



City of Stuart

A G E N D A
LOCAL PLANNING AGENCY / PLANNING ADVISORY BOARD
TO BE HELD MARCH 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 - Kelly Laurine
Vice Chair - Christina de la Vega
Board Member - Margaret Bromfield
Board Member - Larry Massing
Board Member - Bill Mathers
Board Member - Ryan Strom
Board Member - Jackie Vitale
Ex Officio Board Member - Garret Grabowski

ADMINISTRATIVE

Development Director, Kev Freeman
Board Secretary, Jordan Pinkston

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

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

he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

Approval of February 11, 2021 Minutes

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

COMMENTS FROM THE BOARD MEMBERS

ACTION ITEMS

1. PALMETTO COVE RPUD - REZONING TO RPUD (QUASI-JUDICIAL)(RC):

ORDINANCE No: 2463-2021: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING TWO PARCELS ON EITHER SIDE OF A 11' PUBLIC RIGHT OF WAY (ALLEY) ALONG SW PALM CITY ROAD, ON THE SOUTHWEST INTERSECTION OF SW HALPATIOKEE STREET, TOTALING 0.97 ACRES FROM RESIDENTIAL MULTI-FAMILY/OFFICE (R-3) TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD); ESTABLISHING THE "PALMETTO COVE" RPUD CONSISTING OF THIRTEEN (13) MULTI-FAMILY UNITS WITHIN TWO (2) INDIVIDUAL TWO-STORY TOWNHOME 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.

STAFF UPDATE

ADJOURNMENT

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

Meeting Date:3/11/2021

Prepared by:Jordan Pinkston

Title of Item:

Approval of February 11, 2021 Minutes

Summary Explanation/Background Information on Agenda Request:

N/A.

Funding Source:

N/A.

Recommended Action:

Approve.

ATTACHMENTS:

Description	Upload Date	Type
❏ LPA Minutes_2.11.2021	3/4/2021	Cover Memo



MINUTES

**LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD
TO BE HELD FEBRUARY 11, 2020 AT 5:30PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FL 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 – Garrett Grabowski**

ADMINISTRATIVE

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

CALL TO ORDER

ROLL CALL

Present: Margaret Bromfield, Christina de la Vega, Kelly Laurine, Jackie Vitale

Absent: Ryan Strom, Larry Massing, Bill Mathers

PLEDGE OF ALLEGIENCE 5:36 PM

Mike Mortell swore in Margaret Bromfield, Kelly Laurine and Jackie Vitale to the Local Planning Agency.

ANNUAL BOARD REORGANIZATION

MOTION: Appoint Kelly Laurine as LPA Chair

Action: Approve.
Moved by: Christina de la Vega
Second by: Jackie Vitale
Motion passed unanimously.

MOTION: Appoint Christina de la Vega as Vice Chair
Action: Approve.
Moved by: Jackie Vitale
Second by: Margaret Bromfield
Motion passed unanimously

APPROVAL OF MINUTES

MOTION: Approval of December 10, 2020 LPA Minutes
Action: Approve.
Moved by: Christina de la Vega
Second by: Jackie Vitale
Motion passed unanimously.

APPROVAL OF AGENDA

Action: Approve with items changing the order of agenda items, adopting that Ordinance No. 2460-2021 present first and Central Parkway Lofts present second.
Moved by: Christina de la Vega
Second by: Margaret Bromfield
Motion passed unanimously.

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

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

ACTION ITEMS: None.

ORDINANCES:

1. 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 4W INDS, LLC, LOCATED ON THE NORTHEAST CORNER OF ST LUCIE BOULEVARD AND SE FOURW INDS 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.

PRESENTATION: Tom Reetz, Senior Planner
Kev Freeman, Development Director



5:43 PM

Dwight Price, Applicant

BOARD COMMENT:

Kelly Laurine asked for confirmation on the current zoning and requested zoning.

Christina de la Vega voiced concerns about setbacks.

Dwight Price reassured the board that everything will meet the city's land development code.

Staff confirmed what R2 would allow and the reasoning behind the applicant's request.

Kev Freeman explained why the availability for single family dwellings in the city is important to the commission.

Discussion continued about what the code allows the applicant to do with the property in each zoning situation.

PUBLIC COMMENT: 2:05

1. Marcela Cambor (West Osceola Street) – in support of the proposal and rezoning.
2. Rodger Bernoght (Snug Harbor) – concerned about the developer ruining the sidewalks, and safety for children. Prefers single family homes and does not agree with expanding the property line.
3. Mike Stetson (SE Monterey Ave.) – asked about the building's conceptual drawings. Discussed the surrounding properties and concerned about density.
4. Dale Thornberry (SE St. Lucie Blvd.) – presented the board with a map of his property and a petition signed by neighbors not in favor of the project. Described reasons why they are not in favor, such as 50 wide lots, safety, walkability, parking, and over development.
5. Fred Ritsky (SW Saint Lucie) – in favor of rezoning staying the same due to setbacks, aesthetic appeal, traffic, and density.
6. Shelia Kurtz (SE Four Winds Drive) – concerned about safety, parking, density, visibility of the setback allowed, street aesthetics.
7. Donald Doucher (SE Monterey Avenue) – concerned about the historical aspect of changing zoning from what was originally planned for.

BOARD COMMENT:

The board asked for confirmation about zoning for John Leighton's property.

Staff clarified the zoning was commercial as well as part of a PUD approval.

Kev Freeman addressed that they do not have safety concerns for the setback requests more so than any other single-family development requests.

Dwight Price addressed the sidewalk condition and clarified other concerns from the public on his proposed project.

Cristina de la Vega asked if he could relocate the faces of the homes.

The board, staff and applicant discussed replating to accommodate the face relocation of the buildings.

Margaret Bromfield confirmed that tonight is only about zoning and there will be another opportunity to approve what is put on the land.

Mike Mortell explained the approval process.

PUBLIC COMMENT:

8. Glen White (Four Winds) – concerned about parking, sidewalks, traffic, and trash.

BOARD COMMENT:

Staff confirmed how the zoning request process works.

Christina de la Vega expressed concern about water drainage on the proposed project.

MOTION:

Action: Approve.

Moved by: Christina de la Vega

Second by: Jackie Vitale

Motion passed with Kelly Laurine opposing.

2. 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.

PRESENTATION: Tom Reetz, Senior Planner  7:12 PM
Kev Freeman, Development Director
Marcela Cambor, Cambor & Associates

BOARD COMMENT:

Christina de la Vega explained her concern about a previous project that was approved for affordable housing that did not end up becoming affordable housing.

Staff and the City Attorney confirmed what happened with the Savannah Place project.

Jackie Vitale requested mature trees on the right of way, and clarification of Central Parkway ownership and a crosswalk.

Mike Mortell confirmed that it is City owned property.

Marcela Cambor said that a crosswalk was under discussion.

Christina de la Vega expressed concerns about trail access, parking, density, buffers, and greenspace.

Marcela Cambor addressed her concerns with statistics given and spoke about creating a sustainable future with the project.

Margaret Bromfield said that she was concerned about density and parking.

Marcela Cambor agreed that parking was light but explained that in the future there is the possibility that surrounding commercial developments will lease or share parking. She suggested making a condition in the PUD if they are concerned about parking.

Margaret Bromfield is concerned about the aesthetics of the building height, and density.

Mike Mortell explained what Central Parkway was originally zoned for and compatible uses.

Kev Freeman said that the underlying future land use in the Comprehensive Plan allows this amount of density.

Jackie Vitale addressed the county's housing crisis and said smart density is the way to solve the problem.

PUBLIC COMMENT:

1. Robin Cartwright (SE Hibiscus) – addressed the cost of the homes, density, and housing crisis statistics.
2. Linda Richards (SW Cabana Point Circle) – provided a handout of proposed projects. Expressed concerns about schools, roads, density, environmental pollution, and quality of life for residents.
3. Barbara Vigrass (SW Ranch Trail) – Business owner in Downtown Stuart. Concerned about traffic, safety, density, and rapid growth.
4. Luke Latham (SE Seahut Way) – Spoke about the dog park, sidewalks, current trees, lighting, parking, sidewalks, trails, and wildlife.
5. Michael Streth (SE Seahunt Way) – spoke about surrounding area.

BOARD COMMENT:

Christina de la Vega stated her concerns.

Discussion continued between the board and the applicant regarding traffic on Central Parkway, density, crosswalks, and parking.

Margaret Bromfield discussed that she is concerned about the rate of affordable housing proposed.

Mike Mortell explained that there is a state law prohibiting conditionalizing an approval on affordable housing.

The cost of the apartments was further discussed.

Staff explained the board's options on approval or continuance.

MOTION:

Action: Approve with the following conditions:

24 units per acre

1.6 parking spaces per unit

Establish a crosswalk

Add mature landscaping along Central Parkway

Moved by: Christina de la Vega

Second by: Jackie Vitale

Motion passed with Margaret Bromfield opposing.

PUBLIC COMMENT:

6. Paul Sandstrom (NW Darewood Lane) – explained that there is no affordable housing in Stuart.

STAFF UPDATE: None.

ADJOURNMENT

Ryan Strom, Chair

Jordan Pinkston, Board Secretary

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Local Planning Agency

Meeting Date:3/11/2021

Prepared by:S. Mayer

Title of Item:

PALMETTO COVE RPUD - REZONING TO RPUD (QUASI-JUDICIAL)(RC):

ORDINANCE No: 2463-2021: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING TWO PARCELS ON EITHER SIDE OF A 11' PUBLIC RIGHT OF WAY (ALLEY) ALONG SW PALM CITY ROAD, ON THE SOUTHWEST INTERSECTION OF SW HALPATIOKEE STREET, TOTALING 0.97 ACRES FROM RESIDENTIAL MULTI-FAMILY/OFFICE (R-3) TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD); ESTABLISHING THE "PALMETTO COVE" RPUD CONSISTING OF THIRTEEN (13) MULTI-FAMILY UNITS WITHIN TWO (2) INDIVIDUAL TWO-STORY TOWNHOME 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 a rezoning of property from R-3 (Residential Multi-Family/Duplex) to Residential Planned Unit Development (RPUD). The proposed amendment is to allow for the construction of 13 multifamily units on .97 acres. The property is bounded to the east by commercial plaza (B-2 Publix), to the North by multi-family apartments (R-3), to the west by single family and water retention area (R-1) and to the south by an office (R-3)

The proposed project consists of two (2) two-story town home buildings divided by an existing right of way (an 11' unimproved alleyway), which serves as a main entrance to the PUD from Palm City Road. There is an secondary ingress/egress at Halpatiokee Street. A community pool and cabana is centrally located, with green-space lined with native trees and sidewalks along the frontage of Palm City Road. Additionally, the applicant is proposing six (6) on-street parking spaces along Halpatiokee Street.

The applicant is asking for the following two 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 DUL with City Commission approval. The applicant is proposing 13.1 DU/acre.

2. Section 6.04.06 Land Use Transitions and Landscape Buffers. The code requires a 8.75 foot landscape buffer with a 35 foot buffer area without a structure bordering single family residences. The applicant is providing a 55.76 foot separation between the town home building and the adjacent residential property along Halpatiokee Street. However, the landscaped area is less than 5 feet wide between accessory structures and paving. The applicant provides 13 Eagleston Hollies and a hedge of Small Leaf Clusia as compensation for the reduced landscaped buffer. Along the more southern building, the applicant is proposing an 8' separation between the building and the adjacent R-1 property. However, this property is an existing plated storm water

retention area. Nevertheless, a waiver to the code is required to R-1 zoned property, which is from the 35' buffer distance and the reduction of the landscaped zone to a Cocoplum hedge.

See attachment - B3. staff review - for the full Residential PUD review

Funding Source:

N/A.

Recommended Action:

Motion to recommend approval of Ordinance No. 2463-2021 to be heard by the City Commission on March 22, 2021.

ATTACHMENTS:

Description	Upload Date	Type
❑ A1. Ordinance 2463-2021	3/1/2021	DRAFT ORDINANCE
❑ A2. Survey	3/1/2021	Exhibit
❑ A3. Site Plan	3/1/2021	Exhibit
❑ A4. Landscape Plan	3/1/2021	Exhibit
❑ A5. Elevations and Floor Plans	3/1/2021	Exhibit
❑ A6. Architectural Rendering	3/1/2021	Exhibit
❑ A7. Conceptual Engineering	3/1/2021	Exhibit
❑ A8. Autoturn Exhibit	3/1/2021	Exhibit
❑ A9. School Concurrency Worksheet	3/1/2021	Exhibit
❑ B1. Staff Report	3/1/2021	Staff Report
❑ C1. Applicant Response to Comments	3/1/2021	Attachment
❑ C2. School Concurrency Comments	3/1/2021	Attachment
❑ C3. Staff PUD Review	3/1/2021	Attachment



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA
ORDINANCE NUMBER 2463-2021**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING TWO PARCELS ON EITHER SIDE OF A 11' PUBLIC RIGHT OF WAY (ALLEY) ALONG SW PALM CITY ROAD, ON THE SOUTHWEST INTERSECTION OF SW HALPATIOKEE STREET, TOTALING 0.97 ACRES FROM RESIDENTIAL MULTI-FAMILY/OFFICE (R-3) TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD); ESTABLISHING THE "PALMETTO COVE" RPUD CONSISTING OF THIRTEEN (13) MULTI-FAMILY UNITS WITHIN TWO (2) INDIVIDUAL TWO-STORY TOWNHOME 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, has considered the Petitioner's request to rezone the property to Residential Planned Unit Development (RPUD), establishing the Palmetto Cove RPUD, and has also considered the recommendation of the City staff; and

WHEREAS, the Applicant has committed to the City that its development will comply with all development codes, plans, standards and conditions approved by the City Commission; and that it will bind its successors in title to any such commitments made upon approval of 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 C Calvert Montgomery and Associates, Inc., dated 05.21.2020 and last revised on 02.16.21.**
- b. **Boundary and Topographic Survey, Sheet 1 of 1, prepared by Christian Fenex and Associates, LLC, (Professional Surveyor and Mapper), dated 12.23.19.**
- c. **The Landscape Plan, Sheets 1 and 2, prepared Conceptual Design Group, dated 08.26.20.**
- d. **Garbage Truck Exhibit and Fire Truck Exhibit, Sheets 1 thru 3, prepared by C Calvert Montgomery and Associates, Inc., dated 02.15.21.**
- e. **Conceptual Engineering Plan, Sheet 1, prepared by C Calvert Montgomery and Associates, Inc., dated 02.16.21.**
- f. **Architectural Floor Plans and Elevations, by Braden and Braden A1A PA, dated 08.12.20**
- g. **Architectural Rendering, by Braden and Braden A1A, PA, dated 08.21.20**

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: 924 SW Palm City Road, LLC

Print Name: _____

By: _____

Nicolas Calle, President

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 _____ online 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

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6, AND 7 BLOCK 2 OF HALPATIOKEE PARK AS RECORDED IN PLAT BOOK 8, PAGE 25 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA PART OF S.W. 1/4 OF THE SE 1/4 OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 41 EAST
AND
LOT 2, DYER ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 36, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

EXHIBIT B – LOCATION MAP

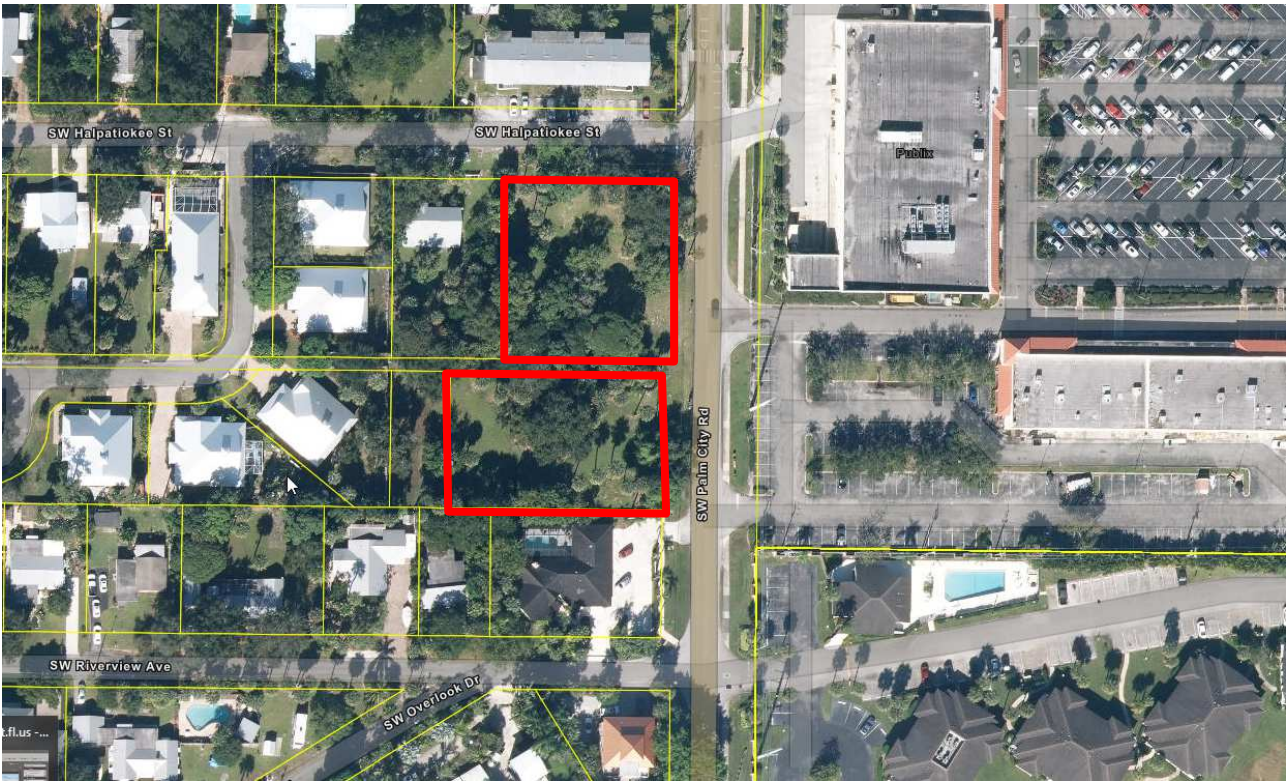


EXHIBIT C – DEVELOPMENT CONDITIONS

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 C Calvert Montgomery and Associates, Inc., dated 05.21.2020 and last revised on 02.16.21.**
 - b. **Boundary and Topographic Survey, Sheet 1 of 1, prepared by Christian Fenex and Associates, LLC, (Professional Surveyor and Mapper), dated 12.23.19.**
 - c. **The Landscape Plan, Sheets 1 and 2, prepared Conceptual Design Group, dated 08.26.20.**
 - d. **Garbage Truck Exhibit and Fire Truck Exhibit, Sheets 1 thru 3, prepared by C Calvert Montgomery and Associates, Inc., dated 02.15.21.**
 - e. **Conceptual Engineering Plan, Sheet 1, prepared by C Calvert Montgomery and Associates, Inc., dated 02.16.21.**
 - f. **Architectural Floor Plans and Elevations, by Braden and Braden A1A PA, dated 08.12.20**
 - g. **Architectural Rendering, by Braden and Braden A1A, PA, dated 08.21.20**
2. Any modifications to the 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. 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.

Landscaping

4. The common areas including the projects pool and cabana area shall be provided with landscaping with an irrigation system of enough capacity to maintain the landscaping in a healthy growing condition.
5. 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

6. Open Space. Not less .38 acres or 39.5% of the RPUD shall be Open Space as depicted on the Site Plan 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

7. 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

8. Applicant shall provide a digital boundary survey and civil plan prior to the issuance of a site permit.
9. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.
10. 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.
11. All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.
12. The applicant shall provide a Final Site plan showing two (2) bike racks, one EV parking space location and the location of the centralized mailbox with a dedicated parking space.

Development and Construction

13. In the event of any conflict in the provisions of Exhibit 'C' Development Conditions and attached exhibits, Exhibit 'C' shall prevail.
14. 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.
15. 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.
16. Any existing sidewalks damaged along Halpatiokee Street or Palm City Road 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.

17. Temporary or freestanding storage units are prohibited on the property once construction is complete.
18. 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.
19. Any proposed landscaping in the city's right of way 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

20. 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

21. 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

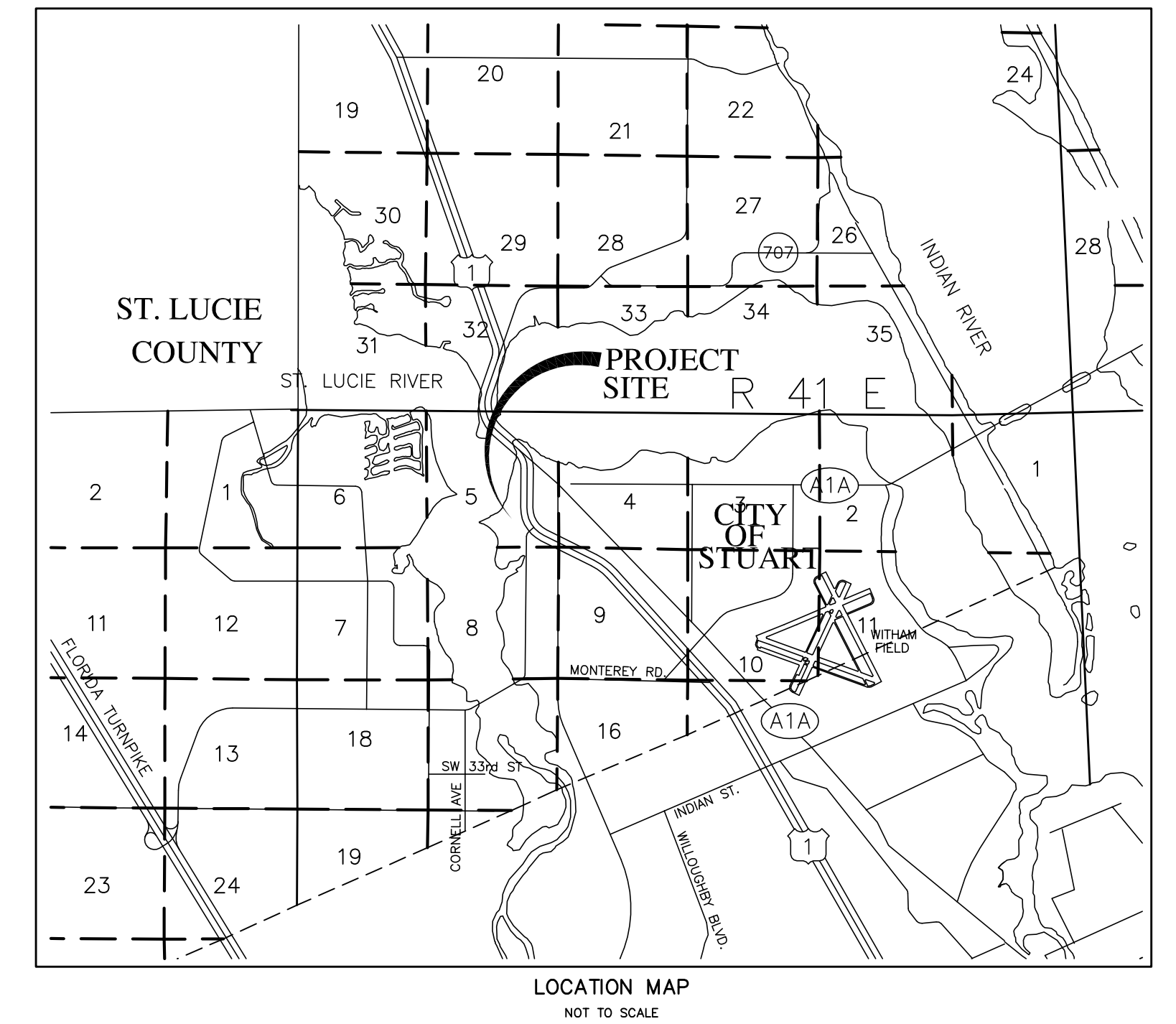
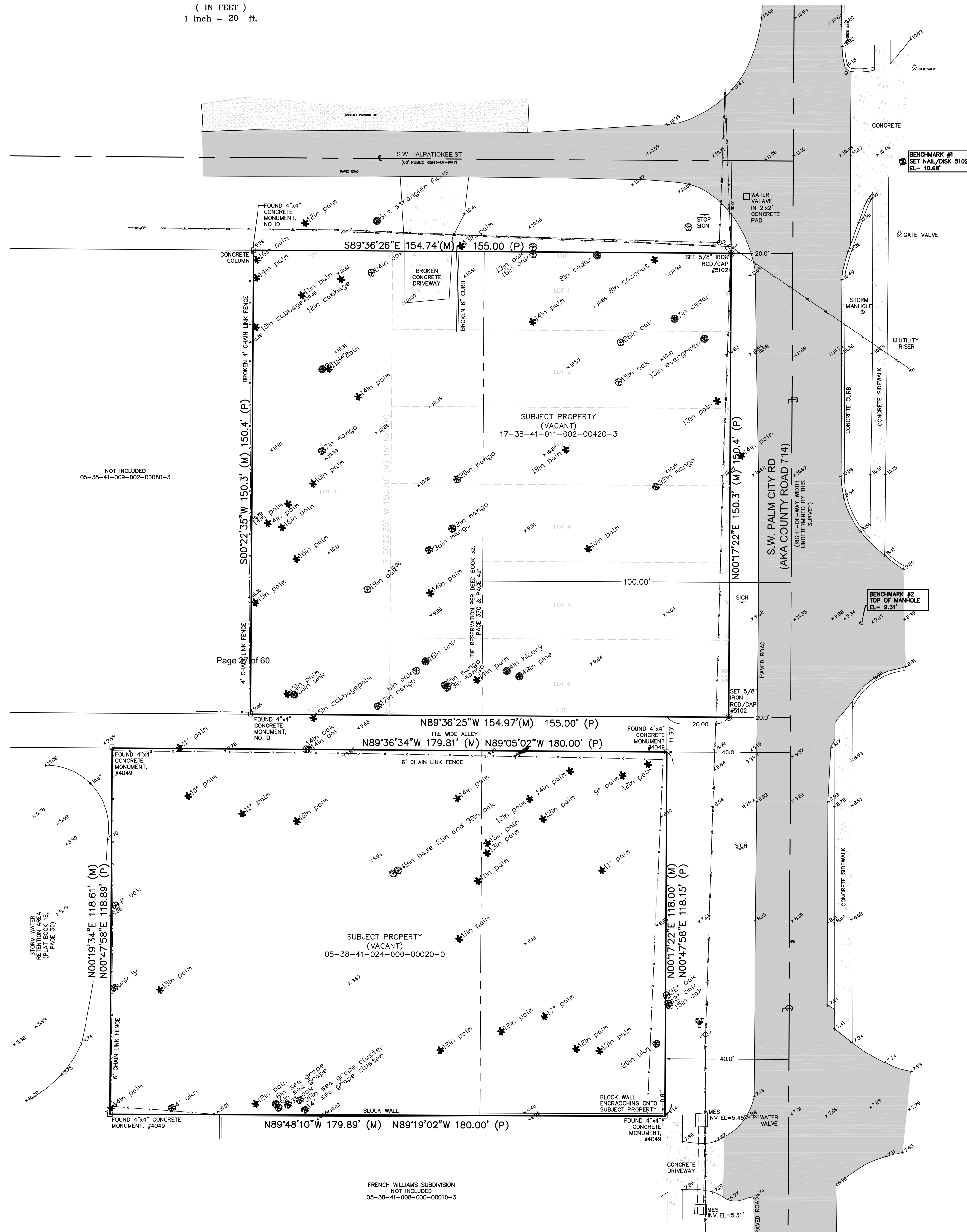
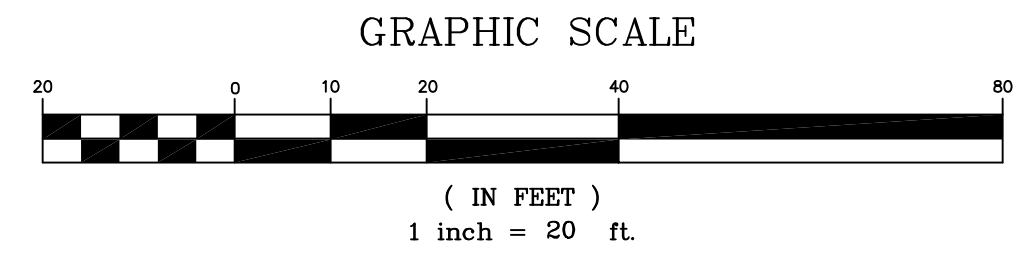
22. Timetable for development shall be as follows:

Site and building permit application deemed sufficient for permit review under city codes and standards.	April 1, 2024
Final Certificate of Occupancy for all site and building improvements.	April 1, 2025

Allowable Uses

23. The following uses shall be permitted:

- a. Multi-Family Residential
- b. Home Occupations in accordance with the City's Land Development Code.



BOUNDARY SURVEY

PARCEL ID:
05-38-41-009-002-00010-8
AND
05-38-41-024-000-00020-0

PARCEL ADDRESS:
502 HALPATIOKEE ST, STUART
AND
924 SW PALM CITY ROAD, STUART

LEGAL DESCRIPTION:
LOTS 1, 2, 3, 4, 5, 6, AND 7 BLOCK 2 OF HALPATIOKEE PARK AS RECORDED IN PLAT BOOK 8, PAGE 25 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA PART OF S.W. 1/4 OF THE SE 1/4 OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 41 EAST AND LOT 2, DYER ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 36, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SURVEYOR'S NOTES:
1. BEARINGS REFER TO STATE PLANE, NAD83 FLORIDA EAST ZONE 901, VRS.
2. (O)=DEED CALL; (M)=FIELD MEASUREMENT; (C)=CALCULATED MEASUREMENT
3. PROPERTY LIES IN FLOOD ZONE X, FEMA MAP 12085C0134G, 3-16-15.
4. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAYS, EASEMENTS, OR OTHER ENCUMBRANCES BY THIS FIRM. SURVEY PREPARED WITHOUT BENEFIT OF TITLE.
5. UNDERGROUND UTILITIES NOT LOCATED PER THIS SURVEY.
6. C = CENTERLINE OF ROAD; PO = POWER POLE; UNK = UNKNOWN; IN = INCH.
7. ELEVATIONS REFER TO NAVD88 (NORTH AMERICAN VERTICAL DATUM 1988) MARTIN COUNTY BENCHMARK "POP-PC" EL=5.42'.

NAVD88

CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING
3401 SW 72ND AVE, PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 EMAIL FENEX@BELLSOUTH.NET
LICENSED BUSINESS # 6858

DRAWING DATE: 12/23/19
FIELD DATE: 12/18/19
F.B. DS PAGE 56
SKETCH NO. 219051_Jotst1-7blk2_dyer.dwg

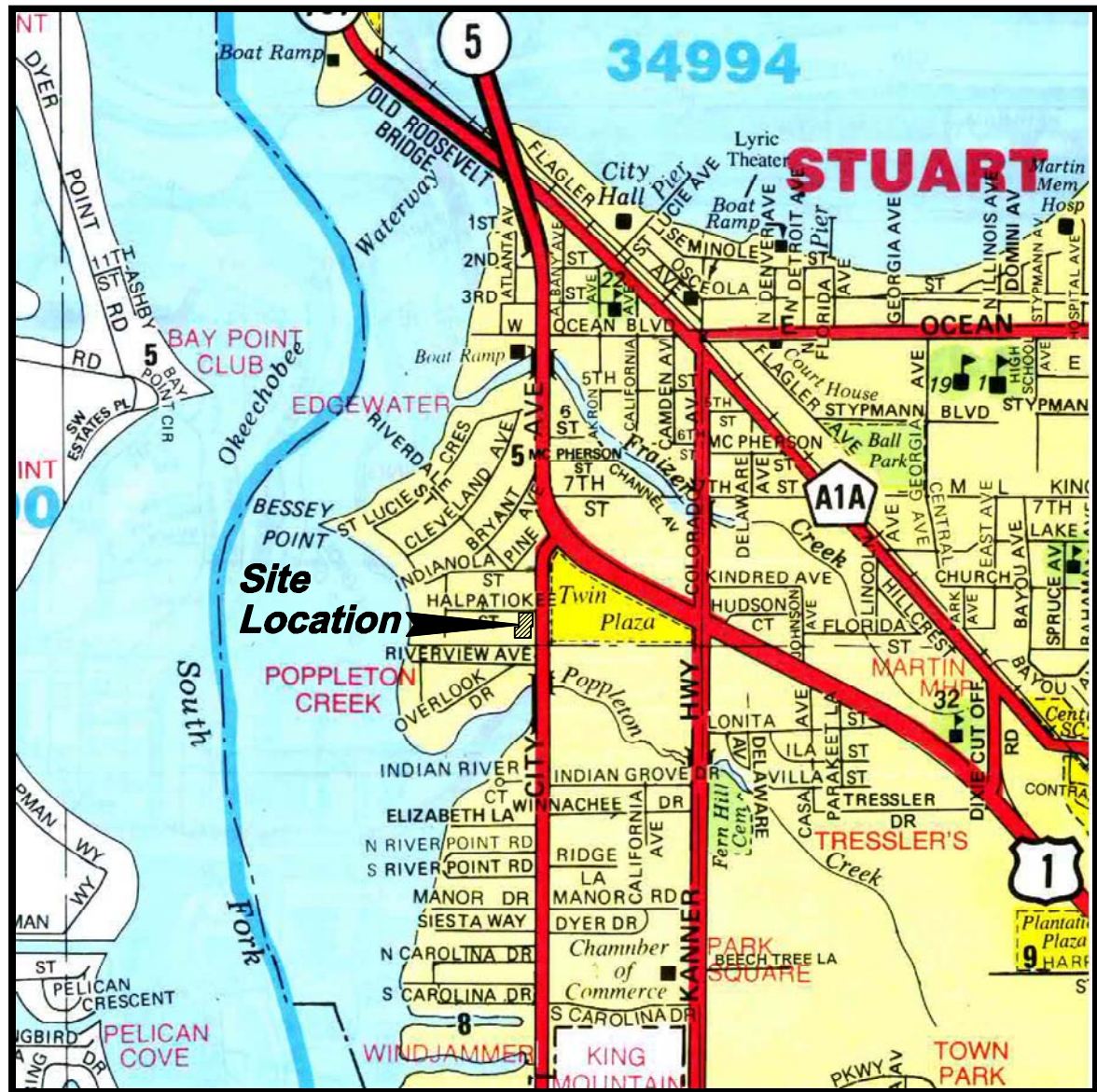
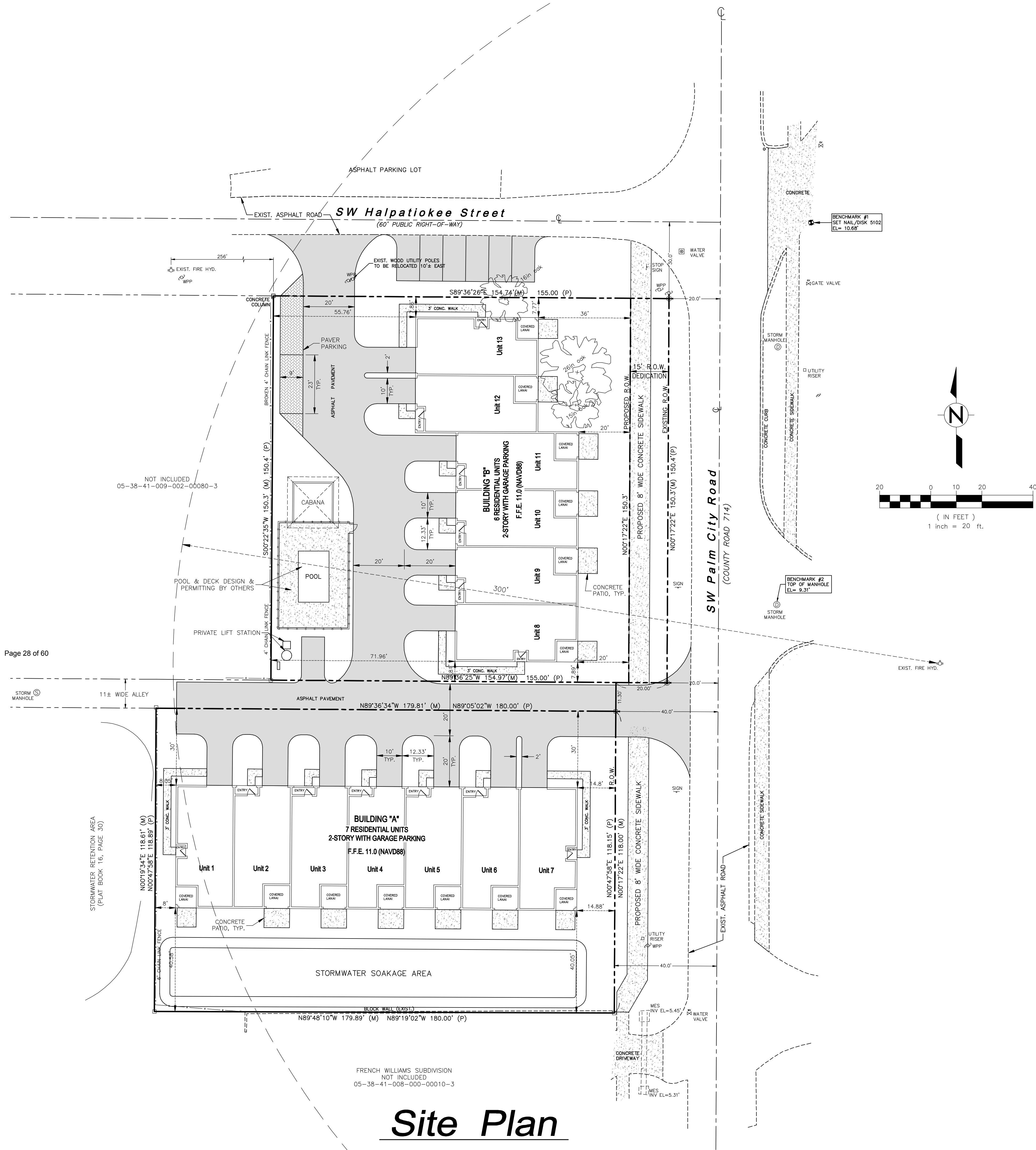
FLORIDA REGISTRATION #5102
CHRISTIAN FENEX
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND:

- FH — FIRE HYDRANT
- WV — WATER VALVE
- WM — WATER METER
- WPP — WOOD POWER POLE
- MH — MANHOLE (SANITARY SEWER)
- D — MANHOLE (STORM)
- CB — CATCH BASIN
- WF — WOOD FENCE
- CLF — CHAIN LINK FENCE
- R.O.W. — RIGHT OF WAY

FRENCH WILLIAMS SUBDIVISION
NOT INCLUDED
05-38-41-008-000-00010-3

Site Plan



Vicinity Map

1"=1,600'

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6, AND 7 BLOCK 2 OF HALPATIOKEE PARK AS RECORDED IN PLAT BOOK 8, PAGE 25 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA PART OF S.W. 1/4 OF THE SE 1/4 OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 41 EAST AND LOT 2, DYER ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 36, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SITE DATA

PROJECT NAME:	SOUTHERN LANDMARK HOMES		
LOCATION:	502 HALPATIOKEE STREET, STUART, FLORIDA		
	924 SW PALM CITY ROAD, STUART, FLORIDA		
PARCEL I.D.	05-38-41-009-002-00010-8		
	05-38-41-024-000-00020-0		
EXISTING USE:	VACANT		
ZONING:	R-3 Residential - Multi-Family / Duplex		
LAND USE:	OFFICE / RESIDENTIAL		
GROSS SITE AREA:	44,552 s.f.	1.02 ac.	
R.O.W. DEDICATION:	2,255 s.f.	0.05 ac.	
TOTAL SITE AREA:	42,297 s.f.	0.97 ac.	100.0 %
BUILDING COVERAGE:	14,265 s.f.	0.33 ac.	33.7 %
VEHICULAR PAVEMENT:	8,475 s.f.	0.19 ac.	20.0 %
PEDESTRIAN WALKS / PATIOS:	1,750 s.f.	0.04 ac.	4.1 %
POOL & DECK:	1,115 s.f.	0.03 ac.	2.6 %
TOTAL IMPERVIOUS AREA:	25,605 s.f.	0.59 ac.	60.5 %
OPEN SPACE:	16,692 s.f.	0.38 ac.	39.5 %

DENSITY CALCULATION

GROSS SITE AREA:	0.97 Ac.
NUMBER OF UNITS:	13
PROPOSED DENSITY:	13 Units / 0.97 Ac. = 13.0 Units/Ac.

BUILDING DATA:

BUILDING COVERAGE (FOOTPRINT):	14,265 s.f.
TOTAL SQUARE FOOTAGE:	s.f.
GROSS SQUARE FOOTAGE:	s.f.
PROPOSED BUILDING HEIGHT:	32'-3" a.f.f.

PARKING CALCULATION

	REQUIRED	PROVIDED
RESIDENTIAL BUILDING		
13 RESIDENTIAL UNITS @ 1.5 SP. / UNIT =	19.5 Spaces	28 Spaces

ENGINEER'S SEAL:

SCOTT T. MONTGOMERY, P.E.
FL REG. No. 49954

P.U.D. SITE PLAN

SITE DEVELOPMENT PLANS
PALMETTO COVE
502 Halpatiokee Street & 924 SW Palm City Road, Stuart, Florida

PROJECT NO.

SHEET

1

OF 1

C. CALVERT MONTGOMERY & ASSOCIATES, INC.
Engineers-Surveyors (LB & C.A. 0000160)
P.O. BOX 92...959 S. FEDERAL HWY.....STUART, FLORIDA 34995
TEL (772) 287-3636 FAX (772) 220-0580

2	MISC. PER C.O.S. COMMENTS	02.16.21	
1	ADD ADDITIONAL PARKING	07.01.20	
	NO REVISION	DATE	
	DESIGNED BY:	DATE: 03.25.20	
	DRAWN BY:	SCALE: 1"=20'	

Plant List

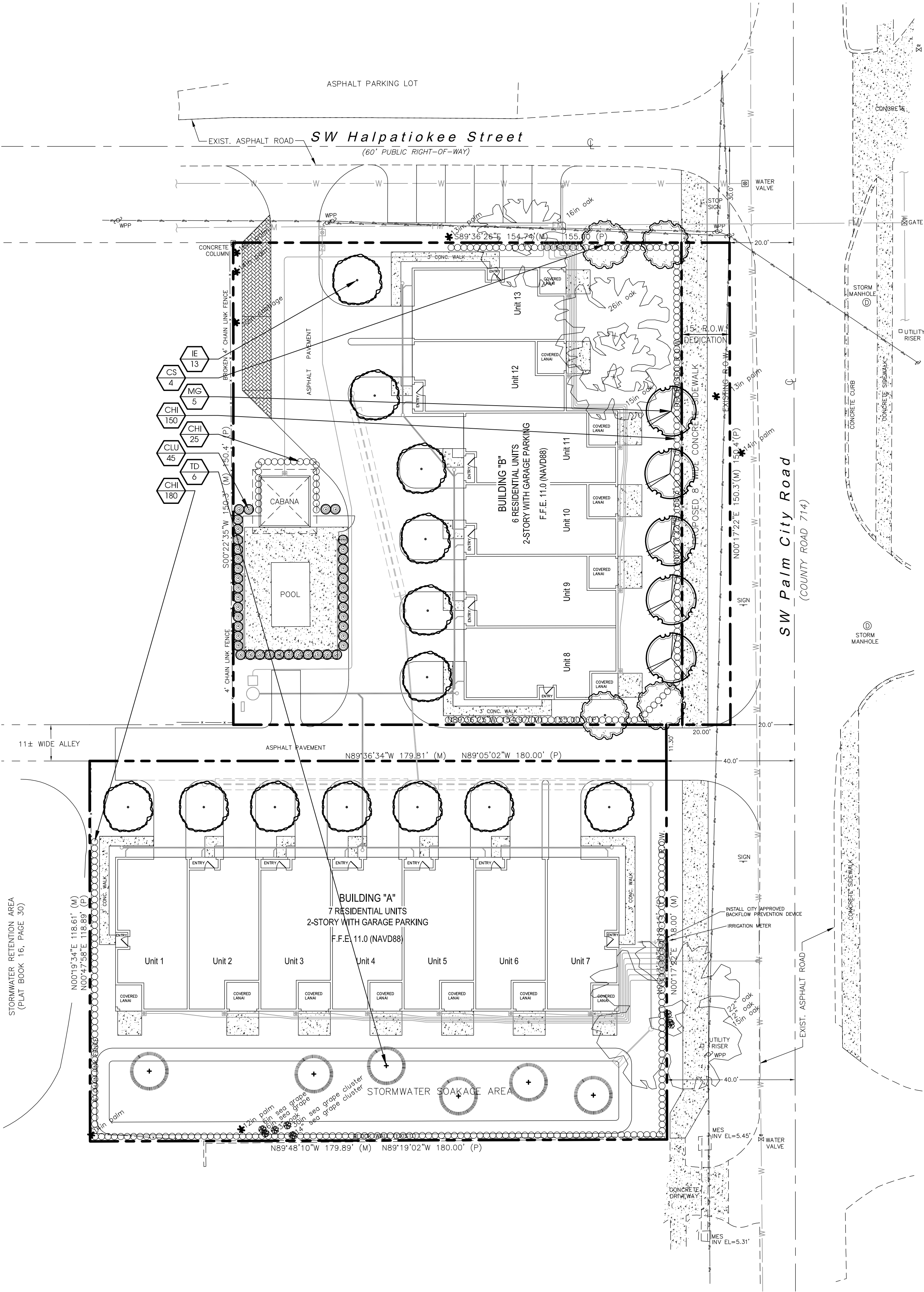
QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	WATER USAGE
CANOPY / ORNAMENTAL TREES							
4	CS*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTONWOOD	8' O.A./5' SPRD.	A.S.	FULL CANOPY	LOW
13	IE*	ILEX x ATTENUATA 'EAGLESTON HOLLY'	EAGLESTON HOLLY	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
5	MG*	MAGNOLIA GRANDIFLORA	LITTLE GEM MAGNOLIA	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
6	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
SHRUBS / HEDGES							
45	CLU	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	#3, 2' x 2'	2' O.C.	FULL & THICK	LOW
355	CHI*	CHRYSOBALANUS ICACO	COCOPLUM	#3, 2' x 2'	2' O.C.	FULL & THICK	HIGH
	SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD			SEE SPECS	HIGH
* = Florida Native							

Landscape Data

Total Site Area:	42,297 s.f.	97 Ac.	100%
Total Trees Required: (6.04.08)			
Required: 1 Tree / 1,500 s.f. = 42,297 / 1,500 = 28			28
Provided:			28
Total Shade Trees Required: (6.04.02.A.2) 50% of total required trees = 28 x 50% = 14			14
Total Shade Trees Provided:			18
Total Native Trees Required: (6.04.02.A.1) 50% of total required trees = 28 x 50% = 14			14
Native Trees Provided:			28 (100%)
Landscape Area: (6.04.03.B.1)			
Required: 20% of developed area = 42,297 x 20% = 8,459.4			8,459.4
Provided:			17,721

Xeriscape Points

Option	Points
Utilization of moisture sensing controller other than rain switch	Page 29 of 60
Plan submitted with low, moderate and high water usage zones indicated on the Landscape Plan	5
51% or more of the required shrubs are made up of drought tolerant species from the list	10
51% or more of the required trees are made up of drought tolerant species from the list	10
50% more than the required shade trees planted in the vehicular use area	10
Utilization of mulch other than Cypress mulch	5
Utilization of compacted mulched planting beds at least three inches deep in all planted areas except Ground Cover	10
Points Required:	55
Points Provided:	50



Landscape Plan

Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area. Call 811 - Sunshine State One Call of Florida, Inc. - www.sunshine811.com
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviro-mulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. All plant material and sod shall be fertilized in accordance with Martin County's fertilizer ordinance. Soil tests are required from the site to be in compliance with the ordinance and shall be taken from the minimum required areas as stated in the ordinance. Fertilizer shall be a complete natural organic fertilizer and slow release.

Fertilized with a complete natural organic fertilizer with a ratio as allowed by the County.

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

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

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

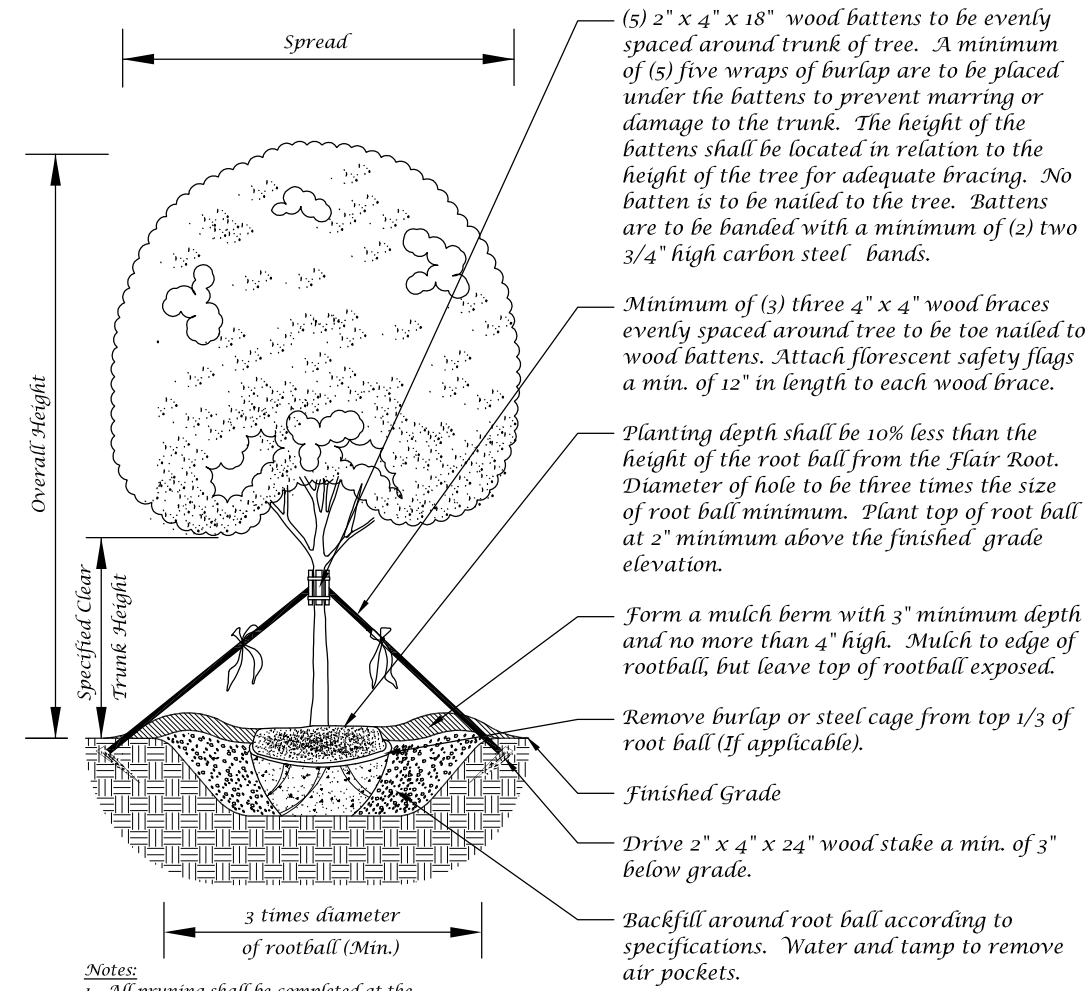
11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers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

NOTE:
Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in Item #8 above shall be revised for site conditions.
Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.

General Notes

1. No plant substitutions can be made without City of Stuart approval.
2. All required landscape improvements must be inspected and approved by the City of Stuart prior to the issuance of a Certificate of Occupancy.
3. Any existing landscaping, sod, or irrigation damaged or destroyed during the construction shall be replaced prior to the final inspection.
4. All prohibited, exotic and invasive species shall be removed from the entire site prior to issuance of certificate of occupancy.
5. All planting areas and sod to be irrigated to provide 100% coverage and provide adequate irrigation of landscape areas for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
6. The irrigation system shall be continuously maintained in working order.
7. An automatic Rain sensor shall be placed on-site as part of the required irrigation system.
8. Planting adjacent to fire hydrants is to have a minimum clear radius of 7.5' as required by the NFPA Uniform Fire Code Florida Edition 18.3.4.1 Hydrants. All fire hydrants and fire check valves shall have a minimum of 7.5' from the front and sides with 4' from the rear to all landscape material per the Florida Fire Prevention Code.
9. Sod and irrigation will be installed in any adjacent right-of-way, between walks and curbs.
10. Root barriers shall be installed in accordance with manufacturer specifications adjacent to all trees planted within six feet of curbs or sidewalks in public right-of-way.

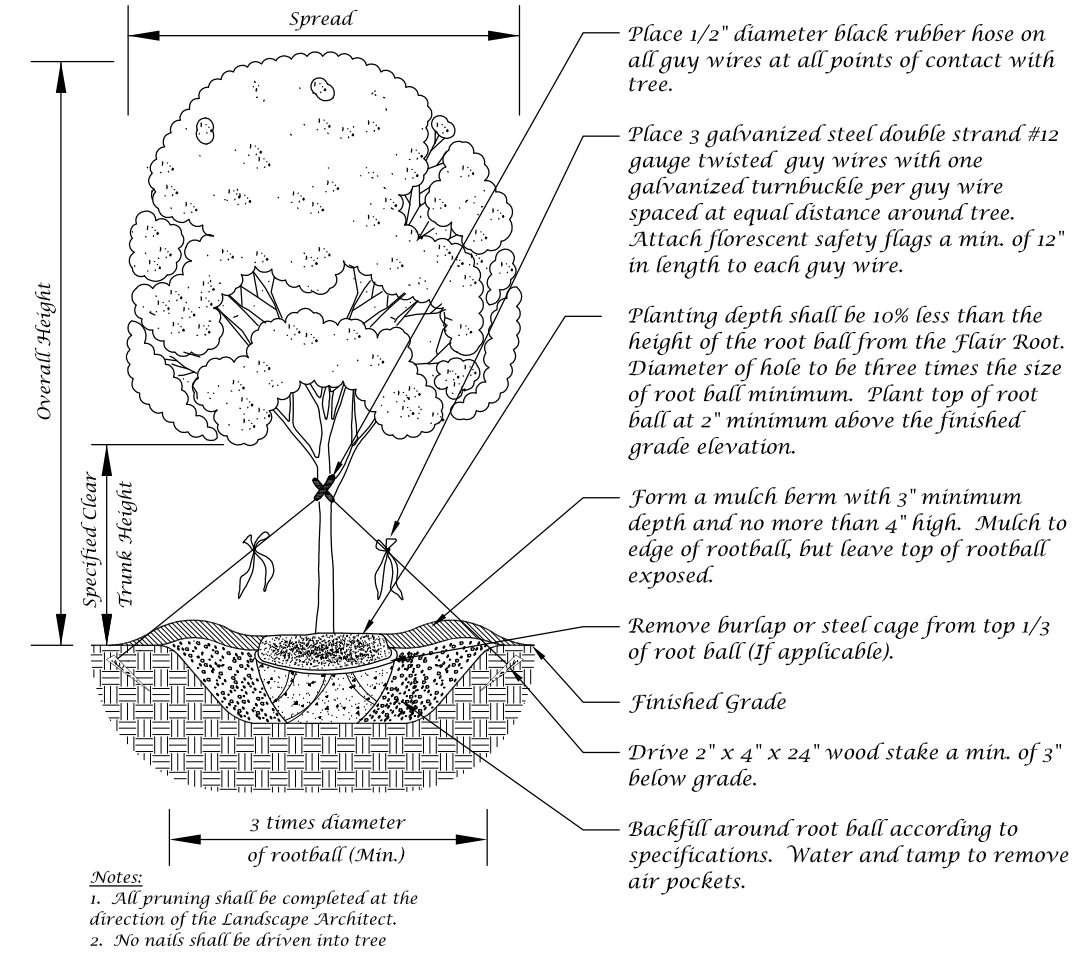
Landscape Details



- Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Large Tree Planting Detail (5" Caliper or Greater)

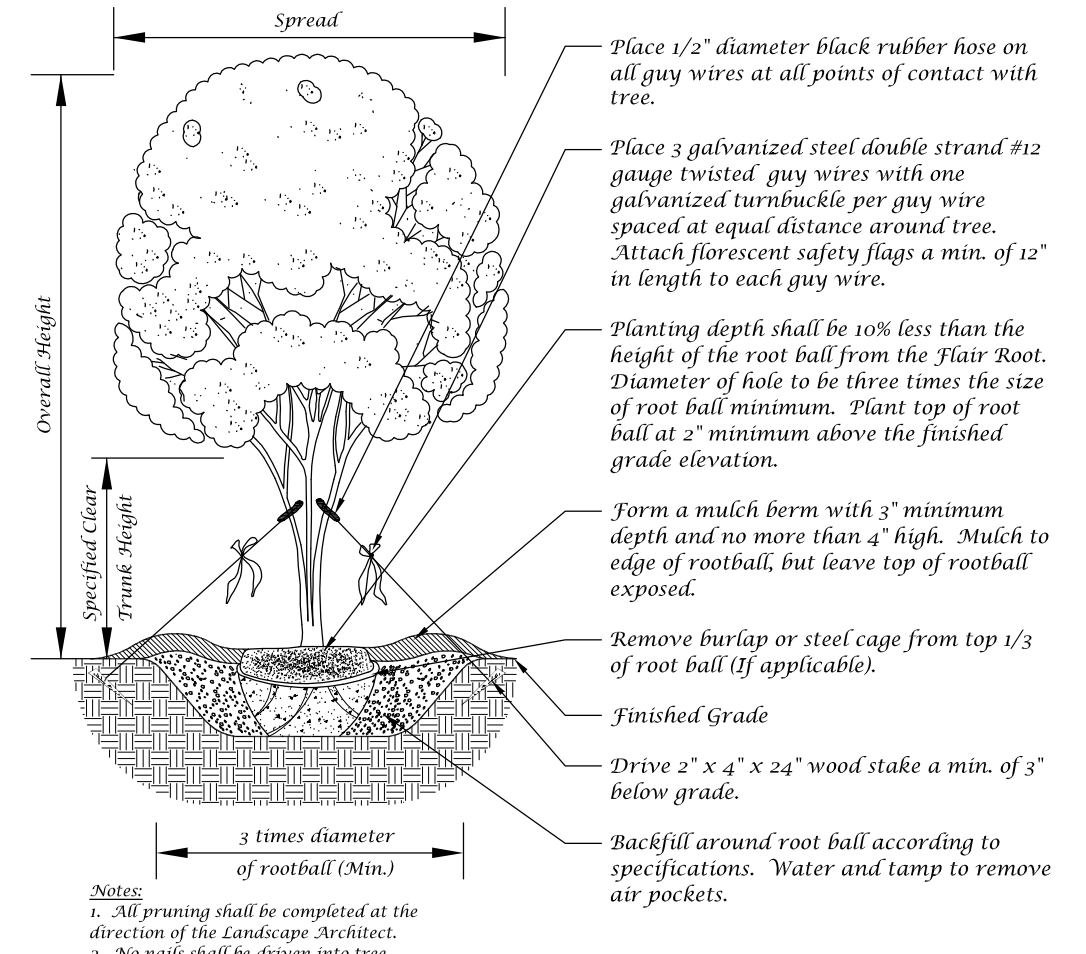
Not to Scale



- Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Tree Planting Detail

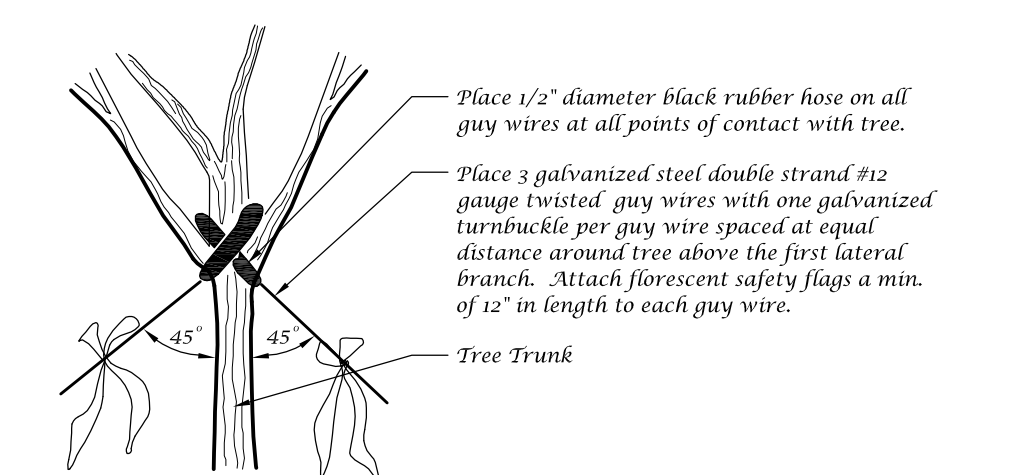
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- Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Multi-Trunk Tree Planting Detail

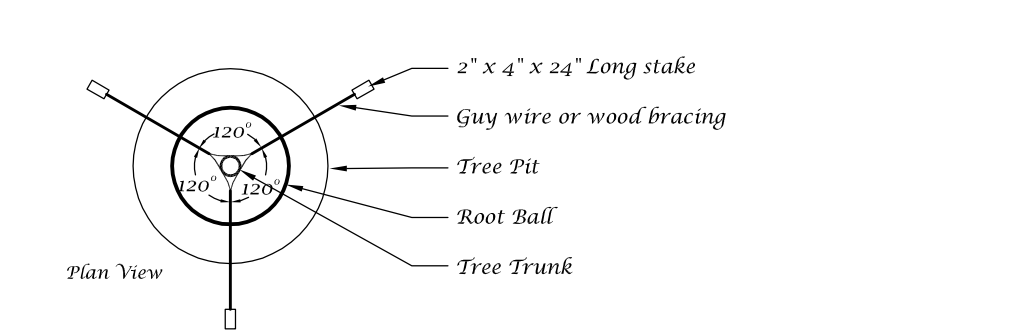
Not to Scale



- Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Guy Wire Attachment Detail

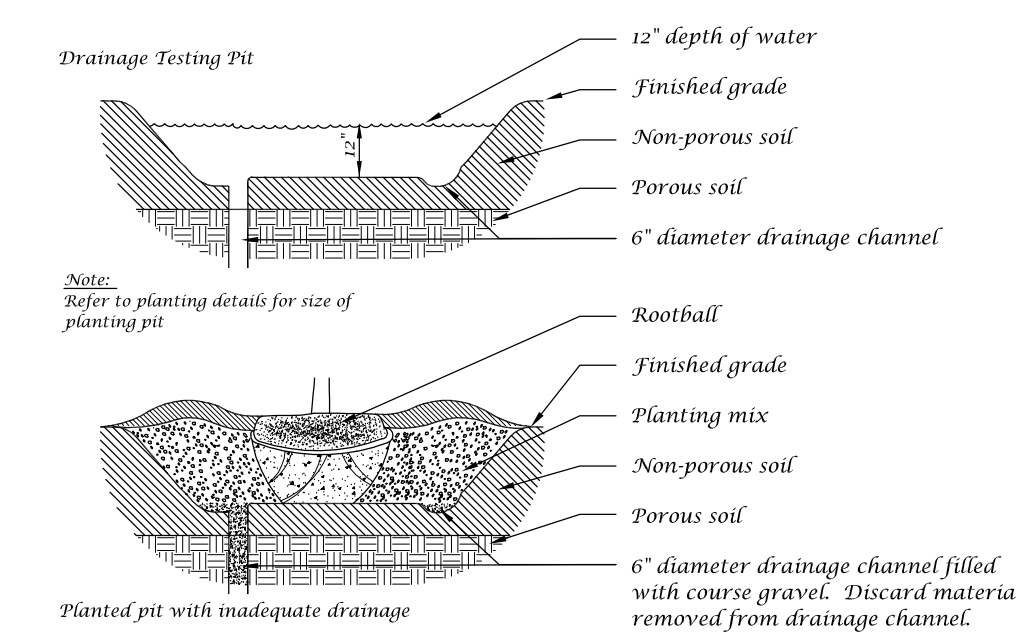
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- Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Staking Detail

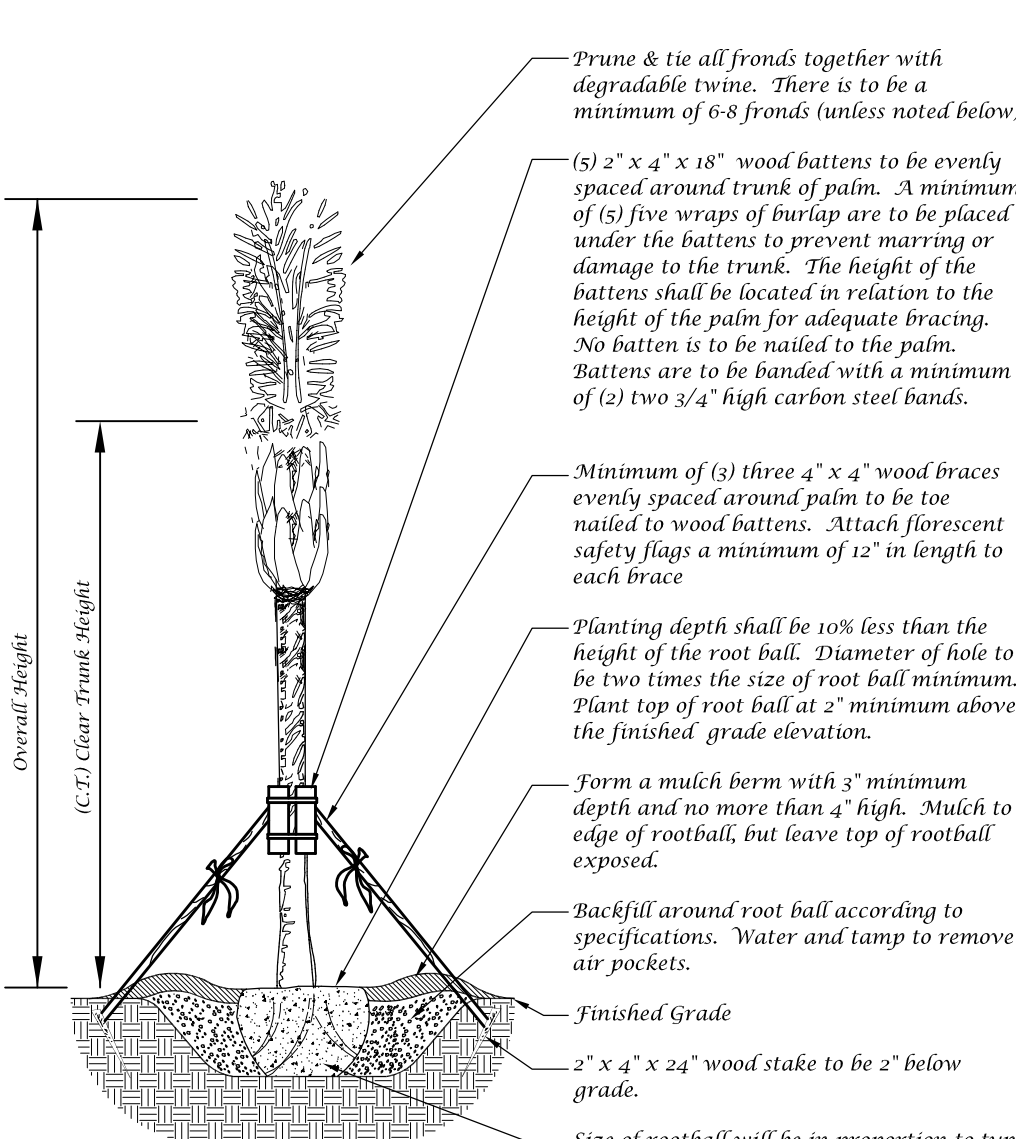
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- Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Drainage Testing Detail

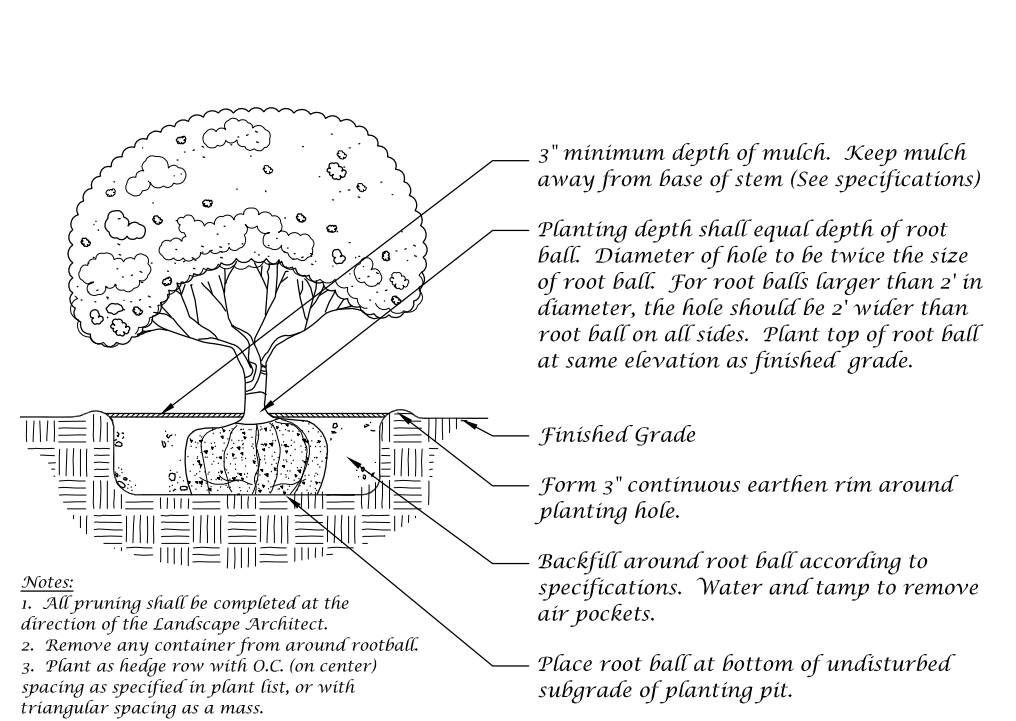
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- Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Palm Planting Detail

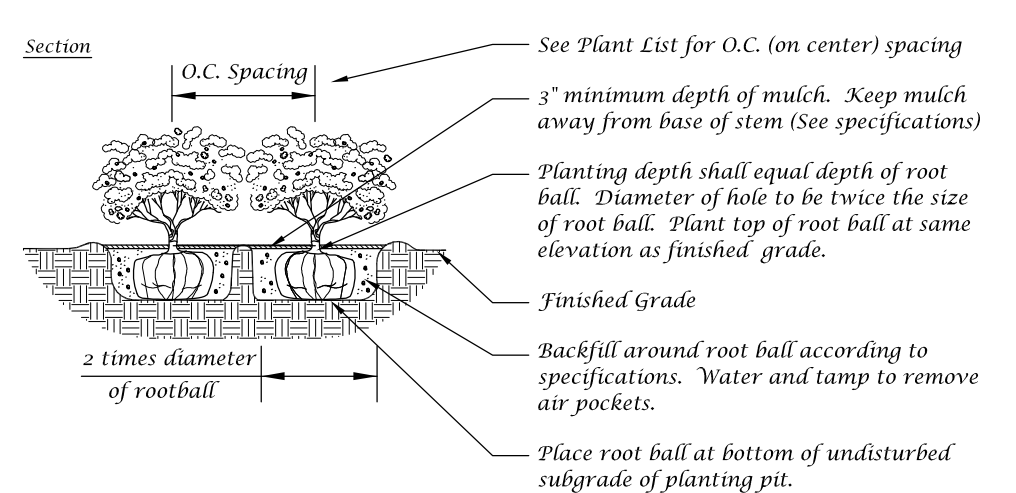
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- Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Shrub Detail

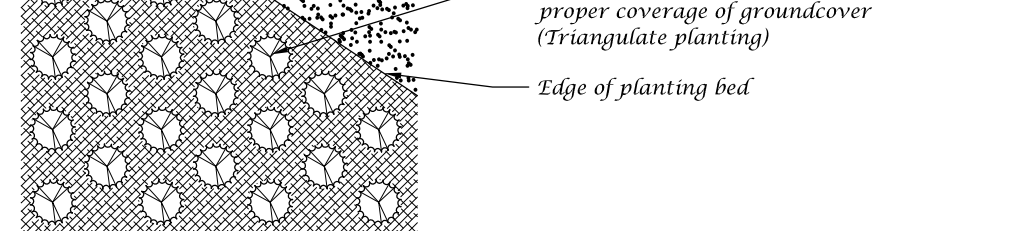
Not to Scale



- Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Ground Cover Detail

Not to Scale



- Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Ground Cover Detail

Not to Scale

Conceptual Design Group, Inc.

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 19-1203

Drawn By JWS

Submittal Dates 8-26-2020

Revision Dates

Landscape Plan



BLDG A NORTH ELEVATION (PARKING)

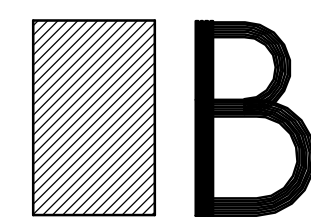
SCALE: 3/16" = 1'-0"



BLDG A SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

Page 31 of 60



Braden & Braden AIA, PA

ARCHITECTS - PLANNERS

417 S.E. COCONUT AVENUE

Tel : (772) 281-8258

Fax : (772) 281-8283

Website: www.bradenarchitects.com

Stuart, FL 34996 #AAC000032

BUILDING A FOR:

PALMETTO CALLE

Address: stuart florida

Date Drawn:
8-21-20

Drawn by:

D.R.B.

C.C.U.

Checked by:

D.R.B.

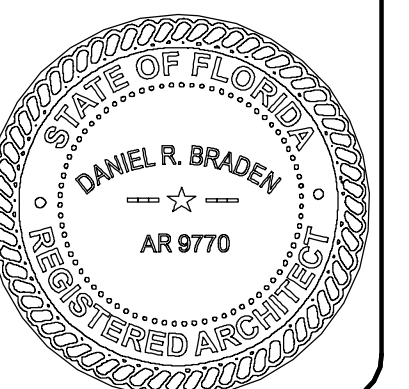
Revisions :

JOB NUMBER:

19-178A

SHEET NO:

OF X.





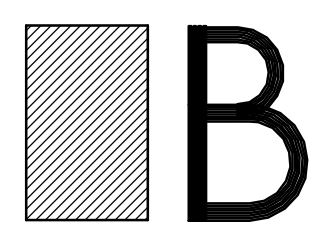
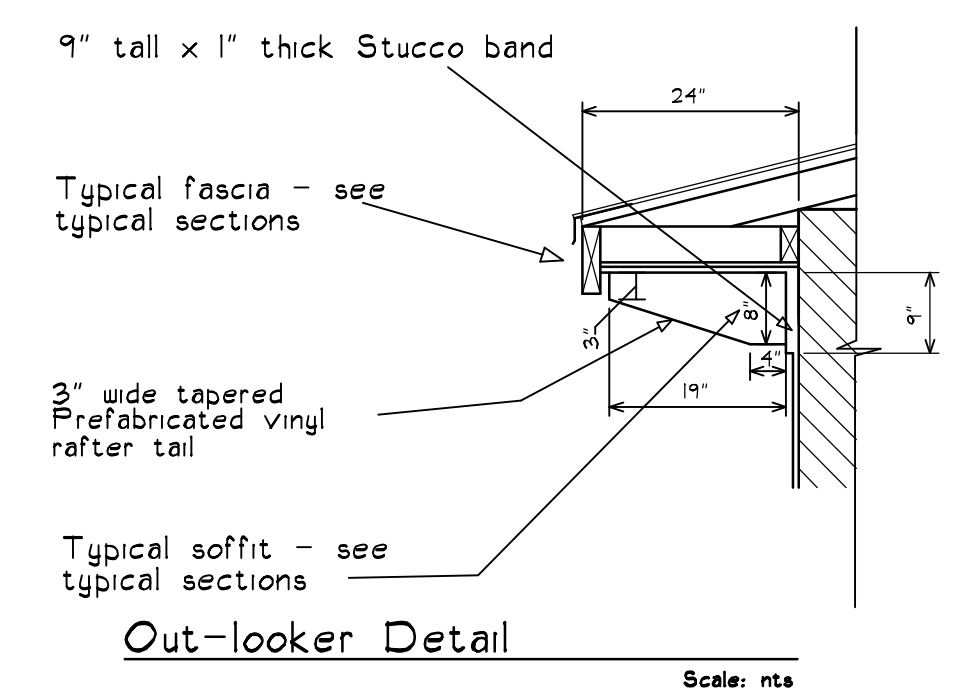
BLDG A EAST ELEVATION (STREET)

SCALE: 3/16" = 1'-0"



BLDG A WEST ELEVATION

SCALE: 3/16" = 1'-0"



Braden & Braden AIA, PA
ARCHITECTS - PLANNERS
417 S.E. COCONUT AVENUE
Tel : (772) 281-8258
Fax : (772) 281-8283
Website: www.bradenarchitects.com
Stuart, FL 34996 #AAC000032

BUILDING A FOR:

PALMETTO CALLE

Address: stuart florida

Date Drawn:
8-21-20
Drawn by:
D.R.B.
C.C.U.
Checked by:
D.R.B.

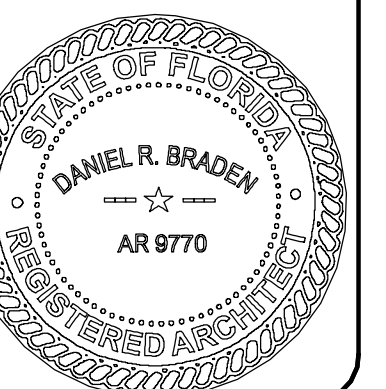
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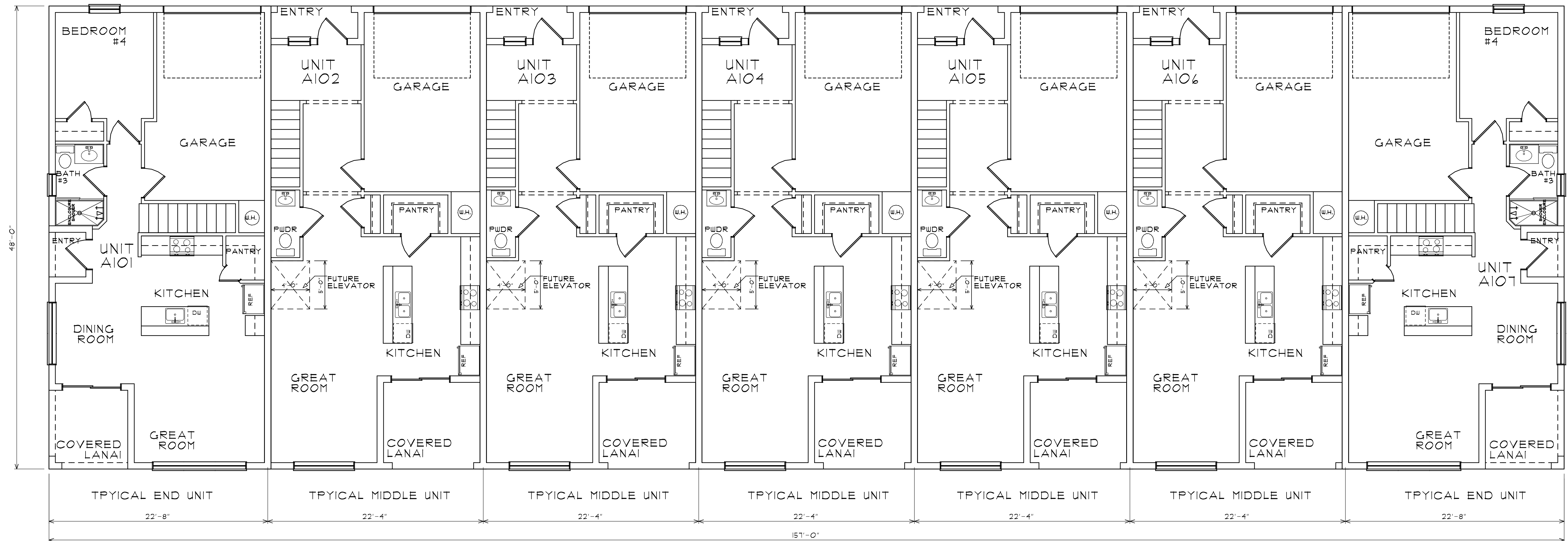
JOB NUMBER:

19-178A

SHEET NO:

OF X.





Page 33 of 60

BUILDING A FLOOR PLAN

SCALE 3/16" = 1'-0"

Building A Square Footage TOTAL
 First Floor Foot Print = 7,536 sq. ft.
 Second Floor Foot Print = 7,409 sq. ft.
 Total Footprint = 14,945 sq. ft.

Braden & Braden AIA, PA

ARCHITECTS - PLANNERS

417 S.E. COCONUT AVENUE

Tel : (772) 281-8258

Fax : (772) 281-8283

Website: www.bradenarchitects.com

Stuart, FL 34996 #AAC000032

BUILDING A FOR:

PALMETTO CALLE

Address: stuart florida

Date Drawn:

8-21-20

Drawn by:

D.R.B.

C.C.U.

Checked by:

D.R.B.

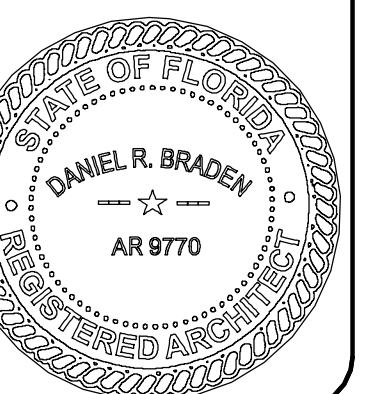
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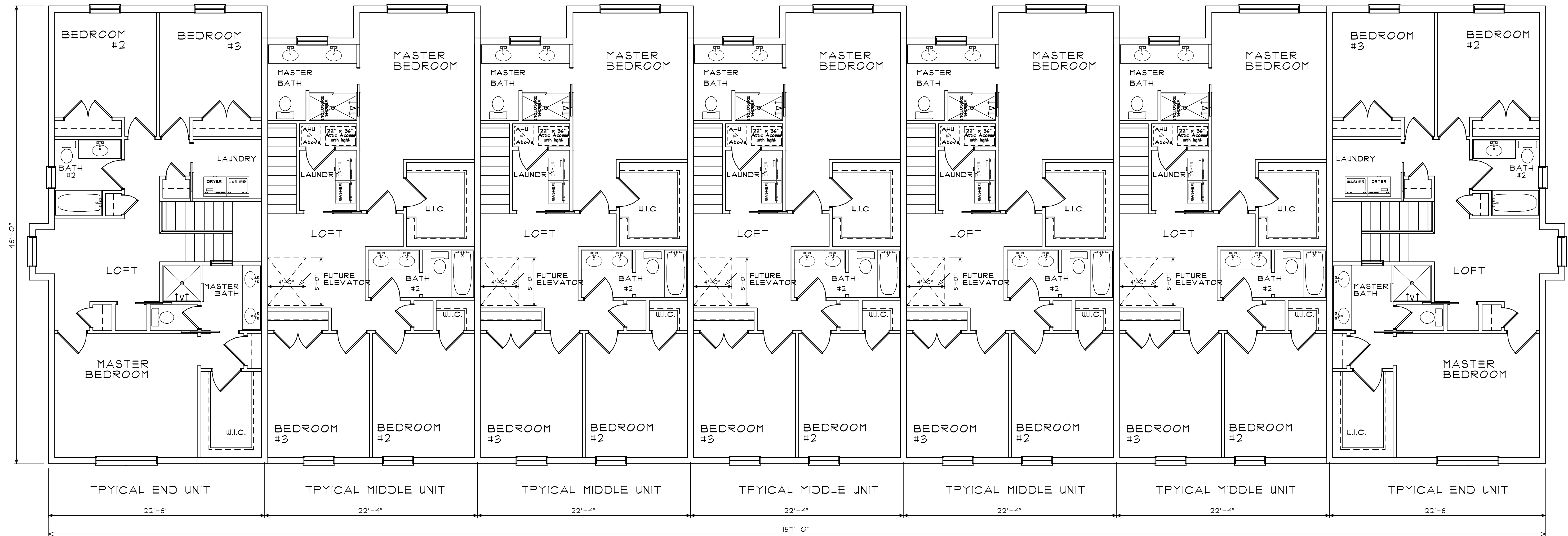
JOB NUMBER:

19-178A

SHEET NO:

OF X.

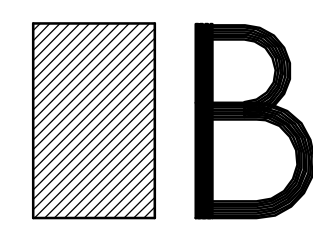




Page 34 of 60

BUILDING A SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"



Braden & Braden AIA, PA
 ARCHITECTS - PLANNERS
 417 S.E. COCONUT AVENUE
 Tel : (772) 281-8258
 Fax : (772) 281-8283
 Website: www.bradenarchitects.com
 Stuart, FL 34996 #AAC000032

BUILDING A FOR:
PALMETTO CALLE

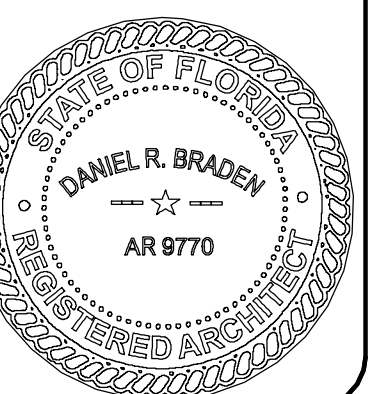
Address: stuart florida

Date Drawn:
 8-21-20
 Drawn by:
 D.R.B.
 C.C.U.
 Checked by:
 D.R.B.

Revisions :

JOB NUMBER:
19-178A
 SHEET NO:

OF X.





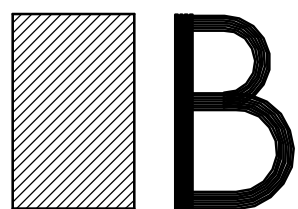
BLDG B WEST ELEVATION (PARKING)

SCALE: 3/16" = 1'-0"



BLDG B EAST ELEVATION (STREET)

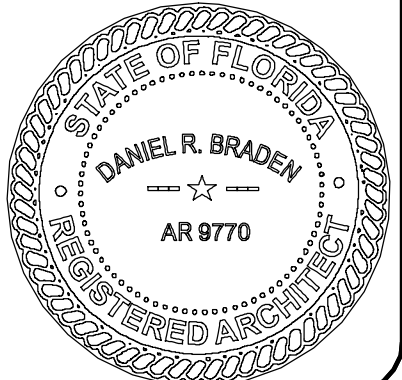
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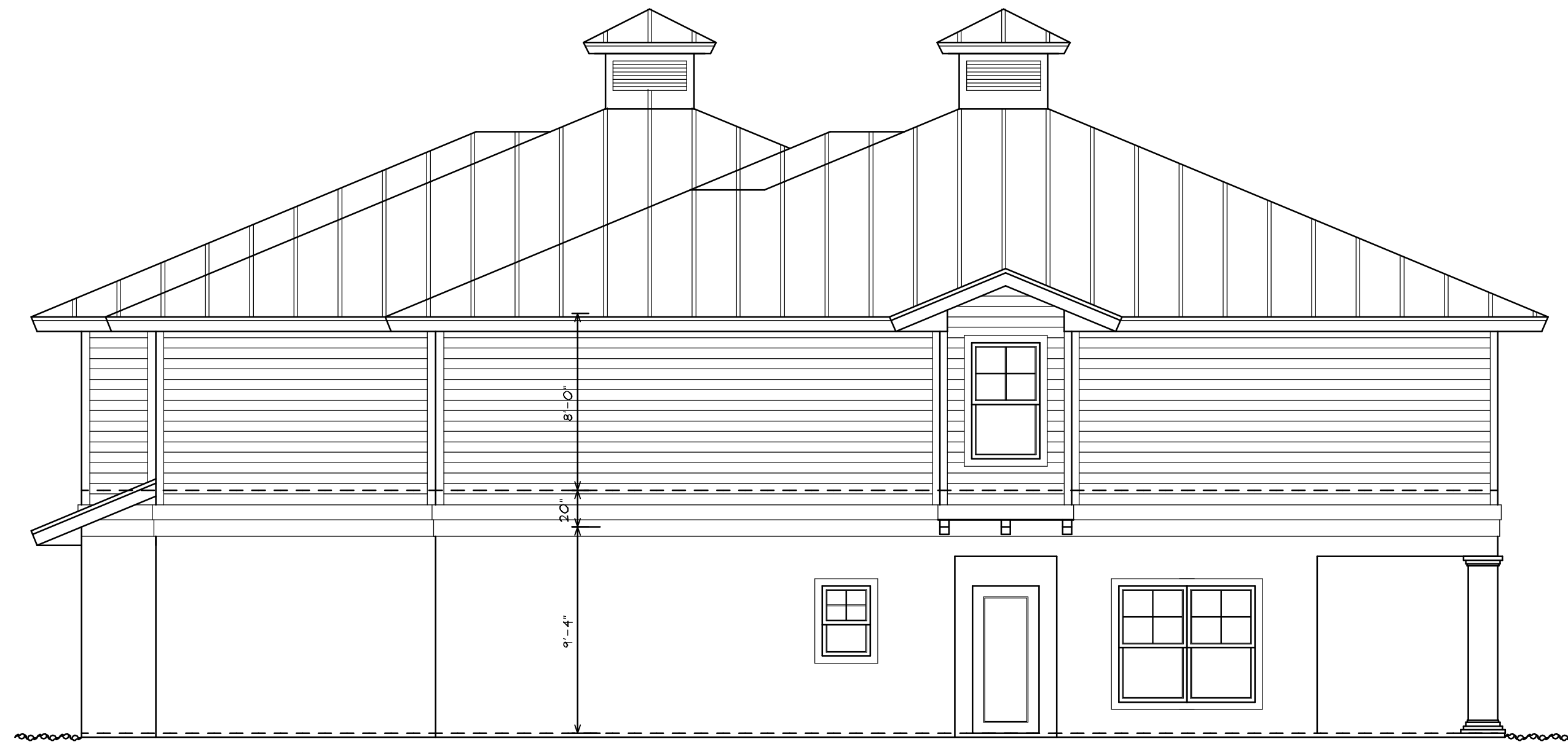
	Braden & Braden AIA, PA ARCHITECTS - PLANNERS 417 S.E. COCONUT AVENUE Tel : (712) 287-8258 Fax : (712) 287-8283 Website: www.bradenarchitects.com Stuart, FL 34996 #AAC000032	BUILDING B FOR:		Date Drawn: 8-21-20 Drawn by: D.R.B. C.C.U. Checked by: D.R.B.	Revisions :
		PALMETTO CALLE			
		Address: stuart florida			

JOB NUMBER:
19-178B

SHEET NO:

OF X.





BLDG B NORTH ELEVATION

SCALE: 3/16" = 1'-0"



BLDG B SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

B

Braden & Braden AIA, PA

ARCHITECTS - PLANNERS

417 S.E. COCONUT AVENUE

Tel : (772) 287-8258

Fax : (772) 287-8283

Website: www.bradenarchitects.com

Stuart, FL 34996 #AAC000032

BUILDING B FOR:

PALMETTO CALLE

Address: stuart florida

Date Drawn:
8-21-20

Drawn by:
D.R.B.
C.C.U.

Checked by:
D.R.B.

Revisions :

JOB NUMBER:
19-178B

SHEET NO:

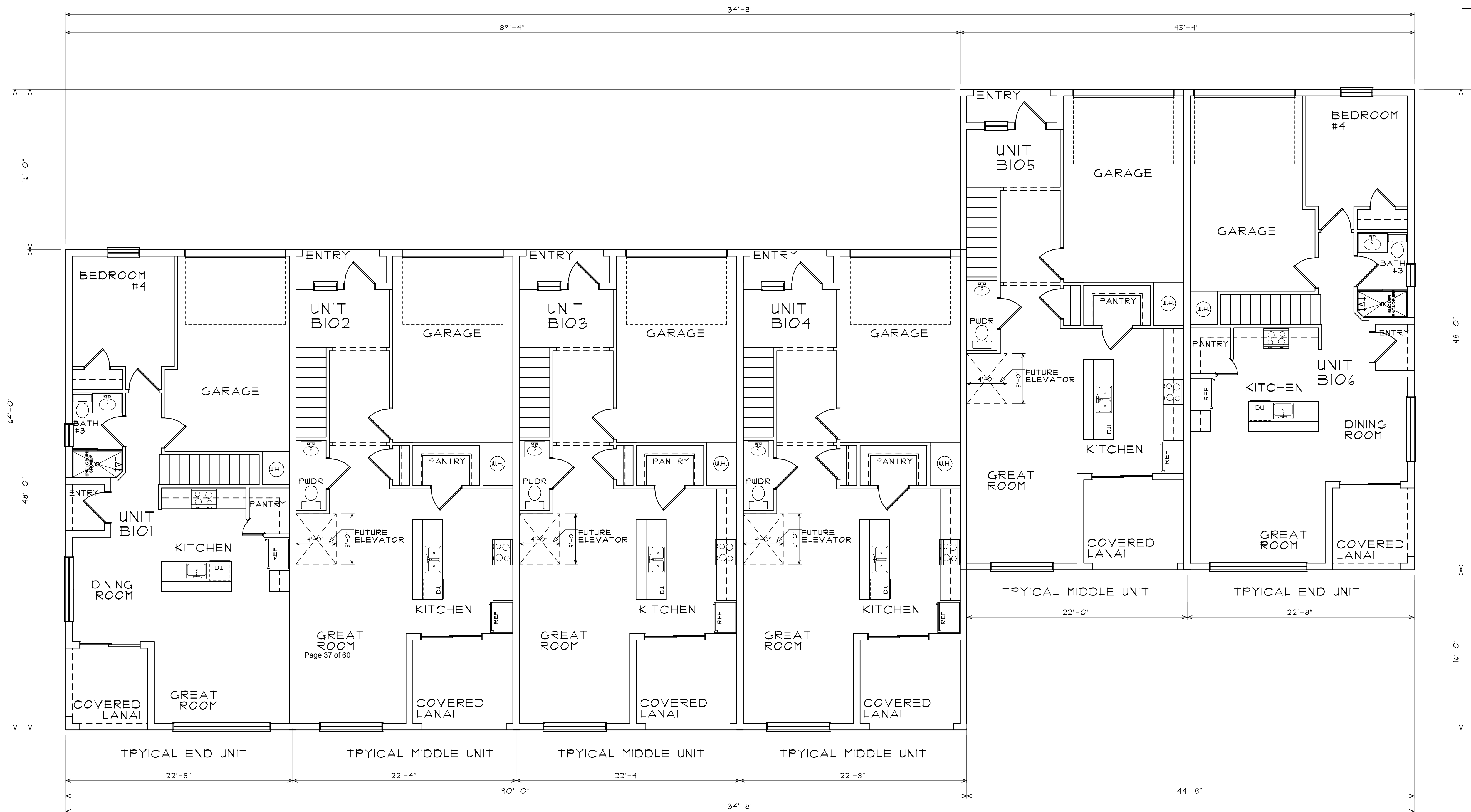
OF X.

STATE OF FLORIDA

DANIEL R. BRADEN

REGISTERED ARCHITECT

AR 9770



BUILDING B FLOOR PLAN

Building B Square Footage TOTAL
 First Floor Foot Print = 6,415 sq. ft.
 Second Floor Foot Print = 6,315 sq. ft.
 Total Footprint = 12,850 sq. ft.

SCALE 3/16" = 1'-0"

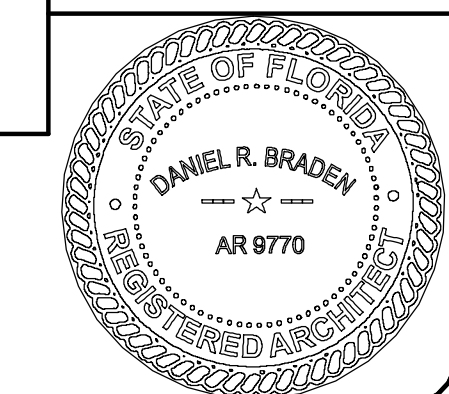
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 Drawn by: D.R.B.
 C.C.U.
 Checked by: D.R.B.

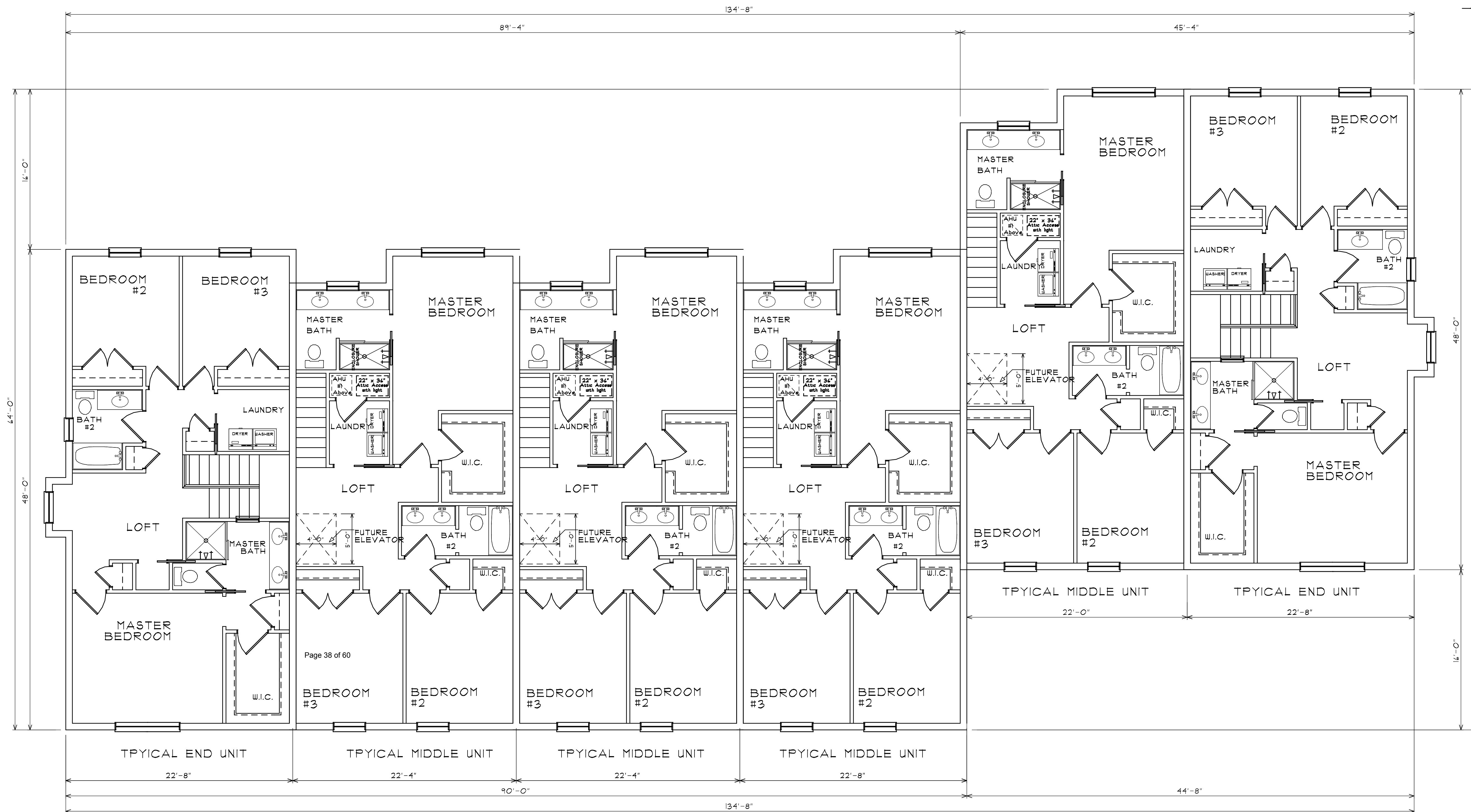
BUILDING B FOR:
 PALMETTO CALLE

Address: stuart florida

Braden & Braden AIA, PA
 ARCHITECTS - PLANNERS
 417 S.E. COCONUT AVENUE
 Tel : (772) 281-8258
 Fax : (772) 281-8283
 Website: www.bradenarchitects.com
 Stuart, FL 34996 #AAC0000032

SHEET NO:
 OF X.
 JOB NUMBER:
 19-178B





BUILDING B SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

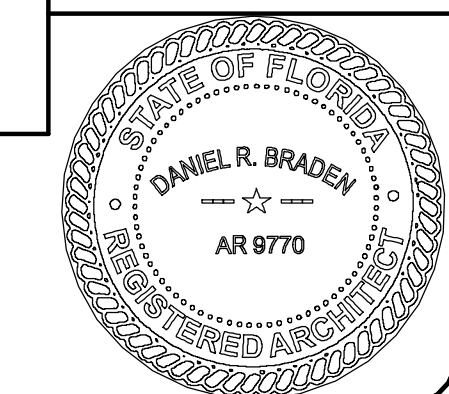
Building Square Footage
 First Floor Foot Print = 1,536 sq. ft.
 Second Floor Foot Print = 1,409 sq. ft.
 First Floor Total = 14,945 sq. ft.

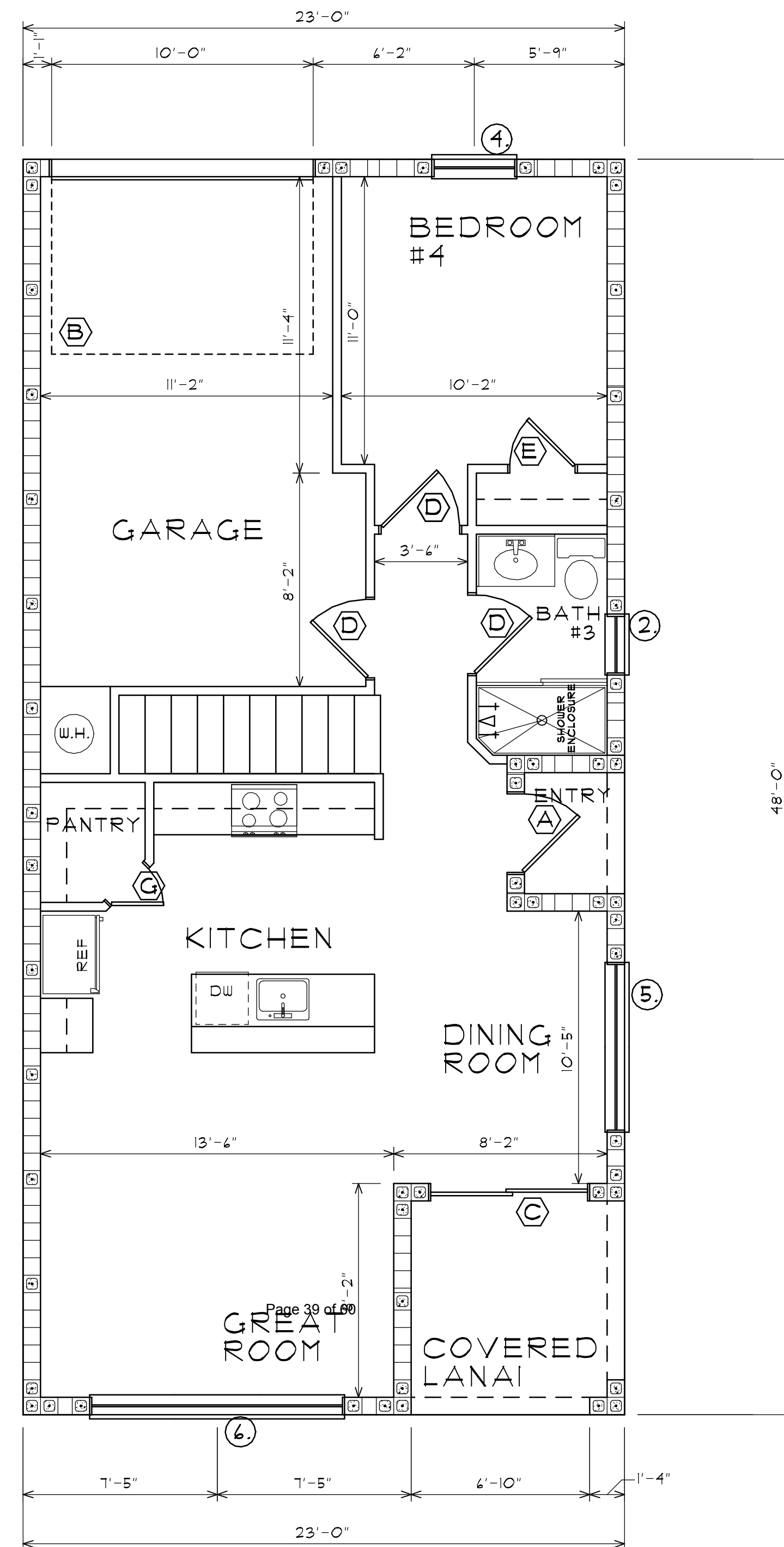
Revisions :
 Date Drawn: 8-15-20
 Drawn by: D.R.B.
 C.C.U.
 Checked by: D.R.B.

BUILDING B FOR:
 PALMETTO CALLE
 Address: stuart florida

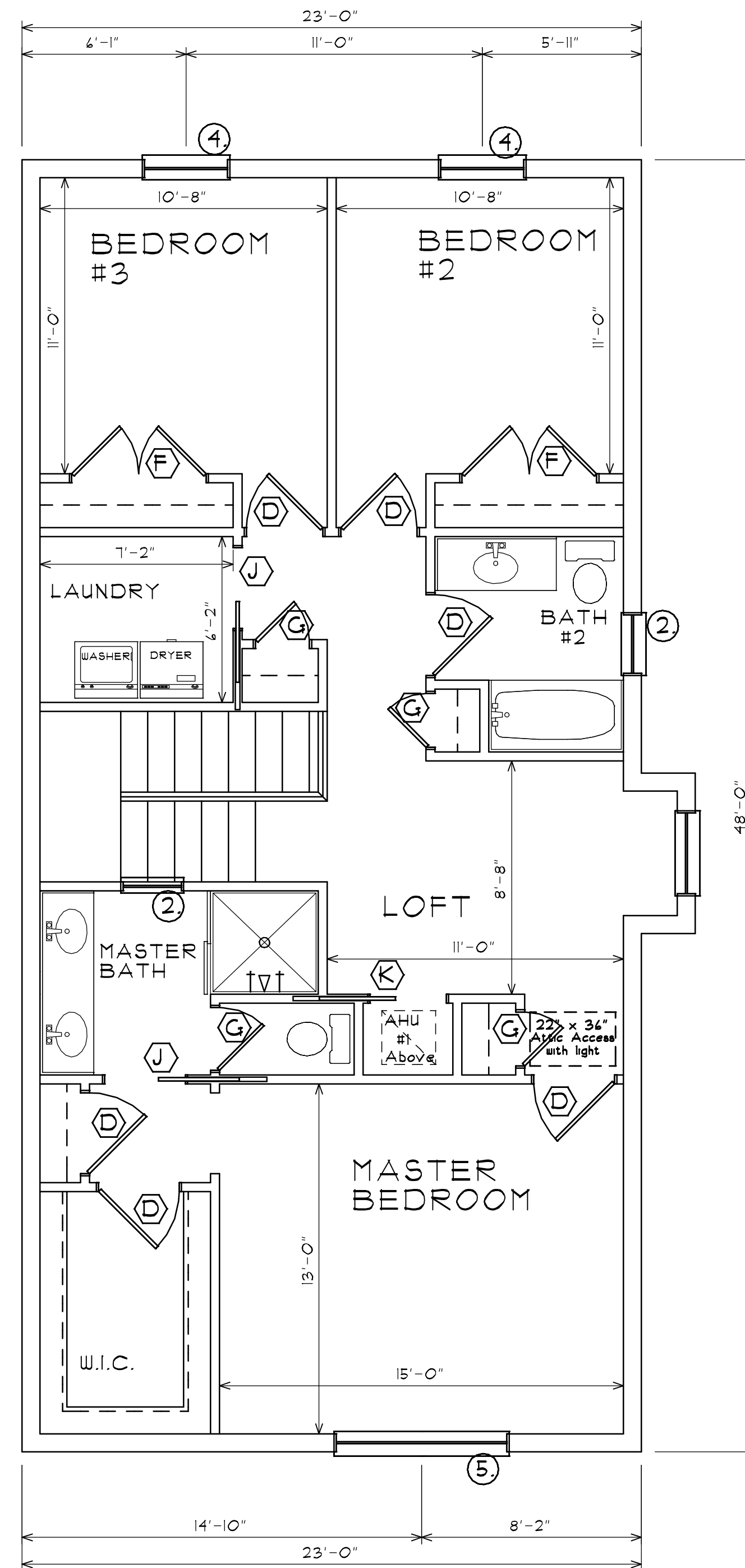
Braden & Braden AIA, PA
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 417 S.E. COCONUT AVENUE
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 Fax : (772) 281-8283
 Website: www.bradenarchitects.com
 Stuart, FL 34996 #AAC0000032

SHEET NO:
 OF X.
 JOB NUMBER:
 19-178B





Typical End Unit 1st Floor Plan
SCALE 1/4" = 1'-0"



Typical End Unit 2nd Floor Plan
SCALE 1/4" = 1'-0"

TYPICAL END UNIT PLANS

First Floor Square Footage
First Floor A/C = 760 sq. ft.
Covered Porch Total = 84 sq. ft.
Garage = 260 sq. ft.
First Floor Total = 1,104 sq. ft.

Second Floor Square Footage
Second Floor A/C = 1,054 sq. ft.

A/C Space Breakdown
First Floor A/C = 760 sq. ft.
Second Floor A/C = 1,054 sq. ft.
Total A/C space = 1,814 sq. ft.

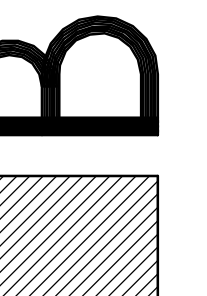
Revisions :

Date Drawn: 9-25-19
Drawn by: N.T.C.
Checked by: D.R.B.

Residence For:
Southern Landmark

Address: stuart florida

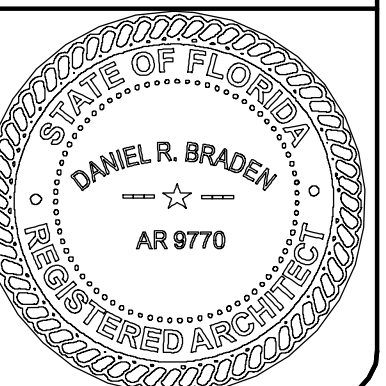
Braden & Braden AIA, PA
ARCHITECTS - PLANNERS
411 S.E. COCONUT AVENUE
Tel : (772) 287-8258
Fax : (772) 287-8283
Website: www.bradenarchitects.com
Stuart, FL 34996 #AAC000032

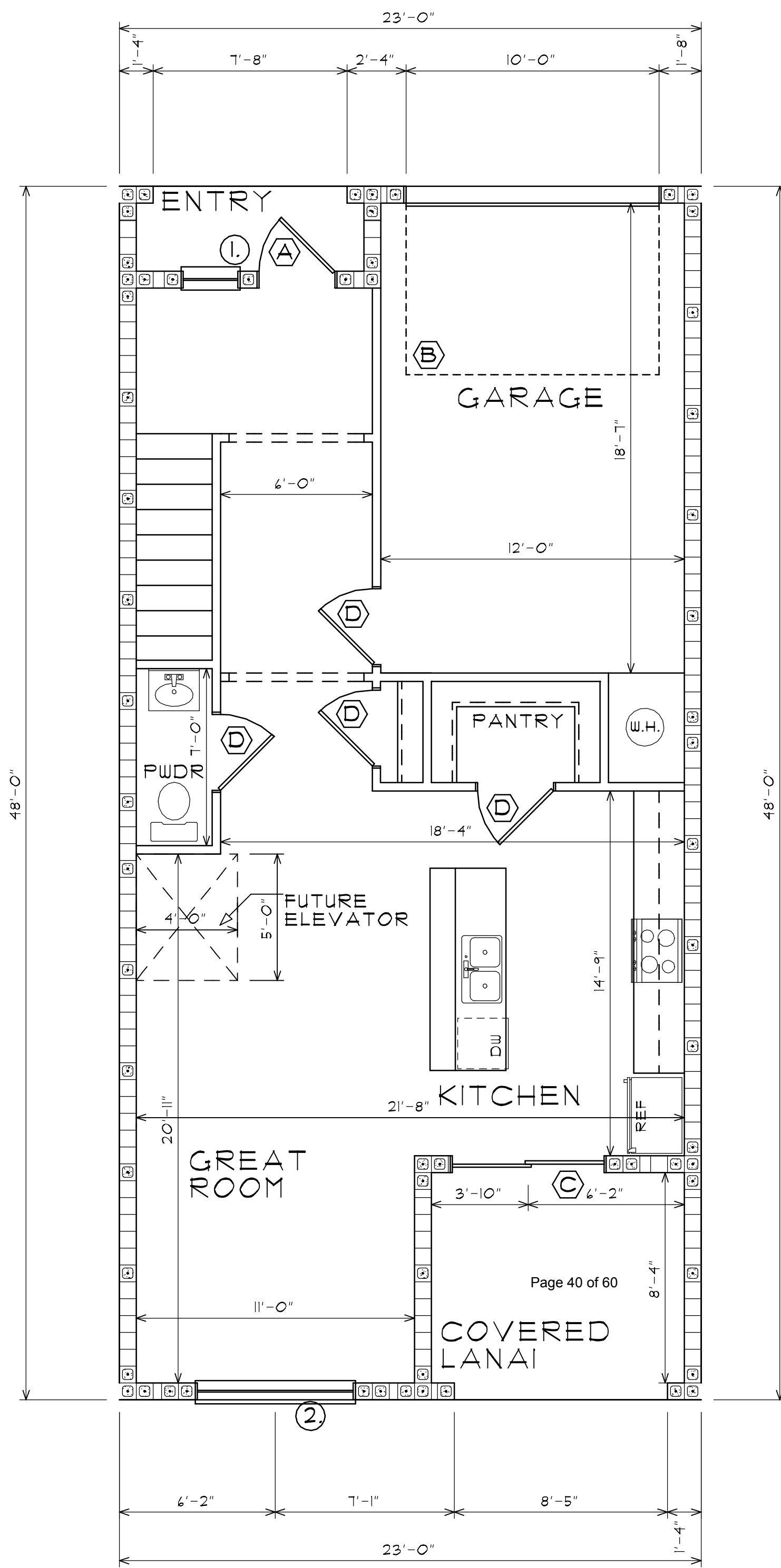


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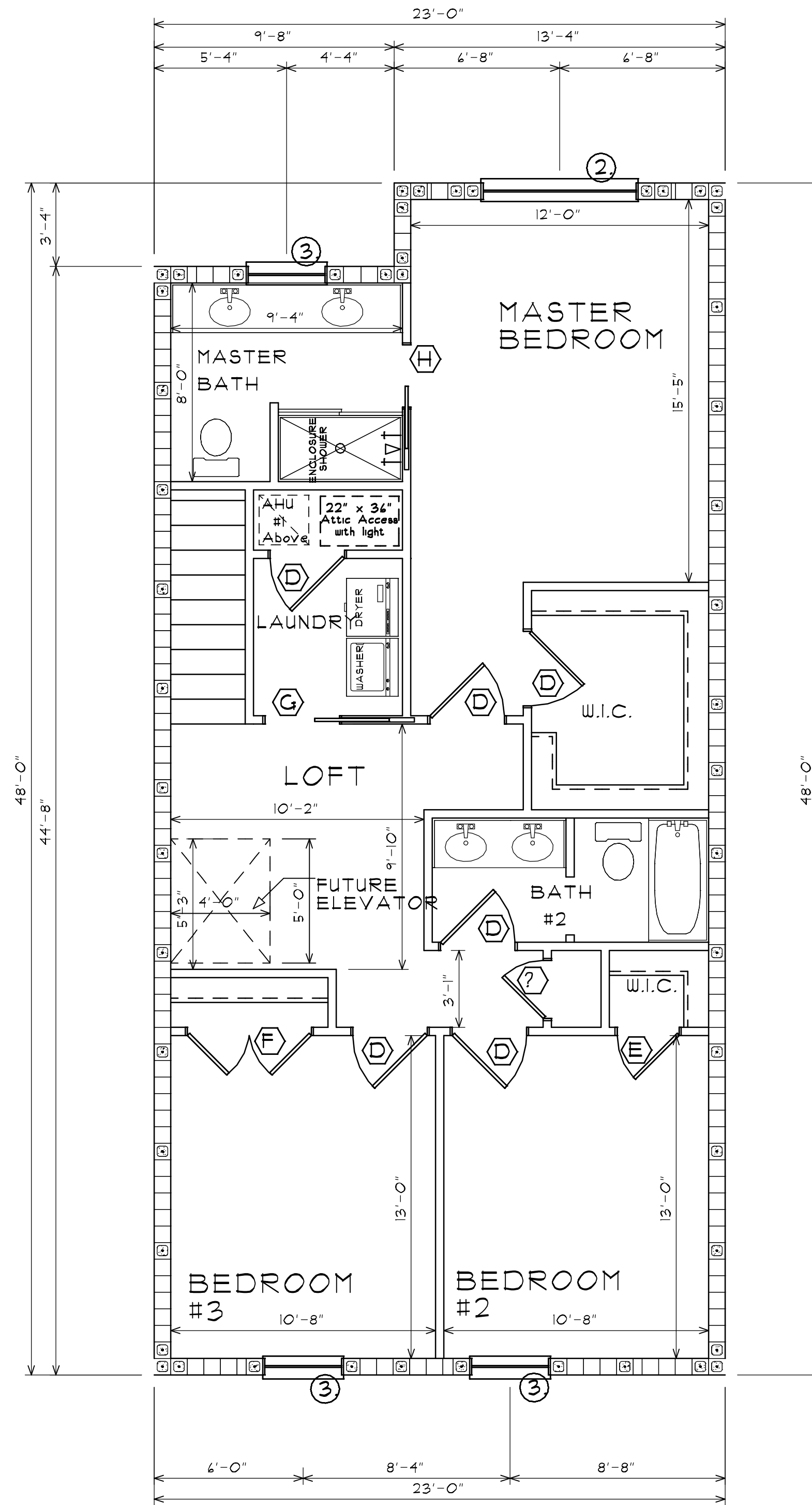
OF xx

JOB NUMBER:
19-178





Typical Middle Unit 1st Floor Plan
SCALE 1/4" = 1'-0"



Typical Middle Unit 2nd Floor Plan
SCALE 1/4" = 1'-0"

TYPICAL MIDDLE UNIT PLANS

First Floor Square Footage	
First Floor A/C =	684 sq. ft.
Covered Porch Total =	96 sq. ft.
Garage =	245 sq. ft.
First Floor Total =	1,055 sq. ft.

Second Floor Square Footage	
Second Floor A/C =	982 sq. ft.

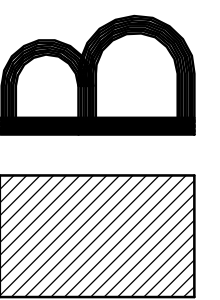
A/C Space Breakdown	
First Floor A/C =	684 sq. ft.
Second Floor A/C =	982 sq. ft.
Total A/C space =	1,667 sq. ft.

Revisions :

Date Drawn: 8-21-20
Drawn by: D.R.B.
Checked by: D.R.B.

Residence For: Southern Landmark

Braden & Braden AIA, PA
ARCHITECTS - PLANNERS
417 S.E. COCONUT AVENUE
Tel : (772) 281-8258
Fax : (772) 281-8283
Webster: www.bradenarchitects.com
Stuart, FL 34996 #AAC0000032

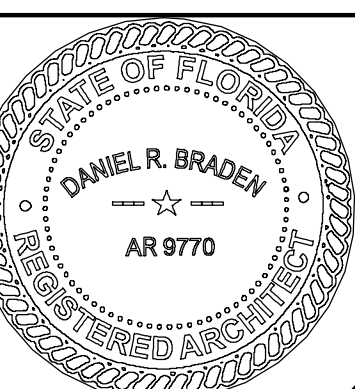


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OF xx

JOB NUMBER:

18-



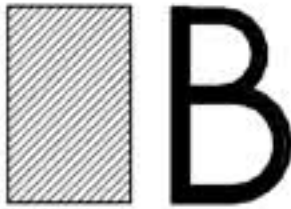
PALMETTO CALLE - STUART, FL



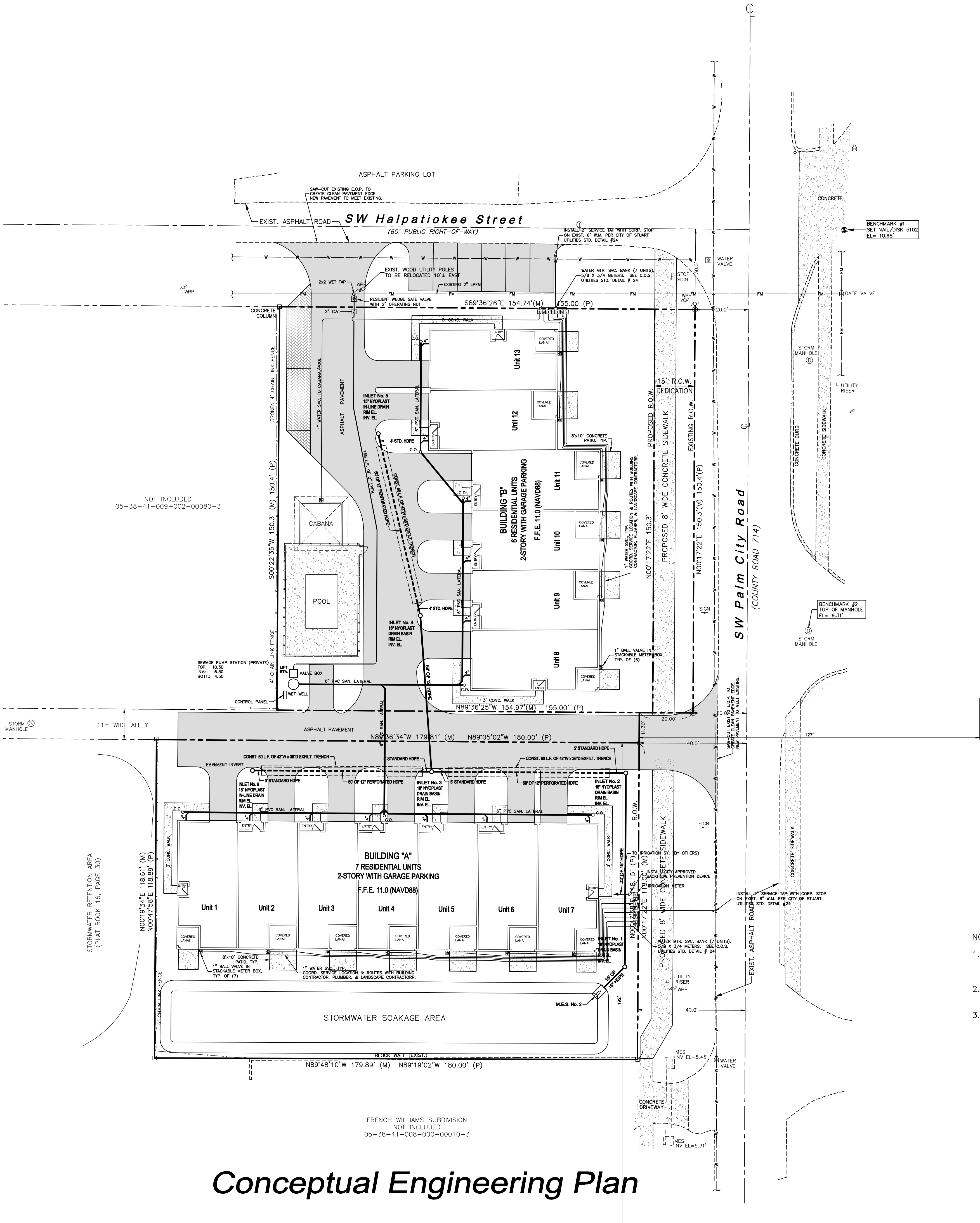
PALM CITY ROAD WEST FACING



PALM CITY ROAD SOUTHWEST FACING

	Braden & Braden AIA, PA	BUILDING A FOR:	Date Drawn: 8-21-20	Revisions :	
	ARCHITECTS - PLANNERS	PALMETTO CALLE	Drawn by:		
	411 S.E. COCONUT AVENUE		D.R.B.		
	Tel : (772) 281-8258		C.C.U.		
	Fax : (772) 281-8283		Checked by:		
	Website: www.bradenarchitects.com		D.R.B.		
	Stuart, FL 34994 #AAC000032	Address: stuart florida			

JOB NUMBER: 19-178A
SHEET NO:
OF X.



- NOTE:
1. THE PROPOSED INDIVIDUAL WATER METERS WILL BE INSTALLED BY CITY OF STUART STAFF AS EACH OWNER/RESIDENT ESTABLISHES THE APPLICABLE INDIVIDUAL UTILITY ACCOUNTS WITH THE CITY OF STUART.
 2. THE PROPOSED LIFT STATION/ANCILLARY PIPING IS TO REMAIN PRIVATELY OWNED AND MAINTAINED.
 3. ALL UTILITIES CONSTRUCTION SHALL BE INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE CITY OF STUART MINIMUM DESIGN AND CONSTRUCTION STANDARDS LATEST EDITION AND THE CITY OF STUART SPECIFICATIONS AND ORDINANCES WHERE APPLICABLE. IN CASE OF DISCREPANCIES BETWEEN THE CONSTRUCTION PLANS AND AFORE MENTIONED MANUALS, THE MOST RESTRICTIVE SHALL APPLY.

Conceptual Engineering Plan

ALWAYS CALL 811 TWO FULL BUSINESS DAYS BEFORE YOU DIG
Sunshine811

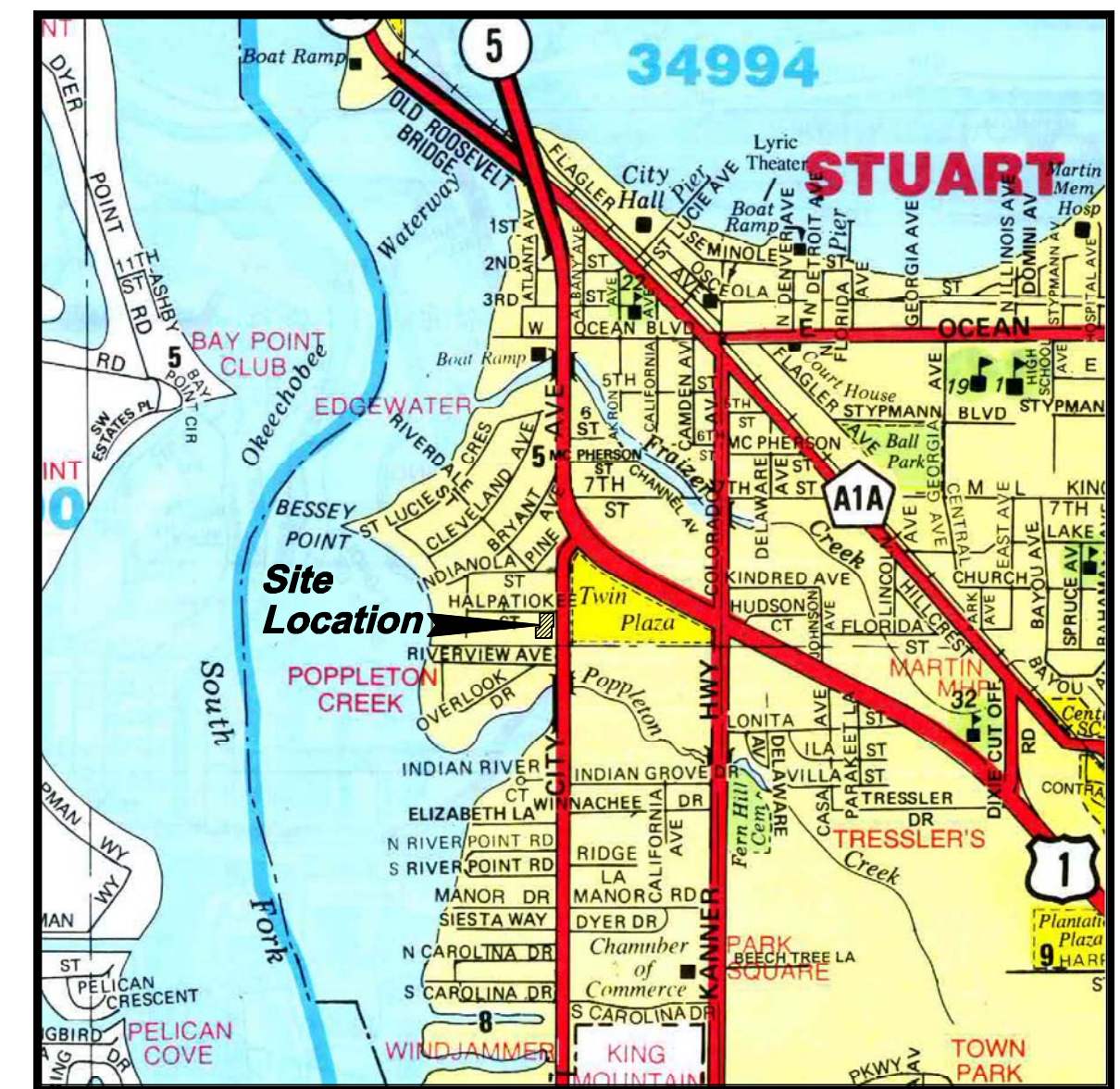
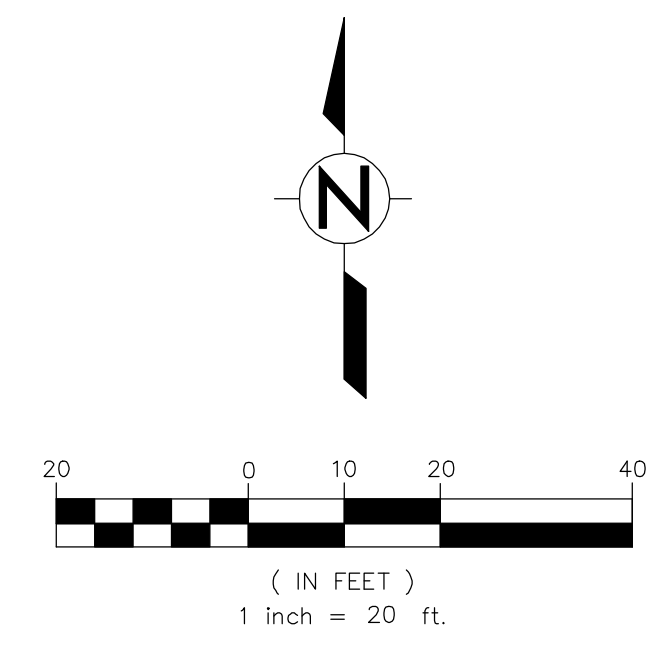
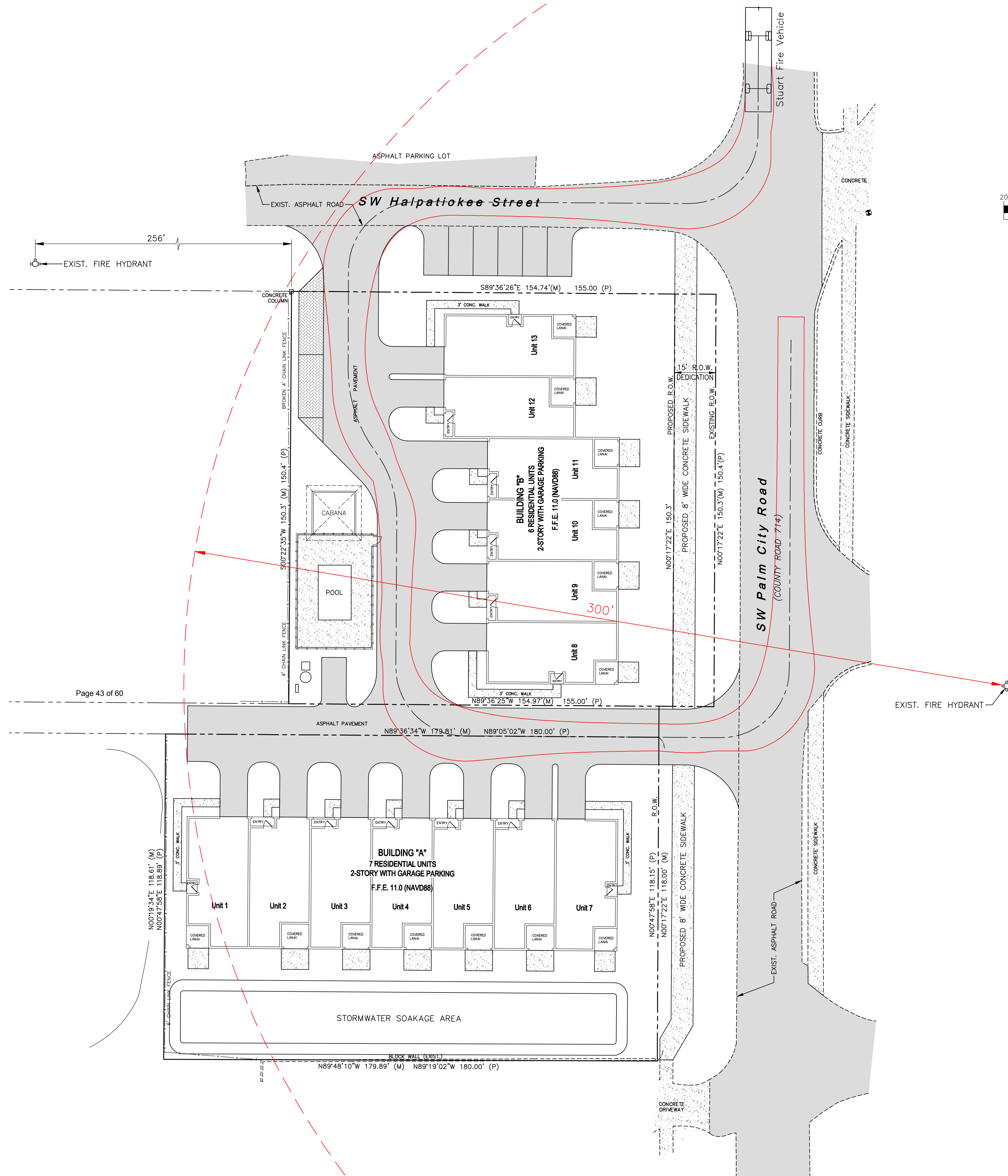
ENGINEER'S SEAL:
SCOTT T. MONTGOMERY, P.E.
FL REG. NO. 49954

SITE DEVELOPMENT PLANS
PALMETTO COVE
502 Halpatiokee Street & 924 SW Palm City Road, Stuart, Florida

CONCEPTUAL ENGINEERING PLAN

1.	MISC. PER C.O.S. COMMENTS	02.16.21
NO REVISION	DESIGNED BY:	DATE: 09.20.20
	DRAWN BY:	SCALE: 1"=20'

C. CALVERT MONTGOMERY & ASSOCIATES, INC.
Engineers-Surveyors (LB & C.A. 0000160)
P.O. BOX 92...959 S. FEDERAL HWY....STUART, FLORIDA 34995
TEL (772) 287-3636 FAX (772) 220-0580



Vicinity Map
1"=1,600'

Turning Performance Analysis

02/20/2017

Bid Number: 18143TR

Department: Stuart, City of

Chassis: Quantum , Bright Finish, S Chassis, Aerials, 31K Single Axle,

Body: Aerial, HD Ladder, Quint, Alum Body

Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	17.70 in.
Chassis Overhang:	82.44 in.
Additional Bumper Depth:	19.00 in.
Front Overhang:	101.44 in.
Wheelbase:	230.75 in.

Calculated Turning Radii:

Inside Turn:	18 ft. 1 in.
Curb to curb:	33 ft. 7 in.
Wall to wall:	38 ft. 10 in.

Comments:

Category:

Axle, Front, Custom	0018453	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, DLX/Ent/QtM/AXT
Wheels, Front	0019611	Wheels, Frt, Alum, Alcoa, 22.50" x 12.25" (425/ & 385)
Tires, Front	0001647	Tires, Michelin, 425/65R22.50 20 ply XTE2, Hiway Rib
Bumpers	0012245	Bumper, 19" extended - Sab/CC
Aerial Devices	0057609	Aerial Device, 750W Tip Load, 75' HAL, Single Axle

Notes:

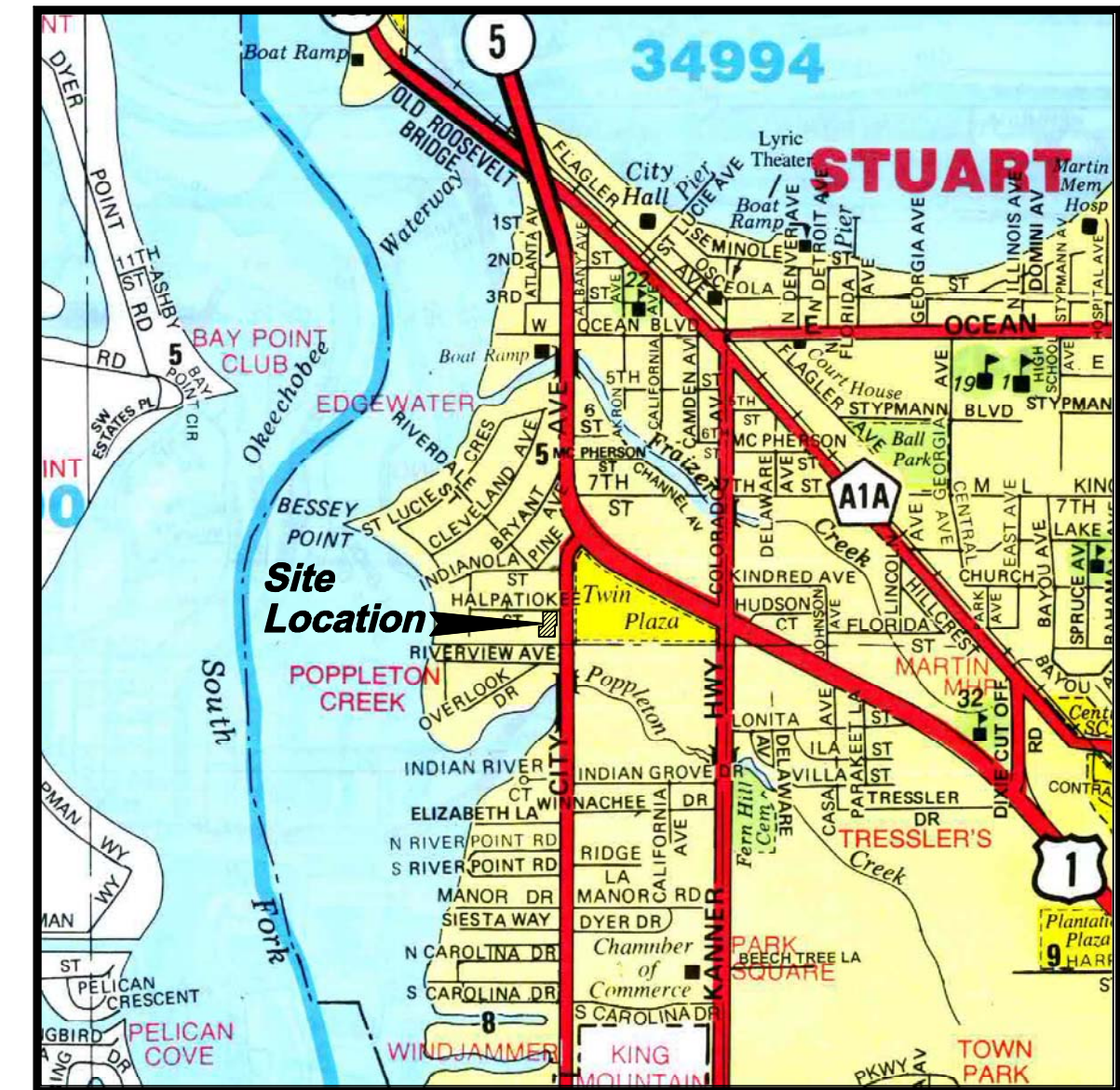
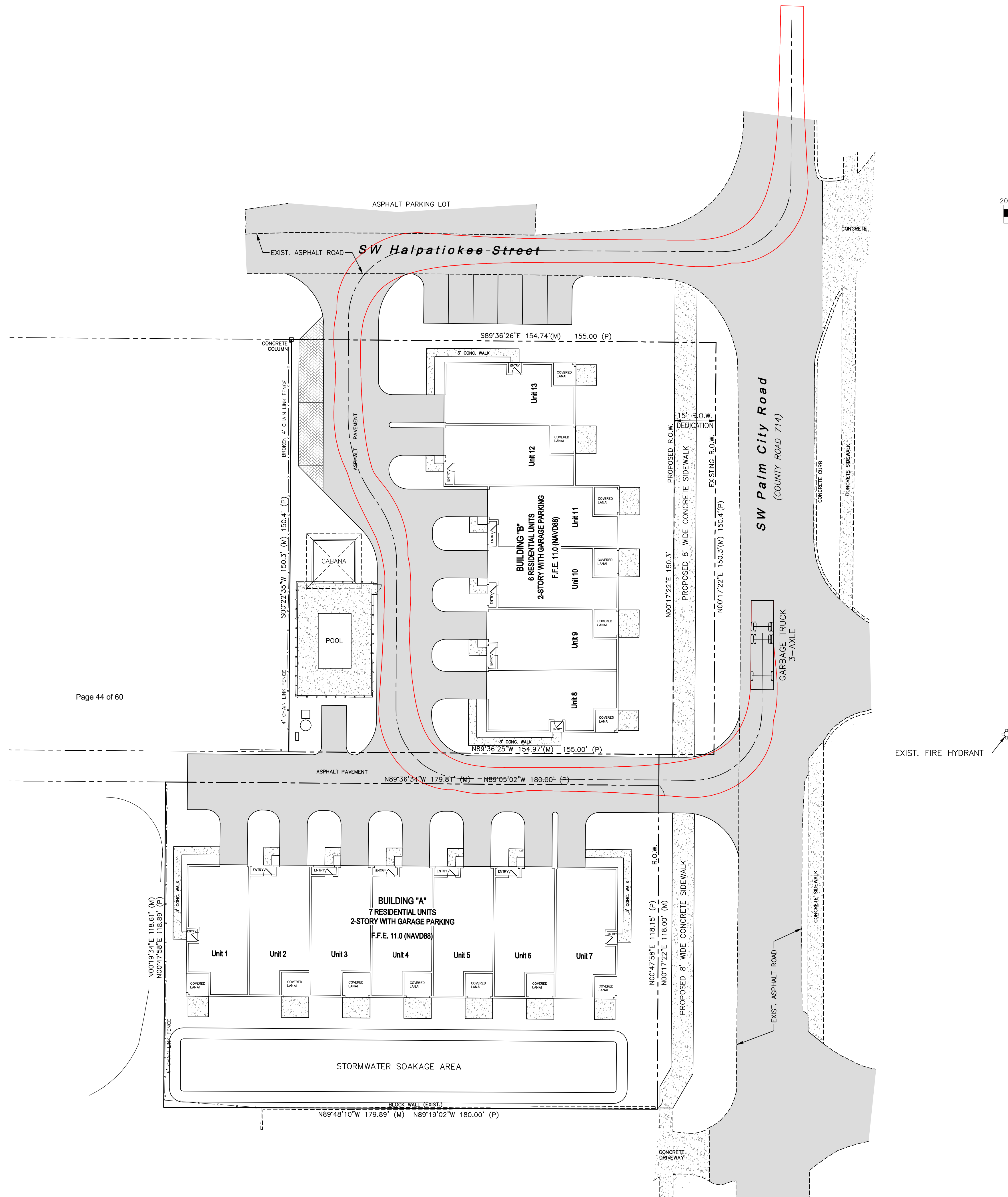
Actual inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

Overall truck length is 38 feet

Overall truck width is 9.6 feet

Fire Truck Maneuvering Exhibit



Vicinity Map
1"=1,600'

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Sanitation Truck Maneuvering Exhibit 1

ENGINEER'S SEAL:
SCOTT T. MONTGOMERY, P.E.
FL. REG. No. 45954

PROJECT NO.
SHEET
1
OF 1

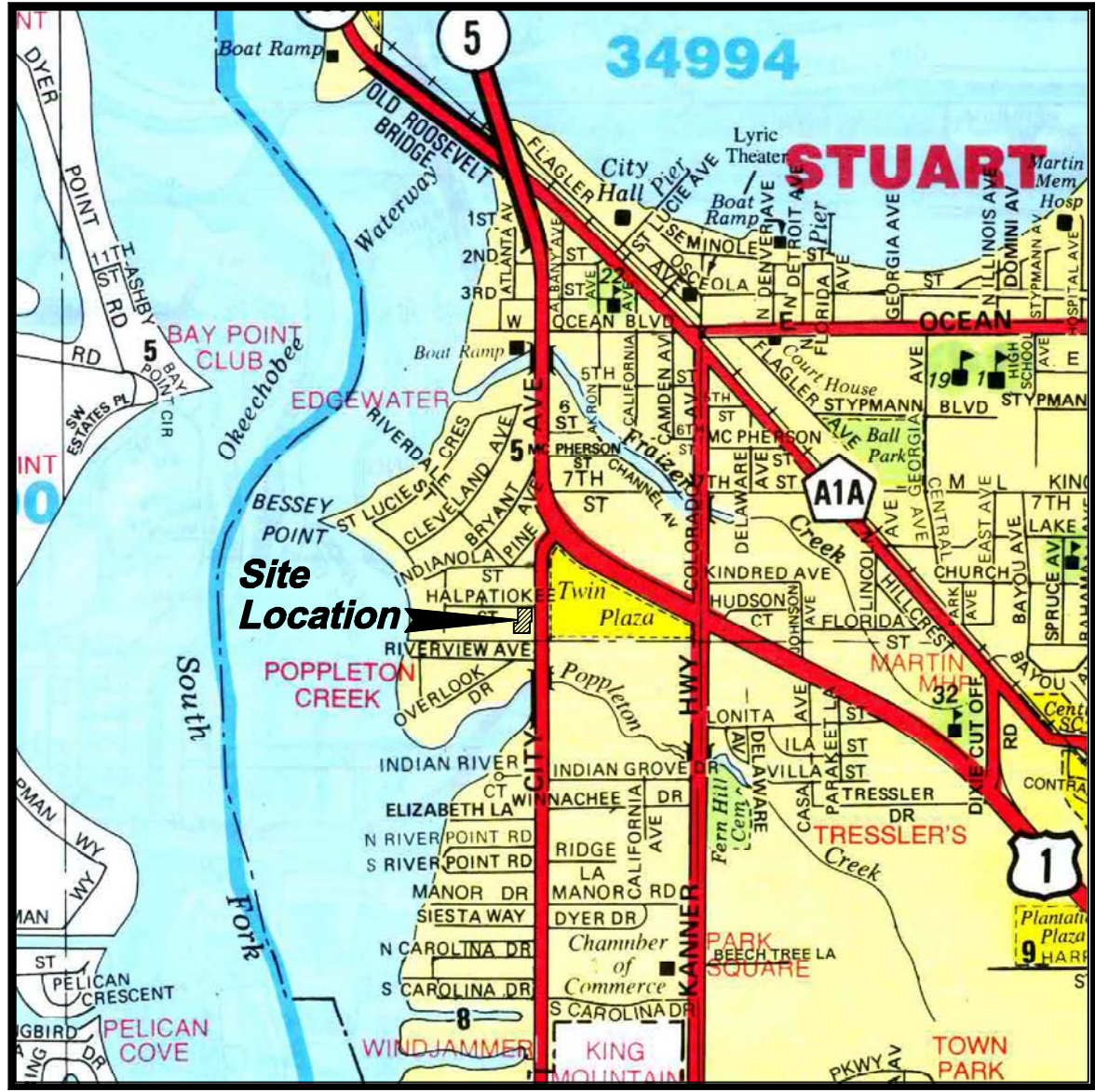
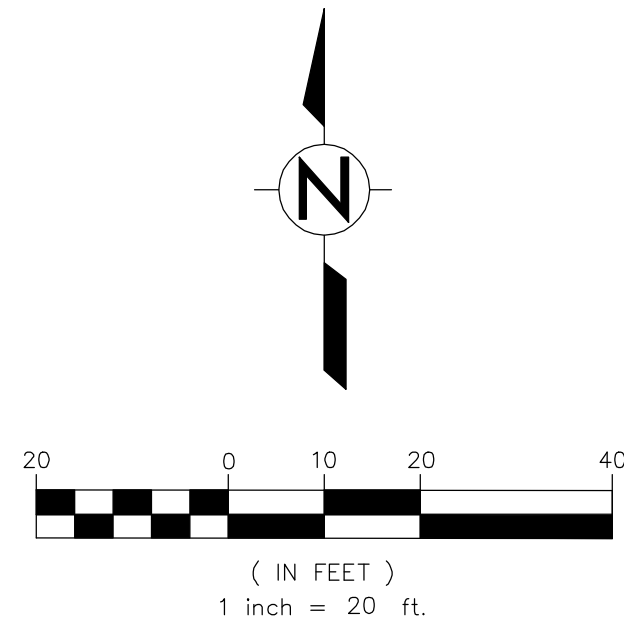
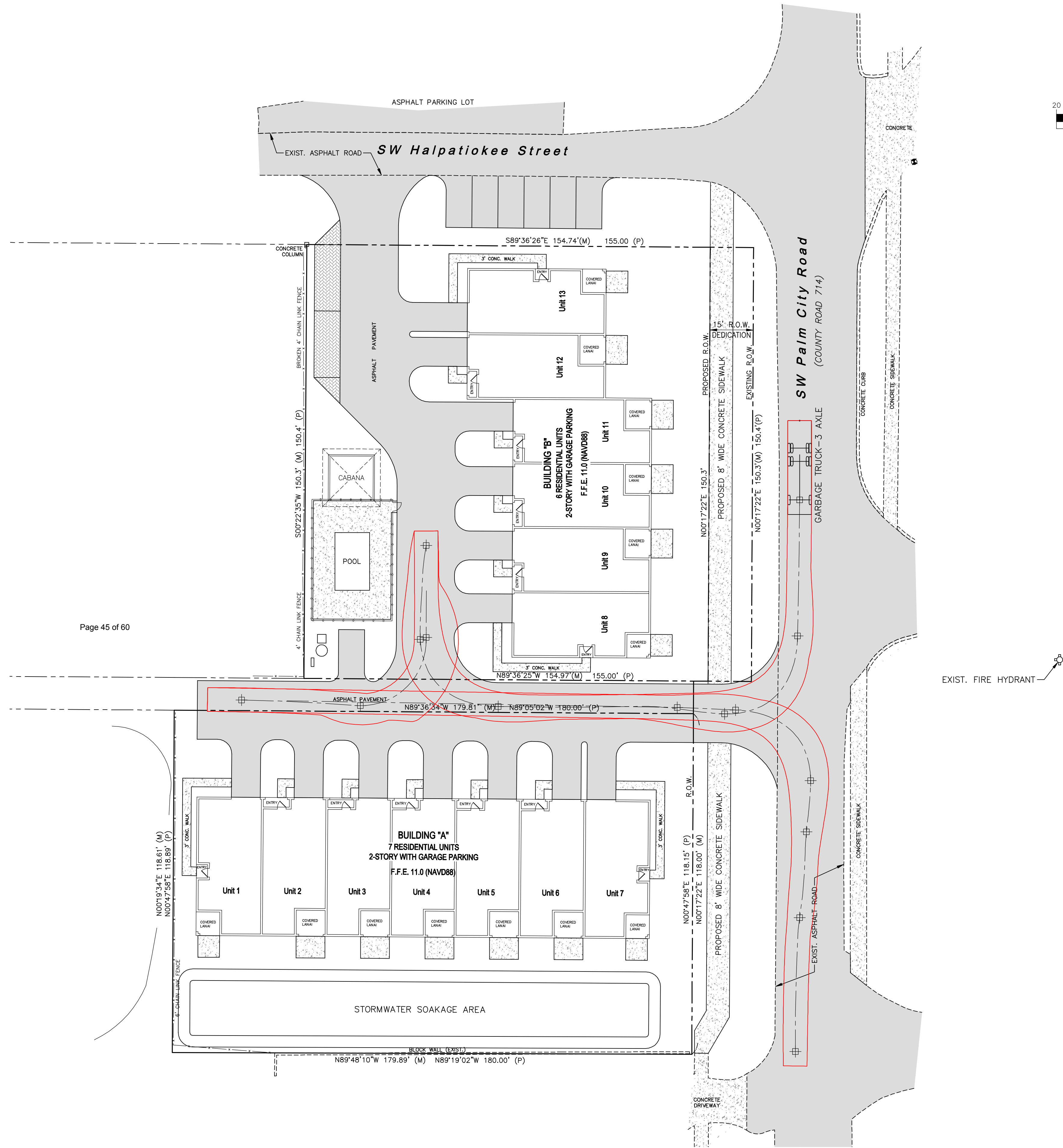
SITE DEVELOPMENT PLANS
PALMETTO COVE
502 Halpatiokee Street & 924 SW Palm City Road, Stuart, Florida

SANITATION TRUCK MANEUVERING EXHIBIT 1

NO. REVISION
DESIGNED BY:
DRAWN BY:

DATE: 02.15.21
DATE: 02.15.21
SCALE: 1"=20'

C. CALVERT MONTGOMERY & ASSOCIATES, INC.
Engineers-Surveyors (LB & C.A. 0000160)
P.O. BOX 92...959 S. FEDERAL HWY....STUART, FLORIDA 34995
TEL: (772) 287-3636 FAX: (772) 220-0580



Vicinity Map
1"=1,600'

Page 45 of 60

Sanitation Truck Maneuvering Exhibit 2

ENGINEER'S SEAL: SCOTT T. MONTGOMERY, P.E. FL. REG. No. 49954	PROJECT NO.
	SHEET
	1

SITE DEVELOPMENT PLANS

PALMETTO COVE

502 Halpatiokee Street & 924 SW Palm City Road, Stuart, Florida

NO REVISION

DESIGNED BY:

DRAWN BY:

DATE

DATE: 02.15.21

SCALE: 1"=20'

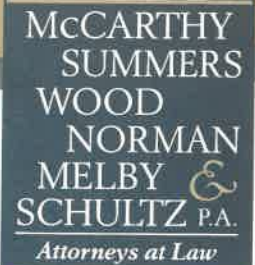
SANITATION TRUCK MANEUVERING EXHIBIT 2

C. CALVERT MONTGOMERY & ASSOCIATES, INC.

Engineers-Surveyors (LB & C.A. 0000160)

P.O. BOX 92...959 S. FEDERAL HWY.....STUART, FLORIDA 34995

TEL (772) 287-3636 FAX (772) 220-0580



December 10, 2020

VIA HAND-DELIVERY

Stephen Mayer, Senior Planner
Development Department
City of Stuart
121 SW Flagler Avenue
Stuart, FL 34994

Re: **924 SW Palm City Road, LLC**

Dear Stephen:

Enclosed please a School Impact Worksheet and School Map attachment pursuant to your December 4, 2020 e-mail to Terry.

Please advise should you need anything further.

Very truly yours,

A handwritten signature in blue ink that reads "Donna".

Donna A. Dempsey, FRP
Paralegal to: Terence P. McCarthy, Esquire
/s

Enclosure

Terence P. McCarthy *
Robert P. Summers *
Steven J. Wood **
Kenneth A. Norman
Nicola J. Boone Melby ***
Owen Schultz
Margaret E. Wood

Donna R. McMillan
Jessica M. Van Valkenburgh
Christen Spake
Kimberly A. Ryan

**Board Certified
Real Estate Lawyer*

***Board Certified Wills,
Trusts & Estates Lawyer*

****Board Certified
Elder Law Lawyer*



School Impact Worksheet

The purpose of this school impact worksheet is to assist in planning for future public school facility needs and concurrency requirements. It is to be completed for any proposed residential project, and residential rezoning, amendments to FLUM with residential components, and DRIs.

Date: December 9, 2020
Parcel ID#: 05-38-41-009-002-00010-8; 05-38-41-024-000-00020-0
Project Name: Palmetto Calle
Former Project Name:
Owner/Developer: 924 SW Palm City Road, LLC
Contact Name/Number: Nicolas Calle - (561) 307-2998
Total Project Acreage: 0.97 ac.
Year 1 of the Build-Out: 2021

1. Please indicate the most likely build-out scenario. Show build-out by year and number of units/year.

Unit Type	Number of Units	First 5-year Period					Second 5- year Period				
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Single-family detached											
Multi-family											
Apartment											
Townhouse	13	7	6								
Other											

Note: If build-out is expected to go beyond the 10 year period above, please attach an additional table with build-out years until project completion.

2. Project number and type of residential dwelling units at build-out, as follows:

Unit Type	Number of Units	Typical Unit Floor Area (sq. ft.)	Estimated Price (\$) Per Unit	Number Restricted to 55+ Age Group
Single-family detached				
Multi-family				
Apartment				
Townhouse	13	1,900	400,000	-0-
Other				

3. Please include a location map showing elementary, middle and high schools within a two-mile radius of the proposed project. If no schools are within a two-mile radius of the project, please indicate the nearest schools to the project.



Martin County

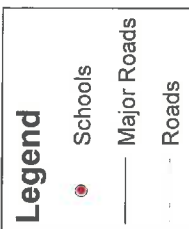
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Created By: Emily Kohler (ITS Dept)
Plot Date: 11/24/2010 9:51:18

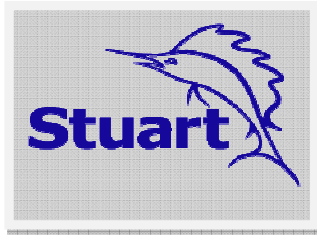
School Locations



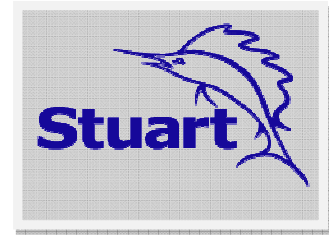
Disclaimer

Disclaimer: The Geographic Information System Map Product, received from Marion County (COUNTY) in fulfillment of a public records request, is provided "as is" without warranty. The COUNTY expressly disclaims all express and implied warranties, including but not limited to, merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

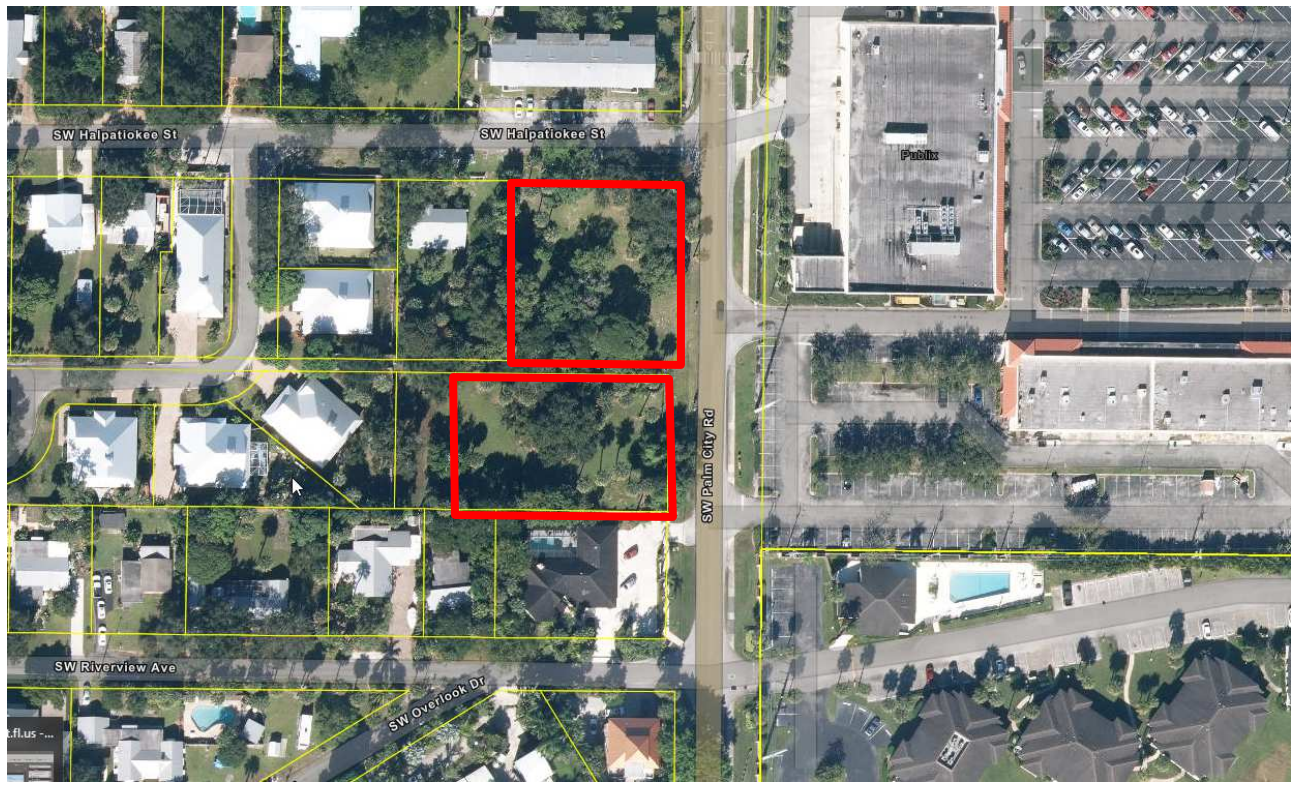




CITY OF STUART
Local Planning Agency
 March 11, 2021



Project Name: Palmetto Cove RPUD – Rezoning to the RPUD	Property Owner: 924 SW Palm City Road, LLC
Project No.: Z20100003	Applicant/Petitioner: Nicolas Calle, President
Ordinance No: 2461-2021	Agent/Representative: C. Montgomery and Associates
	Case Planner: Stephen Mayer
Location: Southwest corner of Halpatiokee Street and Palm City Road 05-38-41-009-002-00010-8 and 05-38-41-024-000-00020-0 924 SW Palm City Road	



PROJECT SUMMARY		
<i>Property Size (area)</i>		0.97 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>	City of Stuart - Office Residential
	<i>East</i>	City of Stuart - Commercial
	<i>West</i>	City of Stuart – Residential Low
<i>Subject Property Zoning</i>		R-3
<i>Adjacent Zoning</i>	<i>North</i>	City of Stuart -R3-Multi-Family/Office
	<i>South</i>	City of Stuart -R3-Multi-Family/Office
	<i>East</i>	City of Stuart - B-2 (Publix)
	<i>West</i>	City of Stuart – R1 (Flora Belle subdivision)
<i>Subject Property Zoning District</i>		R-3
<i>Proposed Zoning District</i>		Residential Planned Unit Development RPUD
<i>Proposed Use</i>		13 Multi-family units
<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 rezone existing R-3 property to establish a RPUD to allow the construction of 13 townhomes in two two-story buildings. The subject property totals .97 acres. The property is currently undeveloped.
<i>Staff Recommendation:</i> Staff recommends approval for the rezoning to the RPUD to allow for 13 multifamily townhomes		

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 rezoning 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: 2.24-2021

C. Mail Notice Postmark: 2.24-2021 to property owners within 300 feet

D. Publication Date: 10 days prior to Second Reading

II. ORDINANCE NO. 2463-2021

III.APPLICATION: Dated 10.16.2020

IV.HISTORY OF THE SITE

The property is currently undeveloped. A single-family house was built on the northern property and was demolished more than 4 years ago.

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 of an existing public right of way (11' alley) totaling 0.97 acres in size.

Project Description

A Site Plan has been planned for 13 multi-family apartments within 2 two-story townhome buildings.

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. Rezoning to the RPUD Land Development Code Consistency Review

The application has been reviewed for consistency with the City's LDC. Approval of the rezoning to the RPUD would allow for multi-family housing to be constructed at the site. The current zoning and land use permit multi-family development up to 10 units per acre. The applicant is requesting an additional 3 units per acre thru the PUD.

D. Technical Review by Other Agencies

The City Building, Public Works, Fire, and Police Departments have reviewed the applications and have offered their comments. 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 application will be heard by the LPA on March 11, 2021.

VII. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Staff has determined that the rezoning 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.

C. CALVERT MONTGOMERY & ASSOCIATES, INC.

ENGINEERS

STUART, FLORIDA 34995

February 17, 2021

Stephen Mayer, Senior Planner
Development Department
City of Stuart
121 SW Flagler Ave.
Stuart Fl. 34994

**RE: Palmetto Cove
924 SW Palm City Road**

Dear Steve:

In response to the Fire & Public Works Departmental comments contained in your email of February 10th, 2021 to Donna Dempsey, we offer the following responses and/or additional information:

Fire:

- 1) *NFPA 1, 18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 feet.*

The drive aisle pavement width thru the Development has been revised on the Site Plan and Conceptual Engineering Plan to provide the minimum twenty (20) feet as requested.

- 2) *NFPA 1, 18.2.3.4.3.1 The turning radius of a fire department access road shall be as approved by the AHJ. Submit Autoturn using Stuart Fire Rescue truck specifications. Contact mcawley@ci.stuart.fl.us for specification sheet.*

Please see the Fire Truck Maneuvering Exhibit enclosed depicting Stuart's Fire Rescue vehicle route thru the site.

- 3) *Show location of fire hydrants.*

The nearest existing fire hydrants are shown on the revised Site Plan and Conceptual Engineering Plan.

Public Works:

In reviewing the above referenced project, this Department does not approve the RPUD application only. Please address the following comments;

WATER-

The proposed individual water meters will be installed by City of Stuart staff as each owner/resident establishes the applicable individual utility accounts with the City of Stuart.

Agree.

Stephen Mayer
Development Department
February 17, 2021
Page 2

SANITARY SEWER-

The proposed lift station /ancillary piping is to remain privately owned & maintained.

The proposed gate valve (GV) located at the connection/wet-tap at the City of Stuart infrastructure must be a resilient wedge gate valve w/ 2" operating nut.

Agree.

SANITATION-

Assuming CARTS- Please verify

Applicant must provide an AutoTurn exhibit ensuring a 42 ft side loading (from passenger side) sanitation truck can service all carts safely with minimal backing.

Individual carts will be provided as each owner/resident establishes the applicable individual utility accounts with the City of Stuart.

When not out for service, all Carts must be kept within the proposed garages/screened from eye.

Agree as to all. Waste & recycling carts will be utilized instead of an onsite dumpster(s) and enclosure. The truck route is provided on the Sanitation Truck Maneuvering Exhibits.

If DUMPSTER(S)- Please verify.

Not applicable.

Abandonment of the existing alleyway is required.

Agree.

The proposed on-street parking (SW Halpatiokee St.) is to owned & maintained by the developer/ POA/ HOA.

Understood.

The proposed 15 ft ROW dedication is located within a Martin County ROW.

Understood.

MC ROW approval/permit is required for the construction of the SW Palm City Rd. entrance/exit.

Agree. The driveway connection and Martin County Right-of-Way Permit will be addressed concurrently with the Palm City Road right-of-Way dedication.

The City of Stuart Utility Availability fees will be calculated based on the proposed number of multi-family units/ cabana. Please contact Marc Rogolino for estimated fee totals.

Additional review is required

Agree.

All construction pertinent to this Department shall be installed, inspected and tested in accordance with the City of Stuart Minimum Design and Construction Standards latest edition and the City of Stuart Specifications and Ordinances where applicable. In case of discrepancies between the construction plans and afore mentioned manuals, the most restrictive shall apply.

Agree.

Stephen Mayer
Development Department
February 17, 2021
Page 3

All plans to be reviewed by this Department shall be routed through the Permit Technician in the Development Department. Approval by this department shall not be construed to be a license to proceed with work and shall not be construed as authority to violate, cancel, alter or set aside any of the provisions of the City Code. Approval shall not prevent this department from thereafter requiring a correction of errors in plans, construction or violation of City Code.

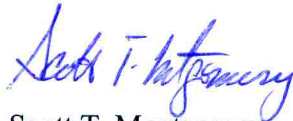
CODE COMPLIANCE RESTS WITH THE DESIGN ENGINEER.

Agree.

If you should have any further questions or comments please don't hesitate to contact Mr. McCarthy's office, or you may contact me directly at 772-287-3636, or by email at scott@ccmaengineers.com.

Sincerely,

C. CALVERT MONTGOMERY & ASSOCIATES, INC.



Scott T. Montgomery

Attach.

Cc: Client
Terence McCarthy

Martin County School District CIP

School Concurrency Determination

Project: Palmetto Calle
Date Received: 12/16/2020
Project #: 053841009002000108; 053841024000000200
Owner/Applicant: Nicolas Calle /Terry McCarthy, Esq.
Location: SW Halpatiokee St. & SW Palm City Rd., .97 acres

Planned Project Units: 13 Townhomes

Project Unit Yield by Type of School

School Type	Rate	Students
Elementary:	.0997	1
Middle School:	.0510	1
High School:	.0709	1
SGR =	.2216	3

Service Area Analysis:

CSA	LOS	3 YR Added Capacity	Total LOS Capacity	Current Student Enrollment	Projects w/Reserved Capacity	This Project Demand	TOTAL Demand	Available Capacity
Stuart CSA – Elementary J.D. Parker (z), Port Salerno, Pinewood	1978	0	1978	1427	73	1	1501	<-158>
Adjacent Zone – Palm City Palm City, Bessey Creek, Citrus Grove)	2140	0	2140	1613	47	1	1661	479
Stuart CSA – Middle Stuart Middle	1314	0	1314	777	78	1	856	458
North CSA – High School Jensen Beach HS	1914	0	1914	1427	163	1	1591	323

Concurrency Availability: Pursuant to the City, County, School District Interlocal Agreement for School Planning and Siting, Section 6.2.7 and Article 5 of the Martin County Land Development Regulations, Division 5, Section 5.83, the School District has determined that sufficient school capacity exists to serve the change in residential dwelling units proposed in this application to meet the school concurrency requirements under Florida Statute 163.3180.

School Capacity: This analysis is only used to serve as a review of the potential impact of the schools within the area of a future residential land use. School capacity shall be reserved for the above referenced project upon receipt of a final approval from the Martin County Growth Management Department. This concurrency reservation shall expire **three (3)** years from the date of issuance of this concurrency determination.

Comments: This determination does not guarantee that the students from the above referenced project will be assigned to attend a particular school(s). Please note if capacity demand should exceed existing availability, students may be housed in relocatable units. **Letter of No Objection w/Conditions:** 'No Objection' with the following notations:

1. Elementary Student Capacity transfer at from Stuart Zone to adjacent Palm City Zone to accommodate LOS

School District Contact: Kimberly Everman, Capital Planner/Project Specialists

Date Issued: 1/7/2021 Rev. 1

Telephone: 772- 219-1200, Ext.30220

E-Mail: evermak@martinschools.org

Residential PUD

Project:	Palmetto Cove RPUD
Date	3/1/2021

Adjacent N	Halpatiokee Street (R-3)
Adjacent S	French Williams Subdivision (R-3)
Adjacent E	SW Palm City Road/ Publix (B-2)
Adjacent W	(R-1)
Number of Units/ Building Coverage	13 units/ 14,265 sf

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%)	COMPLY
2.07.03 D.4.c	FAR	COMPLY
2.07.03.D.4.d	Native Vegetaion (>25%)	COMPLY

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	COMPLY

RESOURCE PROTECTION

5.02.00	Environmental Assessment	COMPLY
5.03.02	Wetland Protection	NOT APPLICABLE
5.04.00	Environmentally sensitive lands	NOT APPLICABLE
5.04.02	Identification of Native vegetation	COMPLY
5.04.03	Monitoring & Maintenance	REVIEWED AT SITE PLAN
5.05.01	Tree Survey	COMPLY

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

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	COMPLY
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, Fiscus & Rubber Trees	NOT APPLICABLE
6.06.02 A.5	Proximity to power lines	COMPLY
6.06.02 A.6	Shrubs	COMPLY
6.06.02 A.7	Hedges	COMPLY
6.06.02 A.8	Vines	NOT APPLICABLE
6.06.02 A.9	Ground cover	COMPLY
6.06.02 A.10	Grass Area	COMPLY
6.06.02 B	Irrigation	REVIEWED AT SITE PLAN

LANDSCAPE DESIGN

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

6.04.03 B.8	Visibility triangles	COMPLY
6.04.06	Land Use Transitions	EXCEPTION REQUESTED

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	Visability 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