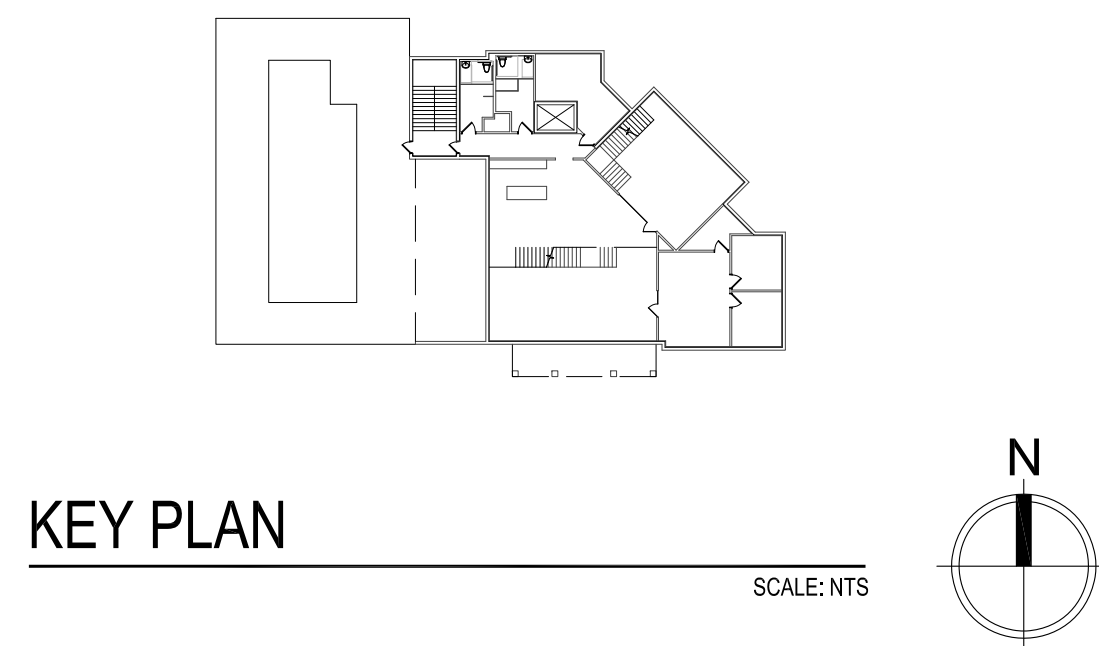
02 2ND FLOOR PLAN
CLUBHOUSE



01 1ST FLOOR PLAN
CLUBHOUSE

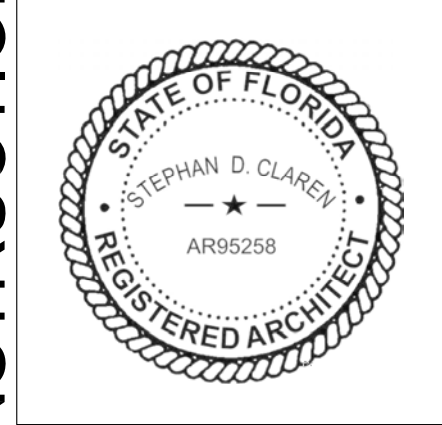


03 ROOF PLAN
CLUBHOUSE



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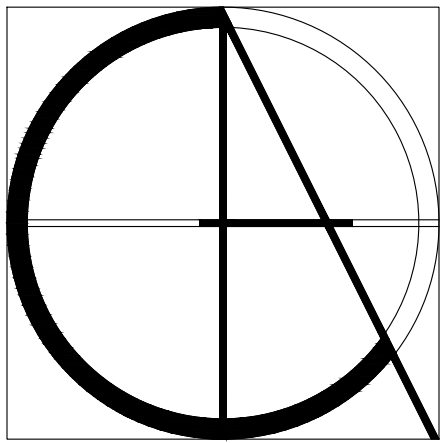
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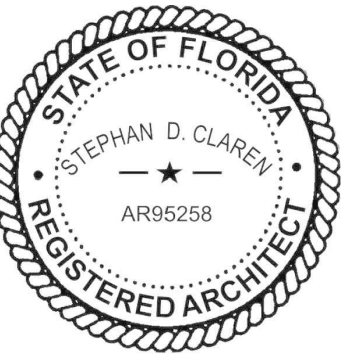


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01 EAST ELEVATION
BUILDINGS 1 & 3
SCALE: 3/32" = 1'-0"



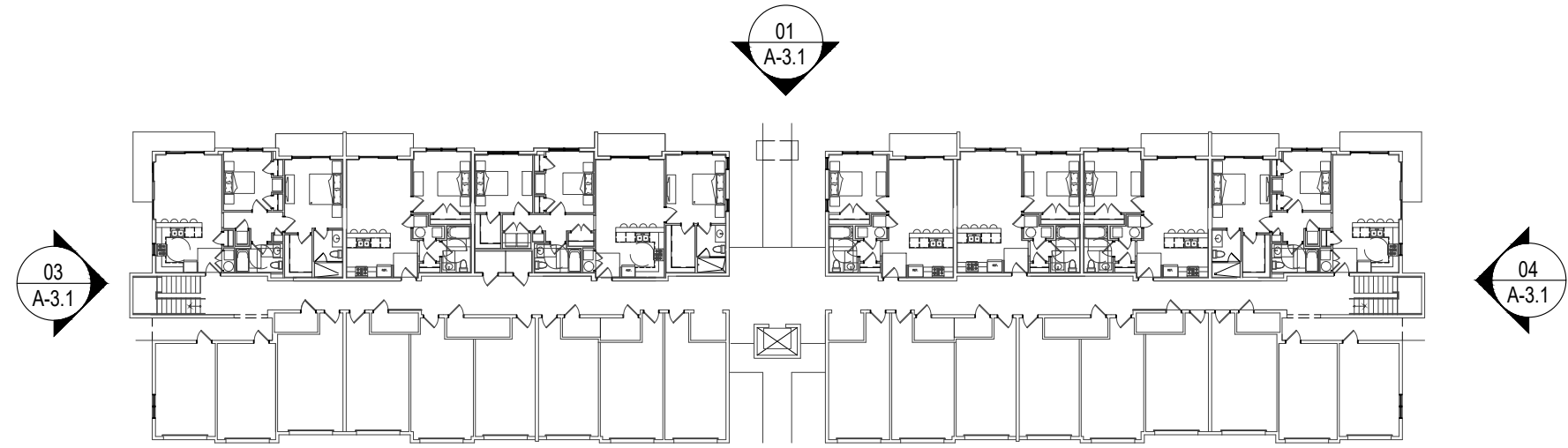
02 WEST ELEVATION
BUILDINGS 1 & 3
SCALE: 3/32" = 1'-0"



04 SOUTH ELEVATION
BUILDINGS 1 & 3
SCALE: 3/32" = 1'-0"

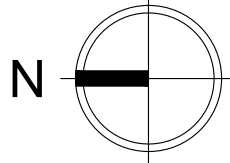


03 NORTH ELEVATION
BUILDINGS 1 & 3
SCALE: 3/32" = 1'-0"



KEY PLAN

SCALE: NTS





01 WEST ELEVATION
BUILDINGS 2 & 4
SCALE: 3/32" = 1'-0"



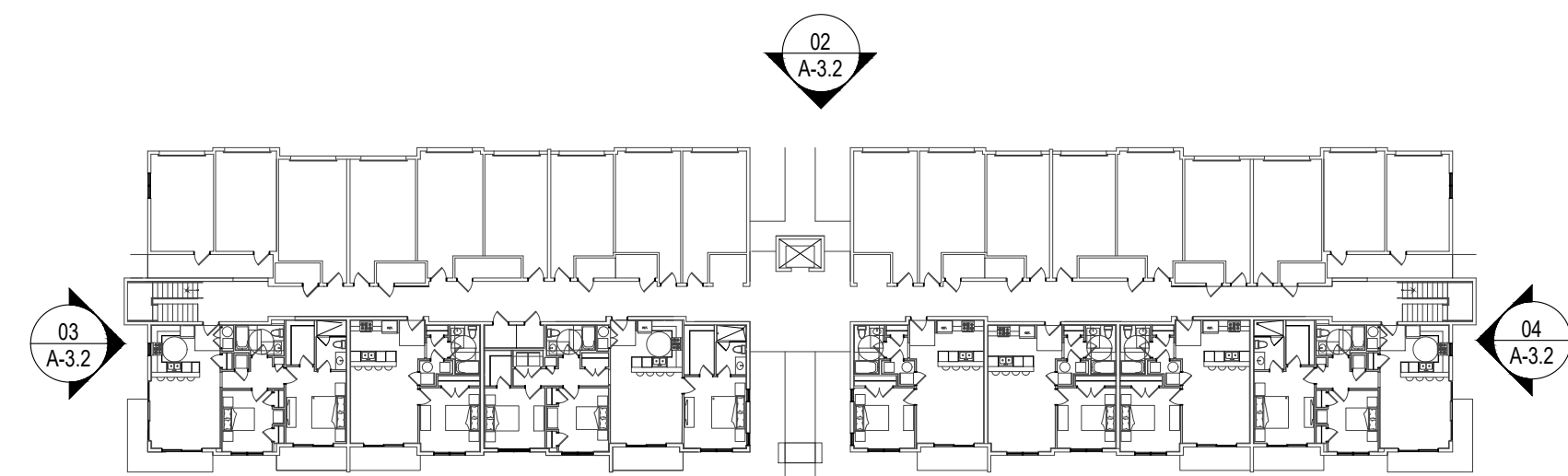
02 EAST ELEVATION
BUILDINGS 2 & 4
SCALE: 3/32" = 1'-0"



03 NORTH ELEVATION
BUILDINGS 2 & 4
SCALE: 3/32" = 1'-0"

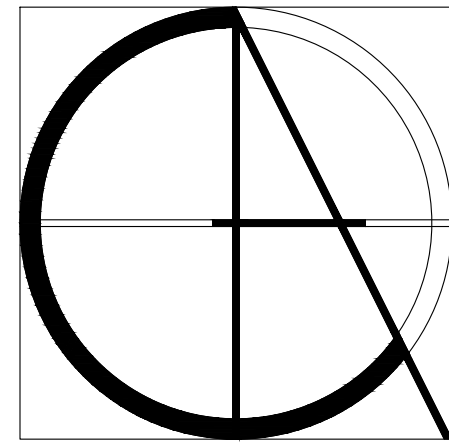


04 SOUTH ELEVATION
BUILDINGS 2 & 4
SCALE: 3/32" = 1'-0"



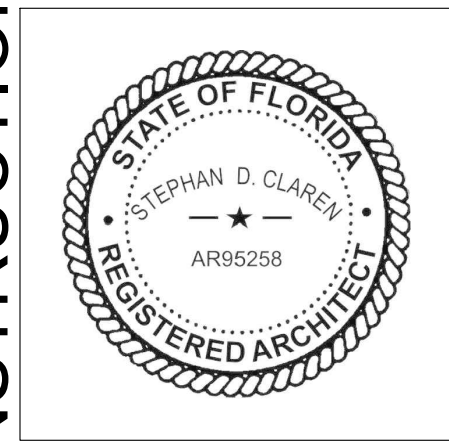
KEY PLAN

SCALE: NTS



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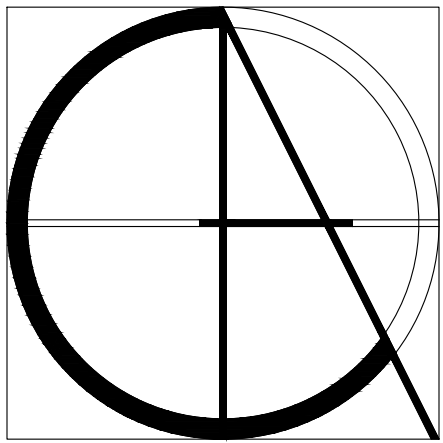


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A-3.2

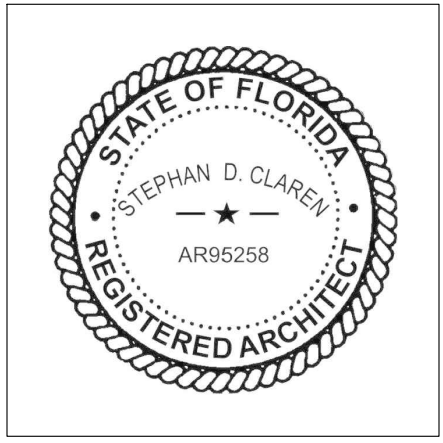
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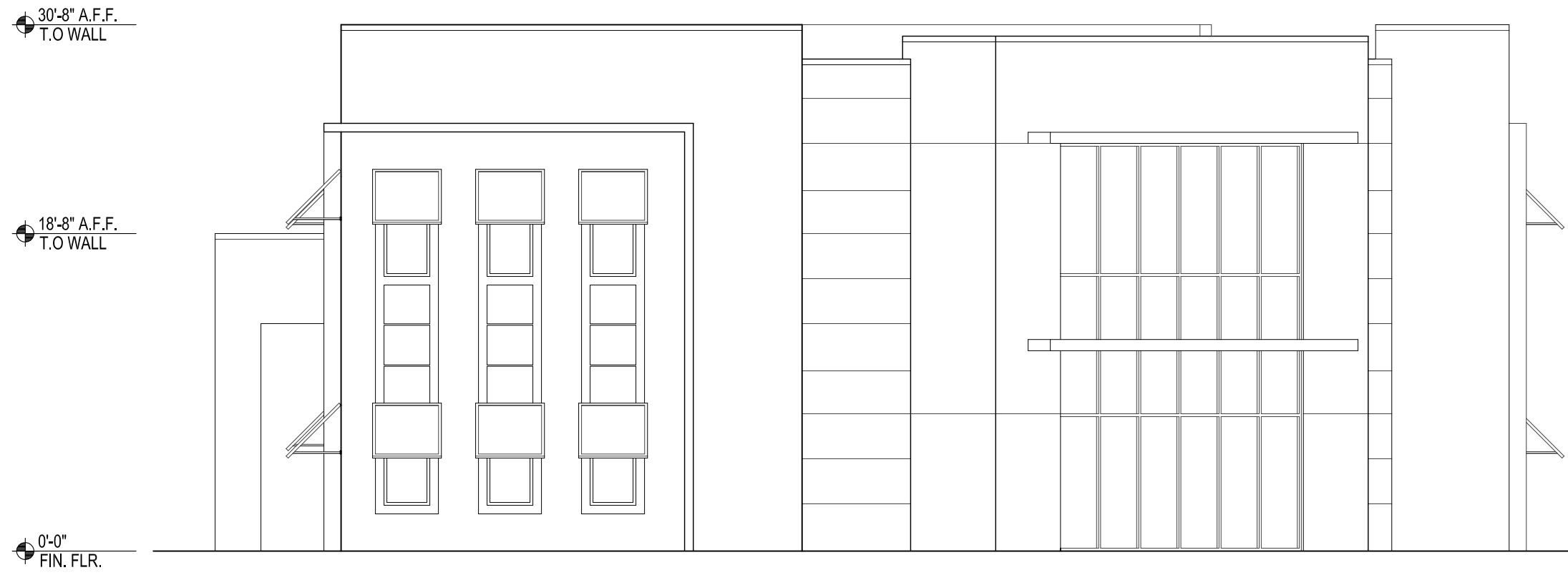
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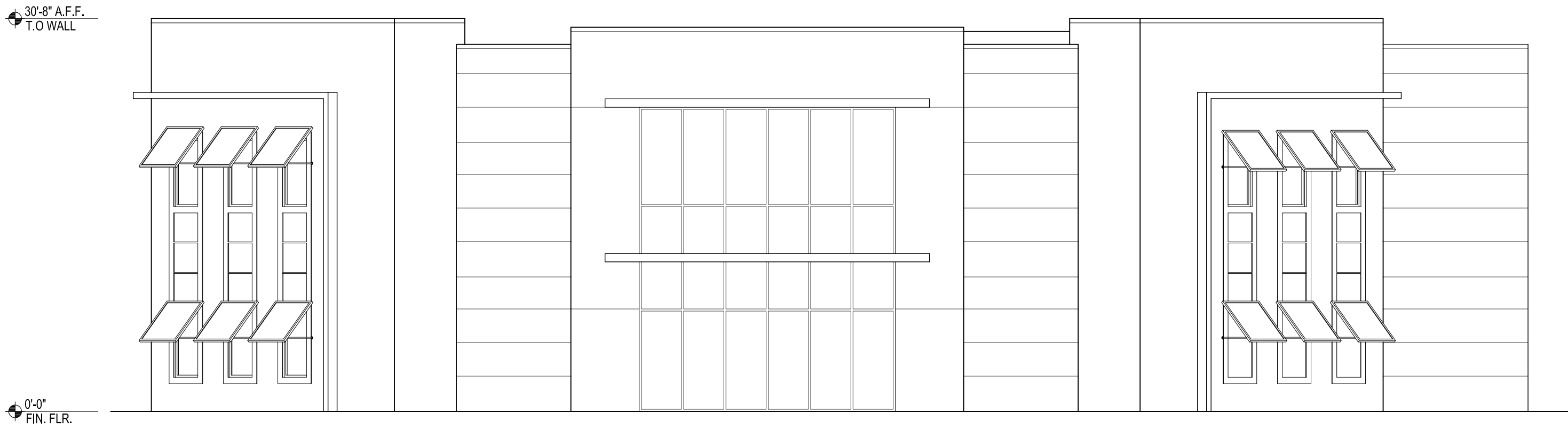
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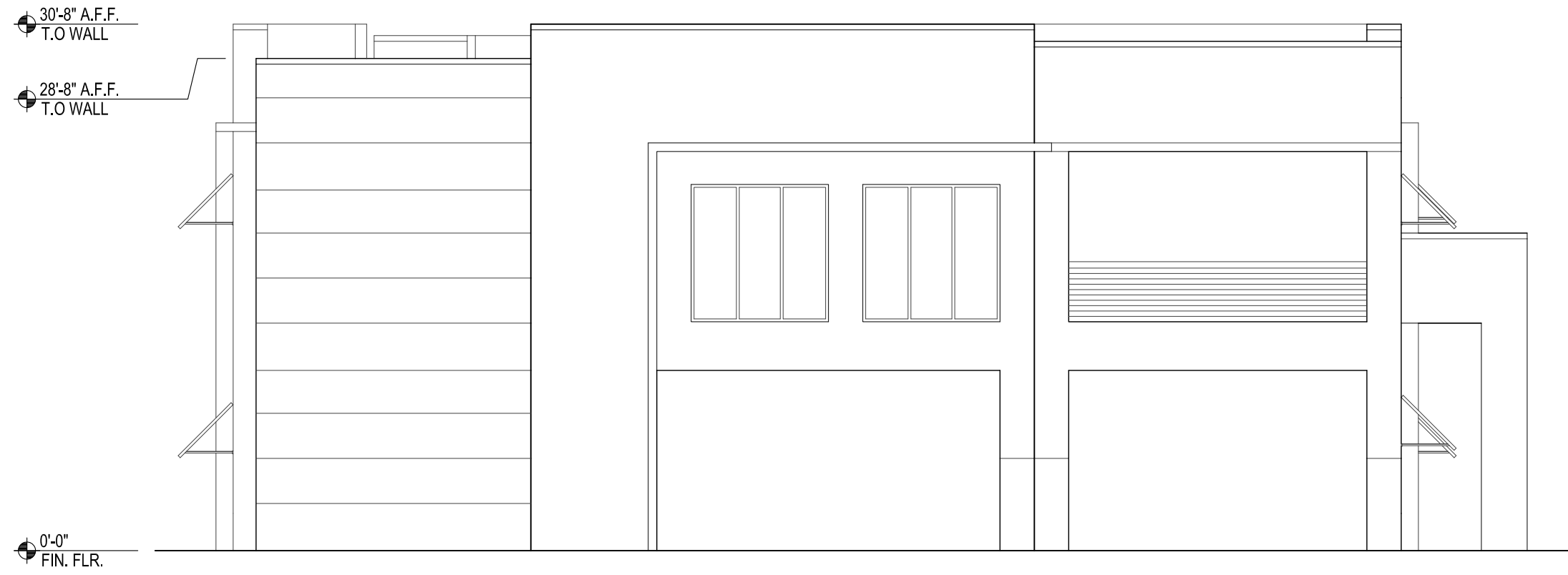
04 EAST ELEVATION
CLUBHOUSE SCALE: 1/8" = 1'-0"



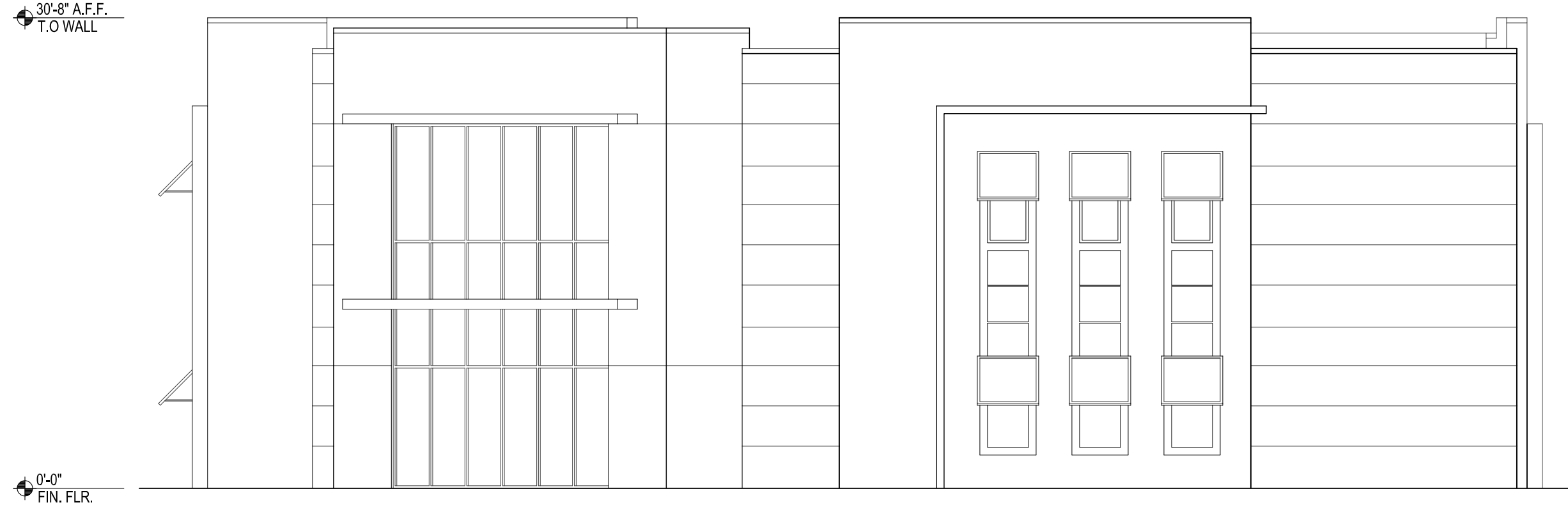
01 SOUTH ELEVATION
CLUBHOUSE SCALE: 1/8" = 1'-0"



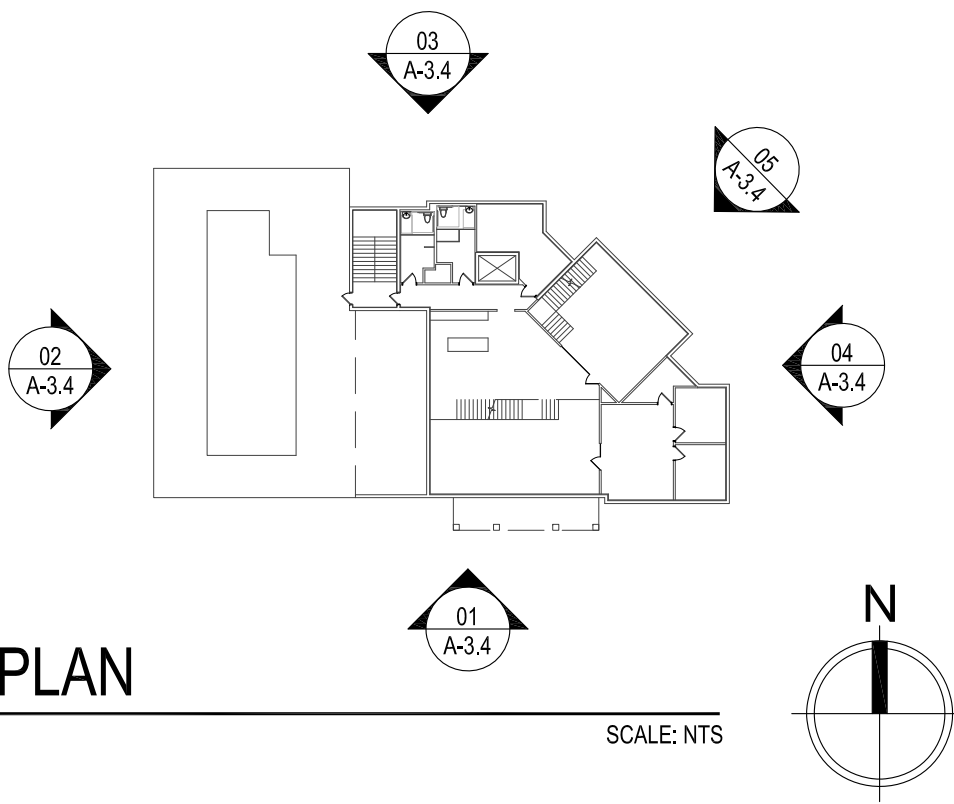
05 NORTHEAST ELEVATION
CLUBHOUSE SCALE: 1/8" = 1'-0"



02 WEST ELEVATION
CLUBHOUSE SCALE: 1/8" = 1'-0"

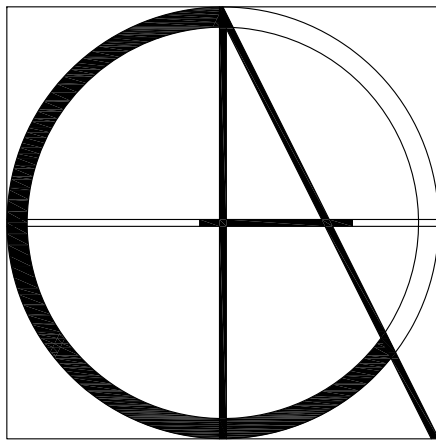


03 NORTH ELEVATION
CLUBHOUSE SCALE: 1/8" = 1'-0"



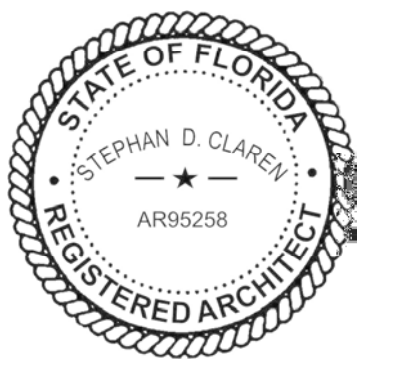
KEY PLAN

SCALE: NTS



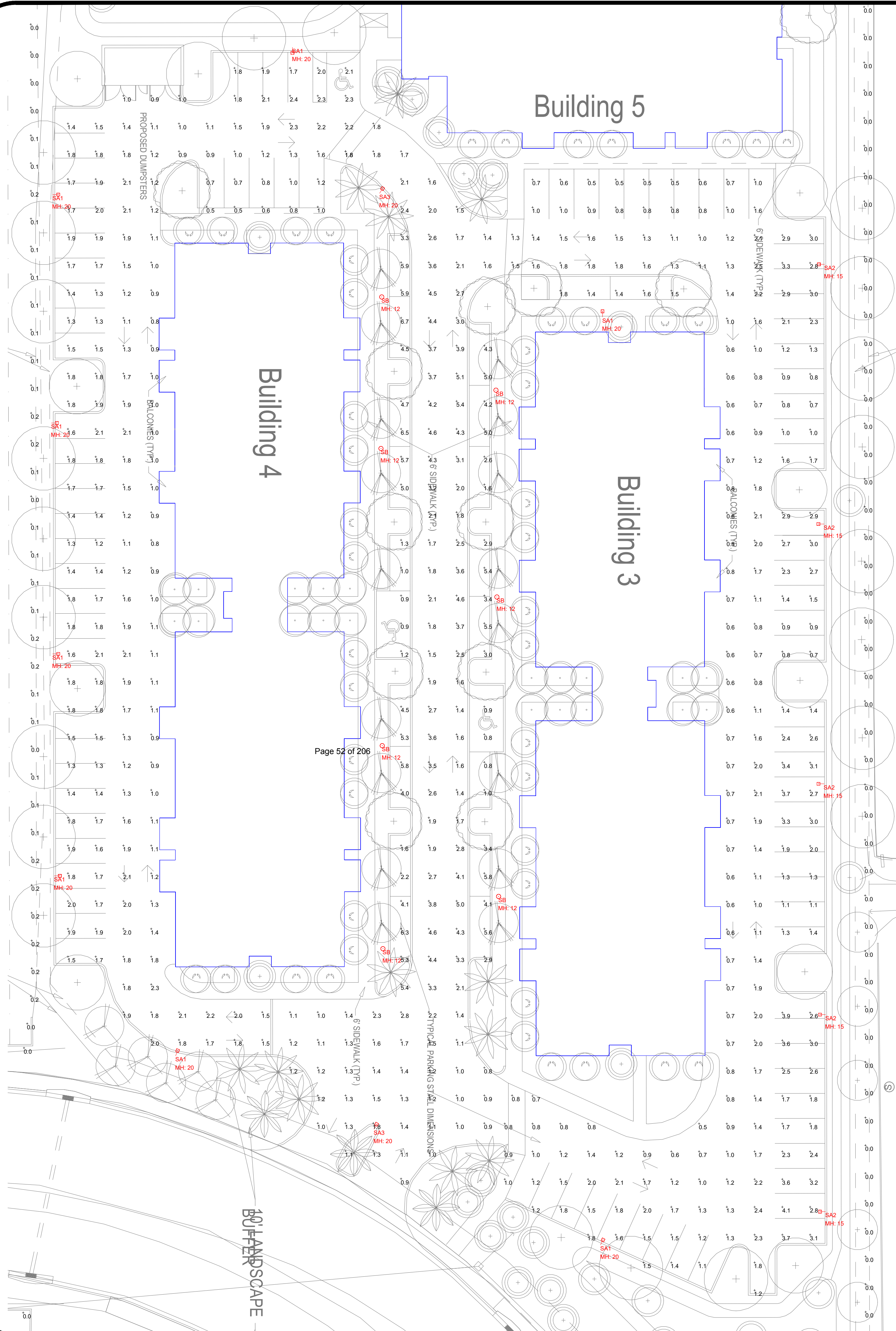
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CENTRAL PARKWAY - SITE									
LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	WATTS	DIMMING	MOUNTING	REMARKS
SA1	LED SITE LIGHTING	LUMARK	PRV-PA1B-730-U-T3-WH-HSS / MA1017-XX	UNV	LED	74W	0-10V	20' POLE	NOTE 1
SA2	LED SITE LIGHTING	LUMARK	PRV-PA1B-730-U-T3-WH-HSS / MA1017-XX	UNV	LED	74W	0-10V	15' POLE	NOTE 2
SA3	LED SITE LIGHTING	LUMARK	PRV-PA1B-730-U-5WQ-WH / MA1017-XX	UNV	LED	74W	0-10V	20' POLE	NOTE 1
SB	LED PEDESTRIAN LIGHTING	INVUE	LXS-VA3-740-U-AST-S-WH / MA1036-XX	UNV	LED	99W	0-10V	12' POLE	NOTE 3
FIXTURE SCHEDULE NOTES									
NOTE 1: FIXTURE MOUNTED ON 20' VALMONT ALUMINUM DIRECT-BURIAL POLE #1908-30504TE-P2-FINISH									
NOTE 2: FIXTURE MOUNTED ON 15' VALMONT ALUMINUM DIRECT-BURIAL POLE #1408-30404TE-P2-FINISH									
NOTE 3: FIXTURE MOUNTED ON 12' VALMONT ALUMINUM DIRECT-BURIAL POLE #1108-30404TE-P2-FINISH									
FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT RYAN HUFF AT LIGHTING DYNAMICS: #772-285-7169; RHUFF@LIGHTINGDYNAMICS.COM									

Photometrics Calculation Software Generated Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	20	SA1	SINGLE	6627	6627	0.900	74	74
	5	SA2	SINGLE	6627	6627	0.900	74	74
	4	SA3	SINGLE	9280	9280	0.900	74	74
	14	SB	SINGLE	8200	8200	0.900	99	99

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BUILDING 1 & 2 IN-BETWEEN LOT	Illuminance	Fc	3.13	7.0	0.6	5.22	11.67
BUILDING 1 PARKING LOT	Illuminance	Fc	1.49	3.3	0.6	2.48	5.50
BUILDING 2 PARKING LOT	Illuminance	Fc	1.52	3.2	0.6	2.53	5.33
BUILDING 3 & 4 IN-BETWEEN LOT	Illuminance	Fc	3.15	6.7	0.8	3.94	8.38
BUILDING 3 PARKING LOT	Illuminance	Fc	1.50	4.1	0.5	3.00	8.20
BUILDING 4 PARKING LOT	Illuminance	Fc	1.47	2.8	0.5	2.94	5.60
PROPERTY LINE	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

7	PHOTOMETRIC STUDY	01/13/21
6	PHOTOMETRIC STUDY	11/11/20
5	ADDED POLE DETAIL	11/09/20
4	ADDED POLE DETAIL	11/05/20
3	PHOTOMETRIC STUDY	11/04/20
2	PHOTOMETRIC STUDY	10/28/20
1	PHOTOMETRIC STUDY	10/27/20
No.	Revision/Issue	Date

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

CENTRAL PARKWAY
Site - North Section
Stuart, FL

FILE J:\PROJECTS\2020\OCTOBER

CLIENT Claren Architecture

Project Central Parkway

Date 01/13/2021

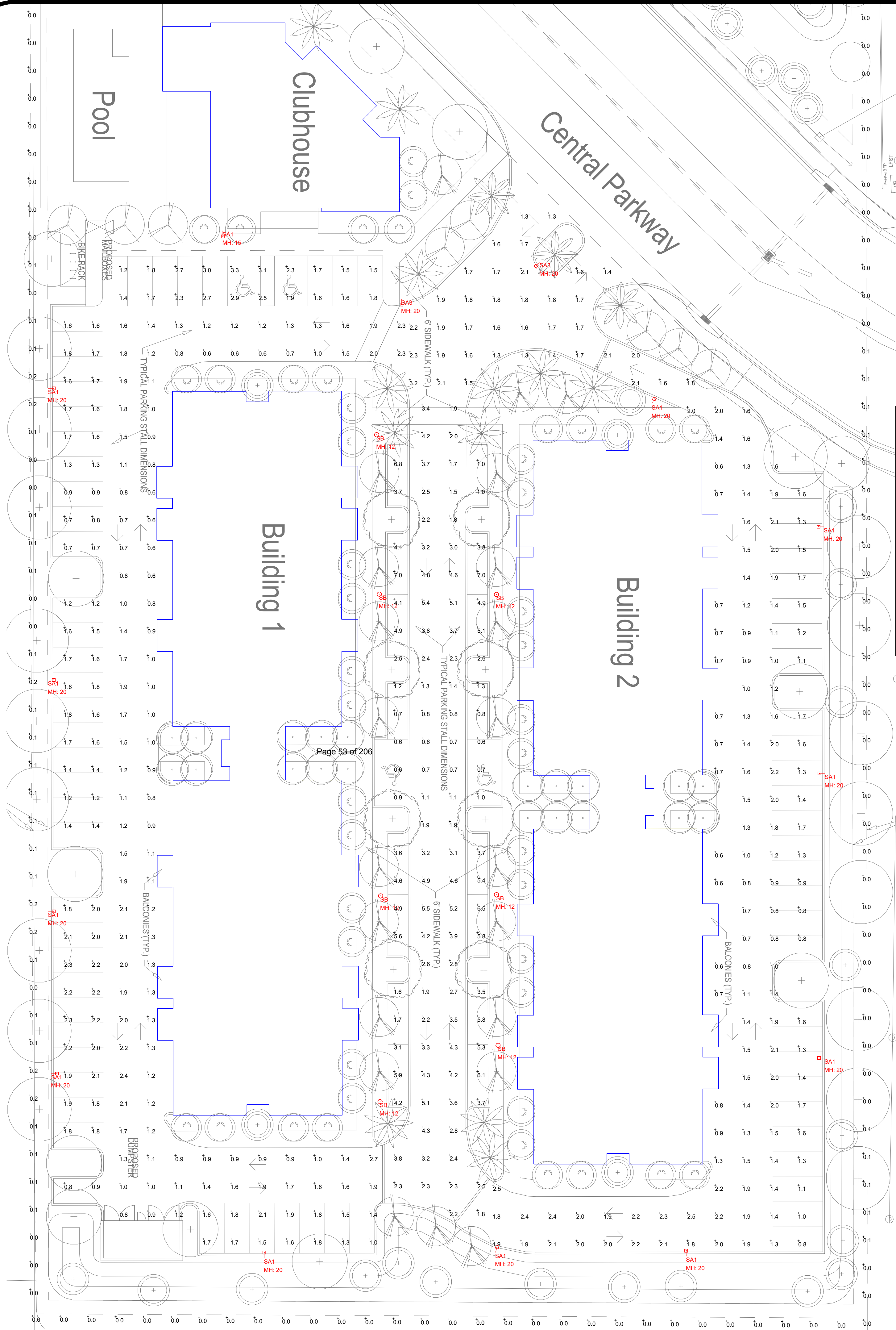
Scale 3/64" = 1'-0"

Sheet

L1.1

DRAWN BY

RH



CENTRAL PARKWAY - SITE									
LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	WATTS	DIMMING	MOUNTING	REMARKS
SA1	LED SITE LIGHTING	LUMARK	PRV-PA1B-730-U-T3-WH-HSS / MA1017-XX	UNV	LED	74W	0-10V	20' POLE	NOTE 1
SA2	LED SITE LIGHTING	LUMARK	PRV-PA1B-730-U-T3-WH-HSS / MA1017-XX	UNV	LED	74W	0-10V	15' POLE	NOTE 2
SA3	LED SITE LIGHTING	LUMARK	PRV-PA1B-730-U-SWQ-WH / MA1017-XX	UNV	LED	74W	0-10V	20' POLE	NOTE 1
SB	LED PEDESTRIAN LIGHTING	INVUE	LXS-VA3-740-U-AST-S-WH / MA1036-XX	UNV	LED	99W	0-10V	12' POLE	NOTE 3
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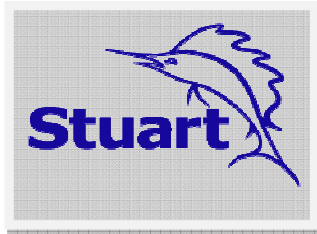
NOTES:

No.	Revision/Issue	Date
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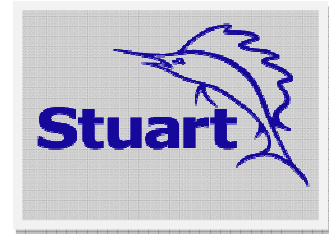
LIGHTING DYNAMICS, INC.
 7835 West Commercial Blvd.
 Tamarac, FL 33351
 (954) 944-0286
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Project Name and Address	
CENTRAL PARKWAY Site - South Section Stuart, FL	
FILE	J:\PROJECTS\2020\OCTOBER
CLIENT	Claren Architecture

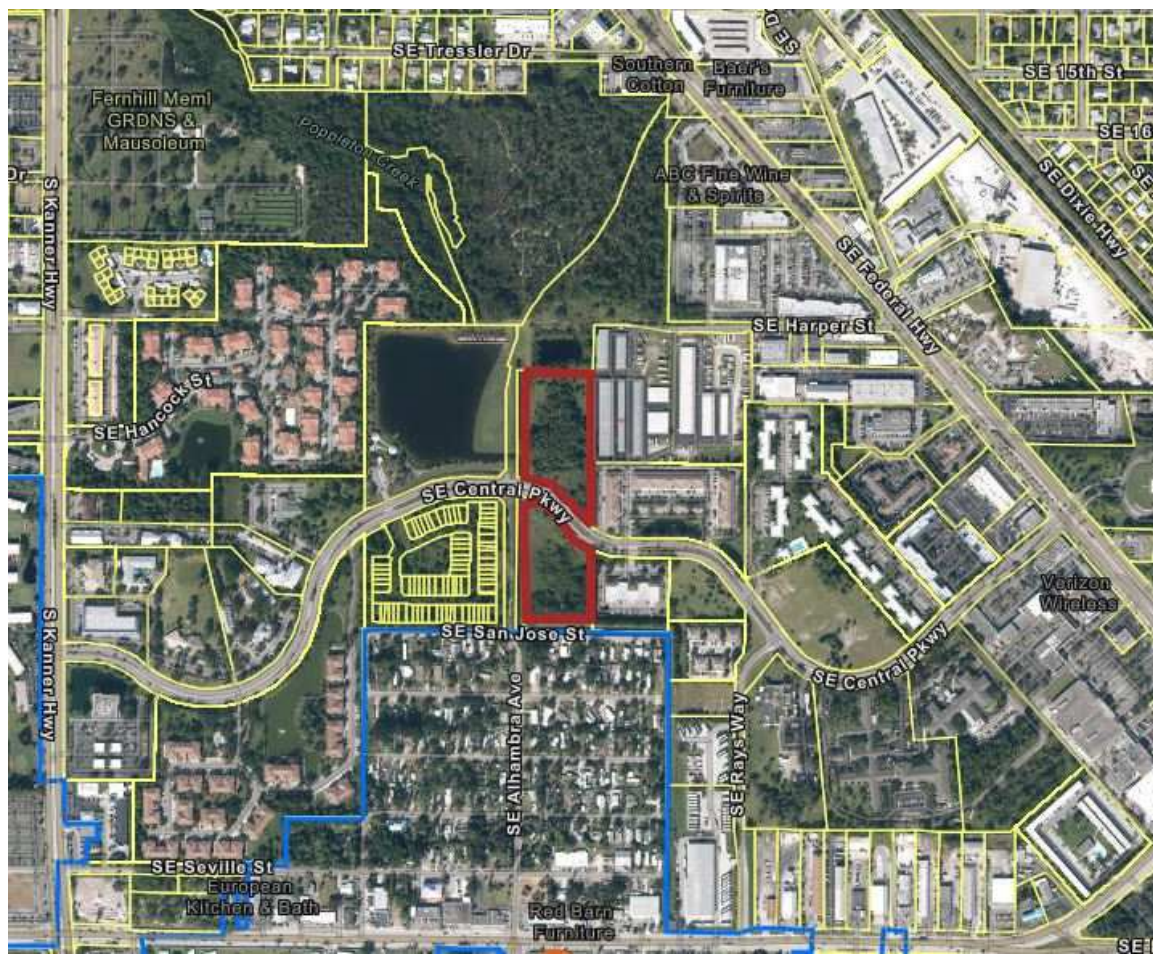
Project	Sheet
Central Parkway	L1.2
Date	01/13/2021
Scale	3/64" = 1'-0"
DRAWN BY	RH



CITY OF STUART
Local Planning Agency
 February 11, 2021



Project Name: Central Parkway Lofts RPUD – Major Amendment to the RPUD	Property Owner: Farrell Building Company, LLC
Project No.: Z20100003	Applicant/Petitioner: Farrell Building Company, LLC
Ordinance No: 2461-2021	Agent/Representative: Marcela Cambor & Associates
	Case Planner: Tom Reetz
Location: SE Central Parkway halfway between S Kanner Hwy and SE Federal Highway.	



PROJECT SUMMARY		
<i>Property Size (area)</i>		6.65 Acres
<i>Present Use</i>		Undeveloped
<i>Subject Property Land Use</i>		Office Residential
<i>Adjacent FLU</i>	<i>North</i>	City of Stuart - Office Residential
	<i>South</i>	Martin County-Mobile Home
	<i>East</i>	City of Stuart, Commercial
	<i>West</i>	City of Stuart Commercial & Martin Multi-Family
<i>Subject Property Zoning</i>		RPUD
<i>Adjacent Zoning</i>	<i>North</i>	City of Stuart -R3-Multi-Family/Office
	<i>South</i>	Martin County - Mobile Home Park District
	<i>East</i>	City of Stuart CPUD
	<i>West</i>	City of Stuart RPUD
<i>Subject Property Zoning District</i>		Residential Planned Unit Development RPUD - Existing
<i>Proposed Zoning District</i>		Residential Planned Unit Development RPUD
<i>Proposed Use</i>		196 Multi-family Apartments
<i>City Approvals</i>		Building Department – No comments at this time. Fire Department – See comments attached Public Works – See comments attached Police Department – No comments at this time
<i>Brief Explanation</i>		The intent of this application is to amend the existing RPUD which was originally approved in 2004 as a mixed use of commercial space and two-story townhomes. The subject property is now 6.65 acres less than the original having satisfied the required land donation for the future extension of Willoughby Parkway connecting Monterey Road to the south with US1 to the north. The property is currently undeveloped. The intent of this project is to allow 196 attached multi-family apartment homes within 5 buildings with a two-way central street with parallel parking, continuous greenspace lined with native trees and sidewalk that are all part of a light imprint stormwater strategy. Additionally, the street section is designed as an “at grade section”, where street and sidewalk have no vertical separation. The pervious paver surface at grade with the green strip and sidewalk creates a seamless environment that prioritizes pedestrians while further establishing an urban stormwater strategy.
<i>Staff Recommendation:</i> Staff recommends approval for the Major Amendment to the RPUD to allow for 196 multifamily apartments.		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The applications for the Future Land Use amendment to Multi-Family Density Residential, and zoning district designation Major Amendment to the RPUD have been noticed in accordance with the requirements set forth in Sections 11.01.02, 11.01.09, and 11.02.00 of the Land Development Regulations.

B. Site Posting Date: 1.27-2021

C. Mail Notice Postmark: 1.27-2021 to property owners within 300 feet

D. Publication Date: 10 days prior to Second Reading

II. MAJOR AMENDMENT ORDINANCE NO. 2461-2021

III.APPLICATION: Dated September, 2020

IV.HISTORY OF THE SITE

Ordinance No. 2031-05 approved a rezoning from R-3 to RPUD in May,2005. The approved plans included 84 loft style condo townhomes and 5,000 square feet of office building. In the late 1990's an Adult Living Facility was approved for the parcel, neither were built.

V. STAFF ANALYSIS

A. Site and Area Characteristics

The subject property consists of two parcels, one on the north side and the other on the south (directly across and aligning with each other) on SE Central Parkway totaling 6.65 acres in size.

Project Description

A Master Site Plan has been laid out with 196 multi-family apartments within 5 four-story apartment buildings with retention ponds and on street drainage strategically placed to enhance the stormwater aspect of the project. A two-way central street. The 60-foot wide streetscape consist of two-way aisle paver street, parallel parking, a continuous green space with trees, sidewalk and more greenspace at the buildings footprint creating a pedestrian friendly one level (no raised curbing) experience.

B. Future Land Use Amendment and Comprehensive Plan Consistency Review

A review of the Comprehensive Plan finds that the proposed list of uses that are consistent with the existing Land Use Designation:

C. Major Amendment to the RPUD Land Development Code Consistency Review

The application has been reviewed for consistency with the City's LDC. Approval of the major amendment to the RPUD would allow for multi-family housing to be constructed at the site.

D. Technical Review by Other Agencies

The City Building, Public Works, Fire, and Police Departments have reviewed the applications and have offered their comments. See attachment to this agenda item. Each department will provide specific comments at final site approval for permitting.

The applicant will be responsible to meet all federal, state and local permitting and environmental standards. Further, the applicant will also be required to demonstrate full compliance at all times.

VI. LOCAL PLANNING AGENCY BOARD RECOMMENDATION

The Local Planning Agency shall make recommendation to the City Commission any information which it deems is relevant to issues relating to the proposed major amendment to the existing RPUD.

VII. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Staff has determined that the major amendment to the RPUD is consistent with the goals, objectives and policies of the Comprehensive Plan and the regulations in the Land Development Code. Staff offers no objection to the request.

Residential PUD

Project:	Central Parkway Lofts RPUD
Date	2.11.2021

Adjacent N	City of Stuart Poppleton Creek
Adjacent S	Martin County - Mobile Home
Adjacent E	City of Stuart CPUD
Adjacent W	City of Stuart RPUD/Willoughby Extension ROW
Total Floor Space (sq.ft)	72,360 sq. ft. 1.66 acres bldg footprint tot.

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

AREA, IMPERVIOUS SURFACE, SETBACK AND HEIGHT

2.04.03	Supplemental impervious surface	COMPLY
2.04.04	Supplemental setback requirements	COMPLY
2.04.05	Waterfront setbacks	NOT APPLICABLE
2.04.06	Certain street setbacks	COMPLY
2.04.07	Supplemental building height	COMPLY
2.06.00	Supplemental Use standards	NOT APPLICABLE

4.04.01	Traffic Concurrency	COMPLY
4.09.00	School Concurrency	TO BE REVIEWED

RESOURCE PROTECTION

5.02.00	Environmental Assessment	COMPLY
5.03.02	Wetland Protection	NOT APPLICABLE
5.04.00	Environmentally sensitive lands	NOT APPLICABLE
5.04.03	Monitoring & Maintenance	REVIEWED AT SITE PLAN
5.05.01	Tree Survey	COMPLY
5.05.02	Tree removal	COMPLY

5.06.00	Mangrove & Shoreline	NOT APPLICABLE
5.07.00	Floodplain Management	COMPLY
Comp Plan	Comprehensive Plan	COMPLY

TRANSPORTATION

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

STORMWATER

6.03.01	Generally	COMPLY
6.03.04	Management	COMPLY
6.03.08	Erosion	TO BE REVIEWED

LANDSCAPING

6.04.02	General Standards	COMPLY
6.04.02 A.1	Native Landscaping	COMPLY
6.06.02 A.2	Shade Trees Required	COMPLY
6.06.02 A.4	Banyan, Ficus & Rubber Trees	NOT APPLICABLE
6.06.02 A.5	Proximity to power lines	COMPLY
6.06.02 A.6	Shrubs	COMPLY
6.06.02 A.7	Hedges	COMPLY
6.06.02 A.8	Vines	NOT APPLICABLE
6.06.02 A.9	Ground cover	COMPLY
6.06.02 A.10	Grass Area	COMPLY
6.06.02 B	Irrigation	REVIEWED AT SITE PLAN

LANDSCAPE DESIGN

6.04.03 A	Utility Lines (Existing and Proposed)	COMPLY
6.04.03 B.1	Landscaped Area >20%	COMPLY
6.04.03 B.2	Interior landscaping >50%	COMPLY
6.04.03 B.3	location of impervious	COMPLY
6.04.03 B.4	Mulch	COMPLY
6.04.03 B.5	Shoreline protection	NOT APPLICABLE
6.04.03 B.8	Visibility triangles	COMPLY

6.04.06	Land Use Transitions	EXCEPTION REQUESTED
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LANDSCAPING - PARKING AREAS

6.04.07 A.1	Landscaped strip adjacent to street	COMPLY
6.04.07 A.2	Landscaped strip length linear feet	COMPLY
6.04.07 A.2a	Parking area adjacent to street	COMPLY
6.04.07 A.2b	Hedge/wall/berm on outside of strip	COMPLY
6.04.07 A.2c	Other Landscaping	COMPLY
6.06.07 A.2d	Grass	COMPLY
6.04.07 A.3	Shrubs/ground cover	COMPLY
6.04.07 B	parking screened from private property	NOT APPLICABLE
6.04.07 B.1	Landscaped strip adjacent to private property	NOT APPLICABLE
6.04.07 B.2a	Parking area adjacent to private property	NOT APPLICABLE
6.04.07 B.2b	Hedge/wall/berm on outside of strip	NOT APPLICABLE
6.04.07 B.2c	Other Landscaping	NOT APPLICABLE
6.04.07 B.2d	Grass	NOT APPLICABLE
6.04.07 B.3	Shrubs/ground cover	NOT APPLICABLE
6.04.07 C.1	Parking Area (Major Dev't only)	COMPLY
6.04.07 C.2	Parking area rear and sides of building	COMPLY
6.04.07 C.3	Interior trees	COMPLY
6.04.07 C.4	Vehicle encroachment	COMPLY
6.04.07 C.5	Interior landscaped islands	COMPLY
6.04.07 C.6	Terminal landscaped islands	COMPLY
6.04.07 C.7	Interior landscaped medians	COMPLY
6.04.07 C.8	Interior shade trees	COMPLY
6.04.07 D	Visibility triangles	REVIEWED AT SITE PLAN
6.04.08	Tree Requirements	COMPLY
6.04.10	Loading Storage	NOT APPLICABLE

COMMERCIAL DEVELOPMENT STANDARDS

6.05.02 B	Building Location	NOT APPLICABLE
6.05.02 C	Building Orientation	NOT APPLICABLE
6.05.02 D	Façade Design	NOT APPLICABLE
6.05.02 E	Massing	NOT APPLICABLE
6.05.02 F	Other Features	NOT APPLICABLE
6.05.02 G	Transitional Elevations	NOT APPLICABLE
6.05.03 B	Blank Wall Area	NOT APPLICABLE
6.05.03 C	Repeating Façade	NOT APPLICABLE
6.05.04	Additional Façade	NOT APPLICABLE

6.05.05	Roof Treatments	NOT APPLICABLE
6.05.06	Entryways and customer entrance	NOT APPLICABLE
6.05.07	Materials and Color	NOT APPLICABLE
6.06.00	Green Development	NOT APPLICABLE
6.07.00	Lighting	NOT APPLICABLE
6.08.00	Dumpster & Recycling	NOT APPLICABLE
6.09.05	Fences	NOT APPLICABLE
6.11.00	Signs	TO BE REVIEWED

Trees

	Shade or Canopy
	Palm
	Flowering
	Accent

Tree Species	Name	number	interior
(Ptychosperma elegans)	Alexander Palm*		
(Ilex opaca)	American Holly		
(Cordia boissieri)	Anacahuita, White Corda*		
(Phoenix canariensis)	Canary Island Date Palm*		
(Prunus caroliniana)	Cherry Laurel		
(Livistonia chinensis)	Chinese Fan Palm*		
(Ilex cassine)	Dahoon Holly		
(Ilex attenuata 'EastPalatka')	East Palatka Holly		
(Plumeria acuminata)	Frangipani Plumeria*		
(Cordia sebestena)	Geiger Tree		
(Cassia surattensis)	Glaucous Cassia*		
(Duranta repens)	Golden Dewdrop		
(Koelreuteria formosana)	Golden Rain Tree*		
(Bauhinia blakeana)	Hong Kong Orchid*		
(Capparis cynophallophora)	Jamaica Caper		
(Parkinsonia aculeata)	Jerusalem Thorn*		
(Quercus laurifolia)	Laurel Oak		
(Callistemon lanceolata)	Lemon Bottlebrush*		
(Quercus virginiana)	Live Oak		
(Gordonia lasianthus)	Loblolly Bay		
(Ptychosperma macarthuri)	MacArthur Palm*		
(Swietenia mahagoni)	Mahogany		
(Washingtonia robusta)	Mexican Washington Palm*		
(Myrsine guianensis)	Myrsine		
(Simaruba glauca)	Paradise Tree		
(Acoelorrhaphe wrightii)	Paurotis Palm		
(Tabebuia heterophylla)	Pink Tab or Trumpet Tree*		
(Tibouchina grandiflora)	Princess Flower Tree*		
(Tibouchina grandiflora)	Princess Flower Tree1*		
(Arecastrum romanzoffianum)	Queen Palm*		
(Lagerstromia speciosa)	Queens Crepe Myrtle*		
(Persea borbonia)	Red Bay		
(Acer rubrum)	Red Maple		
(Cocothrinax argentata)	Silver Palm		

(Tabebuia caraiba)	Silver Trumpet*		
(Pinus elliottii)	Slash Pine		
(Magnolia grandiflora)	Southern Magnolia		
(Magnolia virginiana)	Sweet Bay		
(Liquidambar styraciflua)	Sweet Gum		
(Plantanus occidentalis)	Sycamore		
(Myrica cerifera)	Wax Myrtle		
(Callistemon viminalis)	Weeping Bottlebrush*		
(Tecoma stans)	Yellow Elder		
Other			
TOTALS		0	0

Shrubs/ground cover

	Shrub
	Ground Cover
	Vine

Shrub/Ground cover Species	Name	number	native
(Antigonon leptopus)	Coral Honeysuckle		0
(Blechnum serrulatum)	Swamp Fern		0
(Catharanthus roseus)	Periwinkle		0
(Chrysobalanus icaco)	Cocoplum		0
(Conocarpus erectus sericeus)	Silver Buttonwood		0
(Conocarpus erectus)	Buttonwood		0
(Crinum americanum)	Swamp Lilly		0
(Forestiera segregata)	Florida Privet		0
(Glesminum Sempervirens)	Carolina Jessamine		0
(Hamelia patens)	Firebush		0
(Helianthus debilis)	Beach Sunflower		0
(Hymenocallis latifolia)	Spider Lily		0
(Ilex glabra)	Gallberry		0
(Lantana spp.)	Lantana species		0
(Lonicera)	Trumpet Honeysuckle		0
(Myrcianthes fragrans)	Simpson's Stopper		0
(Myrica cerifera)	Wax Myrtle		0
(Myrsine guianensis)	Myrsine		0
(Nephrolepis cordifolia)	Erect Swordfern		0
(Prunus caroliniana)	Cherry Laurel		0
(Spartina bakerii)	Cordgrass		0
(Sysirinchium)	Blue Eyed Grass		0
(Urechites lutea)	Wild Allamanda		0
(Vaccinium myrsinites)	Shiny Blueberry		0

(Viburnum obovatum)	Walter's Virburnum		0
(Zamia floridana)	Coontie		0
Other			0
TOTALS		0	0

	tree	shrub	shade tree	palms	tree+shrub	Interior Shade
native	0	0	0	0	0	
other	0	0	0	0	0	
Total	0	0	0	0	0	0
interior	0		0			
Perimeter	0		0			

	%
Native	#DIV/0!
Shade	#DIV/0!
Int Shade	#DIV/0!

CENTRAL PARKWAY LOFTS RPUD. COMPREHENSIVE

PLAN REVIEW FUTURE LAND USE ELEMENT

Objective A5. - Residential development.

Ensure land use compatibility by grouping complementary land use activities, including mixed-use land use developments in appropriate areas of the City. Work with the developers to integrate vehicular and pedestrian circulation systems, bike paths, parking, building location, and architectural design into a cohesive development.

Policy A5.1. The Future Land Use Element of the City's adopted Comprehensive Plan shall provide land for future residential use to promote a more compact development pattern. This shall include sufficient land suitable for the public utility facilities needed to support the projected level and pattern of development.

The proposed project is compact in form by facilitating an infill development of property thus discouraging urban sprawl. There are sufficient public utilities in place to support this pattern of development and the associated impacts of the development.

Policy A5.2. Development on all vacant, un-platted areas designated as residential should be compatible with any surrounding existing homes.

SE Central Parkway Boulevard has a mix of commercial and residential uses. There are existing multifamily homes abutting the project to the west, Vilabella Condominiums approved and built in 2005/06 and Seaside townhomes that were recently approved and under construction. This proposal is considered compatible with the adjacent uses.

Policy A5.3. Wherever possible, medium density residential and recreation/open space areas should serve as buffers between higher and lower intensity residential uses to achieve an orderly land use transition.

The proposed project is of density (29du/ac) and similar density to recently approved projects in the city.

Policy A5.5. The City shall market itself as a community for families.

The development forms part of an inventory that widens housing options for existing and new residents of the City.

Policy A5.6. The City shall maintain a height limitation of the greater of 45 feet or four stories of occupiable space for all buildings. The City shall require landscaping of all new

development and redevelopment to promote an aesthetic streetscape. The City shall require landscape buffers between single family residential and non-residential uses.

The proposal complies with the height limitation and incorporates a native landscaping strip between the multifamily project and commercial uses to the east along Central Parkway Boulevard. The project contains a central streetscape that allows for a cohesive vehicular and pedestrian accessibility.

GOAL STATEMENT B

Minimize costs to current residents of growth, new development, and redevelopment, and encourage future land uses that maintain or enhance economical and efficient delivery of government utilities and services.

Objective B1. - Compact urban form. Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within Stuart in order to achieve a compact urban form.

The proposal is considered to be a good example of a compact urban form of residential infill.

Objective B3. - Desirable pattern of land uses.

Promote and enhance a pattern of land uses that are compatible; that are convenient to City residents, businesses, and visitors; that avoid inappropriate or wasteful use of land; and that encourage efficient use of land, resources and facilities. Future land uses shall be designated to support the existing or planned community character, thereby prohibiting the development or expansion of uses which are inconsistent with the community's character. Reduce blighted areas through redevelopment. Land development and use regulations shall include provisions to ensure consistency with this Comprehensive Plan.

The proposal is considered to be a good use of vacant and underutilized land within the community characteristics of the City. The proposed development pattern avoids the inappropriate or wasteful use of land; and sets out an efficient use of land, resources and facilities.

Policy B3.2. All development shall be compatible with and complementary to surrounding land uses and shall not unduly affect existing approved activities

The proposed development, by reason of proposed use, density and buffers, is considered to be compatible with and complementary to surrounding activities.

Policy B1.4. Annexation and redevelopment strategies for infill development and redevelopment should be formulated to produce a future viable economy for the City.

The proposed development site is an infill development which adds to the local economy through the increased demand for commercial, entertainment and retail services/products by new residential occupiers. The housing units will increase the spectrum and variety of residential accommodation in the City, therefore adding to a balanced housing supply.



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

Reviewed By: _____

Application must be legible with all relevant fields completed.

Project ID# _____

Pre-App Conference Date: Various	Application Date: September 2020
Project Name: Central Parkway RPUD	
Parcel ID# 093841000000005304	Project Address: Unassigned, Central Parkway, Stuart, FL
Zoning/CRA Sub-district: Office-Residential Land Use and Zoned RPUD	
Subdivision: Central Parkway	Lot(s):
Fees: Major PUD Amendment - \$3,148.00; Minor PUD Amendment: \$2,099.00; PUD Agreement Amendment (text change only): \$1,049.00 <i>(this does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees)</i>	
A Major Planned Unit Development Amendment is one which shall include any one of the following; ➤ A change of two (2) percent or more in the area of any land use designations shown on the site plan; ➤ Any change in the list of proposed uses; ➤ An increase in residential density of five (5) percent or more; ➤ An increase in nonresidential Building square footage of ten (10) percent or more; ➤ A change in the boundary of the PUD district; ➤ A change in the site plan or approval regarding any area(s) set aside and designated for future development; ➤ Any other change determined by the City Development Director to have a potentially significant impact on City services or the surrounding neighborhood; ➤ An amendment of greater than twelve (12) months to an originally approved timetable of development. Such an amendment may only be approved upon good cause shown to the City Commission. Any contributions conditioned as part of the original PUD agreement shall be revisited upon application for timetable extension. A timetable extension greater than twelve (12) months will require a full concurrency review. <i>(A Minor Planned Unit Development Amendment is any amendment that is not a Major Amendment.)</i>	
Submittal Requirements: A completed application form, the payment of fees, a site plan, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and any other information as may be required by the City Development Director in order to do a thorough review of the request. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan if a site plan has not previously been approved. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) <i>(The data requirements for a site plan and a concept plan are available at the Development Department)</i>	
Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application. For a Major PUD amendment, the Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. For both types of applications, the City Commission is required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.	
Justification: Written justification supporting the application and demonstrating how the application remains: (a) consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses and (b) complies with the relevant development standards of the City of Stuart Land Development Code.	

(over)

General Information
(Please Print or Type)

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

Name: Stephen Zagoren	City/State/Zip Code: Bridgehampton, NY 11932
Title: CDO	Telephone Number: 631-766-0023
Company: Farrell Building Company	Facsimile Number:
Company Address: PO Box 14, 2317 Montauk Highway	Email Address (optional): <u>zags1413@gmail.com</u>

2. Agent of Record (if any): The following individual is designated as the Agent of Record for the property owner, lessee, or contract purchaser and should receive all correspondence related to the application review.

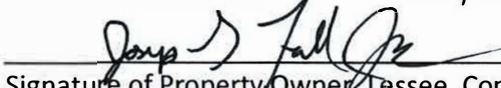
Name: Marcela Camblor-Cutsaimanis AICP	City/State/Zip Code: Stuart, FL, 34994
Title: Principal	Telephone Number: Tel: (772) 708.1108
Company: MARCELA CAMBLOR & ASSOCIATES, INC	Facsimile Number:
Company Address: 47 W Osceola St.. #203	Email Address (optional): <u>marcela@marcelacamblor.com</u>

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

Name: Joseph G Farrell	City/State/Zip Code: Bridgehampton, NY 11932
Title: President	Telephone Number: 631-766-0023
Company: Farrell Building Company	Facsimile Number:
Company Address: PO Box 14, 2317 Montauk Highway	Email Address (optional): <u>zags1413@gmail.com</u>

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

4. Signed this 22 day of September, 2020.



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

As of January 01, 2020, Any and all notarial certificates prepared under Florida law must indicate whether the principal appeared by means of physical presence or by online notarization. Florida Statute 117.05

(a) For an oath or affirmation:

STATE OF ~~FLORIDA~~ New York
COUNTY OF Suffolk

Sworn to (or affirmed) and subscribed before me by means of ✓ physical presence or online
notarization, this 22nd day of September 2022 By Joseph G. Farrell Jr. (name of
person making statement).

Personally Known OR Produced
Identification Type of Identification Produced

(Signature of Notary Public - State of
Florida) (Print, Type, or Stamp of Notary
Public)

My Commission Expires 09-14-2023

Qualified in Suffolk County

No. 01SP6330543

NOTARY PUBLIC-STATE OF NEW YORK

LYNN SPRUFER

(b) For an acknowledgment in an individual capacity:

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ___physical presence or __online notarization.

This _____ day of _____ () By _____ (name of person acknowledging).

Personally Known OR Produced	Identification Type of Identification Produced
1. [] 2. [] 3. [] 4. [] 5. [] 6. [] 7. [] 8. [] 9. [] 10. [] 11. [] 12. [] 13. [] 14. [] 15. [] 16. [] 17. [] 18. [] 19. [] 20. [] 21. [] 22. [] 23. [] 24. [] 25. [] 26. [] 27. [] 28. [] 29. [] 30. [] 31. [] 32. [] 33. [] 34. [] 35. [] 36. [] 37. [] 38. [] 39. [] 40. [] 41. [] 42. [] 43. [] 44. [] 45. [] 46. [] 47. [] 48. [] 49. [] 50. [] 51. [] 52. [] 53. [] 54. [] 55. [] 56. [] 57. [] 58. [] 59. [] 60. [] 61. [] 62. [] 63. [] 64. [] 65. [] 66. [] 67. [] 68. [] 69. [] 70. [] 71. [] 72. [] 73. [] 74. [] 75. [] 76. [] 77. [] 78. [] 79. [] 80. [] 81. [] 82. [] 83. [] 84. [] 85. [] 86. [] 87. [] 88. [] 89. [] 90. [] 91. [] 92. [] 93. [] 94. [] 95. [] 96. [] 97. [] 98. [] 99. [] 100. []	1. [] 2. [] 3. [] 4. [] 5. [] 6. [] 7. [] 8. [] 9. [] 10. [] 11. [] 12. [] 13. [] 14. [] 15. [] 16. [] 17. [] 18. [] 19. [] 20. [] 21. [] 22. [] 23. [] 24. [] 25. [] 26. [] 27. [] 28. [] 29. [] 30. [] 31. [] 32. [] 33. [] 34. [] 35. [] 36. [] 37. [] 38. [] 39. [] 40. [] 41. [] 42. [] 43. [] 44. [] 45. [] 46. [] 47. [] 48. [] 49. [] 50. [] 51. [] 52. [] 53. [] 54. [] 55. [] 56. [] 57. [] 58. [] 59. [] 60. [] 61. [] 62. [] 63. [] 64. [] 65. [] 66. [] 67. [] 68. [] 69. [] 70. [] 71. [] 72. [] 73. [] 74. [] 75. [] 76. [] 77. [] 78. [] 79. [] 80. [] 81. [] 82. [] 83. [] 84. [] 85. [] 86. [] 87. [] 88. [] 89. [] 90. [] 91. [] 92. [] 93. [] 94. [] 95. [] 96. [] 97. [] 98. [] 99. [] 100. []

(Signature of Notary Public - State of
Florida) (Print, Type, or Stamp of Notary
Public)

(c) For an acknowledgment in a representative capacity:

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___online notarization.

This ____ day of ____ () by _____ (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed).

Personally Known OR Produced
Identification Type of Identification Produced

(Signature of Notary Public - State of
Florida) (Print, Type, or Stamp of Notary
Public

TRAFFIC IMPACT ANALYSIS

Central Parkway Lofts Stuart, FL

Prepared for:
Velcon Engineering & Surveying LLC
Port St. Lucie, Florida

Prepared by:


Engineering & Planning, Inc.

1172 SW 30th Street, Suite 500
Palm City, FL 34990
(772) 286-8030

EXECUTIVE SUMMARY

MacKenzie Engineering & Planning, Inc. has been retained to prepare a traffic statement for the RPUD application for the Central Parkway Lofts project in Stuart Florida (PCN: 09-38-41-000-00530-4). The site is located on Central Parkway 2,000 feet east of Kanner Highway and 2,200 feet west of US 1.

The applicant proposes 196 mid-rise multi-family dwelling units. The development is planned for completion by the end of 2024. The analysis was performed for the 2024 roadway conditions.

The traffic analysis was performed in accordance with the City of Stuart Code, Section 4.00.00 Traffic Impact Analysis. The project meets the thresholds of Section 4.00.00. The results of the analysis show that the roadways are projected to operate acceptably with the addition of the proposed development and the project meets Stuart's concurrency requirements.

The proposed project is expected to generate the following net external and driveway trips:

- 1,066 daily, 66 AM peak hour (17 in/49 out), and 85 PM peak hour (52 in/33 out)

All roadway segments are projected to operate acceptably in 2024 with the proposed development.

Based on project traffic volumes, the driveways are projected to operate acceptably. Turn lanes are not recommended.

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LIST OF EXHIBITS

Exhibit 1. Trip Generation

INTRODUCTION

MacKenzie Engineering & Planning, Inc. has been retained to prepare a traffic statement for the RPUD application for the Central Parkway Lofts project in Stuart Florida (PCN: 09-38-41-000-000-00530-4). The site is bisected by Central Parkway 2,000 feet east of Kanner Highway and 2,200 feet west of US 1.

The applicant proposes 196 mid-rise multi-family dwelling units. The development is planned for completion by the end of 2024. The analysis was performed for the 2024 roadway conditions. A site location map is shown below in Figure 1.

Figure 1. Site Location Map



INVENTORY AND PLANNING DATA

The traffic data used in this analysis were obtained from Martin County, MacKenzie Engineering and Planning, Inc. (MEP), and FDOT. The data included:

- FDOT's Q/LOS Manual
- *Trip Generation, 10th Edition* (ITE report)
- Martin County's 2019 Roadway Level of Service Inventory Report

Velcon Engineering & Surveying LLC provided project development information.

PROJECT TRAFFIC

Traffic Generation

The daily and peak hour traffic generation for the development used the trip generation rates published by the Institute of Transportation Engineers (ITE)'s report, *Traffic Generation (10th Edition)* for Land Use 221, Multi-Family Housing (Mid-Rise). The proposed development plan consists of the following:

Proposed Uses

- 196 Mid-Rise Multi-Family Dwelling Units (ITE Land Use 221)

The proposed project is expected to generate the following net external and driveway trips:

- 1,066 daily, 66 AM peak hour (17 in/49 out), and 85 PM peak hour (52 in/33 out)

Internal Capture

In order to provide a conservative analysis, internal capture is not utilized.

Pass-by Capture

The site contains no pass-by capture.

Table 1. Trip Generation

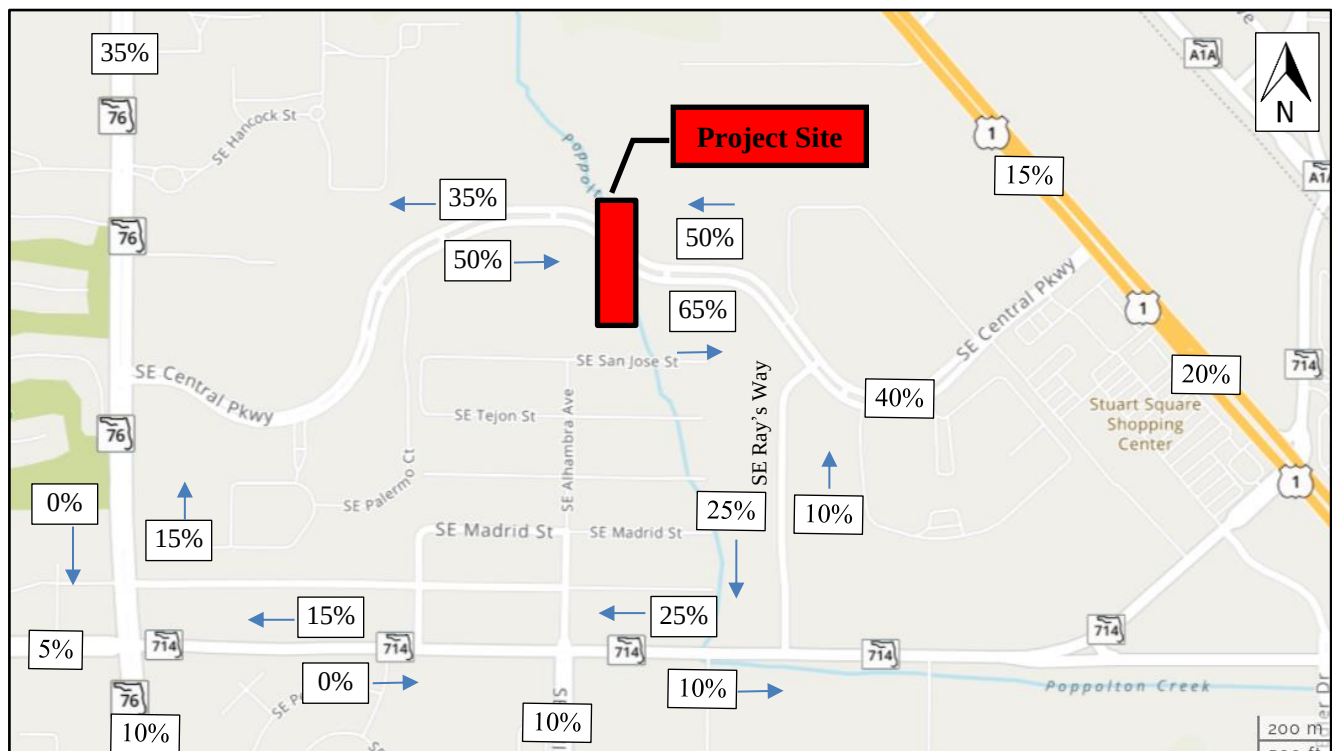
Land Use		Intensity	Daily	AM Peak Hour			PM Peak Hour		
			Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic									
Multifamily Housing(Mid-Rise)		196 DU	1,066	66	17	49	85	52	33
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)			1,066	66	17	49	85	52	33
NET CHANGE IN DRIVEWAY VOLUMES			1,066	66	17	49	85	52	33
Note: Trip generation was calculated using the following data:									
				Pass-by	AM Peak Hour		PM Peak Hour		
Land Use	ITE Code	Unit	Daily Rate	Rate	in/out	Rate	in/out	Equation	
Multifamily Housing(Mid-Rise)	221	DU	$T = 5.45 (X) + -1.75$	0%	26/74	$\ln(T) = 0.98$ $\ln(X) + -0.98$	61/39	$\ln(T) = 0.96$ $\ln(X) + -0.63$	

TRAFFIC ASSIGNMENT

The traffic assignment was developed based upon existing and proposed developments, generators, destinations, and knowledge of the local area. These factors were applied using traffic engineering rationale similar to the gravity model.

- North – 50%
- South – 40%
- West – 5%
- East – 5%

• **Figure 2. Traffic Assignment**



SIGNIFICANCE

Significant Impact

A project significantly impacts a facility if its peak hour trips use more than five percent (5%) of a roadway's capacity (City of Stuart Code, 4.05.02 Traffic Impact Analysis). The project's traffic assignment and net external trips were utilized to determine the number of project trips on each road segment. Central Parkway is unclassified in the City's comprehensive plan. Therefore, Central Parkway service volumes are estimated based on FDOT's 2020 Q/LOS Manual. Central Parkway is a 4-lane divided roadway and is a Class II based on its 25 MPH posted speed limit. In addition, a 10 percent reduction in capacity was applied because this is a local roadway. The resultant estimated peak hour peak direction capacity is 1,530 based on the City's adopted LOS E standard ($1,700 \times 0.9$).

In order to determine the project significance, the project's trips were divided by the roadway segment capacity. Based on the City's significance methodology, the proposed project does not significantly impact Central Parkway. The roadway capacities and the project significance are shown in Table 2.

Study Area

Based on Section 4.05.02 of the Code, the study area for transportation concurrency is all links and aggregated segments or parts thereof, on the major road network on which the project traffic has an impact of at least 5 percent and the first directly accessed roadway link (segment).

Table 2. Project Impacts 1-Way Peak Hour (Significance)

Roadway	From	To	Lanes	Generalized Service Capacity	Assign	Project Traffic	Significance	Significant Impact (Y/N)
Central Parkway	Kanner Hwy	Project	4	1,530	50%	26	1.70%	no
	Project	SE Ray's Way	4	1,530	65%	34	2.22%	no
	SE Ray's Way	US 1	4	1,530	40%	21	1.37%	no

As shown in Table 2, there are no roadways that are significantly impacted by the project.



Intersection Analysis

No intersection analysis are required or needed. It is acknowledged that performing a westbound left from Central Parkway to southbound Kanner Highway is very difficult during the peak hour of travel.

Roadway Analysis

Roadway volumes were not available on Central Parkway. Based on observations, the facility functions well below capacity.

ACCESS

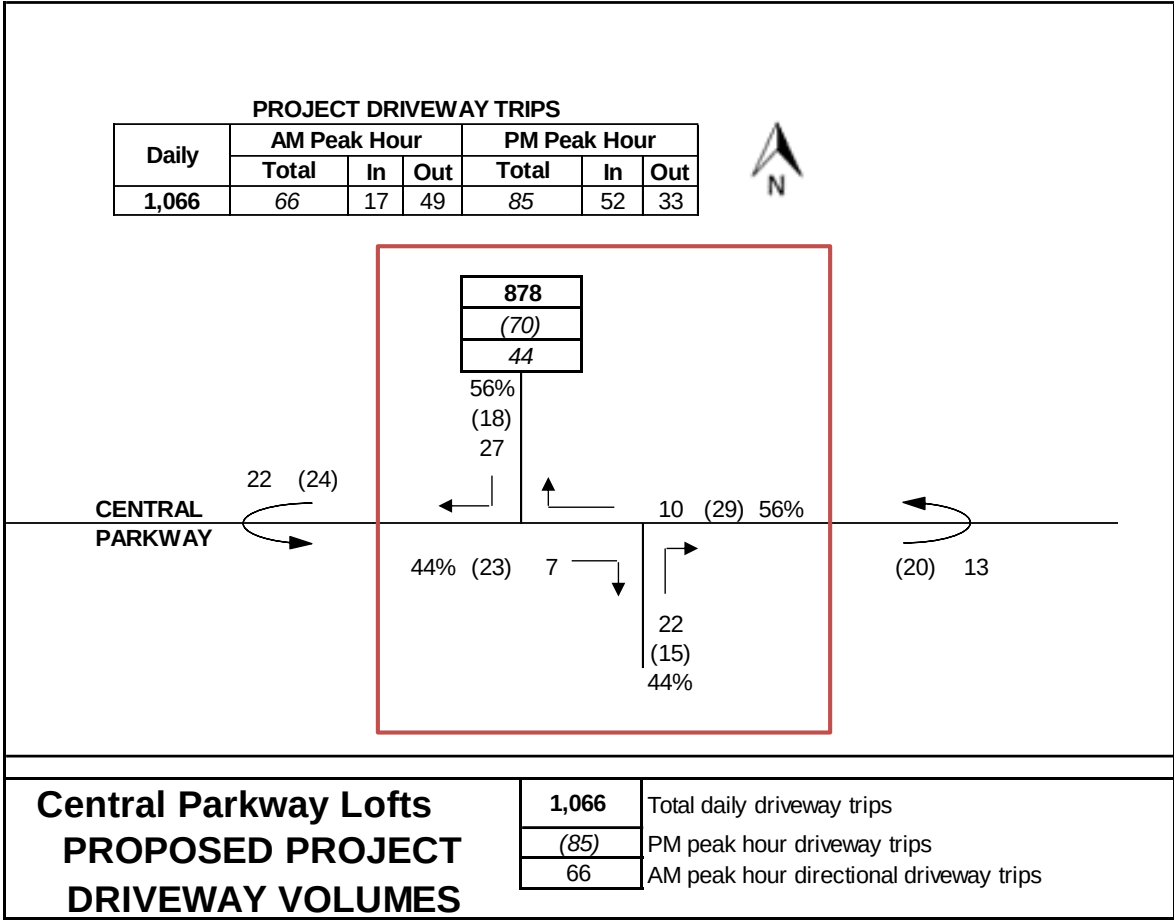
The project proposes two points of access as follows:

- Eastbound Central Parkway – Right-in / Right-Out
- Westbound Central Parkway – Right-in / Right-Out

Units on the south side of Central Parkway will be required to travel on eastbound Central Parkway. If residents desire to travel west to Kanner Highway, the vehicles will make a U-turn at the full median opening 815 west of SE Ray's Way, which is about 350 east of the south project entrance.

Units on the north side of Central Parkway will be required to travel on westbound Central Parkway. If residents desire to travel east to US-1 or SE Ray's Way, the vehicles will make a U-turn at the full median opening 1,450 west of SE Ray's Way, which is about 200-250 feet west of the north project entrance.

Figure 3. Driveway Volume





Driveways

Westbound Central Parkway & North Project Entrance

The westbound peak hour right-turn volume is 29. A right-turn lane is not warranted and is significantly less than the 80-125 peak hour right-turns recommended in the FDOT *Driveway Handbook*.

Eastbound Central Parkway & South Project Entrance

The eastbound peak hour right-turn volume is 23. A right-turn lane is not warranted and is significantly less than the 80-125 peak hour right-turns recommended in the FDOT *Driveway Handbook*.



CONCLUSION

MacKenzie Engineering & Planning, Inc. has been retained to prepare a traffic statement for the RPUD application for the Central Parkway Lofts project in Stuart Florida (PCN: 09-38-41-000-000-00530-4). The site is located on Central Parkway 2,000 feet east of Kanner Highway and 2,200 feet west of US 1.

The applicant proposes 196 mid-rise multi-family dwelling units. The development is planned for completion by the end of 2024. The analysis was performed for the 2024 roadway conditions.

The traffic analysis was performed in accordance with the City of Stuart Code, Section 4.00.00 Traffic Impact Analysis. The project meets the thresholds of Section 4.00.00. The results of the analysis show that the roadways are projected to operate acceptably with the addition of the proposed development and the project meets Stuart's concurrency requirements.

The proposed project is expected to generate the following net external and driveway trips:

- 1,066 daily, 66 AM peak hour (17 in/49 out), and 85 PM peak hour (52 in/33 out)

All roadway segments are projected to operate acceptably in 2024 with the proposed development.

Based on project traffic volumes, the driveways are projected to operate acceptably. Turn lanes are not recommended.



APPENDICES

Institute of Traffic Engineers' (ITE) Report, Trip Generation (10th Edition)
Site Plan

Land Use: 221

Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have between three and 10 levels (floors). Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), off-campus student apartment (Land Use 225), and mid-rise residential with 1st-floor commercial (Land Use 231) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the mid-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the six sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.46 residents per occupied dwelling unit.

For the five sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 95.7 percent of the total dwelling units were occupied.

Time-of-day distribution data for this land use are presented in Appendix A. For the eight general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 4:45 and 5:45 p.m., respectively.

For the four dense multi-use urban sites with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:15 and 5:15 p.m., respectively. For the three center city core sites with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 6:45 and 7:45 a.m. and 5:00 and 6:00 p.m., respectively.

For the six sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.46 residents per occupied dwelling unit.

For the five sites for which data were provided for both occupied dwelling units and total dwelling units, an average of 95.7 percent of the units were occupied.

The average numbers of person trips per vehicle trip at the five center city core sites at which both person trip and vehicle trip data were collected were as follows:

- 1.84 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.94 during Weekday, AM Peak Hour of Generator
- 2.07 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.59 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 32 dense multi-use urban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.90 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.90 during Weekday, AM Peak Hour of Generator
- 2.00 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.08 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 13 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.56 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.88 during Weekday, AM Peak Hour of Generator
- 1.70 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.07 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Delaware, District of Columbia, Florida, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Hampshire, New Jersey, Ontario, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Utah, Virginia, and Wisconsin.

Source Numbers

168, 188, 204, 305, 306, 321, 357, 390, 436, 525, 530, 579, 638, 818, 857, 866, 901, 904, 910, 912, 918, 934, 936, 939, 944, 947, 948, 949, 959, 963, 964, 966, 967, 969, 970

Multifamily Housing (Mid-Rise) (221)

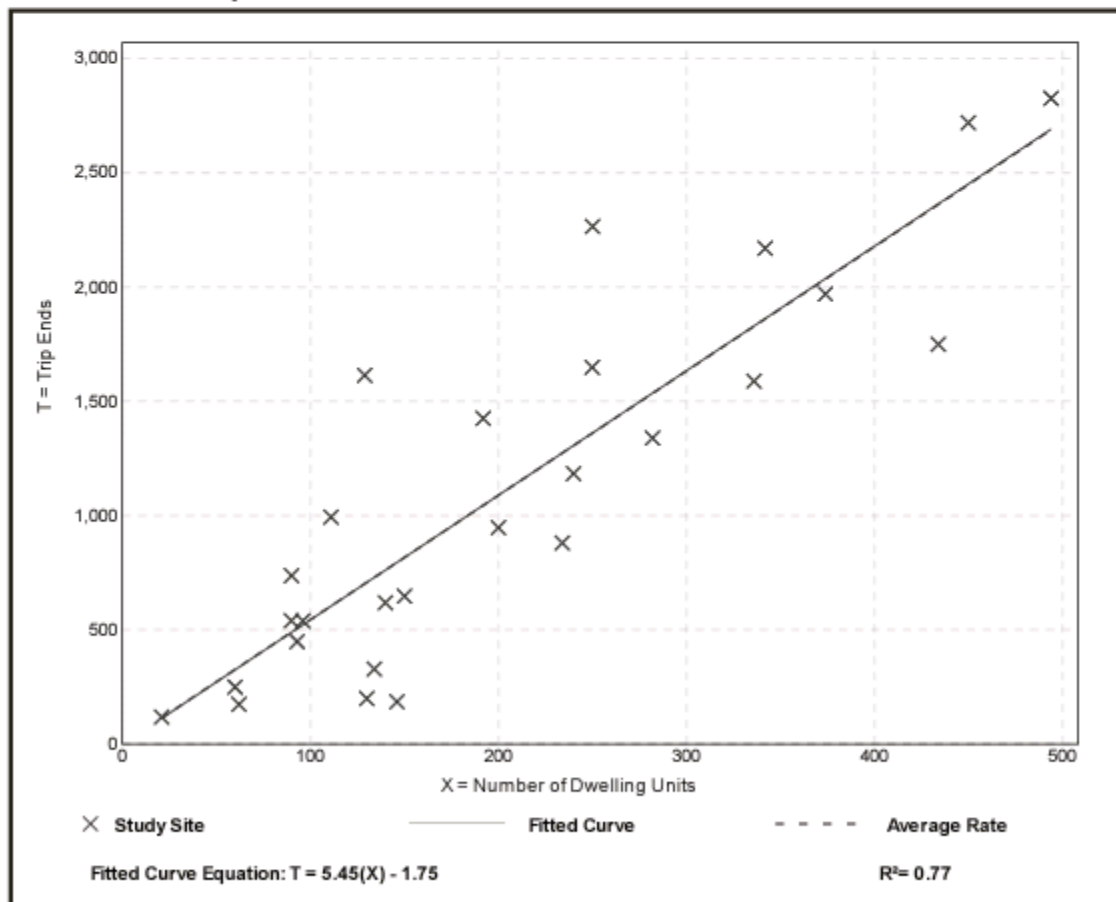
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

**On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 53

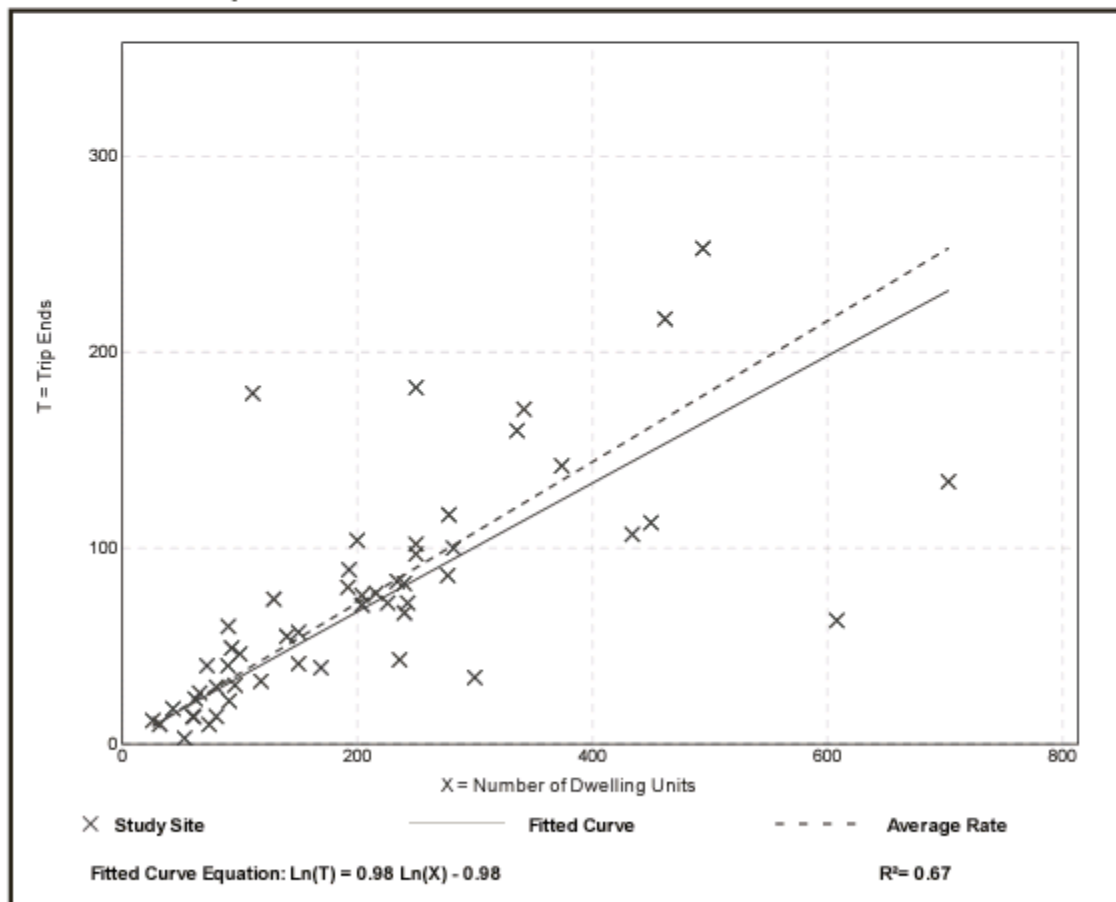
Avg. Num. of Dwelling Units: 207

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 60

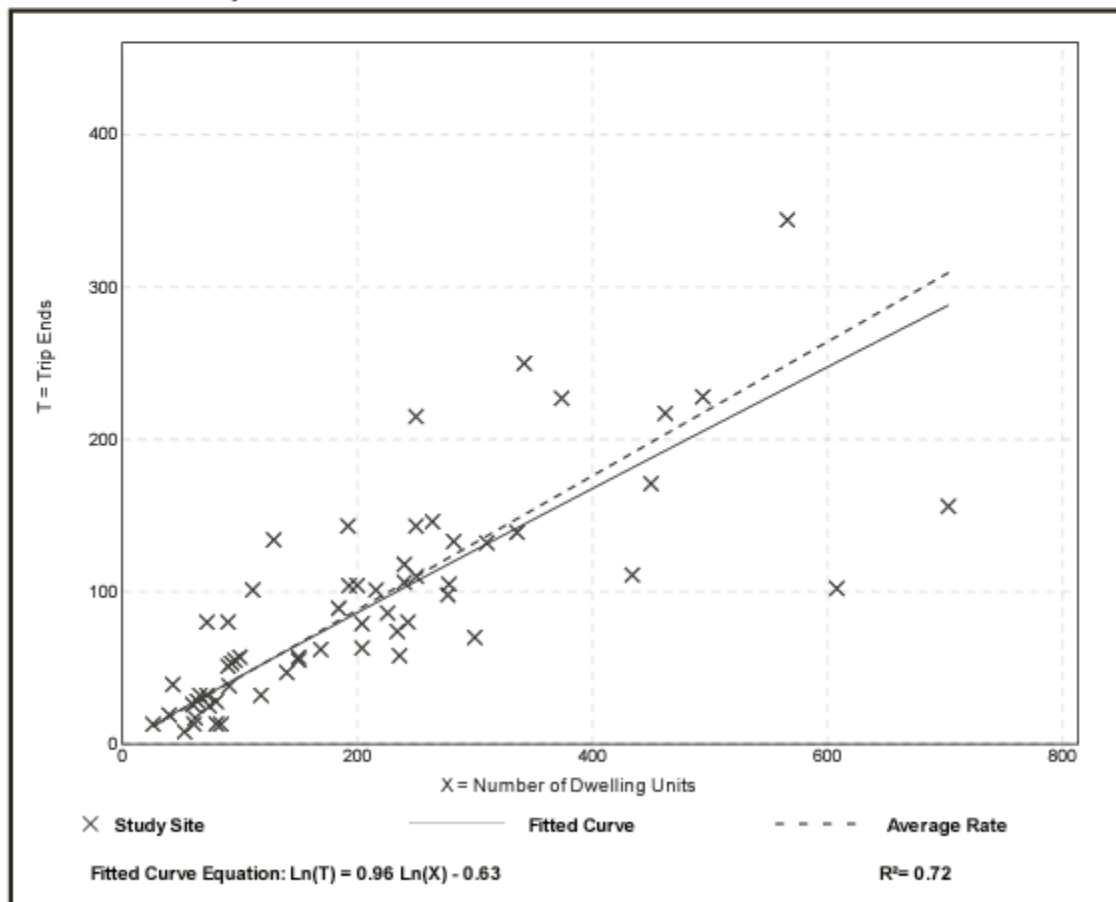
Avg. Num. of Dwelling Units: 208

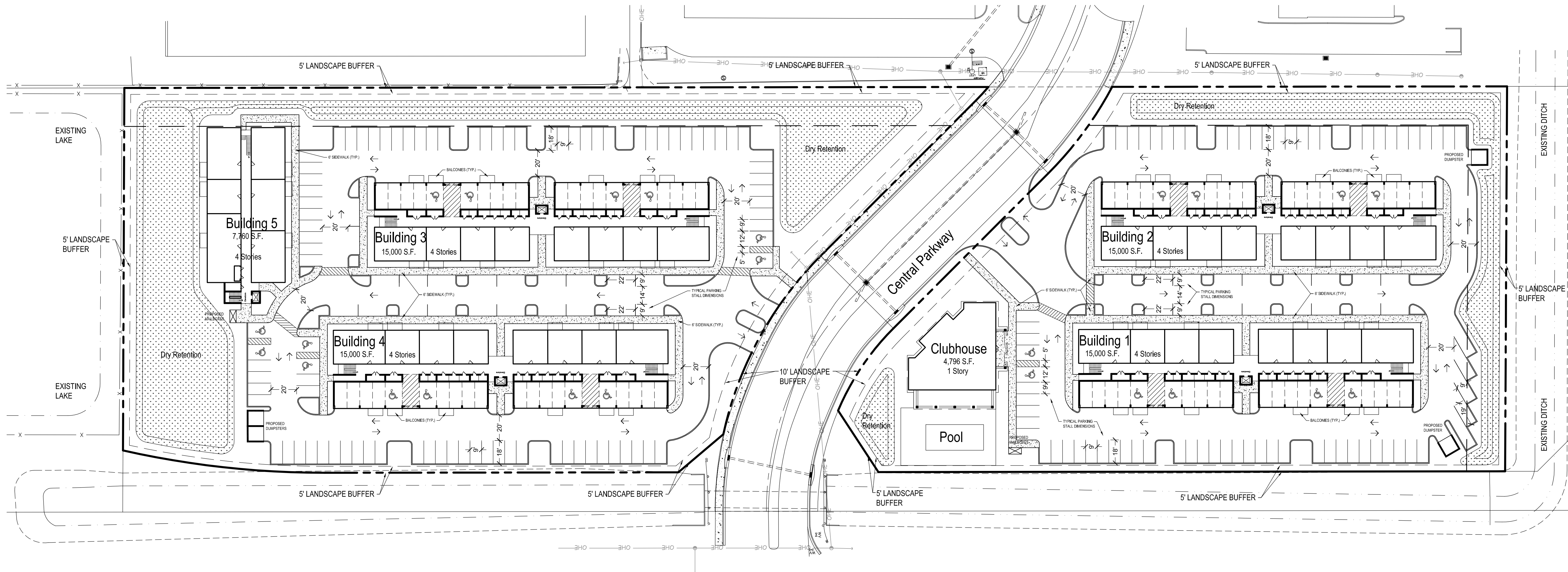
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation





Site Data

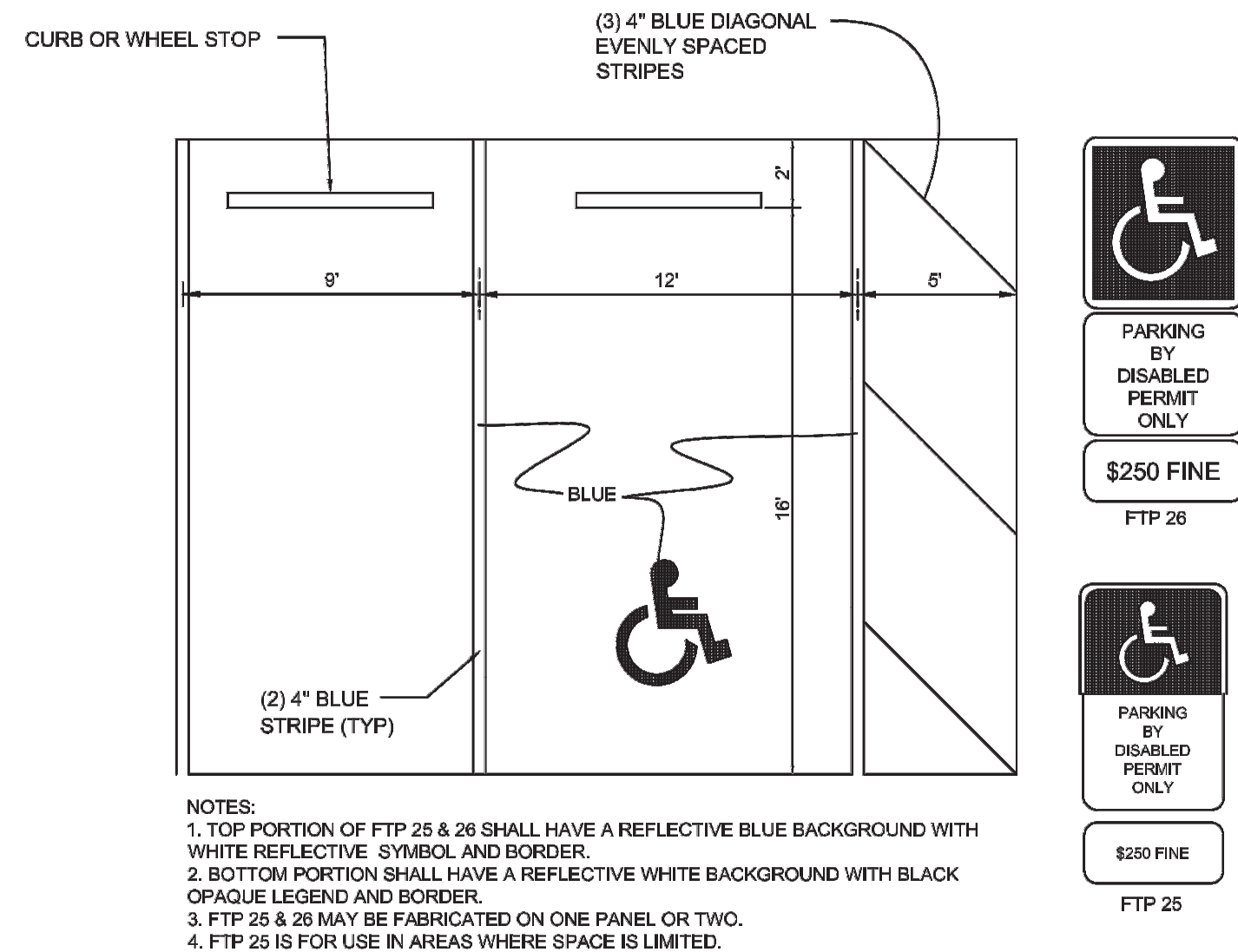
Parcel Size:	290,098.29 s.f.	6.65 Acres	
North:	161,340.52 s.f.	3.70 Acres	Page 89 of 206
South:	128,757.77 s.f.	2.95 Acres	
Total Residential Units:		196	
Density:		29.47 D.U. / Acre	
Building Height:		45' Maximum (4 Stories)	
Parcel Control Number:		09384100000005304	
Existing Use:		Vacant	
Proposed Use:		Multifamily Residential	
Existing Zoning:		RPUD	
Proposed Zoning:		RPUD	
Future Land Use:		Office / Residential	
Impervious:	188,757.56 s.f.	4.33 Acres	65%
Buildings: (Plan view outline)	72,556 s.f.	1.66 Acres	25%
Vehicular Use Area: (Excludes area inside building)	97,392.56 s.f.	2.24 Acres	33%
Sidewalks & Pool Deck:	17,909 s.f.	.41 Acres	6%
Pool:	900 s.f.	.02 Acres	1%
Pervious (Open Space):	101,340.73 s.f.	2.32 Acres	35%
Landscape Area:	60,161.84 s.f.	1.38 Acres	21%
Dry Retention Area:	41,178.89 s.f.	.94 Acres	14%
Open Space:	Required:	Provided:	
	30% Minimum	35%	
Parking Calculations:	Required:	Provided:	
1 Space per 1 Bedroom Unit	44	44	
44 Units x 1 = 44 Spaces			
1.5 Spaces per 2 Bedroom Units	180	180	
120 Units x 1.5 = 180 Spaces			
1.5 Spaces per 3 Bedroom Units	48	48	
32 Units x 1.5 = 48 Spaces			
Guest / Clubhouse	0	10	
Total:	272	282	

General Notes

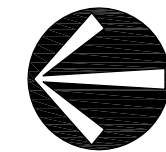
1. This project shall be completed in one phase.
2. All prohibited exotic plant species shall be removed prior to the issuance of a Certificate of Occupancy.
3. All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy. Refer to the Landscape Plans for landscape details and specifications.
4. Refer to Construction Drawings for location of traffic control devices.
5. The applicant will request in writing, prior to any land clearing, that a field inspection be performed to determine if barricades have been properly installed on the site.
6. All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
7. During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained.
8. All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
9. The property owner shall be required to provide adequate easements to ensure non-exclusive access to duly licensed cable television services to persons residing in this development. The easement shall specifically provide for the use by the franchised cable television system.
10. The parking areas shown hereon are private and will be owned and maintained by the homeowners association.
11. Finished Floor Elevations 'FFE' are NAVD 88.
12. Water and sewer service shall be provided by City of Stuart Utilities.
13. Photometric site lighting plans shall be provided to the City of Stuart for review and approval prior to site development permit approval.

Standard & Handicap Parking Space Detail

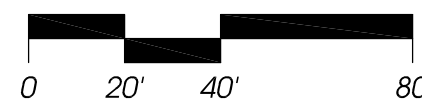
Not To Scale



- NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
 2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
 4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.



North
Scale: 1" = 40'



Preliminary Site Plan

Job No. 19-1002
Drawn By JWS
Submittal Dates 5-21-2020

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

EW Consultants, Inc.

Natural Resource Management, Wetland, and Environmental Permitting Services



CENTRAL PARKWAY

Environmental Assessment Report

Prepared for:

FARRELL BUILDING

Prepared by:

EW Consultants, Inc.

March 2020

INTRODUCTION

This Environmental Assessment Report documents and summarizes natural resource features present on an approximately 6.8 +/- acre property located within the City of Stuart. The site is located on the north and south sides of Central Parkway, west of Rays Way, and east of Palermo Court.

The site is situated within Section 9, Township 38 South, Range 41 East, within the municipal limits of the City of Stuart, Martin County, Florida. A Location Map (Figure 1), USGS Quad Map (Figure 2), and Aerial Photo (Figure 3) depicting the site boundaries and immediate surrounding area are provided in the Appendix.

SOILS

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

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

NATURAL COMMUNITIES AND LAND COVER

The following is a summary of the land cover types and vegetative communities found on the subject site. Land cover and vegetative community classifications are mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial imagery interpretation were employed in the mapping of the vegetative communities on the subject property. The vegetative community descriptions include discussions of potential wildlife habitat provided by the various resources present in those communities. Detailed observations and occurrences of wildlife are discussed in subsequent sections of this report.

There were three different FLUCFCS classifications observed on the site which are described below. A land cover map of the observed community types is included as Figure 4 in the Appendix of this report. The land cover types observed on the property are described as follows:

#190 – Open Lands

The portions of the property that are dominated by herbaceous vegetation and lack any substantial canopy coverage have been included in this category. The dominant vegetation in these areas consists of guinea grass, cogon grass, bahia grass, sandspur grass, limpo grass, napier grass, St. Augustine grass, para grass, Caesar weed, beggars ticks, creeping oxeye, inchplant, grape vine, jack-in-the-bush, snake plant, ragweed, and dog fennel. Scattered trees and shrubs are also present in these areas and includes non-native Brazilian pepper and earleaf acacia along with native laurel oak and cabbage palm. Wildlife observations within the open lands were limited to agama lizard, crow, and mourning dove.

#510 – Ditches

There are two man-made ditches that are located on the property. A large drainage ditch with regularly-maintained embankments and open-water areas in its center extends along the western and southern boundaries of the site. Gambusia minnows and a little blue heron were observed in this drainage ditch during site reconnaissance. A second east-west oriented ditch is located north of Central Parkway. This ditch is overgrown by non-native vegetation and does not exhibit any areas of open water. No wildlife was observed in the east-west drainage ditch during site reconnaissance.

#740 – Disturbed Lands

The portions of the property that are dominated by canopy trees and other woody vegetation have been included in this category due to the dominance of non-native vegetation in these areas. Dominant vegetation includes non-native earleaf acacia, Brazilian pepper, indian laurel, java plum, carrotwood, lead tree, and neem tree. Native tree species include laurel oak, live oak, strangler fig, cabbage palm, and a hedgerow of planted southern red cedar. Wildlife observed within these portions of the property included red-shouldered hawk, mocking bird, mourning dove, southern black racer, and agama lizards.

LISTED SPECIES EVALUATION**WILDLIFE**

The site reconnaissance conducted in February 2020 found indicators of common wildlife species for this area including mourning dove, red-shouldered hawk, mocking bird, little blue heron, southern black racer, gambusia minnows, and non-native agama lizards.

With regard to protected species and their potential for occurrence on the site, the following table summarizes the likelihood of occurrence of such species based on the observed habitat characteristics and field reconnaissance efforts.

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Table 1 Known and Potentially Occurring Listed Faunal Species

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status**
					<i>State/Federal</i>
American alligator	<i>Alligator mississippiensis</i>	Wetland and aquatic habitat	Pedestrian transects	M	FT(S/A)
Audubon's crested caracara	<i>Polyborus plancus audubonii</i>	Open prairies and rangeland	Pedestrian transects	L	FT
Bald eagle	<i>Haliaeetus leucocephalus</i>	Nest in tall trees (usually pine) near coasts, rivers, lakes, and wetlands	Pedestrian transects	L	No longer listed, Nest trees protected
Burrowing owl	<i>Athene cunicularia</i>	Sandhills, ruderal communities, dry prairies	Pedestrian transects	L	ST
Eastern indigo snake	<i>Drymarchon corais couperi</i>	A diversity of upland/low land habitat, agricultural lands	Pedestrian transects	L	FT
Florida grasshopper sparrow	<i>Ammodramus savannarum floridanus</i>	Open prairies and rangeland	Pedestrian transects and playback tapes	L	FE
Florida panther	<i>Felis concolor coryi</i>	Large wilderness areas	Pedestrian transects	L	FE
Florida sandhill crane	<i>Grus canadensis pratensis</i>	Breed in emergent palustrine wetlands; forage pastures/prairies	Pedestrian transects; aerial nest survey	L	ST
Snail kite	<i>Rostrhamus sociabilis plumbeus</i>	Long hydroperiod wetlands/aquatic systems with <i>Pomacea</i> snails	Pedestrian transects	L	FE
Florida pine snake	<i>Pituophis melanoleucus mugitus</i>	Well drained sandy soils, moderate to open canopy	Pedestrian transects; inspection of burrow	L	ST

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Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status**
			entrances		
Gopher tortoise	<i>Gopherus polyphemus</i>	Sandhills, xeric oak scrub, sand pine scrub, scrubby flatwoods; agricultural lands	Burrow survey of suitable habitat	M	ST
Sherman's fox squirrel	<i>Sciurus niger shermani</i>	Longleaf pine, turkey oak, sandhills, and flatwoods	Pedestrian transects	L	SSC
Little blue heron	<i>Egretta caerulea</i>	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian transects	O ¹	ST
Red-cockaded woodpecker	<i>Picoides borealis</i>	Mature pine woodlands	Pedestrian transects	L	FE
Roseate spoonbill	<i>Platalea ajaja</i>	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian transects	L	ST
Southeastern american kestrel	<i>Falco sparverius paulus</i>	Sandhill and open rangeland nest in cavities of dead trees and abandoned woodpecker nests	Pedestrian transects	L	ST
Tricolored heron	<i>Egretta tricolor</i>	Breeding: marshes, swamps, ponds, estuaries	Pedestrian transects	M	ST

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Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status**
Whooping crane	<i>Grus americana</i>	Breed in emergent palustrine wetlands; forage in pastures	Pedestrian transects	L	“Experimental population”
Wood stork	<i>Mycteria americana</i>	Estuarine or freshwater wetlands; nest in tops of trees in cypress or mangrove swamps	Pedestrian transects	M	FT

¹ Observed transient

² Observed nesting and/or resident

*O= Observed; H= High probability; M= Medium; L= Low; FE = Federally Endangered; FT = Federally Threatened; FT(S/A) = Federally Threatened due to similarity of appearance; ST = State Threatened; SSC = State Species of Special Concern

Based on this summary, documented habitat, and field observations, the likelihood of nesting or resident occurrences of any State or Federally designated threatened or endangered species on the site is low.

The preferred nesting habitat for Florida sandhill cranes is native freshwater marsh habitat, which does not occur on this property. The open lands areas offer some potential for foraging however, this activity by sandhill cranes on the property would be transient in nature.

Bald eagles, while no longer listed, remain protected under the Bald and Golden Eagle Protection Act. No bald eagles were observed on site. According to the FFWCC database the closest documented bald eagle nests are located approximately 1.62 miles northwest, 2.07 miles southwest, and 2.18 miles northeast of the site.

Although the subject site is within the consultation area of the Audubon’s crested caracara, use of the site by caracara for foraging and the potential of caracara nesting on site or in the areas surrounding the site is unlikely. Caracara nesting habitat is not present on the site or in the surrounding areas. No crested caracara or crested caracara nests were observed during the site review.

The wood stork is a federally listed threatened species that nests in naturally forested wetlands and forages in shallow open waters. No wood storks were observed during the site reconnaissance. Wood storks have been known to forage in shallow drainage ditches and therefore there is a

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potential that wood storks may occasionally frequent the drainage ditch along the western and southern property boundaries for foraging opportunities. Their presence would be limited to foraging and therefore transient in nature. The property does not provide suitable nesting habitat for wood storks. The site is within the 18.6-mile core foraging area of wood stork rookeries as per USFWS database.

The site does not provide suitable nesting habitat for State Threatened wading birds however, it provides suitable foraging habitat for these species. A little blue heron was observed foraging within the drainage ditch along the western property boundary. The occasional presence of State listed wading birds foraging within the ditch is anticipated however, their presence would be transient in nature.

The burrowing owl is a small ground-dwelling owl found in open, treeless fields, where it spends most of its time on the ground or perched on low objects. The open lands portions of the site do provide potential nesting habitat for burrowing owls. Burrowing owls, burrowing owl burrows, or indicators of the presence of burrowing owls were not observed during the site review and their presence is not anticipated.

Gopher tortoises are listed as a Threatened species by the State of Florida. A gopher tortoise burrow survey of 100% of the property was completed in February 2020. No gopher tortoises, gopher tortoise burrows, or signs thereof were found on the property during this survey. Although no gopher tortoises or gopher tortoise burrows were observed during the February 2020 survey, this species has a moderate potential of migrating to the site from adjacent lands. As such, in advance of any land development activity, a 100% survey of potential habitat areas will be required and any gopher tortoises present will be relocated in accordance with FFWCC permitting requirements.

The eastern indigo snake can be found over a diversity of upland and wetland habitats, and is also known to occupy gopher tortoise burrows, which do not occur on the property. No eastern indigo snake or sign thereof have been observed on the site. Based on the review of publically available data, the nearest recent sighting of an eastern indigo snake is located over eight miles north, north of the St. Lucie River. Given the isolated nature of the site due to the surrounding urban development, eastern indigo snakes are not likely to occur on the subject property. As a precaution measure, USFWS-approved construction awareness and notification procedures will be implemented for the protection of this species during site development.

The American alligator is listed as Federally Threatened due to similarity of appearance with the American crocodile. Alligators are relatively common throughout the region in wetland and aquatic systems. Although none were observed, there is a moderate chance of occasional presence of alligators in the drainage ditches.

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Given the surrounding urban development and activity, the dominance of non-native vegetation and habitat, the property provides significantly reduced foraging and/or nesting habitat for state and/or federally listed wildlife species.

Coordination has been initiated with FFWCC. Please refer to the copy of the email sent to the FFWCC provided in the Appendix. Coordination has also been initiated with the USFWS via the IPaC (information for Planning and Consultation) regulatory review process. With the use of this online project planning tool an official list was requested from the USFWS. A copy of the automatically-generated list of trust resources IPaC resource list is provided as a copy in the Appendix.

WETLAND EVALUATION

The site review did not identify any areas that would be considered jurisdictional wetlands under State or Federal criteria. Final regulatory decisions as to the presence or absence of jurisdictional wetlands is determined by the relevant State (South Florida Water Management District) and Federal (U.S. Army Corps of Engineers) agencies.

The existing ditches on the site will be considered “other surface waters” by the South Florida Water Management District (SFWMD) and “non-wetland waters of the U.S.” by the U.S. Army Corps of Engineers (USACE).

PRESERVE AREA AND UPLAND BUFFER EVALUATION

Although some scattered native vegetation is present on the site, the property does not contain any native upland habitats therefore no upland native habitat preserve areas should be required.

SUMMARY

Vegetation

The property contains only scattered native vegetation but does not contain any native upland habitats.

Wetlands

The site review did not identify any areas of the property that would be considered jurisdictional wetlands under State or Federal criteria. The presence or absence of jurisdictional wetlands is however subject to final determination by the relevant State and Federal agencies. The onsite man-made ditches will be considered “other surface waters” by the SFWMD and “non-wetland waters of the U.S.” by the USACE.

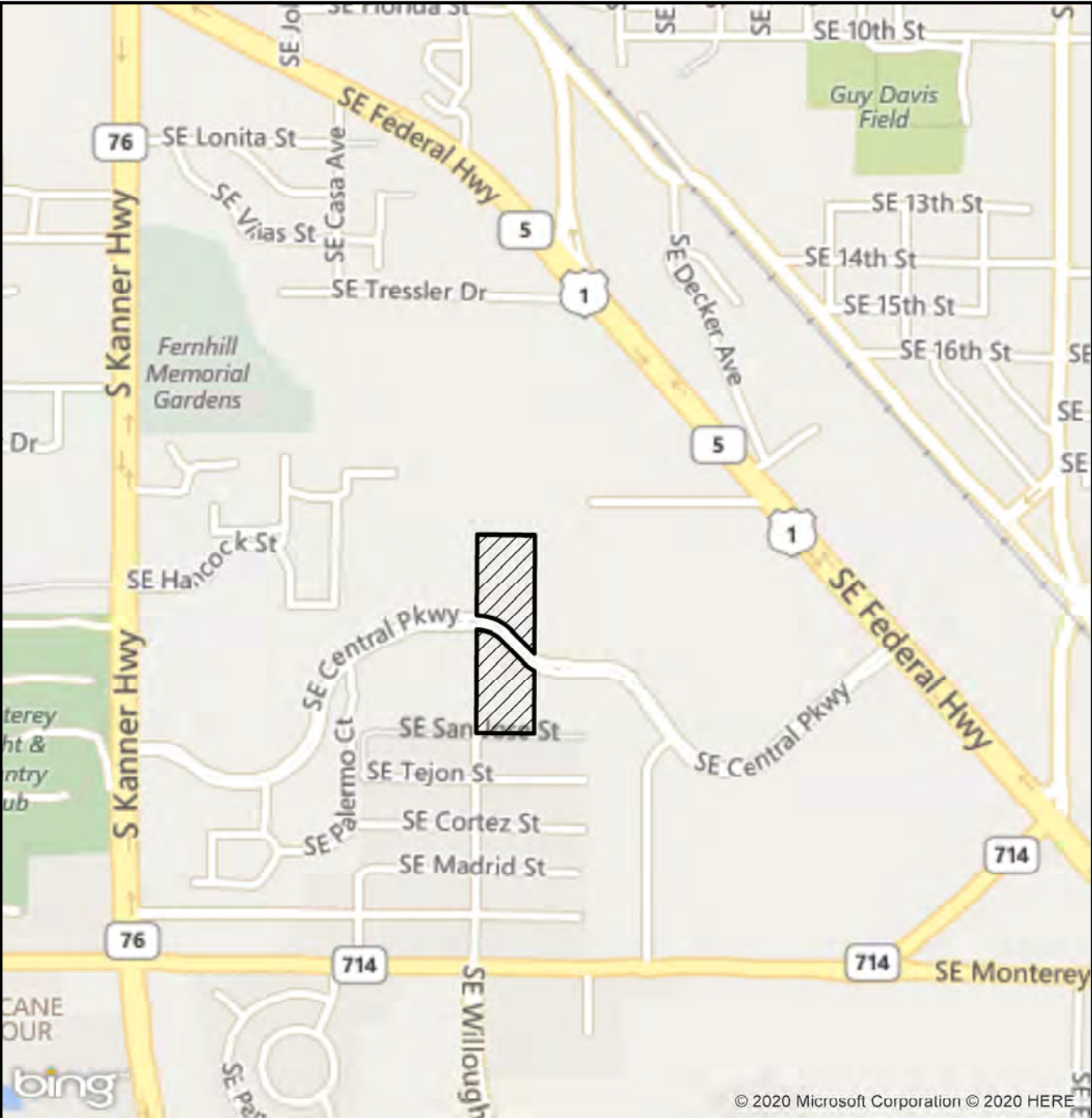
Listed Species

No signs of gopher tortoises were observed on the property. As potentially suitable gopher tortoise habitat exists in close proximity to the subject site, there is the potential for gopher tortoises to migrate onto the site. The gopher tortoise is listed by the Florida Fish and Wildlife Conservation Commission (FWCC) as threatened, thus any development of the subject site that may impact gopher tortoises and/or their burrows would require FWCC authorization. Prior to the commencement of construction activities, a 100% survey of the site is recommended to confirm the findings of this assessment.

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APPENDIX



LEGEND

 - SITE (7.8+/- AC)

**CENTRAL PARKWAY
LOCATION MAP**

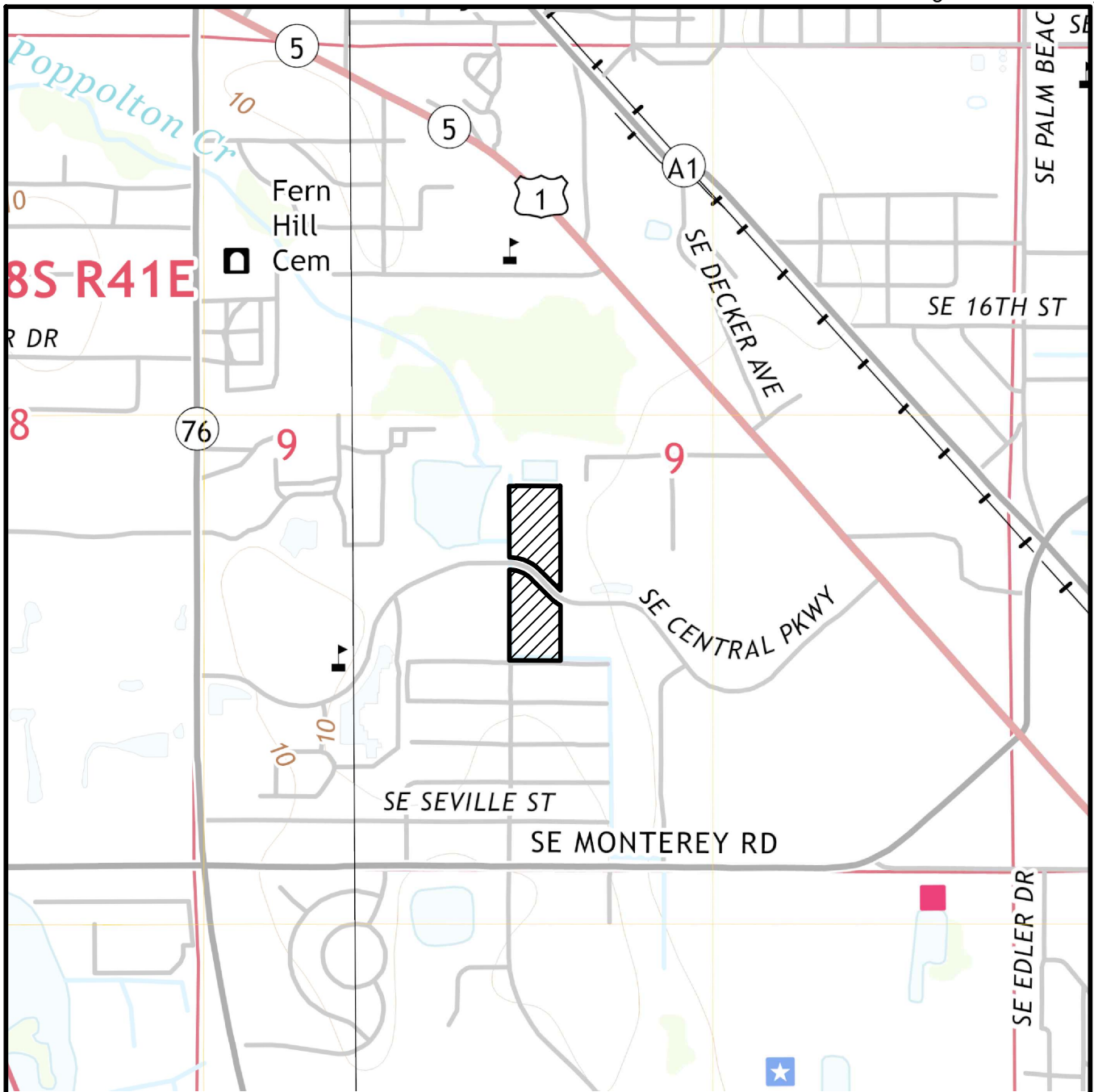


EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

FEB 2020

FIGURE

1



USGS MAP "SAINT LUCIE INLET", SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA, LATITUDE 27°10'51.79" LONGITUDE -80°14'46.67"

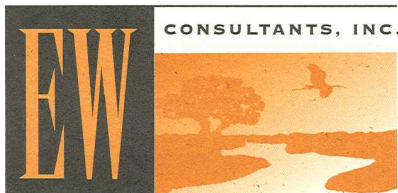
LEGEND

 - SITE (7.8± AC)

0 1000
SCALE IN FEET

CENTRAL PARKWAY QUAD

Central Parkway.dwg QUAD



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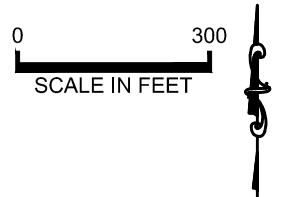
FEB 2020

FIGURE

2



MARTIN COUNTY AERIALS DATED 2019



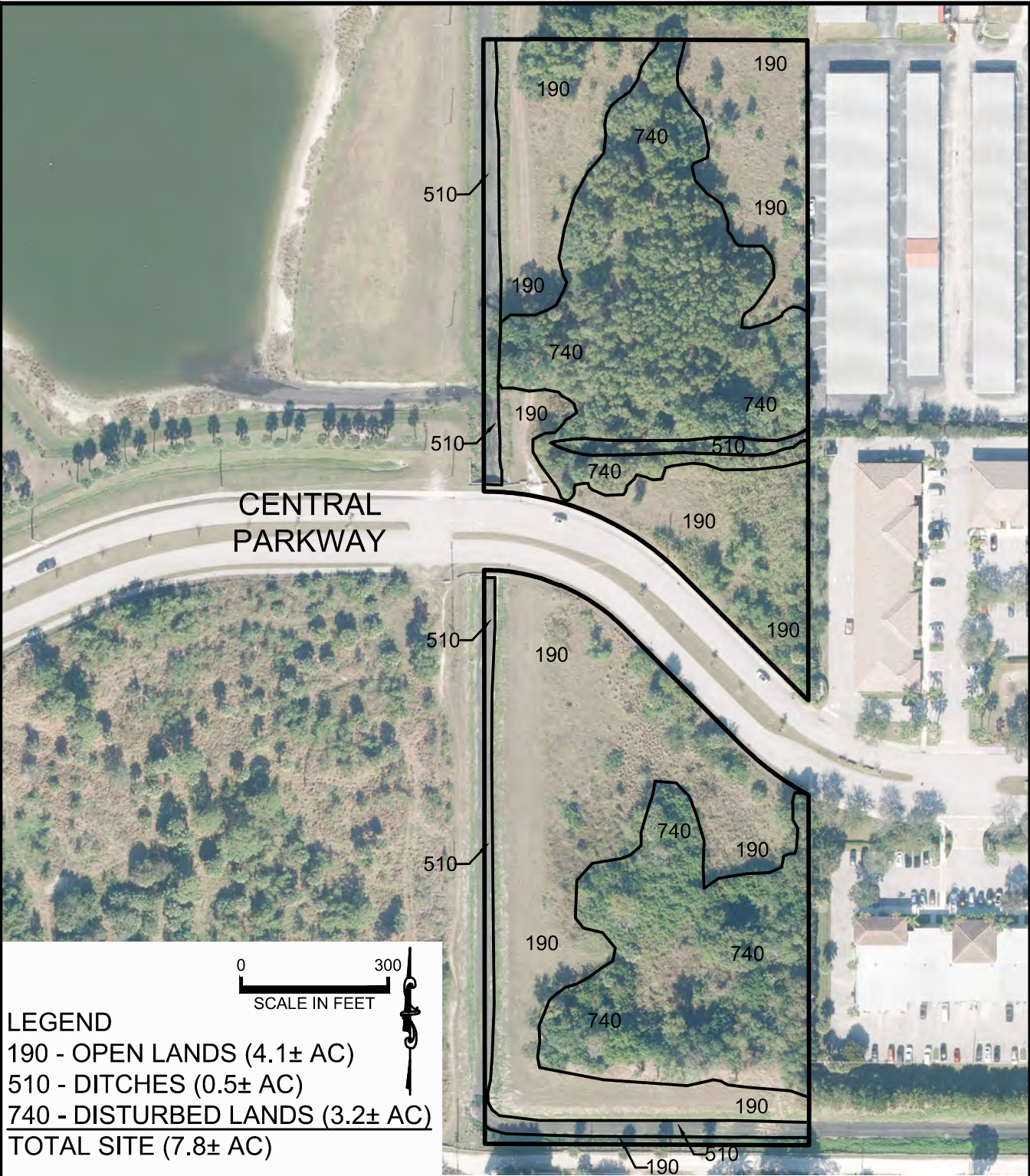
CENTRAL PARKWAY AERIAL

Central Parkway.dwg AERIAL



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FIGURE
3



**CENTRAL PARKWAY
FLUCFCS**

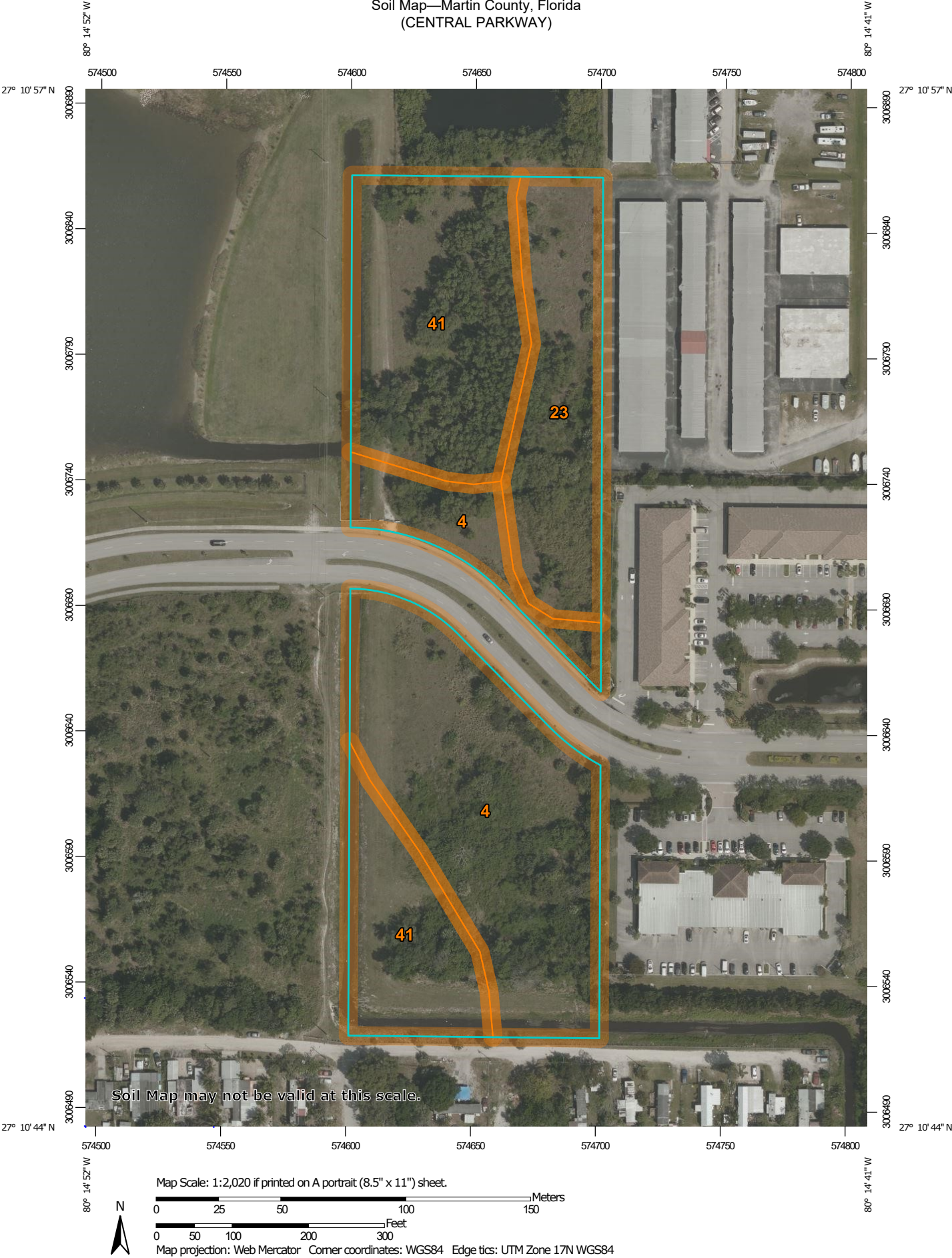
Central_Parkway.dwg FLUCFCS



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FIGURE
4

Soil Map—Martin County, Florida
(CENTRAL PARKWAY)



Soil Map—Martin County, Florida
(CENTRAL PARKWAY)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Transportation



Rails



Interstate Highways



US Routes



Major Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Martin County, Florida

Survey Area Data: Version 18, Sep 17, 2019

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	3.3	42.7%
23	Urban land, 0 to 2 percent slopes	1.5	18.9%
41	Jonathan sand, 0 to 5 percent slopes	3.0	38.3%
Totals for Area of Interest		7.8	100.0%

From: [Jason hahner](#)
To: ["ConservationPlanningServices@MyFWC.com"](mailto:ConservationPlanningServices@MyFWC.com)
Cc: [Arnaud Roux](#)
Subject: General Technical Assistance Request - Central Parkway Storage (Commercial Project)
Date: Friday, February 28, 2020 10:18:00 AM
Attachments: [Central Parkway Storage Environmental Assessment 2-28-20.pdf](#)

To whom it may concern:

This email is a General Technical Assistance request for the above-referenced property. The subject project area is approximately 7.8 +/- acres in size and is currently undeveloped. The owner is seeking development approvals for a multi-family residential project and we are requesting a search of the Florida Fish and Wildlife Conservation Commission database to identify the possible occurrences of State-listed species on the subject property.

The site is located within the municipal limits of the City of Stuart, Martin County, Florida. More specifically, the site is located west of Federal Highway (US1), on the north and south sides of Central Parkway, west of Rays Way, and east of Palermo Court. The site is situated within Section 9, Township 38 South, Range 41 East. A Location Map, Quad Map, and Aerial Map are provided as Figures 1-3, respectively. The property is bounded on the north by a man-made stormwater retention pond and undeveloped lands; to the west by a man-made drainage ditch, a man-made excavated lake, and undeveloped lands; to the south by a man-made drainage ditch and residential development; and to the east by mixed commercial development.

Field surveys have been conducted on the property, the results of which have been incorporated in an Environmental Assessment report (copy attached). No listed species of fauna or flora were observed on site. The project includes site clearing, excavation, filling, and grading to improve the property for development of the proposed storage facility and associated infrastructure.

I would appreciate if you would please reference "Central Parkway Storage" when you respond. If you have any questions, or need additional information, please do not hesitate to contact me.

Sincerely,

Jason Hahner
Environmental Scientist
EW CONSULTANTS, INC.

"Natural Resource Management, Wetland, and Environmental Permitting Services"

[1000 SE Monterey Commons Blvd | Stuart, Florida 34996](#)
[772-287-8771](#) Phone | [772-287-2988](#) Fax | [561-284-9679](#) Cell

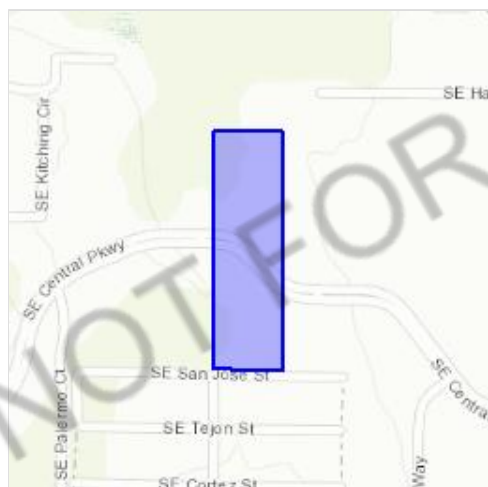
IPaC resource list

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

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

Location

Martin County, Florida



Local office

South Florida Ecological Services Field Office

☎ (772) 562-3909

📠 (772) 562-4288

1339 20th Street

Vero Beach, FL 32960-3559

<http://fws.gov/verobeach>

Endangered species

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

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

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

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

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

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

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

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

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

Mammals

NAME	STATUS
------	--------

Florida Bonneted Bat <i>Eumops floridanus</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8630	Endangered
Florida Panther <i>Puma (=Felis) concolor coryi</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1763	Endangered
Puma (=mountain Lion) <i>Puma (=Felis) concolor</i> (all subsp. except <i>coryi</i>) No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6049	SAT
Southeastern Beach Mouse <i>Peromyscus polionotus niveiventris</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3951	Threatened
West Indian Manatee <i>Trichechus manatus</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/4469	Threatened Marine mammal

Birds

NAME	STATUS
Audubon's Crested Caracara <i>Polyborus plancus audubonii</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8250	Threatened
Everglade Snail Kite <i>Rostrhamus sociabilis plumbeus</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/7713	Endangered
Florida Grasshopper Sparrow <i>Ammodramus savannarum floridanus</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/32	Endangered
Florida Scrub-jay <i>Aphelocoma coerulescens</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6174	Threatened
Ivory-billed Woodpecker <i>Campephilus principalis</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8230	Endangered

Red Knot <i>Calidris canutus rufa</i>	Threatened
No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1864	
Red-cockaded Woodpecker <i>Picoides borealis</i>	Endangered
No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7614	
Whooping Crane <i>Grus americana</i>	EXPN
No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/758	
Wood Stork <i>Mycteria americana</i>	Threatened
No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8477	

Reptiles

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

Insects

NAME	STATUS
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Florida Leafwing Butterfly *Anaea troglodyta floridalis* **Endangered**
 There is **final** critical habitat for this species. Your location is outside the critical habitat.
<https://ecos.fws.gov/ecp/species/6652>

Miami Blue Butterfly *Cyclargus (=Hemiargus) thomasi bethunebakeri* **Endangered**
 No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/3797>

Flowering Plants

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

Lichens

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

Critical habitats

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

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

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

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

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

Additional information can be found using the following links:

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

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

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

NAME

BREEDING SEASON (IF A
BREEDING SEASON IS INDICATED
FOR A BIRD ON YOUR LIST, THE
BIRD MAY BREED IN YOUR
PROJECT AREA SOMETIME WITHIN
THE TIMEFRAME SPECIFIED,
WHICH IS A VERY LIBERAL
ESTIMATE OF THE DATES INSIDE
WHICH THE BIRD BREEDS
ACROSS ITS ENTIRE RANGE.

American Kestrel *Falco sparverius paulus*

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

Breeds Apr 1 to Aug 31

American Oystercatcher *Haematopus palliatus*

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

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

Breeds Apr 15 to Aug 31

Bald Eagle *Haliaeetus leucocephalus*

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

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

Breeds Sep 1 to Jul 31

Black Skimmer *Rynchops niger*

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

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

Breeds May 20 to Sep 15

Common Ground-dove *Columbina passerina exigua*

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

Breeds Feb 1 to Dec 31

Least Tern *Sterna antillarum*

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

Breeds Apr 20 to Sep 10

Limpkin *Aramus guarauna*

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

Breeds Jan 15 to Aug 31

Magnificent Frigatebird *Fregata magnificens*

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

Breeds Oct 1 to Apr 30

Prairie Warbler *Dendroica discolor*

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

Breeds May 1 to Jul 31

Prothonotary Warbler *Protonotaria citrea*

Breeds Apr 1 to Jul 31

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

Red-headed Woodpecker *Melanerpes erythrocephalus*

Breeds May 10 to Sep 10

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

Ruddy Turnstone *Arenaria interpres morinella*

Breeds elsewhere

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

Semipalmated Sandpiper *Calidris pusilla*

Breeds elsewhere

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

Swallow-tailed Kite *Elanoides forficatus*

Breeds Mar 10 to Jun 30

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

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

Willet *Tringa semipalmata*

Breeds Apr 20 to Aug 5

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

Yellow Warbler *Dendroica petechia gundlachi*

Breeds May 20 to Aug 10

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

Probability of Presence Summary

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

Probability of Presence (■)

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

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

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

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

Breeding Season (■)

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

Survey Effort (|)

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

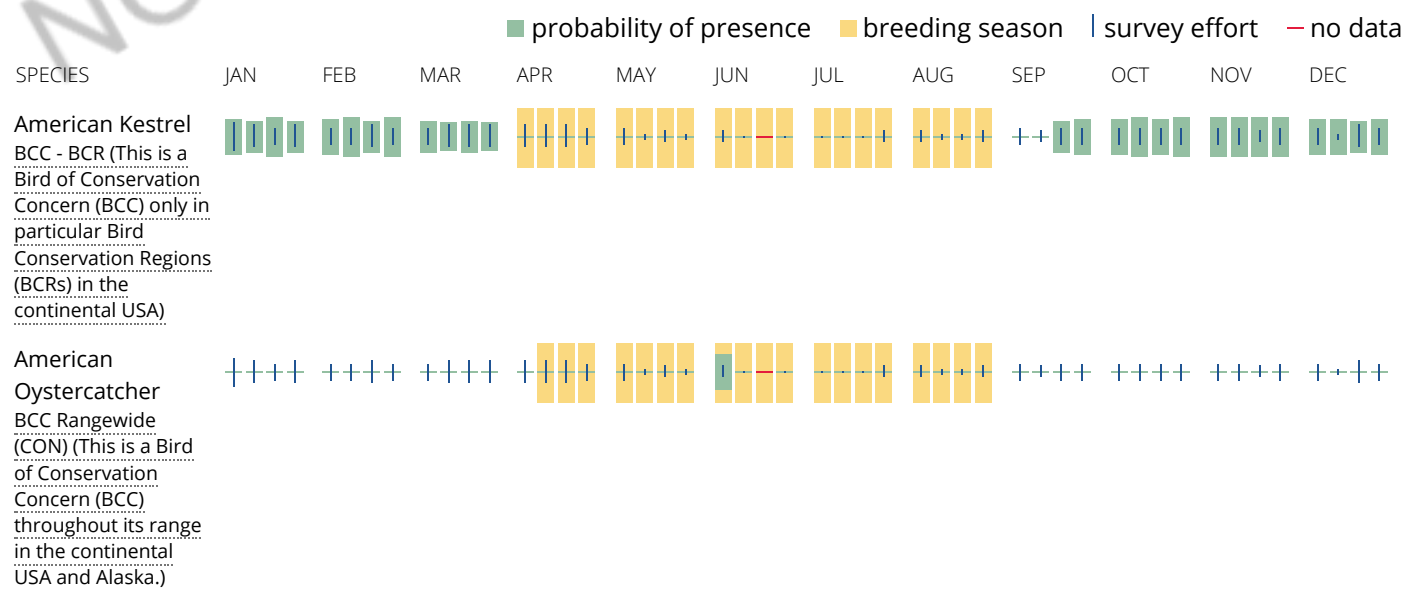
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

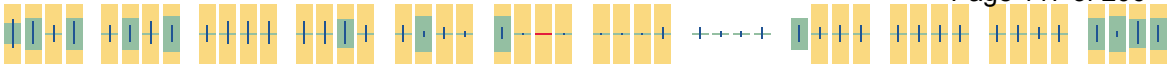
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

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



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



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



Common Ground-dove
BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



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



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

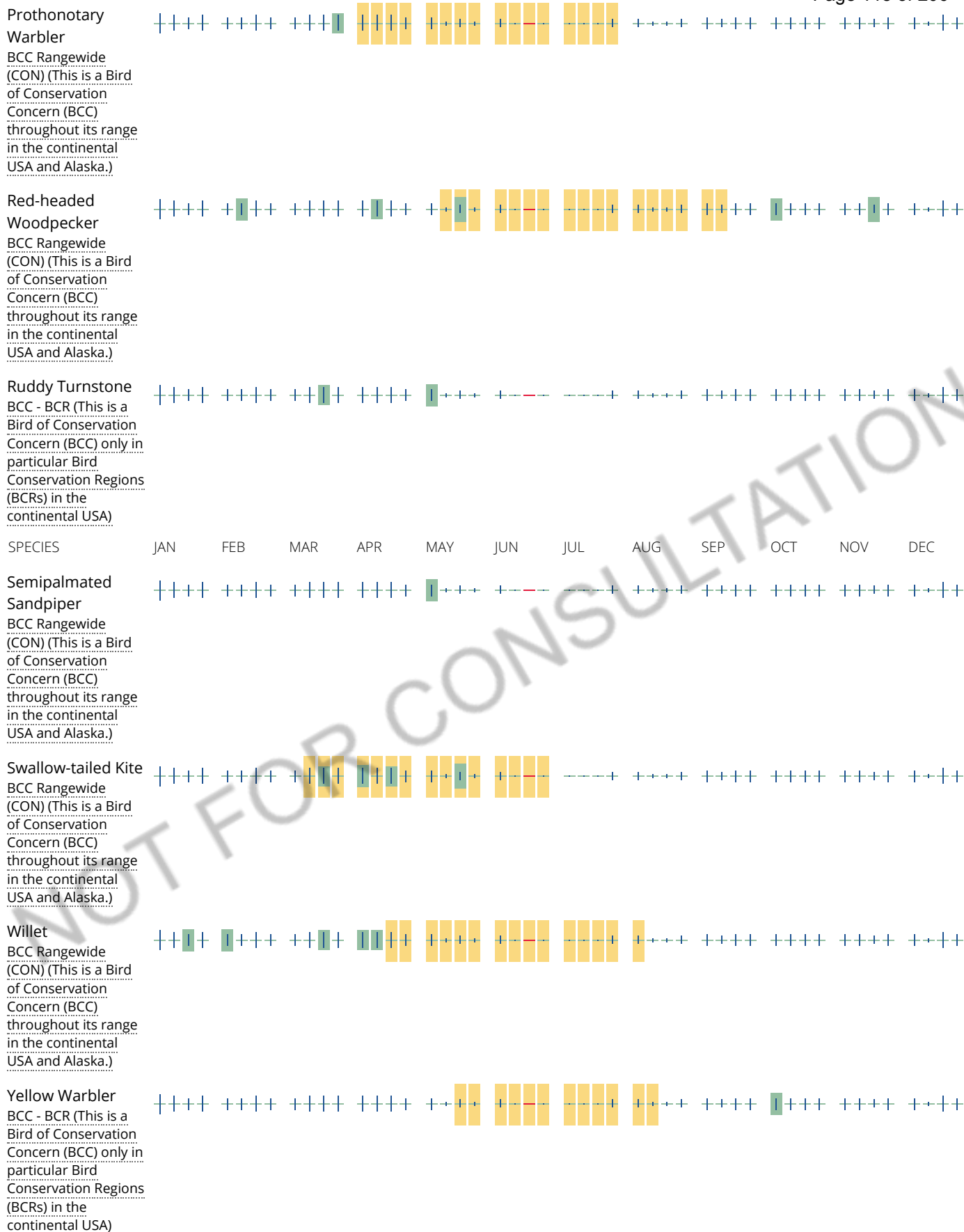


Magnificent Frigatebird
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



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





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

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

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

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

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

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

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

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

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

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

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

What are the levels of concern for migratory birds?

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

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

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

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

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

What if I have eagles on my list?

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

Proper Interpretation and Use of Your Migratory Bird Report

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

Marine mammals

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

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

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

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

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

NAME

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

Facilities

National Wildlife Refuge lands

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

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

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

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

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

Data limitations

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

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

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

Data exclusions

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

Data precautions

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

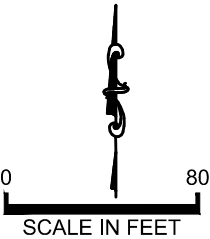
state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION



Tree #	Species Name	Common Name	DBH in inches
1	Quercus virginiana	Live Oak	10
2	Quercus virginiana	Live Oak	11
3	Quercus virginiana	Live Oak	13
4	Quercus virginiana	Live Oak	6
5	Quercus virginiana	Live Oak	5
6	Juniperus silicicola	Southern Redcedar	6.5
7	Juniperus silicicola	Southern Redcedar	4.5
8	Juniperus silicicola	Southern Redcedar	6
9	Juniperus silicicola	Southern Redcedar	5.5
10	Juniperus silicicola	Southern Redcedar	4.5
11	Juniperus silicicola	Southern Redcedar	5.5
12	Juniperus silicicola	Southern Redcedar	4.5
13	Quercus laurifolia	Laurel Oak	10.5
14	Juniperus silicicola	Southern Redcedar	5
15	Quercus laurifolia	Laurel Oak	11.5
16	Quercus laurifolia	Laurel Oak	15
17	Juniperus silicicola	Southern Redcedar	4.5
18	Juniperus silicicola	Southern Redcedar	5.5
19	Juniperus silicicola	Southern Redcedar	5
20	Juniperus silicicola	Southern Redcedar	5
21	Juniperus silicicola	Southern Redcedar	4.5
22	Juniperus silicicola	Southern Redcedar	5
23	Juniperus silicicola	Southern Redcedar	5
24	Juniperus silicicola	Southern Redcedar	5
25	Juniperus silicicola	Southern Redcedar	6
26	Juniperus silicicola	Southern Redcedar	7
27	Juniperus silicicola	Southern Redcedar	6
28	Quercus laurifolia	Laurel Oak	12
29	Juniperus silicicola	Southern Redcedar	5
30	Quercus laurifolia	Laurel Oak	11
31	Juniperus silicicola	Southern Redcedar	5
32	Juniperus silicicola	Southern Redcedar	5
33	Quercus laurifolia	Laurel Oak	15
34	Quercus laurifolia	Laurel Oak	13
35	Juniperus silicicola	Southern Redcedar	5
36	Juniperus silicicola	Southern Redcedar	10
37	Juniperus silicicola	Southern Redcedar	6
38	Quercus laurifolia	Laurel Oak	14
39	Ficus aurea	Strangler Fig	8
Total			291.5

CENTRAL
PARKWAY
STORAGE
TREE
INVENTORY
02-2020



NOTE: The native tree information presented in for the sole use of project landscape architect for site planning and tree mitigation purposes. It is NOT to be provided to any government agency as a finished product unless authorized by a representative of EW Consultants, Inc. This information does not represent a survey.

City of Stuart
Development Department
121 SW Flagler Avenue
Stuart, FL 34994
Ph. 772-288-5300
Fax 772-288-5388

AFFIDAVIT ATTESTING TO NOTIFICATION

Farrell Building Company (Applicant/ Contract Purchaser) CSEC Holdings LLC
(Property Owner) being first duly sworn, depose(s) and say(s):

That we the owners of the following described property which constitutes the location for which notification is required:

Address SE Central Parkway, Stuart PCN: 09-38-41-000-000-00530-4

That a copy of the notice was sent by U.S. Mail on **1-26-2021** to the property owners within 300 feet of the subject property.

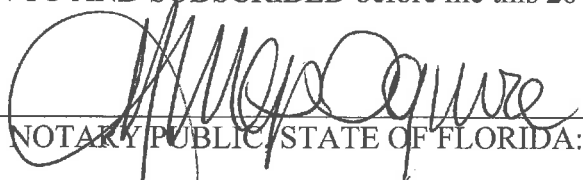
That a list of the property owners and their addresses is on file with the City of Stuart; and

That a photograph showing the placement of the notification sign(s) shall be made a part of this Affidavit.



SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

SWORN TO AND SUBSCRIBED before me this 26 day of January, 2021.



NOTARY PUBLIC, STATE OF FLORIDA:

My Commission Expires: **3/15/2023**



Notice to Surrounding Property Owners

Subject: **Notice of Public Hearings Before:**
The City of Stuart Local Planning Agency
and City Commission

Petitioner: **Farrell Building Company (Applicant/ Contract Purchaser)**
CSEC Holdings LLC (Property Owner)

Parcel ID #: **09-38-41-000-000-00530-4**

Address of Property: **SE Central Parkway, Stuart (see enclosed location map)**

Proposed Request: **The applicant is requesting to amend the Residential Planned Unit Development 'RPUD' for a 6.6-acre parcel allowing for the approval of 196 apartment units.**

Dear Property Owner:

Please be advised that the City of Stuart will conduct public hearings before the Local Planning Agency and the First Reading before the City Commission on the dates and time as listed below:

City of Stuart Local Planning Agency on **Thursday, February 11, 2021 at 5:30 P.M.** and the City Commission on **Monday, March 8, 2021 at 4:00 P.M.** to consider the above request.

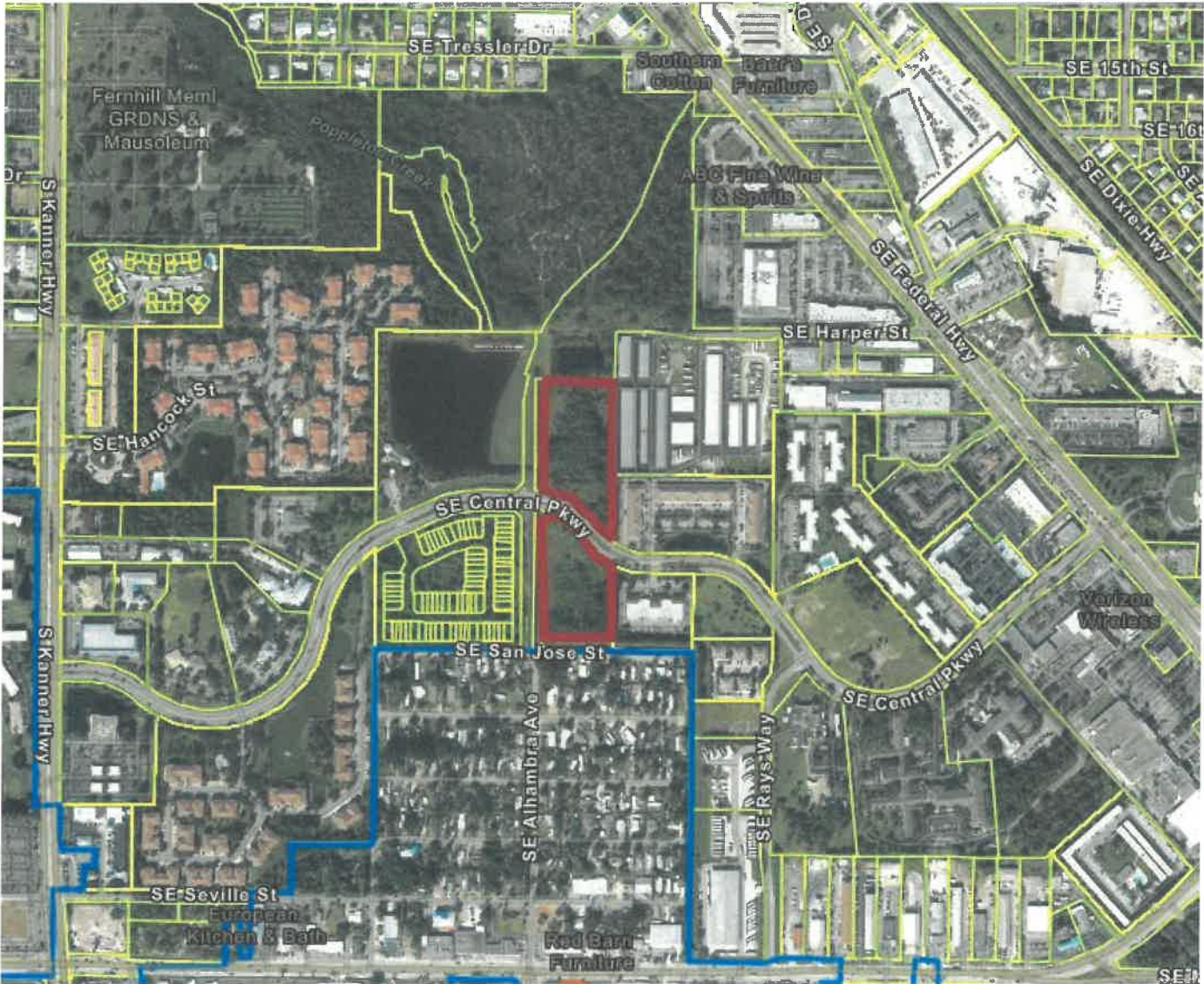
The public hearing will take place in the Stuart City Hall Commission Chambers, located at 121 S. W. Flagler Avenue in Stuart.

All interested parties and citizens may appear and be heard as to any and all matters pertinent to the request. A copy of the application is available for inspection at the Office of the City Development Department located at 121 S.W. Flagler Avenue in Stuart. If you have any questions regarding this notice, please feel free to call the City's Senior Planner, Tom Reetz at (772) 600-1284, M-F 8:30 A.M. – 5:00 P.M.

Tom Reetz

Thomas J. Reetz
Senior Planner
Development Department, City of Stuart
Treetz@ci.stuart.fl.us

Location Map



Martin County Property Appraiser
Laurel Kelly, CFA

Main Office

1111 SE Federal Highway
Suite 330
Stuart, Florida 34994
Phone: (772) 288-5608
Fax: (772) 221-1346

Hobe Sound Annex

11726 SE Federal Hwy
Island Crossings Center
Hobe Sound, Florida 33455
Phone: (772) 546-1309
Fax: (772) 546-3287

Notice

Rev. 06/2020

Public information data is furnished by the Martin County Property Appraiser's office, and must be accepted and used by the recipient with the understanding that this office makes no warranties, expressed or implied, as to the correctness, accuracy, reliability, completeness, usefulness, suitability and/or timeliness of information or links herein.

This data is not certified. This data does not include any owners who qualify for confidentiality pursuant to FS 119.071 & 493.6122. This office assumes no liability associated with the use or misuse of such data.

Note that search results may not be complete due to public records exemptions. If compiling a results for legal notice, a complete list is required. For assistance with missing parcel owner information, please contact the Martin County Property Appraiser's Office at 772-288-5608.

The address labels are formatted for 1" x 2 5/8" labels. 3 across by 10 down.
Compatible with Avery 5160.

DDZM PARTNERS LLC
645 SE CENTRAL PKY
STUART FL 34994

GIBBS, DAMASCUS W
506 SE SAN JOSE ST
STUART FL 34997

KAZDIN PROPERTIES LLC
PO BOX 2472
PALM CITY FL 34991

DDZM PARTNERS LLC
645 SE CENTRAL PKY
STUART FL 34994

GSW ENTERPRISES LLC
553 SE CENTRAL PKY
STUART FL 34994

LAND TRUST NO THREE
745 SE MONTEREY RD
STUART FL 34994

DESIGN BLIND AND DRAPERY SERVICE INC
549 SE CENTRAL PKY #212
STUART FL 34994

GSW ENTERPRISES LLC
553 SE CENTRAL PKY
STUART FL 34994

LEE JIMMY C & SHIRLEY S
3449 SW SAWGRASS VILLAS DR
PALM CITY FL 34990

DESIGN BLIND AND DRAPERY SERVICE INC
549 SE CENTRAL PKY #212
STUART FL 34994

GSW ENTERPRISES LLC
553 SE CENTRAL PKY
STUART FL 34994

LEGATONA LLC
19 NE LOFTING WAY
STUART FL 34996

DESIGN BLIND-DRAPERY SERVICE INC
549 SE CENTRAL PKY #212
STUART FL 34994

GUTIERREZ DE LEON JORGE ARTUROORTIZ
GREGORIA PEREZ
486 SE SAN JOSE ST
STUART FL 34994

LEGATONA LLC
19 NE LOFTING WAY
STUART FL 34996

DEWITTE, PATRICK J
13555 150TH LN N
JUPITER FL 33478

HILL DAVID E & VIRGINIA LANE
PO BOX 3150
STUART FL 34995

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

DIVERSIFIED THERAPEUTICS INC
613 SE CENTRAL PKY
STUART FL 34994

HUTCHINSON BONNIE JO
1309 SE 9TH ST
STUART FL 34996

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

DIVERSIFIED THERAPEUTICS INC
613 SE CENTRAL PKY
STUART FL 34994

ISADORE WILLIAM A & MARJORIE
1189 SW FOX DEN WAY
PALM CITY FL 34990

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

ENDRISS, JEFFREY W & CAREN J
595 SW SALERNO RD
STUART FL 34997

JOC PARTNERS LLC
626 SE CENTRAL PKY
STUART FL 34997

MCTEAGUE, MICHAEL H & JENNIFER
5591 SE REEF WAY
STUART FL 34997

FIGUEROA CHARLES
396 SE SAN JOSE ST
STUART FL 34994

KABINOFF GARY
665 SE CENTRAL PKY
STUART FL 34994

MERITAGE HOMES OF FLORIDA INC
8800 E RAINTREE DR #300
SCOTTSDALE AZ 85260

VALDEZ FEDERICO & GABRIELA
2135 ALHAMBRA AVE
STUART FL 34994

VALDEZ-HIDAGO, ANTONIOVALDEZ, MARIA
ADOLFINA AGUIRRE
497 SE TEJON ST
STUART FL 34994

VWV PROPERTY LLC
556 SPRING CREEK RD
GROVETOWN GA 30813

WOJNO TERESA
5799 NE ISLAND COVE WAY #1103
STUART FL 34996

YANEZ, INOCENTE & MARIA
406 SE SAN JOSE ST
STUART FL 34994

YOST, DANIEL L & GENELLE Z
2204 RIVER HAMMOCK LN
FT PIERCE FL 34981



CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Local Planning Agency

Meeting Date: 2/11/2021

Prepared by: Tom Reetz

Title of Item:

ORDINANCE No. 2460-2021; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING FROM (R-1) SINGLE FAMILY TO (R-2) DUPLEX ON THE CITY'S OFFICIAL ZONING MAP FOR PROPERTY TOTALING 0.75 ACRES, OWNED BY 245 ST LUCIE, LLC AND 257 4WINDS, LLC, LOCATED ON THE NORTHEAST CORNER OF ST LUCIE BOULEVARD AND SE FOURWINDS DRIVE; BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; DECLARING THE PROJECT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, PROVIDING FOR ACCEPTANCE BY THE APPLICANT AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The subject property is located south on the northeast corner of SE St. Lucie Boulevard and SE Fourwinds Drive. The property consists of two (2) parcels (.298) and (.448) acres with an existing single family home on each in the R-1 Single-Family General zoning district.

The applicant, is requesting a change to the Zoning Map designation from R-1 to R-2. The R-2 zoning district allows single family criteria and two family criteria. The (Single-family option) will allow five (5) single-family homes to be built on 50 foot wide lots. The (Two-family option) will allow three (3) two-family homes to be built on 75 foot wide lots upon application, review and final approval of building permits by the City's Development Department.

It is important to note the subject property (lots 14, 15, 16, 17 and 18) was originally platted as 50 foot wide lots. Also, Ordinance No. 2454-2020 provides minimum width for R-2 lots of 50 feet for the (Single-family option) only, which matches the underlying platted lots.

Funding Source:

N/A

Recommended Action:

Recommend approval of Ordinance No. 2460-2021 and forward to the City Commission for First Reading on March 8, 2021.

ATTACHMENTS:

Description	Upload Date	Type
☐ A.1 Ord 2460-2021 4winds @ St Lucie	2/1/2021	Ordinance add to Y drive
☐ B.1 Staff Review/Report	2/3/2021	Staff Report
☐ C.1 Application	2/3/2021	Backup Material

- ▣ D.1 Applicant's Submittal 2/3/2021
- ▣ D.2 Ord 2454-2020 R2 & R3 2/3/2021
- ▣ E.1 Public Notice 2/3/2021

Backup Material
Ordinance add
to Y drive
Ordinance add
to Y drive



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

ORDINANCE NUMBER 2460-2021

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING FROM (R-1) SINGLE FAMILY TO (R-2) DUPLEX ON THE CITY'S OFFICIAL ZONING MAP FOR PROPERTY TOTALING 0.75 ACRES, OWNED BY 245 ST LUCIE, LLC AND 257 4WINDS, LLC, LOCATED ON THE NORTHEAST CORNER OF ST LUCIE BOULEVARD AND SE FOURWINDS DRIVE; BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; DECLARING THE PROJECT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, PROVIDING FOR ACCEPTANCE BY THE APPLICANT AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by 245 St. Lucie LLC & 257 4Winds LLC, (owner) of 2 parcels of developed land totaling .75 acres and located on the northeast corner of SE St. Lucie Boulevard and SE Fourwinds Drive.

WHEREAS, the City of Stuart has determined the need to change the zoning district from (R-1) Single-Family General to (R-2) – Duplex for said lands; and

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

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

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

WHEREAS, this residential development will be in harmony with surrounding properties and their anticipated development; and

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

WHEREAS, the property is legally described in “**Exhibit A**” of this ordinance. A Boundary Survey depicting the property is attached hereto as **Exhibit “B”** and made a part hereof by reference.

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

SECTION 1: The Zoning designation of the subject property shall be established as "R-2" on the City of Stuart’s Official Zoning Map.

SECTION 2: Except as otherwise provided herein, no development permits, site permits, or building permits shall be issued by the City except in compliance with the City's Land Development Code.

SECTION 3: All ordinances or parts of ordinances in conflict with this ordinance or any part thereof is hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the developer of the site, this ordinance shall prevail.

SECTION 4: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

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

- a. Initiate the process to amend or repeal this or any other ordinance pertaining to the development.

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

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

SECTION 6: This ordinance and agreement shall be effective upon the last of the following to occur: adoption by the City Commission, and proper execution and acceptance by the Owners.

SECTION 7: The complete execution and recording of this Ordinance by the City Clerk shall occur no later than 60 days from the date of this approval, failing which this ordinance shall be void.

SECTION 8: Passed on first reading the ____ day of _____, 2021.

Commissioner _____ offered the foregoing Ordinance and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a roll call vote, the vote was as follows:

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

YES	NO	ABSENT	ABSTAIN

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

ATTEST:

MARY R. KINDEL

CITY CLERK

APPROVED AS TO FORM
AND CORRECTNESS:

EULA R. CLARKE

MAYOR

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES:

_____ 245 St. Lucie LLC & 257 4Winds LLC,

By: _____

Print Name: _____ Douette Pryce, MGMR

By: _____

Print Name: _____

OWNER'S ACKNOWLEDGMENT

STATE OF FLORIDA,
COUNTY OF _____

The above Ordinance, Acceptance and Agreement was acknowledged before me by means
of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021,
by _____

Personally Known OR Produced Identification

Type of ID Produced _____

Signature of Notary Public: _____

Commission Expires: _____

Notary Seal:

CITY’S ACKNOWLEDGMENT

STATE OF FLORIDA,
COUNTY OF _____

The above Ordinance, Acceptance and Agreement was acknowledged before me by means of ☐physical presence or ☐online notarization, this _____ day of _____, 2021, by EULA R. CLARKE, Mayor, and Mary R. Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation.

Personally Known OR Produced Identification

Type of ID Produced _____

Signature of Notary Public: _____

Commission Expires:

Notary Seal:

EXHIBIT “A”

LOTS 14, 15, 16, 17 AND 18, BLOCK 7 OF KRUEGER PARK, ACCORDING TO THE PLAT THEREOF FILED JANUARY 6, 1926, RECORDED IN PLAT BOOK 1, PAGE 25, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

[illegible]



Staff Review

A. Application

Fourwinds @ St Lucie

Applicant	Douette Pryce, MGRM (Applicant) 257 4Winds LLC and 245 St Lucie LLC
Property Owner	257 4Winds LLC and 245 St Lucie LLC (Property Owner)
Agent for Applicant	Douette Pryce
Project Manager	Tom Reetz
Date of Report	2/2/2021

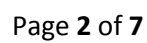
B. Project Description

The intent of this application is to request a rezoning of the property from the current zoning designation of R-1 Residential to R-2 Residential.

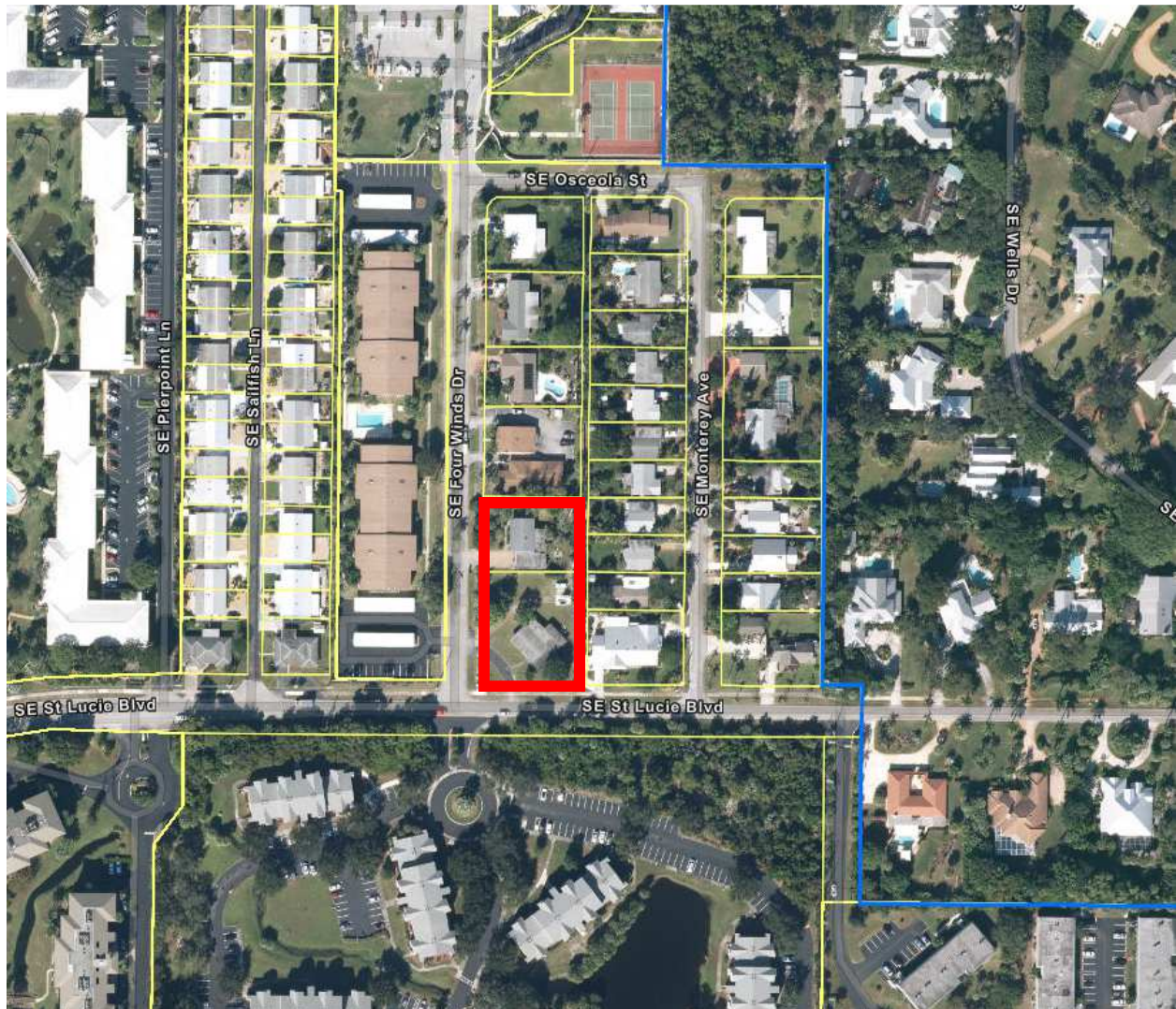
C. Location and site information

Address	257 SE Four Winds Drive & 245 SE St Lucie Blvd.
Parcel Number(s)	033841006007001505 & 033841006007001701
Existing Zoning	R-1
Future Land Use	Low Density Residential
Site Area (acres)	.298 & .448
Present Use	2 Single Family Residential Units
Subject Property Land Use	Low Density Residential
Proposed Land Use Designation	Low Density Residential – NO CHANGE
Subject Property Zoning	R-1
Proposed Zoning District	R-2
Proposed Use	Residential
City Approvals	Building Department – No comments at this time. Fire Department – No comments at this time. Public Works – No comments at this time. Police Department – No comments at this time

Aerial Map

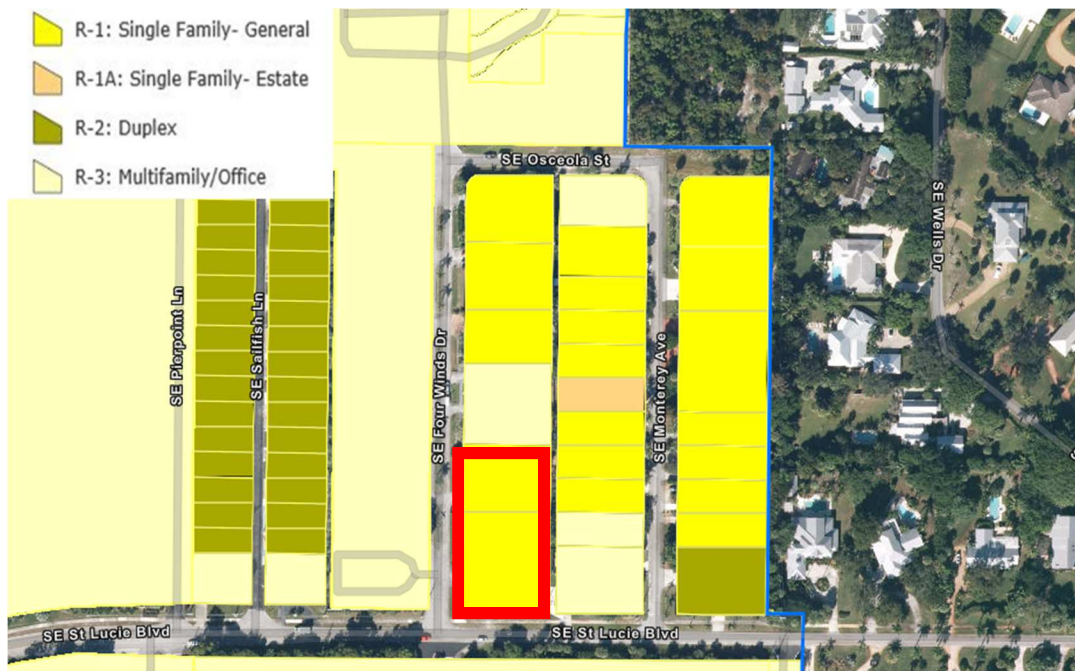


Location/Aerial



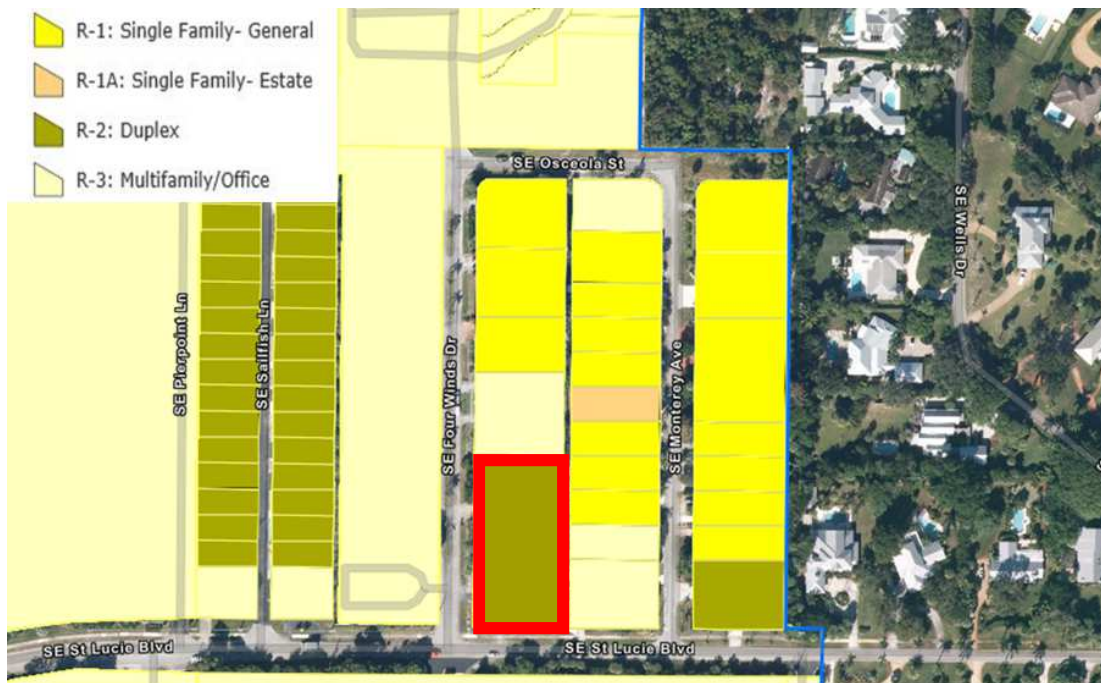
Existing Zoning

R-1: Single Family-General



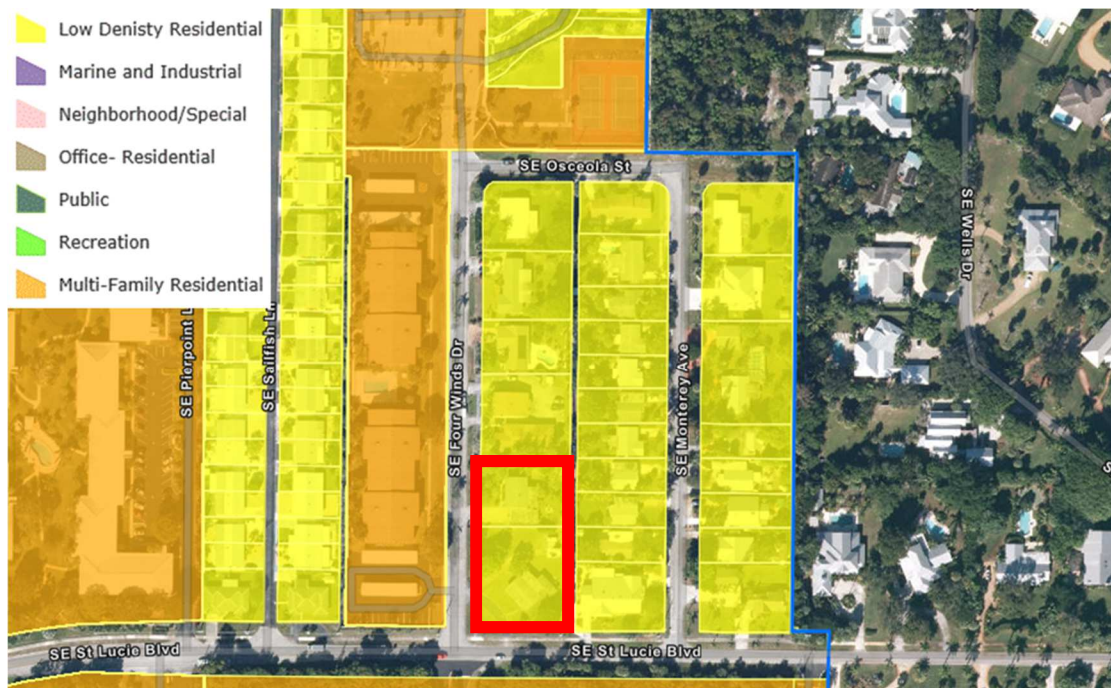
Proposed Zoning

R-2: Single Family/Duplex



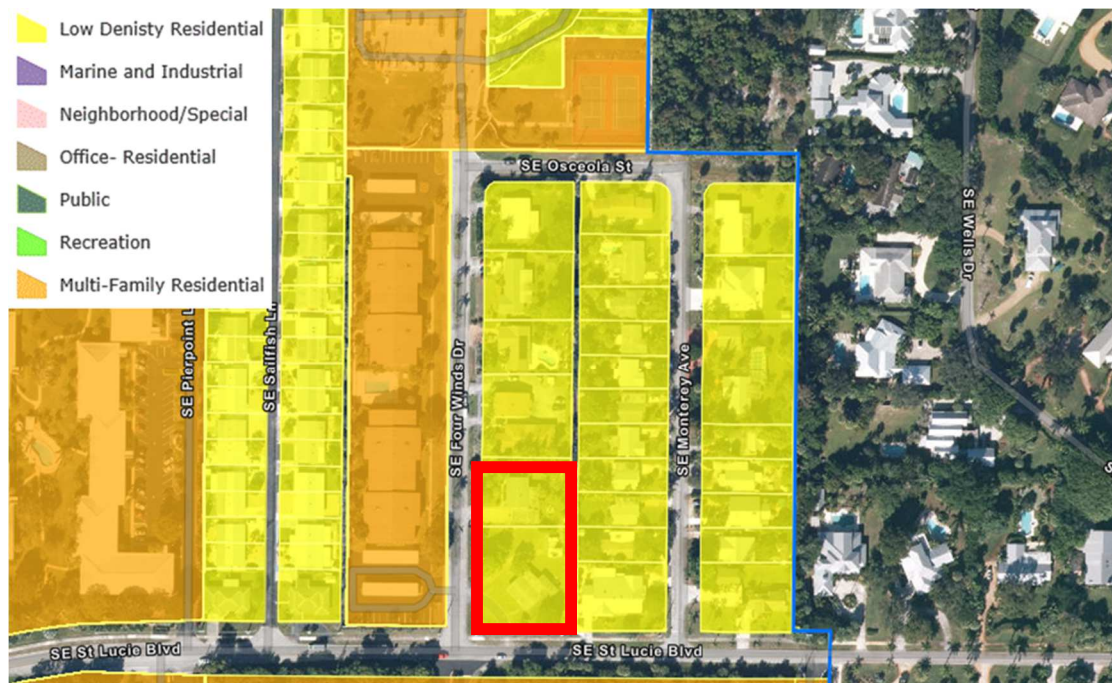
Existing Future Land Use

Low Density Residential



Proposed Future Land Use

Low Density Residential



D. Determination of compliance with Comp Plan

The proposed rezoning to R-2 is in compliance with the underlying future land use of **Low Density Residential**.

Policy A7.1. The City of Stuart has designated the following land use categories and allowed uses for all land within the City of Stuart:

- A. Low Density Residential: One or two dwelling units per building. Includes single family detached, duplex, townhomes, patio homes, garden homes, foster homes, adult congregate living facilities of four or fewer unrelated residents, and zero-lot-line residences. Also, public facilities, churches, day care centers, schools and electric distribution substations are allowed.

Policy B3.2. All development shall be compatible with and complementary to surrounding land uses and shall not unduly affect existing approved activities.

E. Review Comments

1. Zoning and Site Design

The proposal to rezone from the R-1 district to the R-2 district, is in compliance with the existing future land use of Low Density Residential. The underlying plat and lots dimensions will allow the individual lots to be developed within the lot area, lot width and setback requirements of the R-2 zoning district.

2. Architectural Design

The applicant has supplied conceptual architectural designs and site layout dimensions that are in compliance with the R-2 zoning district.

3. Engineering – Drainage/Stormwater

The development of the individual single-family lots or two-family lots will be subject to the City's Land Development Code relating to stormwater design and treatment relating to infill residential.

4. Environmental and Landscaping

The future development of the individual single-family lots or two-family lots will be subject to the City's Land Development Code site planning requirements relating to environmental and landscaping in respect of development within the R-2 zoning district.

5. Traffic and Transportation

The traffic impact from the proposed re-zoning to facilitate five R-2 single-family or three two-family lots has been analyzed and has a de-minimis impact.

6. Public Works

N/A

7. School District

Rezoning to allow the development of five single-family residential lots or three two-family lots is determined to be de-minimis. The development of each lot will be subject to School District impact fee.



**CITY OF STUART, FLORIDA
DEVELOPMENT DEPARTMENT
REZONE REAL PROPERTY APPLICATION
(including Planned Unit Developments)**

Reviewed By: 

RECEIVED

Application must be legible with all relevant fields completed.

JAN 04 2021

Project ID# 221010001
(Staff Entry)

DEVELOPMENT
Received By: _____

Pre-App Conference Date: November 23, 2020		Application Date:	
Project Name: Fourwinds @ St Lucie			
Parcel ID# 03-38-41-006-007-00170-1 & 03-38-41-006-007-00150-5		Project Address: 257 SE Fourwinds Dr & 245 St Lucie Blvd	
Current Zoning: R1A - Single Family Residential Estate		Current Land Use: Low Density Residential	
Proposed Zoning: R2 - Single Family Residential		Proposed Land Use: Low Density Residential	
Present Use: Single Family Residential		Site Area/Acreage: 32,500 sq ft / .75 Acres	
Fees (check box): This does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees.			
Rezoning to CPUD	\$3,584.00	☐	Site space must be greater than 20,000 sq. ft.
Rezoning to RPUD	\$3,584.00	☐	Site area must be greater than .5 acre
Rezoning to MXPUD	\$3,584.00	☐	Site area must be greater than .5 acre
Rezoning to Industrial IPUD	\$3,584.00	☐	Site area must be greater than 1 acre
Rezoning to Public Service PSPUD	\$3,584.00	☐	Site area must be greater than 2.5 acres
Non-PUD District Rezoning	\$1,433.00	☒	

Submittal Requirements: A completed application form, the payment of fees, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and a site plan. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) The data requirements for a site plan and a concept plan are available at the Development Department.

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

Written justification supporting the application and demonstrating how the application:

- Is consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses and
- Complies with the relevant development standards of the City of Stuart Land Development Code (include additional pages if needed).

****See attached Justification Statement**

(over)

General Information
(Please Print or Type)

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

Name:	Douette Pryce
Title:	MORM
Company:	245 ST Lucie LLC & 257 4Winds LLC
Company Address:	22 NE Fieldway Drive

City/State/Zip Code:	Stuart, FL 34996
Telephone Number:	(772) 324-9220
Facsimile Number:	
Email Address (optional):	dpryce@pryceresources.com

2. Agent of Record (if any): The following individual is designated as the Agent of Record for the property owner, lessee, or contract purchaser and should receive all correspondence related to the application review.

Name:	
Title:	
Company:	
Company Address:	

City/State/Zip Code:	
Telephone Number:	
Facsimile Number:	
Email Address (optional):	

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

Name:	Douette Pryce
Title:	MORM
Company:	245 ST Lucie LLC & 257 4Winds LLC
Company Address:	22 NE Fieldway Drive

City/State/Zip Code:	Stuart, FL 34996
Telephone Number:	(772) 324-9220
Facsimile Number:	
Email Address (optional):	

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

4. Signed this 28 day of December, 2020.

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



Lisa Broom
State of Florida
My Commission Expires 04/01/2024
Commission No. GG 972869

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 28th day of December 2020 by Douette H. Pryce who is personally known to me, or who has produced Florida Driver's License as identification and who did/did not take an oath.

Lisa Broom
Notary Signature

Commission expires:

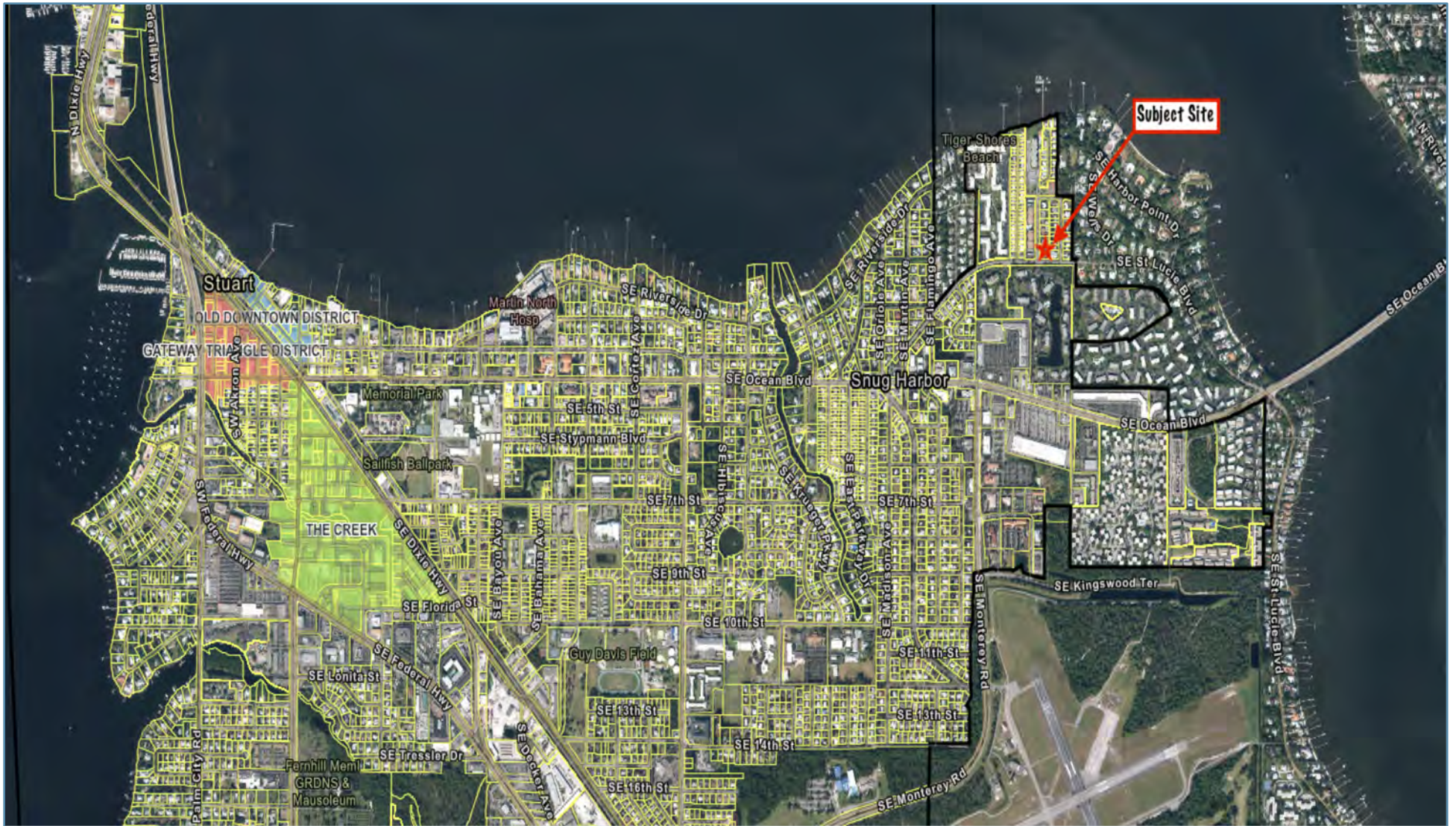


**“A PLACE FOR PARTICULAR PEOPLE”
THE MISSING MIDDLE**

FOUR WINDS AT ST LUCIE

LOCATION MAPS

SUBJECT SITE *(245 ST LUCIE BLVD/257 SE FOURWINDS DR.)*

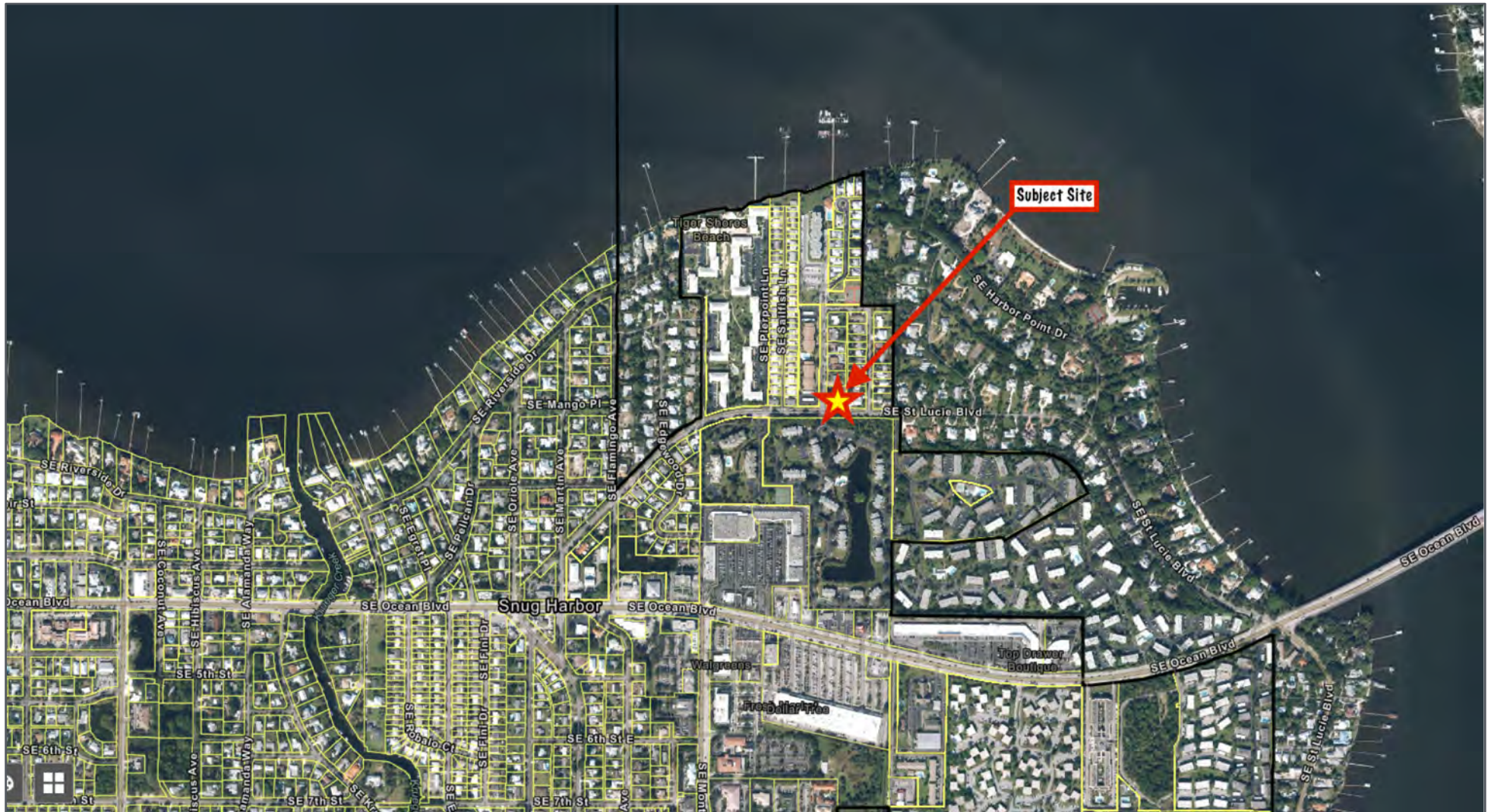


APPROVED

By Douette Pryce at 2:51 pm, Dec 29, 2020



SUBJECT SITE *(245 ST LUCIE BLVD/257 SE FOURWINDS DR.)*

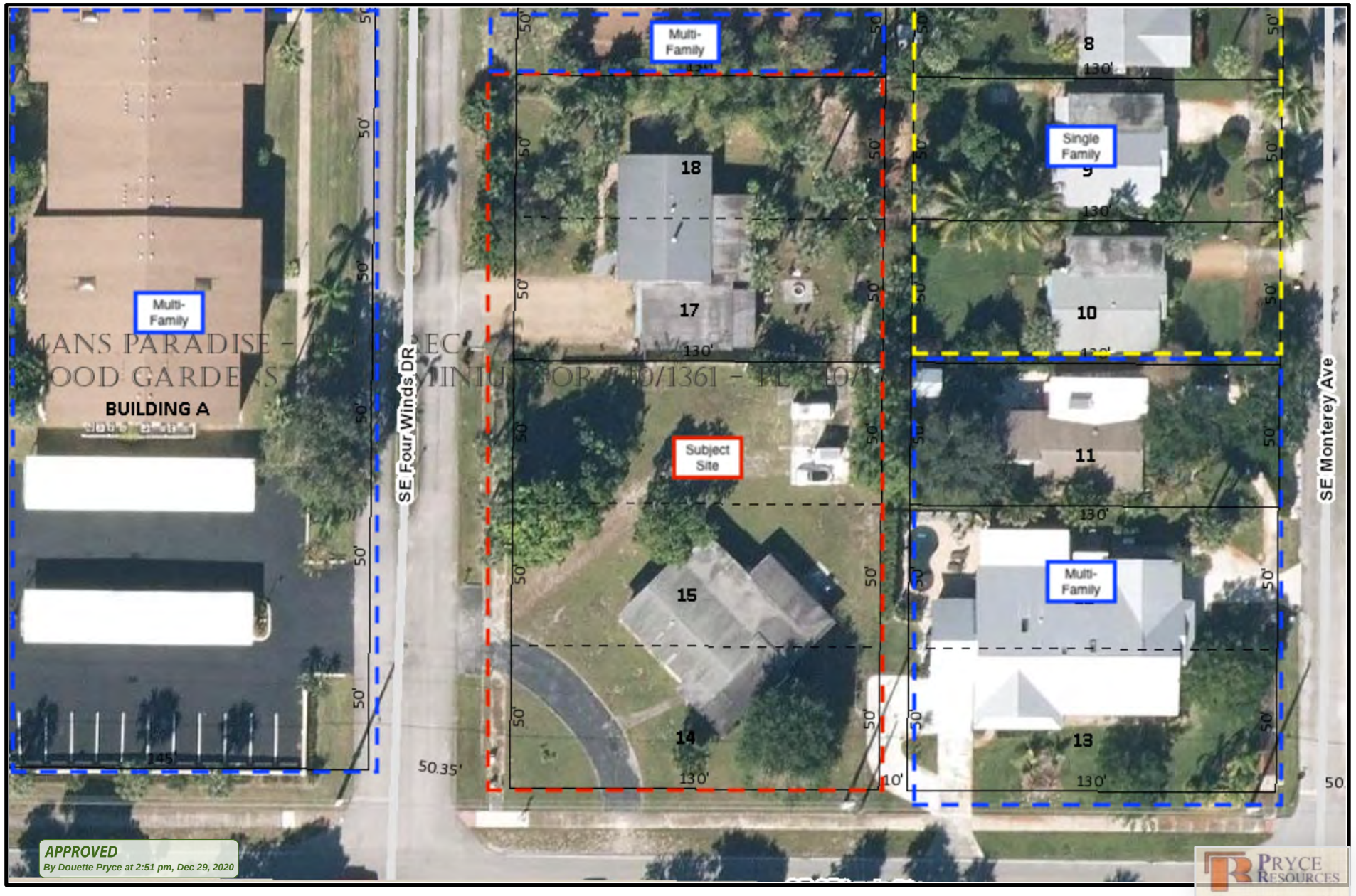


APPROVED

By Douette Pryce at 2:51 pm, Dec 29, 2020

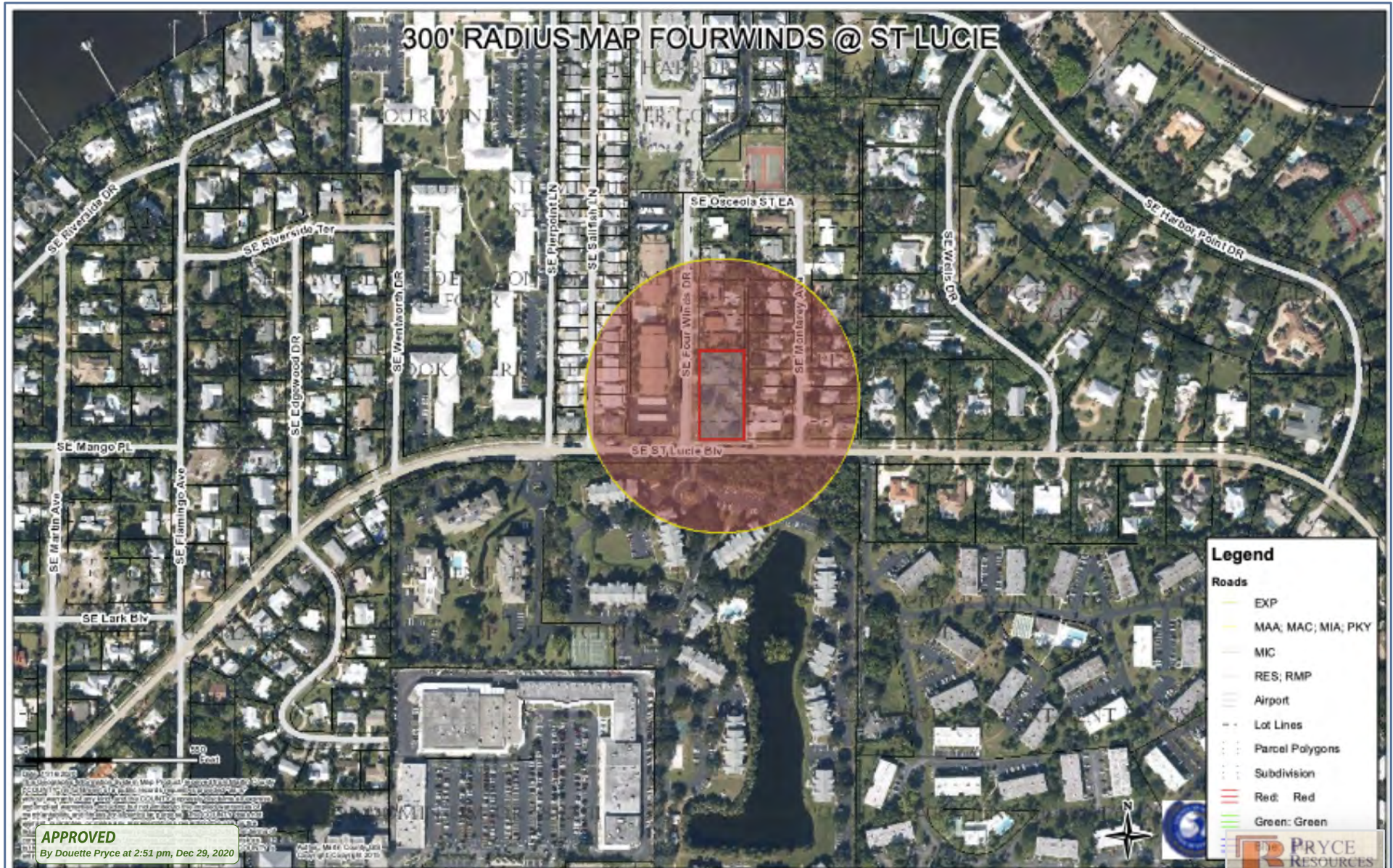


SUBJECT SITE *(245 ST LUCIE BLVD/257 SE FOURWINDS DR.)*



VICINITY MAPS

VICINITY MAP- 300' SITE RADIUS

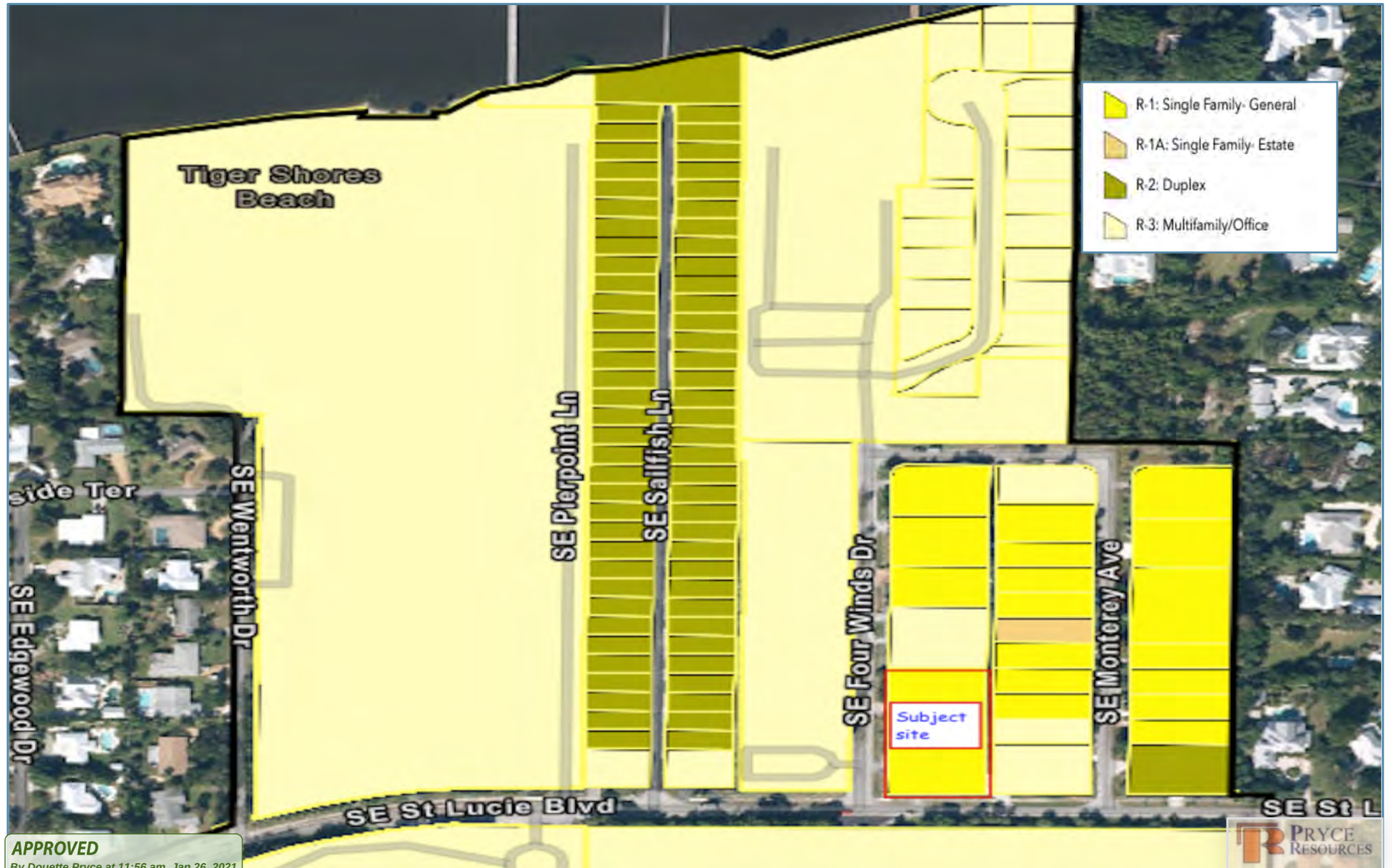


VICINITY MAP- SURROUNDING ZONED USES



ZONING/FLU MAPS

ZONING



FUTURE LAND USE



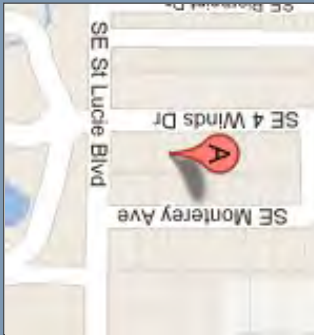
COMBINED SITE SURVEYS

257 SE FOUR WINDS SURVEY

Prepared By:

EXACTA
Land Surveyors, Inc.

www.exactaland.com
Toll Free 866-735-1916 • F 866-744-2882



PROPERTY ADDRESS: 257 SE FOUR WINDS DRIVE Stuart, Florida 34996

SURVEY NUMBER: 1204.0682

FIELD WORK DATE: 4/19/2012

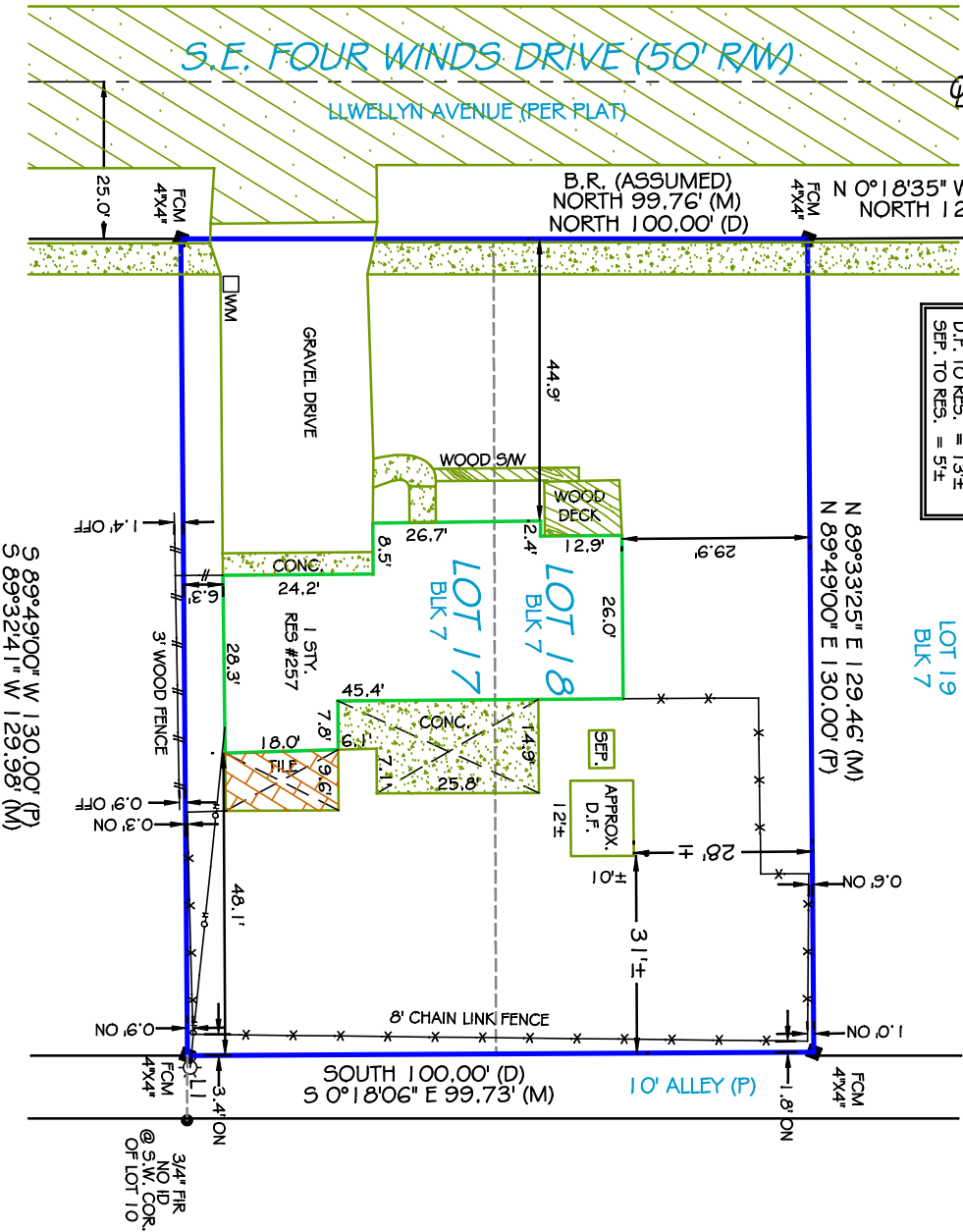
REVISION DATE(S): (rev.2 4/19/2012) (rev.2 4/12/2012) (rev.1 4/10/2012)

FL 1204.0682
BOUNDARY SURVEY
MARTIN COUNTY

FCM 4"x4" N.W. COR. OF PARCEL ID #03-38-41-006-007-00130-7

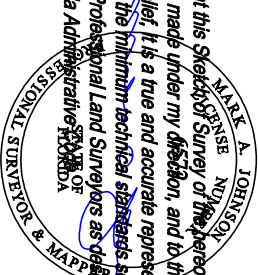
D.F. TO RES. = 13±
SEP. TO RES. = 5±

TABLE:
L1 S 89°49'00" W 10.00' (P)
N 89°46'16" W 10.32' (M)



NOTES:
FENCE OWNERSHIP NOT DETERMINED
LOT APPEARS TO BE SERVICED BY CITY WATER

I hereby certify that this Sketch of Survey of the person described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the minimum technical standards set forth by the Florida Board Of Professional Land Surveyors as described in Chapter 54-17 of the Florida Administrative Code.



Mark A. Johnson
State of Florida Professional Surveyor and Mapper
License No. 6572

Use of This Survey for Purposes other than Intended Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Constructed to Give ANY Rights or Benefits to Anyone Other than those Certified.

POINTS OF INTEREST
NONE VISIBLE

FLOOD INFORMATION:
By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X. This Property was found in THE CITY OF STUART, community number 120165, dated 10/4/02.

CLIENT NUMBER:

DATE: 4/19/2012

BUYER: Douette Pryce

SELLER: Douette Pryce

CERTIFIED TO: DOUETTE PRYCE

This is page 1 of 2 and is not valid without all pages.



AFFILIATE
MEMBERS

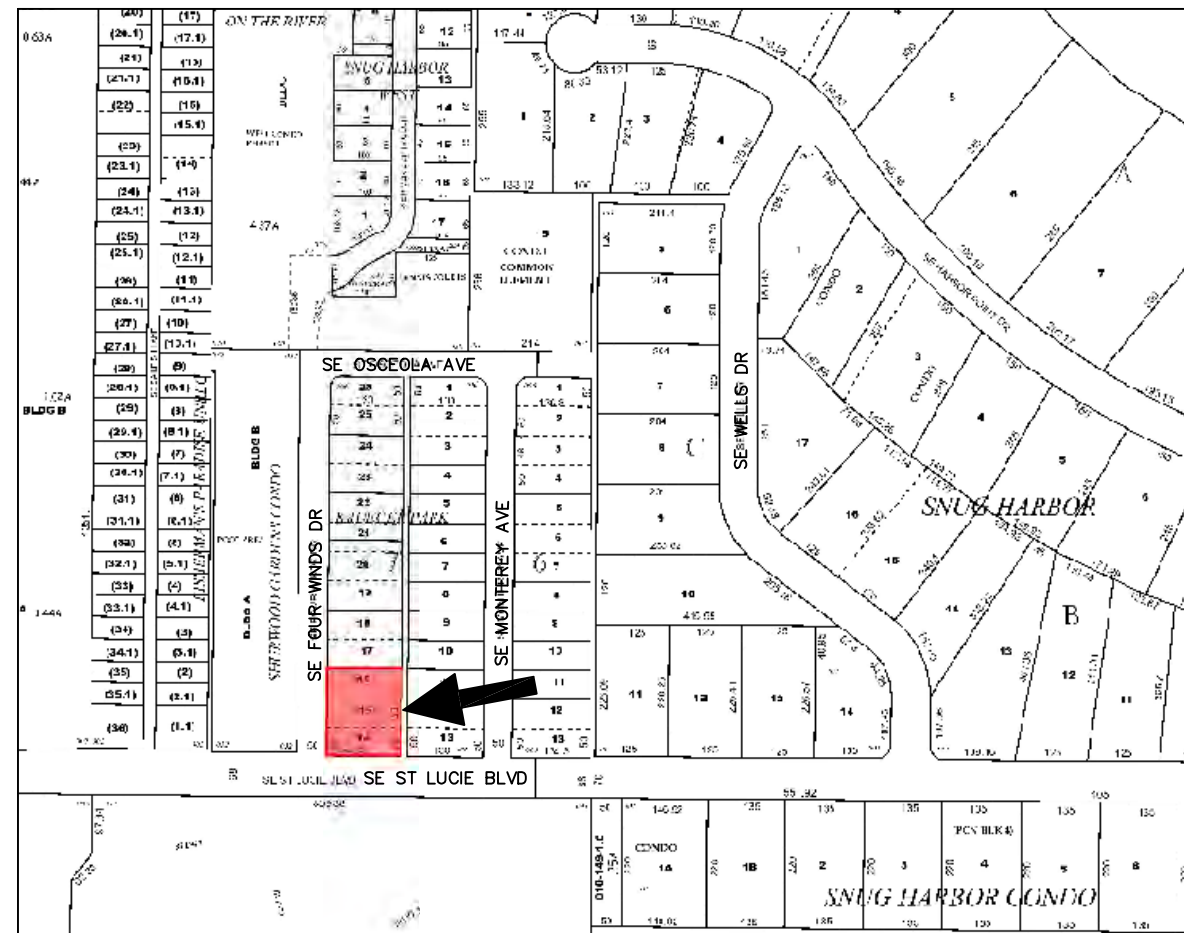
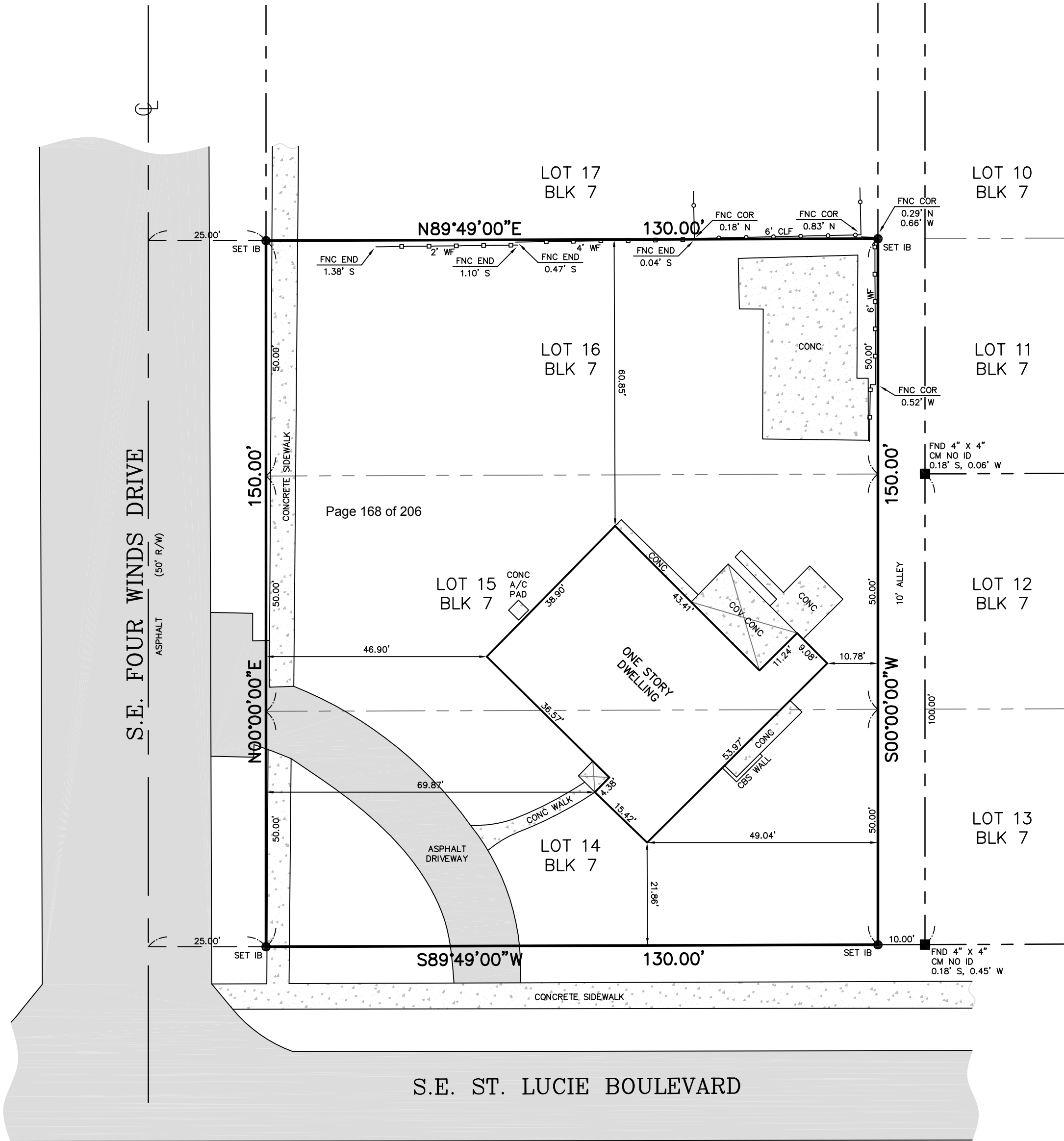
EXACTA
Land Surveyors, Inc.

LB# 7337

www.exactaland.com
P (305)668-6169 • F (305)668.6325
12220 Towne Lake Drive, Suite 55 • Ft. Myers, FL 33913

245 SE ST LUCIE BLVD SURVEY

AC A/C
ALUM ALUMINUM
ANC ANCHOR
APPROX APPROXIMATE
AVE AVENUE
BRG BEARING
BLK BLOCK
BLVD BOULEVARD
BLDG BUILDING
BM BENCHMARK
CATV CABLE TELEVISION BOX
C CALCULATED
CATCH CATCH BASIN
CB CENTRAL ANGLE
CLF CHAINLINK FENCE
CHD CHORD
CONC CONCRETE
CBS CONC. BLOCK STRUCTURE
CM CONCRETE MONUMENT
CNR COULD NOT READ
COP CONCRETE POWER POLE
COR CORNER
COV COVERED
CMP CORRUGATED METAL PIPE
CVG CONCRETE VALLEY GUTTER
D DEED
D/F DRAINFIELD
DE DRAINAGE EASEMENT
DRAIN DRAINAGE FLOW
EASEMENT
EOC EDGE OF CONCRETE
EOP EDGE OF PAVEMENT
EOW EDGE OF WATER
EM ELECTRIC METER
ES ELECTRIC SERVICE
ELEV ELEVATION
ENCL ENCLOSURE
X 17.00 EXISTING ELEVATION
FT FEET
FNC FIELD MEASUREMENT
FNC FENCE
FFE FINISHED FLOOR ELEVATION
FH FIRE HYDRANT
FPL FLORIDA POWER & LIGHT
FND FOUND
GOVT GOVERNMENT
HSE HOUSE
I & E INGRESS & EGRESS EASEMENT
INV INVERT
IB IRON BAR
IP IRON PIPE
IB & C IRON BAR & CAP
IP & C IRON PIPE & CAP
L ARC LENGTH
LE LANDSCAPE EASEMENT
LB LICENSED BUSINESS NUMBER
LP LIGHT POLE
M & W MAG NAIL & WASHER
MAG MAG NAIL
ME MAINTENANCE EASEMENT
MH MANHOLE
MHW MEAN HIGH WATER LINE
MF METAL FENCE
N & TT NAIL & TIN TAB
N & W NAIL & WASHER
NAVD NORTH AMERICAN VERTICAL DATUM
NGVD NATIONAL GEODETIC VERTICAL DATUM
NO ID NO IDENTIFICATION
NTS NOT TO SCALE
NAD NORTH AMERICAN DATUM
ORB OFFICIAL RECORD BOOK
O/S OFFSET
OHV OVERHEAD WIRE
PO PARKER-KALON NAIL
PK & TT PARKER-KALON NAIL & TIN TAB
PK & W PARKER-KALON NAIL & WASHER
PMT PAYMENT
PRM PERMANENT REFERENCE MONUMENT
P PLAT
PB PLATBOOK
PCC POINT OF COMPOUND CURVATURE
PC POINT OF CURVATURE
PI POINT OF INTERSECTION
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
POE POINT OF ENCROACHMENT
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
PP POWER POLE
PUE PRIVATE UTILITY EASEMENT
PLS PROFESSIONAL LAND SURVEYOR
IL PROPERTY LINE
PROPR PROPOSED
PROPR PROPOSED ELEVATION
PRO PRORATED
R RADIUS
RAD RADIAL
RRS RAILROAD SPIKE
RNG RANGE
RLS REGISTERED LAND SURVEYOR
RCP REINFORCED CONCRETE PIPE
R/W RIGHT OF WAY
SS SANITARY SEWER
SECT SECTION
SET IB SET 5/8 IRON BAR & CAP #4049
SET PK SET PK NAIL & WASHER #4049
S/T SEPTIC TANK
S/W SIDEWALK
SBT SOUTHERN BELL TELEPHONE BOX
S/F SQUARE FEET
S/D SUBDIVISION
T TANGENT
TOE TEMPORARY CONSTRUCTION EASEMENT
TOB TOP OF BANK
TOE TOE OF SLOPE
TWP TOWNSHIP
TRANS TRANSFORMER
TYP TYPICAL
UDE UTILITY & DRAINAGE EASEMENT
UE UTILITY EASEMENT
U/G UNDERGROUND
WF WOOD FENCE
WM WATER METER
WV WATER VALVE
WPP WOOD POWER POLE
Ø DIAMETER



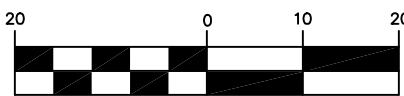
LOCATION MAP

LEGAL DESCRIPTION

LOTS 14, 15, AND 16, BLOCK 7 OF KRUEGER PARK, ACCORDING TO THE PLAT THEREOF FILED JANUARY 6, 1926, RECORDED IN PLAT BOOK 1, PAGE 25, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

1. PROPERTY ADDRESS: 245 S.E. ST. LUCIE BLVD
2. CERTIFIED TO:
 - DOUETTE & LILY PRYCE
 - CHRISTOPHER J. TWOHEY, P.A.
 - OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STEPHEN J. BROWN, INC

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 1049, STATE OF FLORIDA

NOTES:

1. Survey of description as furnished by Client.
2. Lands shown hereon were not abstracted for easements and/or rights-of-way of record.
3. All bearings are referenced to the West line of subject property, calculated as N00°00'00"E, all others relative thereto.
4. Elevations shown hereon are relative to North American Vertical Datum of 1988, and are based on bench mark N/A.
5. There are no above ground encroachments, unless otherwise shown.
6. The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12085C0153G, dated 03/16/2015, locates the parcel in Zone X, base flood elevation N/A feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.
7. Underground foundations & utilities not located unless shown.

Date of field survey:
10/12/2016

REVISIONS	BY

BOUNDARY SURVEY PREPARED FOR: PRYCE

STEPHEN J. BROWN, INC LICENSED BUSINESS NUMBER: 6484

SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS

619 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: sjbinc@bellsouth.net PHONE: (772)-288-7176

DRAWN
R.F.C.

CHECKED
S.J.B.

DATE
10/17/2016

SCALE
1" = 20'

JOB NO.
3275-1425-01

SHEET
ONE

OF ONE SHEETS

PLAT MAP

KRUEGER PARK STUART, FLORIDA MARTIN COUNTY

STATE OF FLORIDA
COUNTY OF MARTIN } 32
This instrument was filed for Record at 2:17 P.M. this 6th day of Jan. 1926, and duly recorded on the 6th day of January 1926 in Book 1 of Deeds on Page 26, Record 1926-1-62.

W. H. Root
CLERK, CIRCUIT COURT
BY: *W. H. Root*
DEPUTY CLERK

EXAMINED AND CHECKED AND RECOMMENDED FOR APPROVAL
STUART FLA. Dec 30 1925 *R. F. Ensey* CITY ENGINEER
APPROVED AS RECOMMENDED
CHAIRMAN *J. B. Taylor* STUART CITY COMMISSION
ATTEST
Florida S. Davis CITY CLERK
APPROVED *W. H. Root*
STUART FLA. January 6th 1926 COUNTY SURVEYOR MARTIN CO.

RECOMMENDED TO CITY COMMISSION FOR APPROVAL
STUART FLA. Jan 4th 1926 CITY PLAN. BOARD
W. Haspenwall CHAIRMAN
W. Haspenwall SECRETARY

LOCATION

Being the Subdivision of the E 1/4 of the NW 1/4 of Government Lot #1, Section 3, Township 38 South, Range 41 East.

KNOW ALL MEN BY THESE PRESENTS:-

That Albert P. Krueger and Karl Krueger, both single the fee simple owners of the above described land have, executed said land, to be surveyed and subject as shown hereon, according to the Engineers Certificate attached and does hereby dedicate to the perpetual use of the Public, the Roads and Streets shown hereon reserving unto themselves the easements of appurtenance and the right to use the same in and to the same as they may see fit.

Witness my hand and seal this 13th day of June, A.D. 1925.
Albert P. Krueger s.
Karl Krueger s.
Witness: *R. E. Michalsky*
J. L. Ward

DEDICATION

STATE OF FLORIDA COUNTY OF MARTIN

Before me a Notary Public for the State of Florida personally appeared Albert P. Krueger and Karl Krueger, to me well known and known to be the persons who signed the foregoing dedication in witness whereof I have set my hand and affixed my official seal this 13th day of June, A.D. 1925.

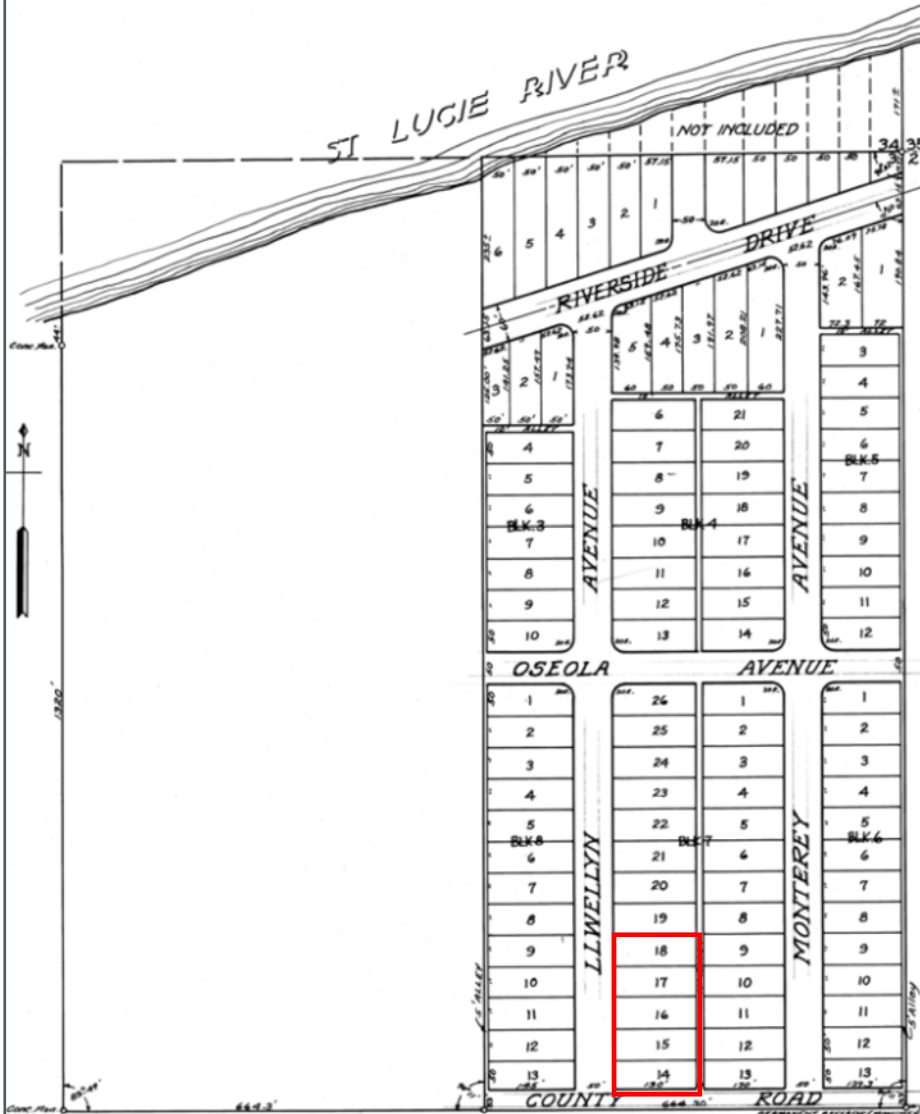
ACKNOWLEDGEMENT

A. J. Williams
Notary Public
My Commission Expires April 30 1929

ENGINEERS CERTIFICATE

We certify that the location measurements and angles at the bound-ary lines of the lot shown hereon are taken from actual data found on the ground by survey under our direction that the Subdivision into lots of the lot shown, and as certified by this plan, were made under our direction and that the information shown hereon is true and accurate to the best of our knowledge and belief.

C. B. Barnett
Florida State Certificate #14
Subscribed and Sworn to before me this 13th day of June, A.D. 1925
A. J. Williams
Notary Public
My Commission Expires April 30 1929

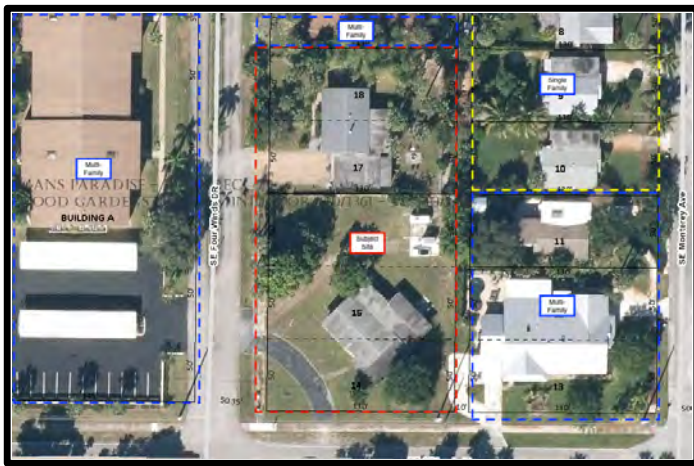


REZONE REQUEST

PROPOSED ZONING – R2(DUPLEX/SINGLE-FAMILY)

Proposed Standards (Single Family Residential)			
R-2 Zoning Requirements (per OR# 2454-2020)		Subject Site Standards (R-2)	
Minimum Zoning Lot	5,000 Sq Ft	Proposed Zoning Lot	6,499 Sq Ft
Minimum Lot Width	50'	Proposed Lot Width **	50'
Maximum Impervious Surface Coverage	50%	Maximum Impervious Surface Coverage	50%
Front Setback (No Front Porch)	25'	Front Setback (No Front Porch)	25'
Front Setback (w/ Porch over 50% frontage)	15'	Front Setback (w/ Porch over 50% frontage)	15'
Side Setbacks (1-2 Story)	5'	Side Setbacks (1-2 Story)	5'
Rear Setbacks	15'	Rear Setback	15'
Height	35'	Height	35'
Maximum Number of Stories	3	Maximum Number of Stories	3

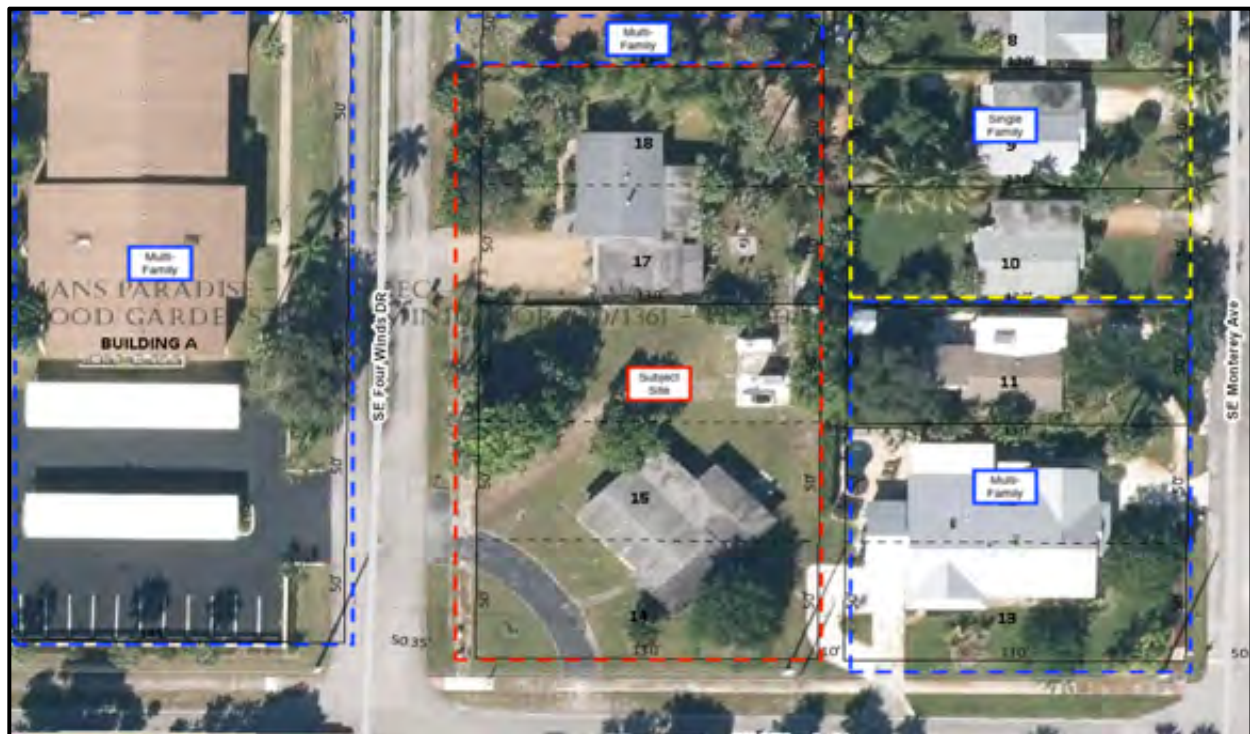
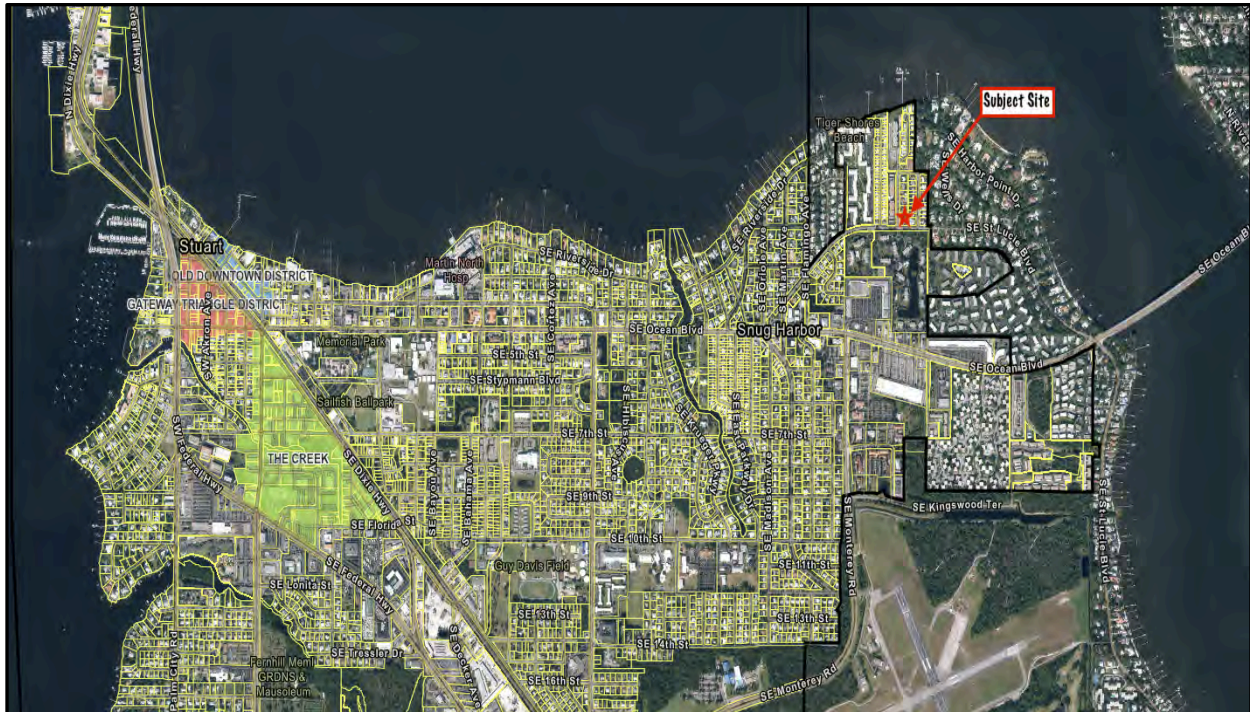
JUSTIFICATION STATEMENT



JUSTIFICATION STATEMENT

PROJECT LOCATION

245 St Lucie Blvd and 257 SE Fourwinds Drive, Stuart Florida



REQUEST

Rezone the subject properties from Residential Single-Family (R-1) to Residential Single Family (RS-2). The request is to allow for single family residential development with replacement of the 2 existing residences to 5 residences which is line with a density of 8.72(SF)/11.62(DUP)dwelling units per acre (Sec2.03.09).

APPROVED

By Douette Pryce at 11:56 am, Jan 26, 2021

THE SITE

The property is located on the corner of St Lucie Boulevard and Fourwinds Drive. It is a combination of a 1 platted corner lot and 4 interior platted lots, 50'x130' each, with a total of $\pm$.75 Acres combined. It could be considered as being located in a "Middle Neighborhood" which is defined as an area with working class and or retiree households with a housing stock that is older and maintained which is neither healthy and thriving, nor overtly distressed. Also known as the "Missing Middle" which refers to a range of housing types that can at times provide more than one housing unit per lot in a way that is compatible in scale with single-family homes.



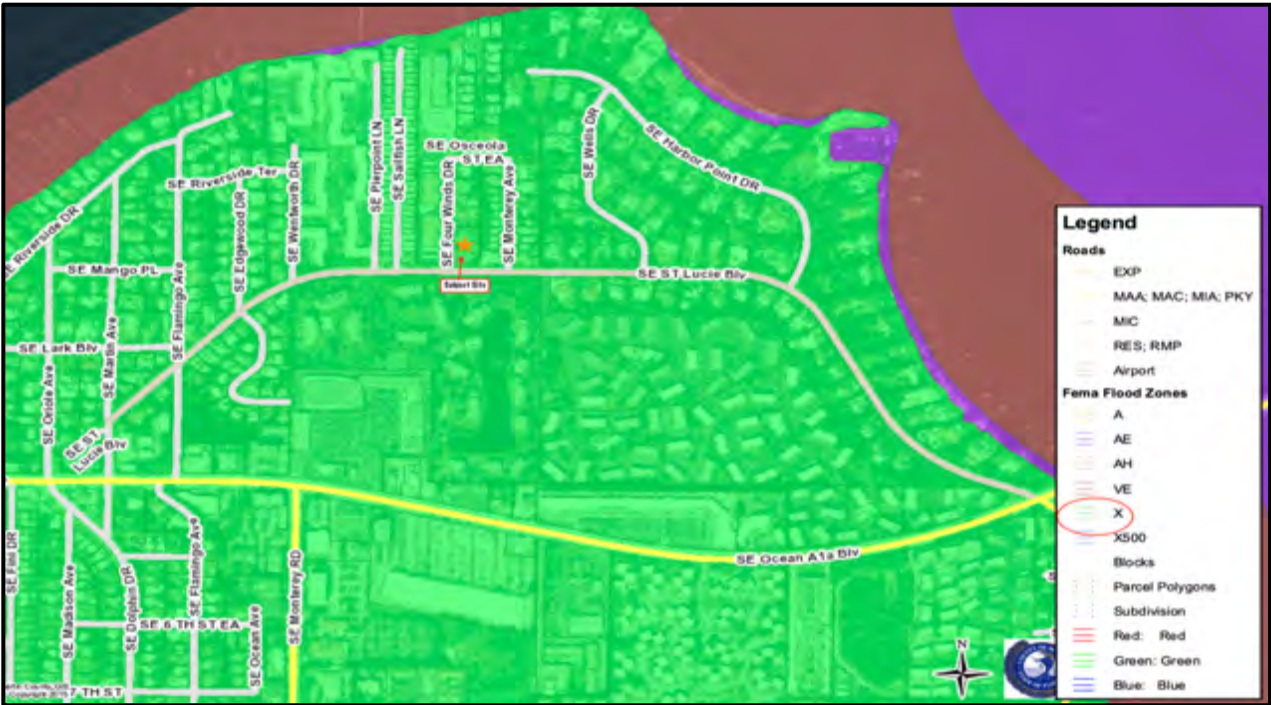
SUBJECT SITE		
	#1	#2
ADDRESS	257 Fourwinds Drive	245 SE St Lucie Blvd
PCN	03-38-41-006-007-00170-1	03-38-41-006-007-00150-5
OWNER	257 4 Winds LLC	245 ST LUCIE LLC
ZONING	R1	R1
ACRE	0.298	0.448
SQ FT PER LOT	12,981	19,515

Martin County Property Information Lookup	
General Information	Property Location Map
Parcel #: 033841006007001701	
Owner Name: 257 4 WINDS LLC	
Owner Address: 22 FIELDWAY DR, STUART, FL 34996	
Site Address: 257 SE FOUR WINDS DR, STUART, FL 34996-1303	
Storm Surge: E	
Evacuation Zone: K - N/A NAVD	
Flood Zone - BFE: 1208500153H	
FIRM Panel: Primary	
Urban Service District: City of Stuart	
Municipality: Municipality	
Taxing District: Contact City of Stuart Fire Rescue	
ISO-PPC Rating: Yes	
Subdivision info applicability: Residential Fire Sprinklers Not	
Development: Required	
Building Design Wind Speed: 150, 160, 170	
Occupancy Category: I, II, III, IV	
Land Use Information: Land use information can change frequently, please verify with the Martin County Growth Management Department at 772-288-5495	
Zoning: STUART	
Zoning Details: N/A	
Future Landuse: N/A	
Landuse Details: N/A	
Community Redevelopment: N/A	
CRA: N/A	
Zoning Overlay: N/A	
Mixed Use Areas: N/A	
Schools: School information obtained from the Martin County School District system, 772-219-1200	
Elementary School: J D Parker Elementary	
Middle School: Stuart Middle School	
High School: Jensen Beach High School	
Utilities & Solid Waste: Service: Utility: Availability: Phone: City of Stuart Call 772-288-5317	
Water: City of Stuart Call 772-288-5317	
Sewer: City of Stuart Call 772-288-5317	
Recycle Collection: Monday	
Trash Collection: Monday and Thursday	

Martin County Property Information Lookup	
General Information	Property Location Map
Parcel #: 033841006007001505	
Owner Name: 245 ST LUCIE LLC	
Owner Address: 22 NE FIELDWAY DR, STUART, FL 34996	
Site Address: 245 SE ST LUCIE BLVD, STUART, FL 34996-1358	
Storm Surge: E	
Evacuation Zone: K - N/A NAVD	
Flood Zone - BFE: 1208500153H	
FIRM Panel: Primary	
Urban Service District: City of Stuart	
Municipality: Municipality	
Taxing District: Contact City of Stuart Fire Rescue	
ISO-PPC Rating: Yes	
Subdivision info applicability: Residential Fire Sprinklers Not	
Development: Required	
Building Design Wind Speed: 150, 160, 170	
Occupancy Category: I, II, III, IV	
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Zoning Details: N/A	
Future Landuse: N/A	
Landuse Details: N/A	
Community Redevelopment: N/A	
CRA: N/A	
Zoning Overlay: N/A	
Mixed Use Areas: N/A	
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Sewer: City of Stuart Call 772-288-5317	
Recycle Collection: Monday	
Trash Collection: Monday and Thursday	

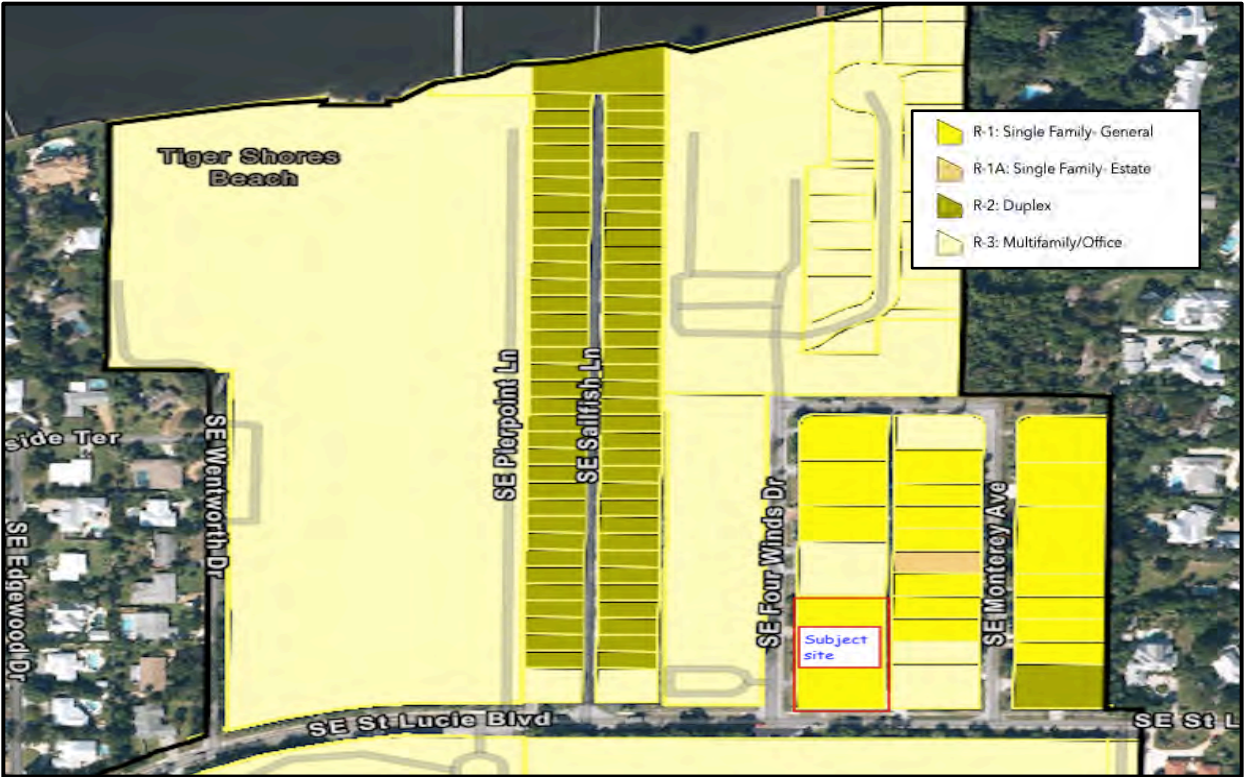


FLOOD_ZONE



ZONING

The subject site is zoned R-1 (Residential Single-Family) however it is surrounded with Multifamily zoned properties to its immediate North, South, East and West. This zoning of the existing property, as it is, in essence created an isolated zoned district as it is not compatible with its proximity grouping to non-complementary zoning use activities.





STREETS

SE Four Winds Drive (City of Stuart): Borders the western boundary of the property and is a two-way neighborhood street running North/South from SE St Lucie Blvd to SE Osceola St that includes a majority of Multifamily residential units with minimal Single-family residential units.

SE St Lucie Blvd (Martin County): Is also a two-way street that runs East/West to Ocean Blvd and classified as a Minor Collector. It traverses through Snug Harbor neighborhood to the East and North East Stuart to the West.

UTILITIES

Water, Sewer and Garbage is provided by City of Stuart. Electric by Florida Power Light. Cable by ATT and or Xfinity.

SURROUNDING PROPERTIES

The existing site is in a legally platted condition of five 50'x130' lots of record. This request is a natural evolution to R-2. As noted in Exhibits A&B below you will see that in the immediate neighborhood the request to R-2 which allows for 50'x130' lots are in keeping with some existing conditions of the community.



EXHIBIT A

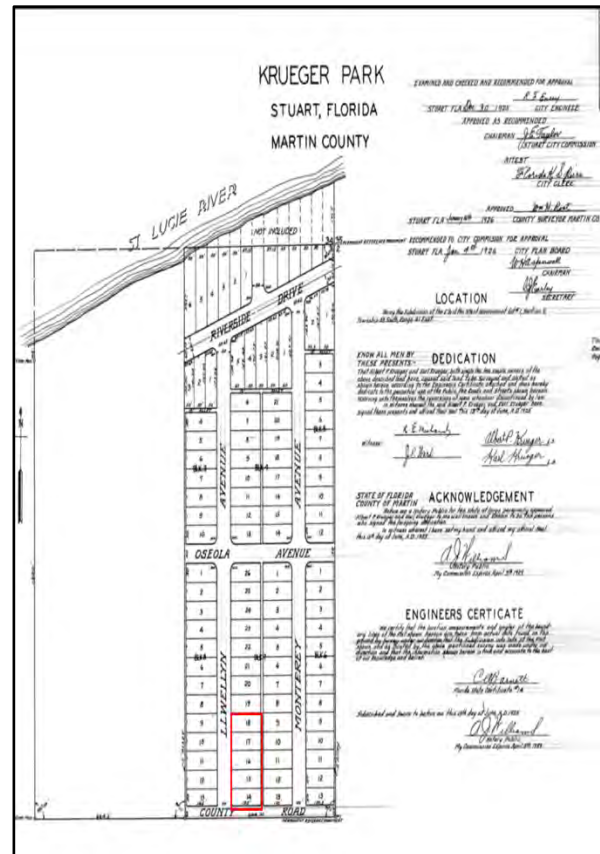


EXHIBIT B (RECORDED PLAT MAP)



WEST (MULTI-FAMILY)

Shurwood Gardens: This condo complex was built in 1982 and consists of two, two story buildings with 8 units per floor for a total of 32 condos.



SOUTH (MULTI-FAMILY)

Ocean Pointe Apartments: An apartment complex built in 1995 consists of two-three story buildings for a total of 200 units. The community is participant in a subsidized rental housing program.



NORTH (MULTIFAMILY/SINGLE FAMILY)

241 Se Fourwinds: An Apartment complex built in 1979 consisting of two one story buildings with 5 rental units.





147, 177 & 207 Se Fourwinds (Single Family Homes) 50'x130' lots



Snug Harbor West: A blended gated community with single family homes of varying elevations in an Anglo Caribbean/Key West blend.



Four Winds on the River: A gated condo community built in 1981 consists of a four-story building with a total of 39 units and 2 guest suites.



Source: Google Maps

EAST (MULTIFAMILY/SINGLE FAMILY)

To the immediate East boundary of the subject site there is a 10' alley that is now utilized as a Utility Easement.

262 & 272 SE Monterey (Single Family) 50'x130' lots





282 SE Monterey (Multifamily) 50'x130' lot
This property is zoned multi-family but has a single-family home on the lot.



Source: Google Maps

292 SE Monterey (Multifamily) 50'x130 lots -property is zoned multi-family but has a Duplex on the lot.



Source: Google Maps

RESIDENTIAL DENSITY CALCULATION

The proposed zoning if kept in existing legal platted lots configuration will consists of 5 single family lots on a combined acreage of .75 acres. The property is an existing platted five lot property with 50' width lots as shown on Survey.

The proposed density is in accordance with policy A7.2 of the City of Stuart Comprehensive Plan relating to gross densities. Sec 2.03.08-Table 3A. has been used for the purpose of calculating residential density within the proposed R-2.

Comprehensive Plan Land Use Classification	Zoning Districts			
	R 1-A	R-1	R-2	R-3
Low density residential	8.72	8.72	8.72 to 11.62 2	
Multi-family residential 1				10 to 11.62 3



COMPREHENSIVE PLAN COMPONENTS

OBJECTIVE A5. – RESIDENTIAL DEVELOPMENT

The proposed rezone ensures land use compatibility by grouping complementary land use activities, building location, and architectural design into a cohesive development pattern along an established neighborhood street. Low Residential.

The subject site is set in a mixture of zonings which does not group complementary zoning in a cohesive manner. The subject property is Single Family (R-1) however it is surrounded on its immediate North, South, East and West by Multi-Family (R-3) zoning uses, some more dense than others.

Policy A5.1. The Future Land Use Element of the City's adopted Comprehensive Plan shall provide land for future residential use to promote a more compact development pattern.

The site is presently legally platted as five 50' lots which is inline with the allowed density and is the perfect example of a compact development pattern which allows for a proper transition between the 2 story Multifamily product to the West, Northwest and South of the subject property. The proposed rezoning request of R-2 is of a lower density to the neighboring R-3 zoning surrounding the sites and which is allowed in Low Density Land Use.

Policy A5.3. Wherever possible, medium density residential and recreation/open space areas should serve as buffers between higher and lower intensity residential uses to achieve an orderly land use transition.

The site is presently legally platted as five 50' lots which is inline with the allowed density and is the perfect example of a compact development pattern which allows for a proper transition between the 2 story Multifamily product to the West, Northwest and South of the subject property. The proposed rezoning request of R-2 is of a lower density to the neighboring R-3 zoning surrounding the sites and which is allowed in Low Density Land Use.

Policy A5.5. The City shall market itself as a community for families.

The proposed zoning forms part of an existing community and allows for the opportunity to widen housing options for existing and new residents of the City.

SITE CONCURRENCY

- I. The existing land use pattern - **Low Density Residential:** *One or two dwelling units per building. Includes single family detached, duplex, townhomes, patio homes, garden homes, foster homes, adult congregate living facilities of four or fewer unrelated residents, and zero-lot-line residences.*

The proposed project is in keeping to the existing future land use pattern though it is a variation in relation to the existing irregular zoning pattern within the subject site area as is reflected in the City of Stuart R-3 Zoning Chart.





2. *The possible creation of an isolated district unrelated to adjacent and nearby districts;*

The proposed rezoning to R-2 (Duplex/Residential Single Family) would not create an isolated zoning classification in regard to nearby classifications of zoning. The request is to provide an alternative to allow for development to accommodate its density as allowed by the R-2 zoning. And create a resolution to the existing isolated zoning district created over time.

3. *The population density pattern of the area and possible increase or overtaxing of the load on public facilities such as schools, utilities and streets;*

A possible density of 6 single family dwelling units and or 4 duplex units would be allowed per the R-2 zoning criteria which on the subject property meets the intent of providing additional housing within the City as an infill development within proximity to established development patterns of residential, commercial, restaurant office, municipal and public amenities. This in essence would not increase and or overtax the load of the public facilities such as schools, utilities and streets.

4. *The possible overloading of the City's sewage collection, treatment and disposal facilities:*

The type and intensity of development is not anticipated to overload the City's utility services.

5. *The possible overloading of the City's drainage system;*

The type and intensity of development that is feasible is not anticipated to overload the City's utility services. The development of the subject property will require approval of the conceptual reports prepared by the applicant's engineer after rezoning, to be reviewed and approved by Public Works staff, and followed up with detailed civil drawings and design details required at the building permit stage in the process. These steps will ensure the project provides sufficient drainage and storm-water quality on the property.

6. *The existence of changed or changing conditions which make the passage of the proposed rezoning necessary or appropriate;*

The subject property is an underutilized lot surrounded by a multitude of uses and development patterns within the City of Stuart's. Approving the subject property with a rezone to R-2(Residential Single Family) provides an opportunity to remove the existing blight and inconsequential isolated zoning. The provision of additional residential units is appropriate in meeting the City of Stuart's existing and project population growth to support the use of existing commercial, restaurant, office and public amenity use and expanding the tax base.

7. *The impact of the proposed rezoning upon living conditions in the adjacent neighborhood;*

The type and intensity of development that is feasible and would not create an adverse impact to nearby neighborhoods and is consistent with the goals of development, future land use category and the design principles of the area that will continue to surround the site.

8. *The impact of the rezoning upon the flow of light and air to adjacent areas;*

The type and intensity of development that would be feasible on the subject property would not create an adverse impact upon the flow of light and air to adjacent areas. It will not significantly reduce light or air to adjacent properties and areas.

9. *The impact of the proposed rezoning upon property values in the adjacent area;*

The rezoning to R2(Residential Single Family) would likely result in an increase in property values in the adjacent area by allowing for future development of new housing stock nearby, rather than an underutilized lot with older homes past there life cycle.



10. *The impact of the proposed rezoning upon improvement or development of adjacent property in accordance with existing regulations;*

The rezoning to R-2 (Residential Single Family) would not impact adjacent properties to improve or develop in accordance with existing regulations. The proposed project would be a boon in creating a guidance of redevelopment of existing MF zoned sites to the immediate North and West boundary to proposed FLUM.

11. *The existence of other adequate sites in the City for the proposed use in districts already permitting such use.*

The subject location is ideal for single family/duplex residences due to the proximity to surrounding residential and family. Population projections applicable to the City of Stuart anticipate a growth from 16,906 in 2020 to 19,465 by 2045 according to Florida Office of Demographic Research data and the Growth and Development Trends, February 2019. Consistent with the City of Stuart Comprehensive Plan Housing Element Goal Statement A, approval of the rezoning to R-2 is consistent with ensuring the provision of adequate residential sites and housing opportunities to accommodate the housing needs of current and future residents of Stuart.

2. Municipalities (2017)

Municipalities City/County	2010	2016	2020	2025	2030	2035	2040	2045
Total County	146,318	150,870	157,481	164,293	169,749	174,300	178,077	181,312
Jupiter Island	817	810	810	810	810	810	810	810
Ocean Breeze Park	355	343	1,030	1,030	1,030	1,030	1,030	1,030
Sewalls Point	1,996	2,002	2,099	2,109	2,119	2,121	2,123	2,125
Stuart	15,593	16,197	16,906	17,638	18,224	18,712	19,118	19,465
Unincorporated	127,557	131,518	136,636	142,706	147,567	151,627	154,997	157,882

Source: Florida Office of Demographic Research, adjusted locally.

OBJECTIVE B3. - DESIRABLE PATTERN OF LAND USES.

The proposed rezone promotes and enhances a pattern of land use that is compatible; convenient to City residents; avoids the inappropriate or wasteful use of land; and encourages efficient use of land, resources and facilities.

The proposed zoning of R-2 (Residential Single Family) has been designated to support the existing community character. Reduces the blighted area which is a key entry point to key neighborhoods (Four Winds, Snug Harbor West, Snug Harbor) through redevelopment. The proposed zoning of R-2 ensures consistency with the City's Comprehensive Plan.

Policy B3.2. All development shall be compatible with and complementary to surrounding land uses and shall not unduly affect existing approved activities.

The proposed rezoning of subject site is compatible with and compliments the existing uses and does not affect existing approved activities.

SEC. 6.00.04. - SITE DESIGN QUALITATIVE DEVELOPMENT STANDARDS.

B. Standards.

1. *Harmonious and efficient organization. All elements of a development plan shall be organized harmoniously and efficiently in relation to topography, the size and type of the subject property, the character and development of nearby property, and the type and size of buildings. Site improvements shall be arranged to have minimal effects on nearby property and in a manner that will not impede the development of nearby property for uses permitted by the Stuart Comprehensive Plan and this Code.*

The proposed rezoning of the site as existing historic platted lots organized harmoniously and efficient in relation to existing topography and neighboring properties. The implementation of single



family/duplex uses allows for open space and less impact to neighboring existing multi-family, duplex and single-family home sites.

2. *Preservation of natural conditions. The landscape shall be preserved in its natural state to the maximum degree practical by minimizing tree and soil removal and by other appropriate site planning techniques. Terrain and vegetation shall not be disturbed in a manner likely to increase soil erosion in or near the site or to harm endangered or threatened plant or animal populations.*

Efforts will be made to preserve as much of the natural condition and landscape as possible.

3. *Screening and buffering. Fences, walls, or vegetative screening shall be provided where needed to protect the occupants of the site from undesirable views, lighting, noise or other adverse effects of nearby property, and to protect the occupants of nearby property from like adverse effects produced by the development of the site.*

Noted.

4. *Drainage. Storm-water drainage shall be accommodated on the site or shall be removed from the site in a manner which does not adversely affect nearby property or the public storm drainage system. The necessary facilities, including grading, gutters, piping and the treatment of soil, shall be provided to accommodate storm-water retention, percolation and drainage, and to prevent erosion and the formation of silt.*

The lot sites will be designed to allow for Storm-water drainage to be accommodated on the site or shall be removed from the site in a manner which does not adversely affect nearby property or the public storm drainage system. Each lot redevelopment will require approval of the conceptual reports prepared by the applicant's engineer after rezoning, to be reviewed and approved by Public Works staff, and followed up with detailed civil drawings and design details required at the building permit stage in the process. These steps will ensure the project provides sufficient drainage and storm-water quality on the property.

Any proposed lot development intends to review options that will allow for sufficient drainage and storm-water retention on the proposed lot sites as required.

PROCEDURAL REQUIREMENTS

A pre-application meeting was held November 23, 2020 with City staff ahead of the submittal of the request to rezone to R-2. Site plan, architectural elevations/conceptual options and renderings dependent on option selected were discussed.

It is understood the project will be reviewed by City staff, considered by the LPA Board for recommendations and then by the City Commission with a first and second reading.

TRAFFIC STATEMENT



December 29, 2020

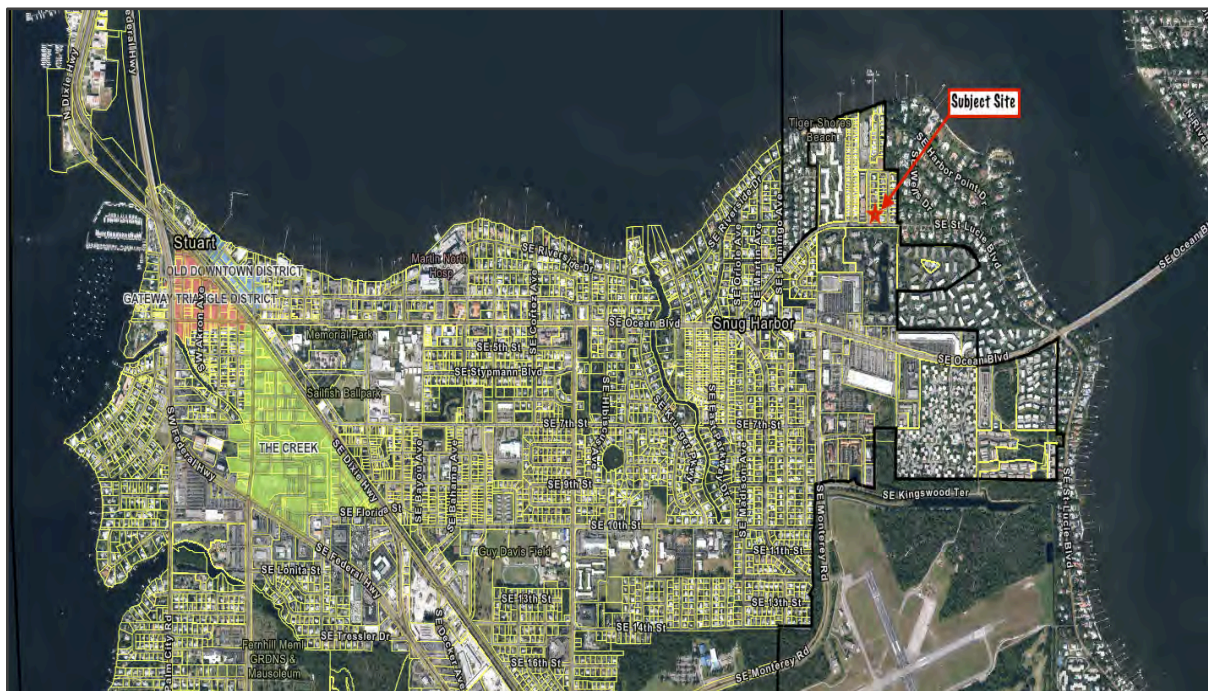
Mr. Kevin Freeman
Development Director, City of Stuart
121 SW Flagler Ave.
Stuart, FL 34994

**Re: Fourwinds at St. Lucie Single Family Residential Project
Parcel ID's 03-38-41-006-007-00170-1, and 03-38-41-006-007-00150-5**

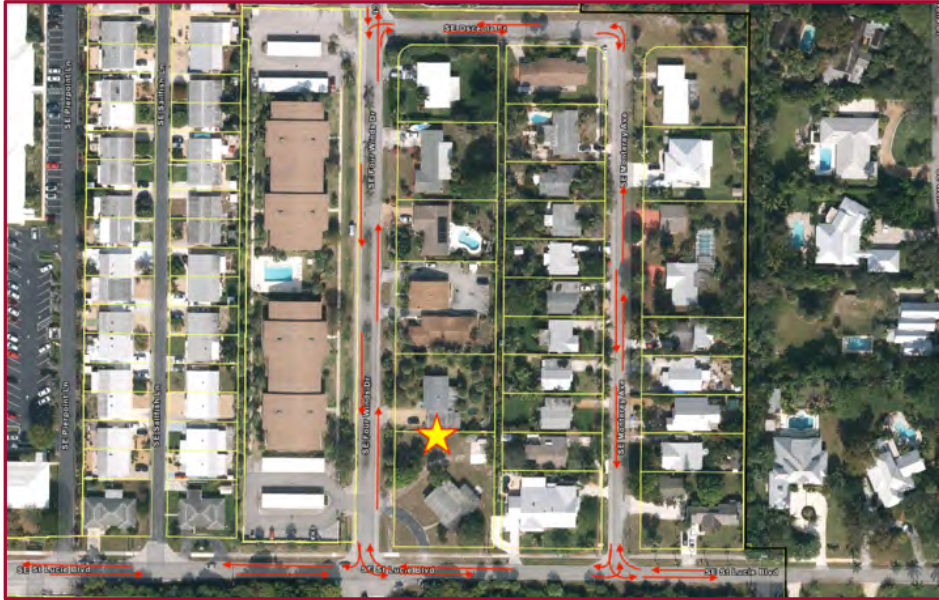
Dear Mr. Freeman,

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Consultant") has been retained to prepare a traffic impact statement that evaluates and determines compliance with the City of Stuart Land Development Code. The traffic statement is associated with the rezoning application for the referenced site from R-1A to R-2.

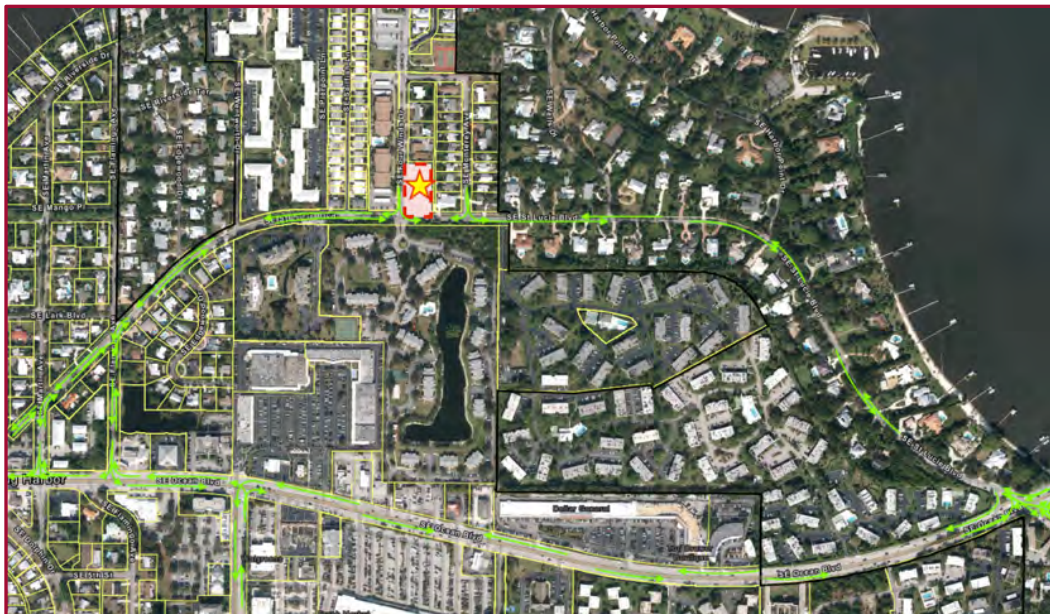
The Four Winds at St. Lucie project is located on SE Fourwinds Drive and St Lucie Blvd, located North of Ocean Boulevard (SR-A1A), about 0.60 miles East of Monterey Road (SR-714) in the City of Stuart.



SE Four Winds Drive (City of Stuart): Borders the western boundary of the property and is a two-way neighborhood street running North/South from SE St Lucie Blvd to SE Osceola St that includes a majority of Multifamily residential units along with Single-family residential units.



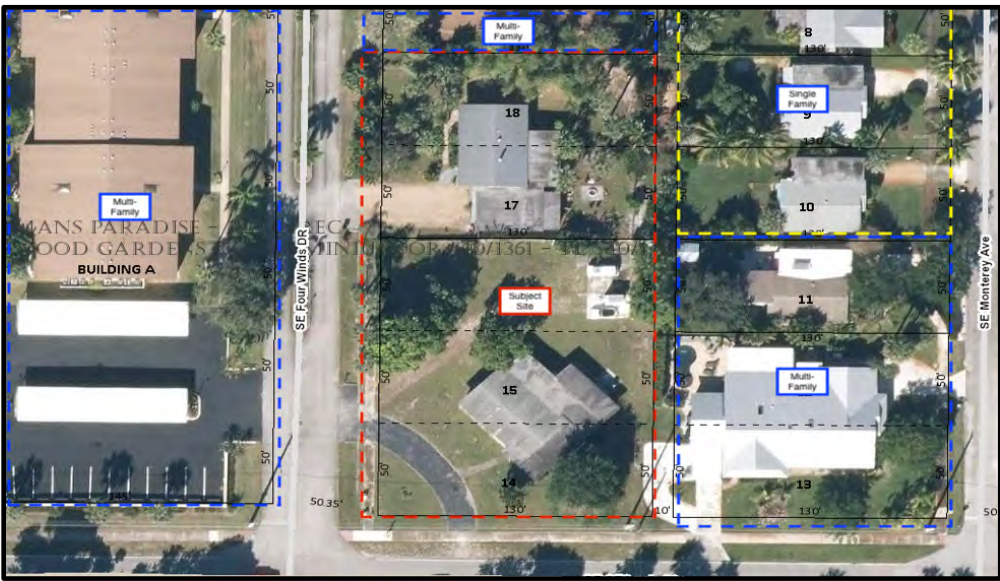
SE St Lucie Blvd (Martin County): Is also a two-way street that runs East/West to Ocean Blvd and classified as a Minor Collector. It traverses through Snug Harbor neighborhood to the East and North East Stuart to the West.



SITE DATA

The request is to rezone to R-2, Residential Single Family, with a density of five(5), 50'x130', single family residential homesites. The existing site has two single family residential homes situated on the existing 5 platted lots.

SUBJECT SITE		
	#1	#2
ADDRESS	257 Fourwinds Drive	245 Se St Lucie Blvd
PCN	03-38-41-006-007-00170-1	03-38-41-006-007-00150-5
OWNER	257 4Winds LLC	245 ST LUCIE LLC
ZONING	R-1A	R-1A



TRIP GENERATION

- Single Family Detached Housing Land Use #210 Daily Weekday

**The daily, AM peak-hour and PM peak hour trips for this site were derived from the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition*

Table 1: Trip Generation Rates								
Land Use	ITE Code	Daily Trip Gen	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family	210	9.44	25%	75%	0.74	63%	37%	0.99

Table 2: Trip Generation									
			Daily Traffic	AM Peak Hour			PM Peak Hour		
	Land Use	Intensity		In	Out	Total	In	Out	Total
<i>Existing Platted Property</i>	Single Family	5	47	1	3	4	3	2	5
<i>Proposed Property</i>	Single Family	5	47	1	3	4	3	2	5
Differential		0	0	0	0	0	0	0	0

RESULTS

In keeping the existing platted option of 5 single family lot sites with ability to develop 5 single family home sites will result in 0 change.

CONCLUSION

Based upon the above calculations the traffic impact of Fourwinds at St Lucie to be de-minimis and concurrency is requested with this traffic statement per the City of Stuart Land Development Code (Section 4.00.00).

Sincerely:

Kimley-Horn and Associates, Inc.

By: 

Name: Aaron E. Buchler, P.E. Lic. # 54606

Title: Senior Vice President

PUBLIC SCHOOL CONCURRENCY

From: Everman, Kimberly evermak@martinschools.org
Subject: RE: Stuart RPUD Application School Capacity analysis
Date: November 19, 2020 at 2:31 PM
To: Douette Pryce dpryce@pryceresources.com

KE

Hi Douette, and thanks for sending this over:

In review, seeing this project already has 2 existing units and adding 4, the calculation would be on the 4 new units only. This would be considered a de minimis impact to the School District as it generates only 1 student on our current student generation (SGR) yield per unit.

I submit this to you as a notice of 'No Objection' from the district for this small development as planned. If the number of units should increase, we may need to look at it again.

Thank you,
Kimberly Everman
 Capital Projects/Planning Specialist
 Martin County Schools - Facilities Dept.
 1939 SE Federal Hwy., Stuart FL 34994
evermak@martin.k12.fl.us
 phone: 772-219-1200 x30220

From: Douette Pryce [<mailto:dpryce@pryceresources.com>]
Sent: Thursday, November 19, 2020 9:48 AM
To: Everman, Kimberly <evermak@martinschools.org>
Subject: Re: Stuart RPUD Application School Capacity analysis

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good day Miss Everman,
 Thank you for your call yesterday as promised find attached the Site location from Property Appraiser showing the 5 platted lots that a this time has 2 single family homes on the lots.

As I pointed out previously the proposed development plan is to attain approval to build 6 homes in its stead basically bringing the total homes in that location up 4 additional homes from 2 to 6.

Please feel free to contact me with any other questions you may need to review the school impact.



Regards
 Douette Pryce

"Business Focused Real Estate Minded" ©
 (O) 772-324-9220
 (C) 954-258-2727
www.pryceresources.com

*The information in this email and any attachments are confidential and may be legally privileged. It is intended solely for the addressee(s). Access to anyone else is unauthorized. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If this message has been sent to you in error, do not review, disseminate, distribute or copy it. If you are not the intended recipient, please delete this email. This e-mail may contain contract terms for discussion and/or consideration. The contract terms contained in this email is subject to approval and is **not binding** until agreement which provides such approval in writing and executed/signed by both parties.*

On Nov 18, 2020, at 6:57 AM, Everman, Kimberly <evermak@martinschools.org> wrote:

Good Morning:

APPROVED
 By Douette Pryce at 2:51 pm, Dec 29, 2020

CONCEPTUAL LOT PLAN OPTIONS (R-2 – ZONING)

**Plans are strictly conceptual in nature. All lots will be designed and developed per City of Stuart Land development code standards at time of permit submittal per lot.

R-3(MF)

ASPHALT

SE FOUR WINDS DRIVE

(50' R/W)

CONCEPTUAL OPTIONS ONLY**

**Final lot plans will meet minimum code requirements as defined in Stuart Land use Code at time of permit submittal

N00°00'00"E

FIN 5/8" B & C
W/ PSM 4049

250.00'

33.00'

FIN 5/8" B & C
W/ PSM 4049

59.00'

15'

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CONCEPTUAL VISION

- Single family homes
- 1 or 2 story elevations
- Modern Florida Vernacular/Anglo Caribbean
 - A front porch,
 - Two different roof bearing heights on primary buildings or porches.
 - Two different wall planes on the front elevation.
 - Trim color accenting the main wall color.
 - Contrasting materials on front elevation for architectural effect.
 - Façade differentials. No elevation same next to each other.
 - No color the same next to each other



****Plans and pictures are strictly conceptual ideas. All lots will be designed and developed per City of Stuart Land development code standards at time of permit submittal per lot.**

CONCEPTUAL ELEVATION *(NE STREET VIEW)*



APPROVED

By Douette Pryce at 2:51 pm, Dec 29, 2020





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

ORDINANCE NUMBER 2454-2020

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING SECTION 2.04.00, OF THE LAND DEVELOPMENT CODE ENTITLED "AREA, IMPERVIOUS SURFACE, SETBACK, AND HEIGHT REQUIREMENTS" OF CHAPTER II, TABLE 5 ENTITLED "RESIDENTIAL AREA, IMPERVIOUS SURFACE COVERAGE, SETBACKS, AND HEIGHT REQUIREMENTS" AND SECTION 2.04.02 OF THE LAND DEVELOPMENT CODE ENTITLED "SUPPLEMENTAL AREA REQUIREMENTS", IN RESPECT OF STANDARDS FOR LOT SIZE, LOT WIDTH AND BUILDING SETBACKS FOR THE R-2 AND R-3 ZONING DISTRICTS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES..

* * * * *

WHEREAS, the purpose of this Land Development Code amendment is to support the objectives of the City's Comprehensive Plan; and

WHEREAS, the purpose of this Land Development Code amendment is to establish minimum criteria for provision of single-family lot sizes, lot widths, and building setbacks in the Residential Single Family/Duplex (R-2) and the Residential Multi-Family (R-3) zoning districts; and

WHEREAS, the Land Planning Agency reviewed the proposed amendments to the Land Development Code at a public hearing on October 8, 2020; and

WHEREAS, the City Commission duly scheduled, advertised, and held a public hearing on October 26, 2020, to consider this ordinance and provide for full public participation in the Land Development Code amendment process.

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

SECTION 1: The Stuart Land Development Code is hereby amended as follows:

Chapter 2 – Zoning Districts Uses Allowed, Density, Intensity

2.04.00 Area, Impervious Surface, Setback and Height Requirements

2.04.01 Generally

Table 5 – Residential Area, Impervious Surface Coverage, Setback and Height Requirements

Standard	R-1A	R-1	R-2 (Single-family)	R-2 (Two-Family)	R-3 (Single-family)	R-3 (Two-family)	R-3 (Multi-family)	R-3 (Professional Bldg.)	R-3 (Residential units with business)
Minimum zoning lot size:									
Minimum lot area (sq. feet)	10,000	7,500	5,000	7,500	4,356	7,500	10,000	10,000	10,000
Minimum lot width (feet)	100'	75'	50'	75' *	50'	75' *	100'	100'	100'
Maximum Impervious Surface Coverage	50%	50%	50%	50%	50%	50%	40%	40%	40%
Building Setback (Minimum Yards):									
Minimum front	25'	25'	25'	30'	20'	30'	25'	25'	25'
Minimum side	10'	7.5'	5' for one and two story 7.5' for three story	10' **	5' for one and two story 8' for three story	10' **	15' **	15'	25'
Minimum rear	15'	15'	15'	20'	15'	20'	20'	20'	20'
Maximum Building Height	35'	35'	35'	35'	35'	35'	35'	45'	45'
Maximum Number of Stories	3	3	3	3	3	3	3	4	4
Note: The above table does not apply to the CRA except for footnotes 1 and 2 noted below. Refer to chapter III, Special Zoning Codes for the development standards for the CRA. * Total width for both duplex units ** A zero-foot setback allowed for common wall of duplex dwelling units and fee-simple townhome devising walls									

Sec. 2.04.02. - Supplemental area requirements

A. Minimum width and area of lots.

1. No lot, even though it may consist of one or more adjacent lots of record, shall be reduced so that the lot width or depth, front, side or rear yard, minimum lot area or other requirements of this Code are not maintained. This section shall not apply when a portion of a lot is subsequently acquired for public purposes.
2. No residential lot shall be less than 50 feet in width. In the case of irregularly shaped lots, the average lot width shall be measured and determined in accordance with the definition of average lot width set forth in chapter XII.
3. No platted lot shall contain less than 4,356 square feet.

B. Adjoining lots of record.

1. If two or more adjoining lots with continuous frontage are in a single ownership at any time and such lots individually are less than the lot width requirements for the zone in which they are located, such groups of lots shall be considered as a single lot or several lots of minimum permitted size and the resulting lot or lots shall be subject to the dimensional requirements of this chapter.

SECTION 2: All ordinances or parts of ordinances herewith are hereby repealed to the extent of such conflict.

SECTION 3: If any word, clause, sentence, paragraph, section or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

SECTION 4: The provision of Sections 1 of this ordinance shall be codified.

SECTION 5: This ordinance shall take effect upon adoption

Passed on first reading the 26th day of October, 2020.

Commissioner MCDONALD offered the foregoing Ordinance and moved its adoption. The motion was seconded by Commissioner CLARKE and upon being put to a roll call vote, the vote was as follows:

MICHAEL J. MEIER, MAYOR
EULA R. CLARKE, VICE MAYOR
BECKY BRUNER, COMMISSIONER
MERRITT MATHESON, COMMISSIONER
TROY MACDONALD, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this 9th day of November, 2020.

ATTEST:

MARY R. KINDEL
CITY CLERK

MICHAEL J. MEIER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL
CITY ATTORNEY

City of Stuart
Development Department
121 SW Flagler Avenue
Stuart, FL 34994
Ph. 772-288-5300
Fax 772-288-5388

AFFIDAVIT ATTESTING TO NOTIFICATION

(NAME OF PROPERTY OWNER), 257 4WINDS LLC AND 245 ST LUCIE LLC, BY
DOUETTE PRYCE, MGRM being first duly sworn, depose(s) and say(s):

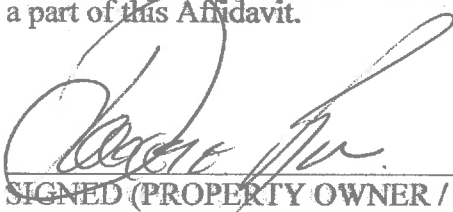
That we the owners of the following described property which constitutes the
location for which notification is required:

Address: 257 SE FOURWINDS DRIVE AND 245 ST LUCIE BLVD

That a copy of the notice was sent by U.S. Mail on DATE 22 January 2021 to the
property owners within 300 feet of the subject property.

That a list of the property owners and their addresses is on file with the City of
Stuart; and

That a photograph showing the placement of the notification sign(s) shall be made
a part of this Affidavit.



SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

SWORN TO AND SUBSCRIBED before me this 25 day of Jan, 2021


NOTARY PUBLIC, STATE OF FLORIDA:

My Commission Expires:



Gina C. Jordan
Notary Public
State of Florida

My Commission Expires 09/12/2022
Commission No. GG 258002

Notice to Surrounding Property Owners

Subject: **Notice of Public Hearings Before:**
The City of Stuart Local Planning Agency
and City Commission

Petitioner: **Douette Pryce, MGRM (Applicant)**
257 4Winds LLC and 245 St Lucie LLC (Property Owner)

Parcel ID #: **03-38-41-006-007-00170-1 & 03-38-41-006-007-00150-5**

Address of Property: **257 SE Fourwinds Dr & 245 St Lucie Blvd, Stuart**
(see enclosed location map)

Proposed Request: **The applicant is requesting to rezone the property from the current zoning designation of R-1 Residential - Single Family General to R-2 Single Family Residential - Duplex.**

Dear Property Owner:

Please be advised that the City of Stuart will conduct public hearings before the Local Planning Agency and the First Reading before the City Commission on the dates and time as listed below:

City of Stuart Local Planning Agency on **Thursday February 11, 2021 at 5:30 P.M.** and the City Commission on **Monday, March 8, 2021 at 4:00 P.M.** to consider the above request.

The public hearing will take place in the Stuart City Hall Commission Chambers, located at 121 S. W. Flagler Avenue in Stuart.

All interested parties and citizens may appear and be heard as to any and all matters pertinent to the request. A copy of the application is available for inspection at the Office of the City Development Department located at 121 S.W. Flagler Avenue in Stuart. If you have any questions regarding this notice, please feel free to call the City's Senior Planner, Tom Reetz at (772) 600-1284, M-F 8:30 A.M. – 5:00 P.M.

Tom Reetz

Thomas J. Reetz
Senior Planner
Treetz@ci.stuart.fl.us
Development Department, City of Stuart

Martin County Property Appraiser
Laurel Kelly, CFA

Page 203 of 206

Main Office

1111 SE Federal Highway
Suite 330
Stuart, Florida 34994
Phone: (772) 288-5608
Fax: (772) 221-1346

Hobe Sound Annex

11726 SE Federal Hwy
Island Crossings Center
Hobe Sound, Florida 33455
Phone: (772) 546-1309
Fax: (772) 546-3287

Notice

Rev. 06/2020

Public information data is furnished by the Martin County Property Appraiser's office, and must be accepted and used by the recipient with the understanding that this office makes no warranties, expressed or implied, as to the correctness, accuracy, reliability, completeness, usefulness, suitability and/or timeliness of information or links herein.

This data is not certified. This data does not include any owners who qualify for confidentiality pursuant to FS 119.071 & 493.6122. This office assumes no liability associated with the use or misuse of such data.

Note that search results may not be complete due to public records exemptions. If compiling a results for legal notice, a complete list is required. For assistance with missing parcel owner information, please contact the Martin County Property Appraiser's Office at 772-288-5608.

The address labels are formatted for 1" x 2 5/8" labels. 3 across by 10 down.
Compatible with Avery 5160.

JOHANSEN ROBERT P
283 SE SAILFISH LN
STUART FL 34996

MASEMER HAROLD D MASEMER ALICE B
4303 SE MULFORD LN
STUART FL 34997

REDDINGTON MARIANN
250 SE FOUR WINDS DR #105
STUART FL 34996

JOHNSON LYNN MARIE L/E
200 SE FOUR WINDS DR #113
STUART FL 34996

MCCARTY JOSEPH P & JENNIFER
251 SE MONTEREY AVE
STUART FL 34996-1306

REGAN, PETER J
8321 SE KETCH CT
HOBE SOUND FL 33455

JOHNSON, WILLIAM T
261 SE MONTEREY AVE
STUART FL 34996

MCDONALD, THOMAS F MCDONALD DEBORAH
ANN
207 SE FOURWINDS DR
STUART FL 34996

REMPT VIRGINIA MACKIE L/E
ADELHEIDSTRAAT 10
2595 ED DEN HAAG

JOHNSTON MARIE E
200 SE FOUR WINDS DR #112
STUART FL 34996

MILLER JANE T
272 SE MONTEREY AVE
STUART FL 34996

RIZZOTTO JEAN L/E
231 SE MONTEREY AVE
STUART FL 34996

KALLAS ALAN D KALLAS DIANE
209 SE SAILFISH LN
STUART FL 34996

NORMAN KEITH C
215 SE ST LUCIE BLVD
STUART FL 34996

ROBERTS KIMBERLY K
250 SE FOUR WINDS DR #102
STUART FL 34996

KELLER GAIL
200 SE FOUR WINDS DR #115
STUART FL 34996

OATES DEBRA S
PO BOX 283
YANKEETOWN FL 34498

SASSLER MARVIN L
56 PALMER DR
WAYNE NJ 07470

LEBEAU NICOLE C
200 SE FOUR WINDS DR #212
STUART FL 34996

PAPPALARDO DEBORAH L/E
250 SE FOUR WINDS DR #208
STUART FL 34996

SERI ALBANO
250 SE FOUR WINDS DR #205
STUART FL 34996

LEDON SONIA
200 SE FOUR WINDS DR #213
STUART FL 34996

PETER R & JUDITH S BURGHARDT REVOCAB
233 SE SAILFISH LN
STUART FL 34996

SHARFI LILA L/E
669 NE PLANTATION RD #206
STUART FL 34996

LEE DARLENE MARIE
4083 SE FAIRWAY EAST
STUART FL 34997

PETER R & JUDITH S BURGHARDT REVOCAB
233 SE SAILFISH LN
STUART FL 34996

SHURWOOD GARDENS CONDOMINIUM ASSOCI
PO BOX 111
JENSEN BEACH FL 34958

LOWE CHARLOTTE LOWE RONALD R
177 SE FOUR WINDS DR
STUART FL 34996

PLOTNICK NATINE H L/E
250 SE FOUR WINDS DR #108
STUART FL 34996

SLOANE RICHARD J & SALLY A
203 SE SAILFISH LN
STUART FL 34996



FOURWINDS @ ST LUCIE
PICTURE EVIDENCE SIGN NOTICE

