



City of Stuart

A G E N D A
LOCAL PLANNING AGENCY / PLANNING ADVISORY BOARD
TO BE HELD JUNE 18, 2020
AT 5:30 PM
COMMISSION CHAMBERS & ZOOM
121 S.W. FLAGLER AVE. STUART, FLORIDA 34994

LOCAL PLANNING AGENCY

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

THIS MEETING WILL BE A HYBRID IN PERSON/REMOTE MEETING.

In Person: City Hall can accommodate a small number of citizen participants.

Teleconference: Citizens can attend from the comfort of their home via telephone, computer, laptop, tablet or smartphone. Click the below link or call the below phone number to attend.

The city reserves the right to revoke anyone's virtual attendance for cause, just as the sergeant at arms would at an in person meeting.

JOIN MEETING:

<https://us02web.zoom.us/j/88981959662>

If you wish to speak during public comment, click raise hand at bottom of window. Your microphone will be unmuted when you are called to speak. Your microphone will be deactivated once you have completed your comment.

Meeting ID: 889 8195 9662

Dial In numbers:

+1 312 626 6799 US

+1 646 558 8656 US

+1 253 215 8782 US

+1 301 715 8592 US

If you wish to speak during public comment press *9 to raise your hand. You will be called by your partially displayed phone number so please listen for that number. The host will lower your hand and mute your line after speaking.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Approval of Minutes

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

COMMENTS FROM THE BOARD MEMBERS

ACTION ITEMS

ORDINANCES

1. ORDINANCE No. 2443-2020: QUASI-JUDICIAL

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, ANNEXING TWO PARCELS OF LAND SOUTH OF SE MARKET PLACE AND EAST OF SE COMMERCE AVENUE, CONSISTING OF 2.01 AND .92 ACRES EACH, SAID PARCELS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

2. ORDINANCE No. 2444-2020: (QUASI-JUDICIAL)

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN AND THE CITY'S ZONING MAP FOR TWO PARCELS OF LAND LOCATED SOUTH OF SE MARKET PLACE AND EAST OF SE COMMERCE AVENUE, CONSISTING OF 2.01 AND .92 ACRES EACH, SAID PARCELS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; THEREBY ESTABLISHING A FUTURE LAND USE DESIGNATION FOR BOTH PARCELS TO "INDUSTRIAL" AND CONCURRENTLY A ZONING DESIGNATION OF "INDUSTRIAL PLANNED UNIT DEVELOPMENT" (IPUD), WHICH SHALL BE REFLECTED ON THE CITY'S OFFICIAL ZONING MAP; APPROVING A FINAL SITE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

3. BRIDGEVIEW RESIDENTIAL PLANNED UNIT DEVELOPMENT(QJ)(RC):

ORDINANCE No. 2437-2020: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "COMMERCIAL OFFICE RESIDENTIAL" TO "MULTI-FAMILY DENSITY RESIDENTIAL" FOR A 15.88 ACRE PARCEL ANNEXED BY ORDINANCE NO. 2415-2019, OWNED BY ATLANTIC REALTY PARTNERS, INC., AND LOCATED ON THE NORTHWEST CORNER OF STATE ROAD 76 (SW KANNER HIGHWAY) AND SW MARTIN HIGHWAY, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY ESTABLISH THE BRIDGEVIEW RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) CONSISTING OF TWO HUNDRED TWELVE (212) MULTI-FAMILY UNITS WITHIN TWO FOUR-STORY APARTMENT BUILDINGS; APPROVING A DEVELOPMENT SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTANT 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. (QJ) (RC)

4. ORDINANCE NUMBER 2445-2020; (QUASI-JUDICIAL)(RC):

AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING ORDINANCE NO. 1601-97, WHICH ASSIGNED COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) ZONING TO AN 11.42 ACRE PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF SE MARKET PLACE EAST OF U.S. HIGHWAY ONE, BEING MORE FULLY DESCRIBED BY EXHIBIT "A" ATTACHED; PROVIDING FOR MASTER SITE PLAN APPROVAL, DEVELOPMENT CONDITIONS, A TIMETABLE FOR DEVELOPMENT AND MANDATORY PLATTING FOR A 4.02 ACRE PORTION OF ANNEXED PARCEL #F21 TO ACCOMMODATE 24,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT KNOWN AS LAKESIDE MARKET PLACE CPUD; DECLARING THE PROPOSED DEVELOPMENT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; ACCEPTANCE BY THE APPLICANT; AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

STAFF UPDATE

ADJOURNMENT

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

Meeting Date:6/18/2020

Prepared by:David Dyess, City Manager

Title of Item:

THIS MEETING WILL BE A HYBRID IN PERSON/REMOTE MEETING.

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Summary Explanation/Background Information on Agenda Request:

Funding Source:

Recommended Action:

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

Meeting Date:6/18/2020

Prepared by:Jordan Pinskton

Title of Item:

Approval of May 21, 2020 LPA Minutes.

Summary Explanation/Background Information on Agenda Request:

N/A

Funding Source:

N/A

Recommended Action:

Approve.

ATTACHMENTS:

Description	Upload Date	Type
❏ LPA Minutes 5.21.2020	6/11/2020	Cover Memo



**MINUTES
LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD
TO BE HELD MAY 21, 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 – Michael Herbach
Board Member – Larry Massing
Board Member – Campbell Rich
Board Member – Bill Mathers
Board Member – Cristina de la Vega
Ex Officio – Garrett Grabowski**

ADMINISTRATIVE

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

CALL TO ORDER

ROLL CALL

Present (Physically): Michael Herbach, Li Roberts, Ryan Strom

Present (Remotely): Cristina de la Vega, Larry Massing, Campbell Rich

Absent: Bill Mathers

APPROVAL OF MINUTES

Motion: Action: Approve.

Moved by: Michael Herbach

Seconded by: Li Roberts

Motion passed unanimously.

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

COMMENTS FROM THE BOARD MEMBERS:

Michael Herbach said that we need to work on the parking ordinance and updating the bylaws.

David Dyess said that the commission will be approving bylaws for each board.

ACTION ITEMS: None.

ORDINANCES:

1. STUART OCEAN RPUD - FIRST READING (QUASI-JUDICIAL)(RC):ORDINANCE No. 2435-2020: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, TO APPROVE A REZONING FROM R-3 MULTIFAMILY/OFFICE TO RESIDENTIAL PLANNED UNIT DEVELOPMENT "RPUD" ON THE CITY'S OFFICIAL ZONING MAP; FOR AN 11.04 ACRES PARCEL, OWNED BY SERRAGUI GROUP INVESTMENTS LLC, LOCATED ON THE SOUTH SIDE OF SE OCEAN BLVD BETWEEN THE POINTE ASSISTED LIVING FACILITY AND KINGSWOOD CONDO ASSOCIATION, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING STUART OCEAN TOWNHOMES RPUD CONSISTING OF EIGHTY (80) ATTACHED HOMES; APPROVING A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

PRESENTATION: Tom Reetz, Senior Planner 5:40PM
Kev Freeman, Development Director
Bob Raynes, Gunster Law Firm
Michael Houston, HJA Design Studio

Mike Mortell swore in attendees giving testimony. 5:45PM

Bob Raynes handed out proposed revisions to the ordinances.

BOARD COMMENT:

Li Roberts asked about the entrance drawings. She suggested correcting the site plan drawings before going to City Commission.

Bob Raynes confirmed that it is the entrance on the regular site plan and there is no alternative.

The applicant confirmed they will clarify the drawings before Commission.

Li Roberts questioned fencing regulations and responsibility for the community to make it more esthetically pleasing.

Amiee Carlson explained fencing expenses and landscaping regulations.

Li Roberts asked if the developer would be inclined to installing additional fences.

Amiee Carlson said that they do not feel like it is necessary at this time.

Li Roberts asked about removing on-street parking language and making crosswalks the same material as sidewalks. She said that she was concerned about parking at the mail kiosk and suggested an alternate parking plan.

Amiee Carlson said that there has been a lot of thought that has gone into this plan and it is a tight site, so they believe this is the best location for the mail kiosk.

Li Roberts said that she will not support the project if the mail kiosk parking is not addressed.

Michael Herbach asked if there can be a restriction in place making parking garages required for parking vehicles only. He asked about a covered bus stop.

Michael Houston said that they do not have anything covered.

Cristina De le Vega said that she was concerned about the opposition from Kingswood residents. She said that residents should be able to park wherever they want.

Campbell Rich asked about the land use classification they are applying for.

Tom Reetz explained why they needed to apply for an RPUD versus Straight Zoning. He confirmed where the buffer is located.

Larry Massing asked how the site plan would be different if it was straight zoning, and clarified it was the west buffer due to the retirement home.

Ryan Strom explained why they were confused about the parking data. He asked about trash pickup, the existing six-foot wood fence on the western buffer.

Michael Houston said they will likely end up putting a new fence.

Ryan Strom discussed the different access points and traffic.

Bob Raynes said that is being worked on and addressed.

Ryan Strom said that the wetland retention area is a benefit to the site. He is concerned about the pool location, mail kiosk, parking and student calculation expected to live there. He said that he appreciates the density, all of the public meetings and shared his opinion on the resident letters the board received. He used some of the letters to ask for clarification on the resident's questions.

The board and applicant further discussed answers to resident concerns.

Ryan Strom received clarification from Mike Mortell about public comment procedures.

Campbell Rich said that he felt the board received petitions more than letters individual letters. He asked if there have been any similar projects that have come before that City that have tried to intergrade into an existing neighborhood to this degree.

Discussion amongst the board about potential past projects that are similar.

Bob Raynes explained the history of the property.

Campbell Rich asked for details about the trail.

Michael Houston said it is a natural pine straw and mulch trail that is about 400 feet.

Cristina de la Vega said that she thinks the trail is very nice and would not want to block it with a fence. She asked about the location of the pool.

Amiee Carlson explained the location of the pools.

PUBLIC COMMENT:

1. Jack Raynaud (SE Ocean Blvd.) – Representing Phase 3. He said they will now be working with the applicant on the project and revoked their intervenor.
2. Jane Cornett (US1) – Attorney representing Kingswood 3. She said they have reached an agreement with Pulte that is beneficial for both parties and their board approved it yesterday morning. She listed what their agreement covers and recommended the board approve the project.
3. Laura Giobbi (SE Ocean Blvd.) – wanted to mention that an easement listed does not include all of the buildings in Kingswood 2. She is concerned about location of mail kiosk.

4. Katy Gibbs (Kingswood, Building 16) – She gave an alternate location for the mail kiosk. She is concerned about everyone coexisting in a positive way and about the estimation of students expected to live in the community.

BOARD COMMENT:

Li Roberts asked about parking spots next to Kingswood 3 being a possible site for the mail kiosk.

Michael Houston explained on the map why the kiosk is in a good spot.

Brief discussion occurred informing the board that the intervenor reached an agreement with Pulte Group that they believe will benefit both parties.

The board continued discussion about the proposed motion.

MOTION: Approval with the following conditions:

1. Correct front elevation plans that show the grass between the sidewalk and road
2. Add a condition that applicant will take care of the fence on the west side of the property
3. Stripe traffic crossroads
4. Correct narrative on page 53 and 56
5. Move the mail kiosk to another location on the property and potentially eliminate the six parking spaces upon applicant discretion.

Action: Approve.

Moved by: Li Roberts

Second by: Campbell Rich

Motion failed 5/1 with Li Roberts approving.

AMENDED MOTION: Approval with the following conditions:

1. Correct front elevation plans that show the grass between the sidewalk and road
2. Add a condition that they applicant will take care of fence on the west side of the property
3. Stripe traffic crossroads
4. Correct narrative on page 53 and 56

Action: Approve.

Moved by: Michael Herbach

Second by: Larry Massing

Motion passed 5/1 with Li Roberts opposing.

2. HARBOR GROVE APARTMENTS RPUD - FLUM AND RE-ZONING (QUASI-JUDICIAL)(RC):ORDINANCE No: 2436-2020: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN

THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "COMMERCIAL" TO "MULTI-FAMILY RESIDENTIAL" FOR TWO PARCELS EQUALING 13.93 ACRES, OWNED BY TED GLASRUDD ASSOCIATES, FL, LLC, LOCATED ON THE WEST SIDE OF S.E. COMMERCE AVENUE, SOUTH OF S.E. INDIAN STREET, AND NORTH OF S.E. FISCHER STREET WITH SAID LANDS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY ESTABLISH THE AHS AT HARBOR GROVE RESIDENTIAL PLANNED UNIT DEVELOPMENT (RUPD) CONSISTING OF THREE HUNDRED TWENTY FOUR (324) MULTI-FAMILY UNITS WITHIN NINE (9) INDIVIDUAL THREE-STORY APARTMENT BUILDINGS; 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.

PRESENTATIONS: Tom Reetz, Senior Planner 7:38PM
Doug Fitzwater, Lucido & Associates
Juan Hernandez, AHS Residential

BOARD COMMENT:

Li Roberts asked for clarification about a generator, wifi, fees for recreational activities, price range, center hallway between all buildings, sidewalk location, homeless population on the property, and an additional parking option.

The applicant clarified all questions.

Li Roberts asked to see additional photos. She said that she was concerned about language regarding rental rates and the calculation.

Juan Hernandez explained the rates that they are looking to charge per bedroom in the current market.

Discussion regarding the market and rate calculations occurred.

Li Roberts asked about dumpsters, bus stop benches, and interior crosswalks.

Juan Hernandez said they can add a bus stop bench.

Doug Fitzwater said that they are using pervious concrete and will stripe it to indicate that it is a crosswalk.

Li Roberts asked about parking and gave possible calculations for additional parking spaces. She clarified the density with the new calculation.

Juan Hernandez explained their parking calculation and told the board that there is assigned parking.

Discussion occurred regarding parking concerns and possible options.

Michael Herbach discussed adding in green/electrical vehicle parking spaces to the project.

Juan Hernandez said that they will look into adding it into the project. He said that they would most likely assign a resident to a space who has an electric vehicle.

Discussion occurred that there is no ordinance requiring electrical charging stations being implemented into projects, but it can be brought up for discussion.

Cristina de la Vega asked about the current density for the site. She asked about the developer's other project sites and their densities.

Kev Freeman spoke about the recent density analysis that the City has done.

Cristina de la Vega said that she was concerned about Indian Street and Commerce intersection.

Discussion occurred about the traffic in the area.

Campbell Rich asked the applicant about their past projects and clarification what the city gets from this project.

Juan Hernandez explained past projects and how there is a need for workforce housing in the area.

Campbell Rich asked to see rental rates for other properties they own.

Juan Hernandez said that he is offering value and would be happy to provide the board with numbers.

Campbell Rich asked about solar panels.

Juan Hernandez said that those are not financially feasible right now.

Discussion about sewer occurred.

Ryan Strom said that this project is positioned strategically for workforce housing and he thinks this is a good project to see the impact.

PUBLIC COMMENTS: None.

MOTION: Approve with the following conditions:

1. Addition of school bus bench
2. Striping of eight interior crosswalks
3. Update language on page 211
4. Add infrastructure to support four level 2 charging stations
5. Fix condition number 3 language to reflect 120% of the AMI maximum for 10 years

Moved by: Li Roberts

Second by: Michael Herbach

Motion passed 5/1 with Campbell Rich opposing.

BOARD COMMENT: None.

STAFF UPDATE: None.

ADJOURNMENT:

Motion: Action: Adjourn.

Moved by: Michael Herbach

Seconded by: Larry Massing

Ryan Strom, Chair

Jordan Pinkston, Board Secretary

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

Meeting Date:6/18/2020

Prepared by:Tom Reetz

Title of Item:

ORDINANCE No. 2443-2020: QUASI-JUDICIAL

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, ANNEXING TWO PARCELS OF LAND SOUTH OF SE MARKET PLACE AND EAST OF SE COMMERCE AVENUE, CONSISTING OF 2.01 AND .92 ACRES EACH, SAID PARCELS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Staff had agreed to advertise the request for voluntary annexation of a 2.01 acre parcel and a .92 acre parcel, located on the south side of SE Market Place and west of SE Commerce Avenue in unincorporated Martin County.

The property is currently under code violation with Martin County for use as a salvage yard. The owner has entered into a stipulation agreement with the county and is in the process of cleaning up the property. The City informed the applicant that it will not move forward on the annexation until the code matter has been resolved.

At the time of preparation of this agenda item, the applicant's attorney has not provided evidence of having met the terms of the stipulation, therefore staff request that this item be continued to a date certain of July 16, 2020.

Funding Source:

N/A

Recommended Action:

Staff request that this item be continued to the next regularly scheduled Local Planning Agency meeting on July 16, 2020.

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Local Planning Agency

Meeting Date: 6/18/2020

Prepared by: Tom Reetz

Title of Item:

ORDINANCE No. 2444-2020: (QUASI-JUDICIAL)

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN AND THE CITY'S ZONING MAP FOR TWO PARCELS OF LAND LOCATED SOUTH OF SE MARKET PLACE AND EAST OF SE COMMERCE AVENUE, CONSISTING OF 2.01 AND .92 ACRES EACH, SAID PARCELS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; THEREBY ESTABLISHING A FUTURE LAND USE DESIGNATION FOR BOTH PARCELS TO "INDUSTRIAL" AND CONCURRENTLY A ZONING DESIGNATION OF "INDUSTRIAL PLANNED UNIT DEVELOPMENT" (IPUD), WHICH SHALL BE REFLECTED ON THE CITY'S OFFICIAL ZONING MAP; APPROVING A FINAL SITE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Staff had agreed to advertise the request for Land Use Amendment and Zoning change of a 2.01 acre parcel and a .92 acre parcel, located on the south side of SE Market Place and west of SE Commerce Avenue in unincorporated Martin County.

The property is currently under code violation with Martin County for use as a salvage yard. The owner has entered into a stipulation agreement with the county and is in the process of cleaning up the property. The application will not move forward until the code matter is resolved.

At the time of preparation of this agenda item, the applicant's attorney has not provided evidence of having met the terms of the stipulation, therefore staff request that this item be continued to a date certain of July 16, 2020.

Funding Source:

N/A

Recommended Action:

Staff request that this item be continued to the next regularly scheduled Local Planning Agency meeting on July 16, 2020.

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Local Planning Agency

Meeting Date: 6/18/2020

Prepared by: Stephen Mayer

Title of Item:

BRIDGEVIEW RESIDENTIAL PLANNED UNIT DEVELOPMENT(QJ)(RC):

ORDINANCE No. 2437-2020: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "COMMERCIAL OFFICE RESIDENTIAL" TO "MULTI-FAMILY DENSITY RESIDENTIAL" FOR A 15.88 ACRE PARCEL ANNEXED BY ORDINANCE NO. 2415-2019, OWNED BY ATLANTIC REALTY PARTNERS, INC., AND LOCATED ON THE NORTHWEST CORNER OF STATE ROAD 76 (SW KANNER HIGHWAY) AND SW MARTIN HIGHWAY, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY ESTABLISH THE BRIDGEVIEW RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) CONSISTING OF TWO HUNDRED TWELVE (212) MULTI-FAMILY UNITS WITHIN TWO FOUR-STORY APARTMENT BUILDINGS; APPROVING A DEVELOPMENT SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTANT 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. (QJ) (RC)

Summary Explanation/Background Information on Agenda Request:

The intent of this application is to request a Large-scale future land use map (FLUM) amendment to the City's Comprehensive Plan Residential Planned Unit Development assigning a "Multi-Family Density Residential" land use, and a Zoning designation of (RPUD) on the City of Stuart Zoning Map. The subject property is 15.88 acres. The property is currently undeveloped. The intent of this project is to allow 212 attached multi-family apartment homes within two 4-story buildings to be developed on the site while upgrading the drainage and enhancing the upland and wetland preserve.

The 15.88-acre parcel was annexed into the city via Ordinance No. 2415-2019. The applicant is requesting to assign a RPUD zoning district to establish a new site plan and is requesting to assign a Future Land Use designation of Multi-Family Residential in order develop the property for 212 multi-family residential units. The property currently has a Martin County approval for 99,000 square feet of office use, 2 story building over 1 story of parking, and 30' in height. The approved office building is sited 52' from the north property line.

The applicant is requesting the following four (4) waivers from the City's Land Development Code:

1. Section 6.03.02: Drainage Specifications. Finished Floor Elevations of all buildings shall not be lower than 18 inches above the crown of the street on which the building fronts.

Request: The applicant is requesting the finished floor elevation to be 8.25 feet, which is 2.25 feet above the FEMA flood elevation requirements, however, is below the 9-foot elevation of Kanner Highway. The applicant has provided an engineering statement, prepared by MacKenzie Engineering and Planning, Inc., justifying a

relief from the code.

2. Section 6.01.13: Off-Street Parking Schedule. 1.5 parking spaces per unit (studios and 1 bedroom), and 2 parking spaces per unit (2 or more bedroom)

Request: The applicant is requesting a reduction in the number of required parking spaces. The applicant is justifying a smaller number of parking spaces, as they are providing for full protection of the wetlands on site, and they are holding to an industry standard for multi-family developments, at a ratio of 1.6 (or 1.6 parking spaces per unit, which is similar to the City's requirement for 1 bedroom multi-family).

3. Section 6.04.06. Land Use Transitions and Landscape Buffers. The buffer width requirement for a 4-story multi-family use adjacent to a single-family or multi-family use is 55'.

Request: The applicant is requesting a 25' wide landscape buffer along the northern property line, where the proposed multi-family use is abutting an existing mobile home park use. The separation between the nearest four-story building and the northern property line is 96.87'. Within this zone, there are three layers of landscaping (foundation planting, interior parking islands, and a heavily planted 25-foot native buffer (with 12'-20' trees and 16'-25' palms). The applicant has also provided a 6' wall to strengthen the visual barrier. The applicant has provided a visual sightline study demonstrating that the view from the 4th story balcony will be blocked by the landscaping, and that the view from the existing mobile homes will be significantly diminished by the screen wall, the landscaping and the distance separating the proposed buildings from the existing residences. Staff recommends that the applicant provide a heavy landscaping buffer that doubles the visual barrier of a landscaping buffer that would normally be in a 55' wide buffer. The width of the buffer is not as important as the density and visual impact that can be provided with an enhanced buffer screen that is 25', which is wider than the required buffer screen pursuant to Section 6.04.06A.5.b, which states the buffer screen shall be 25% of the buffer width (or 13.75 feet).

Furthermore, the building is located 96.87 feet from the property line. A 3-story office building has been approved for the site only 52' from the property line. It is reasonable that the additional 100' feet separation proposed by the applicant is justified for the additional story. Staff also notes that the applicant has removed north facing balconies from the building closest to Riverland Park. North facing balconies remain on the second building, but this building is located 154.3 feet from the property line.

4. Section 5.03.02 Wetland Protection Standards. The applicant is required to provide a minimum width of an upland buffer of 75' and at no point less than 50'. This is due to the wetland being an outstanding resource, consisting of mangroves.

Request: The applicant is providing a minimum average width of 75', however, due to site constraints, the minimum buffer narrows to 42.4' at one location. Staff is recommending the use of native groundcover, in lieu of sod in this location, which serves as a buffer between the surface parking area and the upland buffer. The applicant is using Florida Gamma grass and using 100% native plants along the entire length of the buffer between the parking spaces and the wetland buffer. The width of this native planting is 10 feet. If this area is credited toward being similar to an upland buffer, the minimum buffer would be over 50' and therefore acceptable. The waiver would then be to accept the native treatment as upland buffer. Staff is in support of such a waiver, due to the severe site constraint in this narrow portion on the south side of the property, and the inclusion of native vegetation to simulate the natural appearance of the upland buffer.

Staff has met with representatives of the Riverland Mobile Home Park on two occasions to discuss the applicant's proposal. Staff understands that although the HOA does not represent the views of every resident, there is a mostly unified opposition to some of the elements of the proposal. Although the applicant has modified their wall proposal toward an agreement, the buffer width remains the most important disagreement with the development. In combination with the parking waiver requested, it appears to the Riverland community that the development is too dense and should remove a floor from the building height.

At the date of this staff report, a letter stating the Riverland homeowner's perspective was not available, but staff will provide such a letter when it is made available to staff.

Funding Source:

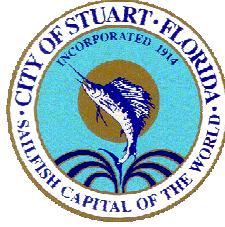
N/A

Recommended Action:

Motion to recommend approval and move to the City Commission.

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance 2437-2020	6/8/2020	DRAFT ORDINANCE
▣ Staff Report	6/8/2020	Staff Report
▣ Staff Comp Plan review	3/11/2020	Backup Material
▣ RPUD Checklist	3/11/2020	Attachment
▣ Master Plan	6/8/2020	Exhibit
▣ Site Plan	6/8/2020	Exhibit
▣ Landscape Plan	6/8/2020	Exhibit
▣ Architectural Elevations and footprints	6/8/2020	Exhibit
▣ Traffic Report	3/9/2020	Attachment
▣ Concurrency Traffic Analysis	3/9/2020	Attachment
▣ Environmental Assessment	3/11/2020	Attachment
▣ Tree Disposition Plan	3/11/2020	Attachment
▣ FFE Waiver Justification	3/9/2020	Attachment
▣ Service Availability Letter	3/9/2020	Attachment
▣ Survey	3/9/2020	Attachment
▣ Drainage Easement Statement	6/8/2020	Attachment
▣ Applicant Response to Staff Comments	6/8/2020	Backup Material
▣ Applicant Justification Statement	6/8/2020	Backup Material
▣ Photo Rendering	6/8/2020	Backup Material
▣ Photo Rendering 2	6/8/2020	Backup Material
▣ Photo Rendering 3	6/8/2020	Backup Material
▣ Riverland HOA Letter	6/11/2020	Backup Material



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

ORDINANCE NUMBER 2437-2020

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "COMMERCIAL OFFICE RESIDENTIAL" TO "MULTI-FAMILY DENSITY RESIDENTIAL" FOR A 15.88 ACRE PARCEL ANNEXED BY ORDINANCE NO. 2415-2019, OWNED BY ATLANTIC REALTY PARTNERS, INC., AND LOCATED ON THE NORTHWEST CORNER OF STATE ROAD 76 (SW KANNER HIGHWAY) AND SW MARTIN HIGHWAY, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY ESTABLISH THE BRIDGEVIEW RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) CONSISTING OF TWO HUNDRED TWELVE (212) MULTI-FAMILY UNITS WITHIN TWO FOUR-STORY APARTMENT BUILDINGS; APPROVING A DEVELOPMENT SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTANT 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 Atlantic Realty Partners, Inc., for a 15.88 acre parcel of land located on the northwest corner of State Road 76 (also known as SW Kanner Highway) and SW Martin Highway; and

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

WHEREAS, the City Commission, has considered the Petitioner's voluntary request for land use designations, a rezoning to 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 approved RPUD; and

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

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

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

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

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

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

- a. The Master Plan, Sheet MP-1, by Gentile, Glas, Holloway, O’Mahoney, and Associates, Inc., dated 4.3.20**
- b. Site Plan, Sheets SP-1 and SP-2, by Gentile, Glas, Holloway, O’Mahoney, and Associates, Inc., dated 4.3.20**
- c. The Landscape Plan, Sheets LP-1, thru LP-3, by Gentile, Glas, Holloway, O’Mahoney, and Associates, Inc., dated 4.3.20**
- d. Architectural Elevations, Sheets A2.10, A2.20A and A2.20B, prepared by Charlan Brock Associates, dated 3.10.20**
- e. Survey, prepared by GCY Incorporated, dated 5.28.19**
- f. Bridgeview Environmental Assessment Report, prepared by EW Consultants, Inc. dated 3.20.20**

SECTION 2: The Future Land Use designation in the City's Comprehensive Land Use Plan shall be established as "Multi-Family Density Residential". This ordinance may not become effective until 31 days after adoption. If challenged within 30 days after adoption, this ordinance may not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted large-scale land use amendment is in compliance as defined in s. 163.3184(1)(b).

SECTION 4: The Land Development (Zoning) District designation on the City of Stuart Official Zoning Map shall be established as "RPUD" Residential Planned Unit Development subject to the appeal period stated in Section 2, above.

SECTION 5: 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 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: This ordinance shall be effective upon the last of the following to occur: adoption by the City Commission, and proper execution and acceptance by the Owner. However, the Future Land Use and Zoning Designations granted herein shall not be effective until thirty-one (31) days after adoption, and as otherwise provided by law.

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 _____, 2020.

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:

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

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this ____ day of _____, 2020.

ATTEST:

MARY R. KINDEL
CITY CLERK

MICHAEL J. MEIER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL
CITY ATTORNEY

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES:

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 ☐ online notarization, this _____ day of _____, 2020, 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 _____, 2020, by MICHAEL J. MEIER, 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 – LEGAL DESCRIPTION

Legal Description

PARCEL CONTROL NUMBER 403841001051000002

NORTH PARCEL

Commencing at the intersection of the North line of the Miles or Hanson Grant and the Westerly right of way line of State Road No. 76; thence South 20°42'45" East, a distance of 1500.00 feet to the Point of Beginning; thence continuing along said Westerly right-of-way line, South 20°42'45" East, a distance of 439.03 feet; thence South 06°32'38" East, a distance of 49.16 feet; thence South 20°42'48" East, a distance of 318.71 feet to a point on the Northerly Right-of-Way line of S.W. Martin Highway; thence along said line South 22°47'40" West, a distance of 55.18 feet; thence South 68°30'26" West, a distance of 152.45 feet to the beginning of a tangent curve concave to the North having a radius 881.25 feet; thence Northwesterly along the arc of said curve through a central angle of 41°32'17" a distance 638.89 feet to a tangent line; thence North 69°12'10" West, a distance of 380.47 feet to a point on the Mean High Water Line; thence along said line North 03°47'25" East, a distance of 50.12 feet; thence North 16°40'46" East, a distance of 48.08 feet; thence North 05°17'18" West, a distance of 65.43 feet; thence North 34°10'01" East, a distance of 139.17 feet; thence North 31°06'00" East, a distance of 167.15 feet to a point on the South River Land Mobile Home Park (unrecorded); thence North 65°59'26" East, a distance of 760.50 feet to the Point of Beginning.

Containing 15.88 Acres, more or less.

EXHIBIT B – LOCATION MAP

Figure 1. Property Location Map



EXHIBIT C – DEVELOPMENT CONDITIONS

Approved Plans and Documents

2. The Bridgeview Residential RPUD project and use thereof shall comply with the following drawings:
 - a. **The Master Plan, Sheet MP-1, by Gentile, Glas, Holloway, O’Mahoney, and Associates, Inc., dated 4.3.20**
 - b. **Site Plan, Sheets SP-1 and SP-2, by Gentile, Glas, Holloway, O’Mahoney, and Associates, Inc., dated 4.3.20**
 - c. **The Landscape Plan, Sheets LP-1, thru LP-3, by Gentile, Glas, Holloway, O’Mahoney, and Associates, Inc., dated 4.3.20**
 - d. **Architectural Elevations, Sheets A2.10, A2.20A and A2.20B, prepared by Charlan Brock Associates, dated 3.10.20**
 - e. **Survey, prepared by GCY Incorporated, dated 5.28.19**
 - f. **Bridgeview Environmental Assessment Report, prepared by EW Consultants, Inc. dated 3.20.20**
3. Any modifications to the Master RPUD Site Plan that exceeds 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, and location of landscaping may be approved by the City’s Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via a public hearing.
4. Development of the Subject Property as a RPUD shall include an impervious area of no more than (30%) impervious coverage for the RPUD. The maximum building height within the RPUD shall be 4 stories or 45’. 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. Notwithstanding any presence of premium parking, at no time shall any parking space be deemed unavailable for use due to an absence of a lease agreement for the use of said space.
6. 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.
7. 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.
8. Prior to clearing of the entire site, the applicant shall install a 4-foot silt fence/barrier along the northern property boundary that will inhibit wildlife from crossing into the Riverland Mobile Home Park.
9. Prior to construction, the applicant shall install the buffer and wall along the northern property boundary.

Landscaping

10. The common areas including the projects community recreation areas and entry features shall be provided with landscaping with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.
11. The City's landscape inspector shall have the opportunity to inspect all trees and/or landscape material with the landscape architect prior to installation. The developer shall bear the pass-thru fee for landscape consulting fees not to exceed \$1,500.00.
12. A Landscape maintenance plan, executed in accordance with the Land Development Regulations, shall be submitted to the Development Department and approved prior to the issuance of a vertical construction building permit.

13. Prior to Certificate of Occupancy, all prohibited exotics and invasive species shall be removed from the entire site.

Required Open Space and Native Preserve Area

14. Open Space, not including wetlands and required internal landscaping. The RPUD shall be maintain the open space as depicted on the Site Plan by Gentile, Glas, Holloway, O'Mahoney and Associates, Inc. as described in Exhibit C. Required open space may include native vegetation areas and landscape buffers between the RPUD and adjacent property; however, other required landscaping shall not count towards the open space requirement.
15. Excluding wetlands defined by the South Florida Water Management District, not less than 33.4% of the total development site shall remain as undeveloped and recreated native vegetation area. The required native vegetation area may include open space areas and the landscape buffer between the site and adjacent property; however, other required landscaping shall not count towards the native vegetation requirement. The location of the native vegetation shall comply with the project's landscape plan, by Gentile, Glas, Holloway, O'Mahoney and Associates, Inc. The project shall adhere to the Preserve area mitigation and monitoring plan provided to the City prior to vertical construction building permit approval. The owner and developer shall adhere to the provisions of the Wetland Maintenance and Monitoring Plan and permanent maintenance will be the responsibility of the Developer, their successors or assigned.

Tree Mitigation

16. The project shall comply with Section 5.05.02 of the "Tree replacement and protection requirements" of the City's Land Development Code.

Prior to Issuance of Site Permits

17. Applicant shall provide a digital boundary survey and civil plan prior to the issuance of a site permit.

18. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.
19. 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.
20. All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.

Development and Construction

21. The Developer shall construct the project's infrastructure in one phase.
22. The Developer shall install landscaping at the development's entry as shown on the landscaping plan prior to the first certificate of occupancy for a residential unit.
23. The property owner shall provide easements for licensed television services. Preserve area easements shall be dedicated to state agencies with the City of Stuart having the option to have those same easements.
24. In the event of any conflict in the provisions of Exhibit 'C' Development Conditions and attached exhibits, Exhibit 'C' shall prevail.
25. 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.
26. 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.

27. All utility improvements constructed by the developer within Florida's Department of Transportation's right-of-way, shall be constructed in a manner and form acceptable to the FDOT. The developer shall grant any such utility easements necessary for this site as may be required by the FDOT.
28. The projects turn lanes as described on the project's Master Site plan shall be completed before the first Certificate of Occupancy from either building is issued.
29. The project's storm water facilities, specifically the Native Planting schemes at the detention/retention areas/wetlands, will be designed using Low Impact Development "(LID) Techniques as described in the University of Florida IFSA Extension publication LID Practices: Integration Wetlands and Enhancing Storm water Basins". The proposed dry retention shall have native grasses along the edges of the retention area are to become part of the stormwater filtration process.
30. Temporary or freestanding storage units are prohibited on the property once construction is complete.
31. Site work including but not limited to land preparation, lake excavation, clearing and grading, drainage and water, sewer and irrigation lines, and private road shall be reviewed approved by the city's public works department and the city's engineering consultant prior to permitting.
32. There shall be no northern facing balconies on any floor of the westernmost building. Any wrap around balconies on the corner shall have a privacy wall on the northern side. All windows on this side shall be clear story windows.

Signage

33. All signs throughout the RPUD must have a consistent treatment, as to number, location, size, height, lighting, and materials with a unified theme throughout the Planned Unit Development. The development's monument sign shall adhere to the Proposed Entry Monument Sign drawing by Lucido and Associates.

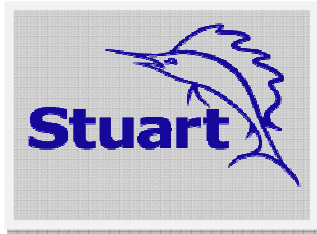
HOA Requirements & Future Amendments

34. 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 unless owner amends this restriction through a minor PUD amendment process.
35. Any applications to amend this Ordinance shall be limited to the Developer.
36. The City may elect at any time to assign a future land use designation of “Conservation” to the PUD’s preserve areas without objection by the owners. Further, the City may at its discretion, take over maintenance of the preserve area(s) without objection by the owners.
37. Timetable for development shall be as follows:

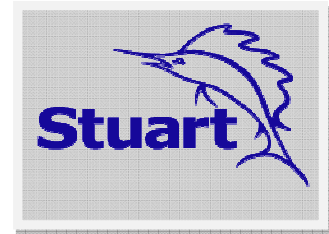
Site and building permit application deemed sufficient for permit review under city codes and standards.	December 1, 2022
Final Certificate of Occupancy for all site and building improvements.	December 1, 2023

Allowable Uses

38. The following uses shall be permitted:
- Multi-Family Residential
 - Home Occupations in accordance with the City’s Land Development Code.



CITY OF STUART
LOCAL PLANNING AGENCY
 June 18, 2020



Project Name: Bridgeview RPUD - FLU & Zoning assignment	Property Owner: Atlantic Realty Partners, Inc. (Contract Purchaser)
PCN #: 40-38-41-001-051-00000-2	Applicant/Petitioner: Atlantic Realty Partners, Inc. (Contract Purchaser)
Ordinance No: 2437-2020	Agent/Representative: Gentile, Glas, Holloway, O'Mahoney and Associates
	Case Planner: Stephen Mayer
Location: On the Northwest Corner of State Road 76 (SW Kanner Highway) and SW Martin Highway	

PROJECT SUMMARY		
Property Size (area)		15.88 Acres
Present Use		Undeveloped
Subject Property Land Use		Commercial Office Residential – Martin County
<i>Adjacent FLU</i>	<i>North</i>	Martin County TP (Trailer Park) (Riverland Mobile Home Park)
	<i>South</i>	Martin County COR (Vacant)
	<i>East</i>	Commercial (Cleveland Clinic)
	<i>West</i>	St. Lucie River
Subject Property Zoning		Commercial Office Residential (COR-1)
<i>Adjacent Zoning</i>	<i>North</i>	Martin County – Mobile Home (Riverland Mobile Home Park)
	<i>South</i>	Martin County COR (Vacant)
	<i>East</i>	CPUD (Cleveland Clinic)
	<i>West</i>	St. Lucie River
Proposed Land Use Designation & Zoning District		Multi-family Density Residential (RPUD)
Proposed Zoning District		Residential Planned Unit Development RPUD
Proposed Use		212 Multi-family Apartments
City Approvals		Building Department – No comments at this time. Fire Department – See comments attached Public Works – See comments attached Police Department – No comments at this time
Brief Explanation		The intent of this application is to request a Large-scale future land use map (FLUM) amendment to the City's Comprehensive Plan Residential Planned Unit

Development assigning a “Multi-Family Density Residential” land use, and a Zoning designation of (RPUD) on the City of Stuart Zoning Map. The subject property is 15.88 acres. The property is currently undeveloped. The intent of this project is to allow 212 attached multi-family apartment homes within two 4-story buildings to be developed on the site while upgrading the drainage and enhancing the upland and wetland preserve.

Staff Recommendation: Staff recommends approval for the Future Land Use designation to Multi-Family Density Residential and zoning district designation to RPUD (Residential Planned Unit Development).



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 to 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: 3-2-2020

C. Mail Notice Postmark: 3-2-2020 to property owners within 300 feet

D. Publication Date: 10 days prior to Second Reading

II. LARGE SCALE COMPREHENSIVE PLAN AMENDMENT AND ZONING MAP AMENDMENT ORDINANCE NO. 2398-20198

III. APPLICATION: Dated January 16, 2020

IV. HISTORY OF THE SITE

The 15.88-acre parcel was annexed into the city via Ordinance No. 2415-2019. The applicant is requesting to assign a RPUD zoning district to establish a new site plan and is requesting to assign a Future Land Use designation of Multi-Family Residential in order develop the property for 212 multi-family residential units. The property currently has a Martin County approval for 99,000 square feet of office use, 2 story building over 1 story of parking, and 30' in height. The approved office building is sited 52' from the north property line.

V. STAFF ANALYSIS

A. Site and Area Characteristics (Attachment C)

The subject property consists of one parcel totaling 15.88 acres in size, located on the northwest corner of State Road 76 (Kanner Highway) and Martin Highway.

B. Project Description

A Master Site Plan has been planned with 212 multi-family apartments within 2 four-story apartment buildings strategically placed to save all the existing wetland while enhancing the existing upland preserve and providing an average 50' of wetland buffer. The site includes community amenities with generous landscaping.

C. 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 proposed Multi Density Future Land Designation:

This land-use category is allowing for two or more dwelling units per building. Includes single family detached, duplex/townhomes, apartments, condominiums, patio homes, garden homes, and adult living facilities, foster homes and zero-lot-line residences. Also public facilities, churches day care centers, schools and electric distribution substations are allowed.

Section 11.01.05G.1 (large-Scale Comprehensive Plan Amendments) of the Land Development Code requires the Local Planning Agency to consider the following criteria prior to making an advisory recommendation to the City Commission:

1. The existing land use pattern;

The existing land use pattern surrounding the project area consist of a mobile home park, commercial and vacant land. Most of the vacant land near the project consists of wetlands within the County (to the South) and the mobile home community to the north (Riverland Park) is recommended to be adequately buffered from the Multi-family use.

2. The possible creation of an isolated land use classification unrelated to adjacent and nearby classifications;

No, the proposed multifamily project will benefit the future commercial development on the east side of Kanner Highway and is consistent with the residential nature of the west side of Kanner Highway. Please see the attached exhibit.

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;

No. The multifamily land use and the proposed project will rely on City of Stuart Utilities for services which have sufficient capacity to service the proposed project. The school capacity will be coordinated with the Martin County school board and concurrency will be reserved at the time of construction plan permitting. The streets have adequate capacity and the proposed improvements outlined in the proposed RPUD will improve the traffic patterns.

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

The property will connect to the City's sewage collection, treatment and disposal facilities. The property is within the City of Stuart's service district.

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

All development on the site would be required to comply with applicable City of Stuart stormwater management requirements with review and permitting from the South Florida Water Management District.

6. *The existing classification boundaries in relation to existing conditions on the subject property;*

There are no issues in this regard.

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

The county/city has shown a trend toward development of residential uses and the need for apartment housing to support the local workforce and young professionals.

8. *The impact of the proposed amendment upon living conditions in the adjacent neighborhood;*

The type and intensity of development that would be feasible on the subject property would not create an adverse impact to nearby neighborhoods. The site is buffered from abutting neighborhoods the north with an enhanced 25' foot landscape buffer.

9. *The impact of the amendment 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.

10. *The impact of the proposed amendment upon property values in the adjacent area;*

The change in land use designation from commercial to residential would likely result in an increase in property values in the adjacent area by allowing for a local customer base for the surrounding commercial properties.

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

The goal of the proposed amendment is to allow for uses that are in demand. The subject location is ideal for multifamily units.

D. Rezoning and Land Development Code Consistency Review

The application has been reviewed for consistency with the City's LDC. Approval of the rezoning to RPUD would allow for attached housing to be constructed at the site.

The applicant is requesting the following four (4) waivers from the City's Land Development Code:

1. **Section 6.03.02: Drainage Specifications.** Finished Floor Elevations of all buildings shall not be lower than 18 inches above the crown of the street on which the building fronts.

Request: The applicant is requesting the finished floor elevation to be 8.25 feet, which is 2.25 feet above the FEMA flood elevation requirements, however, is below the 9-foot elevation of Kanner Highway. The applicant has provided an engineering statement, prepared by MacKenzie Engineering and Planning, Inc., justifying a relief from the code. The letter states that the site is more than two feet above the 100-year flood elevation, that the South Florida Water Management District permitting requirements will be satisfied in regards to on-site drainage, and in the unlikely event that the off-site flood waters do drain on the site (from Kanner Highway, which is where the relief of the Finished Floor Elevations is specifically requested), the flood waters are likely to flow around buildings and discharge into the wetlands that lead to the St. Lucie River.

2. **Section 6.01.13: Off-Street Parking Schedule.** 1.5 parking spaces per unit (studios and 1 bedroom), and 2 parking spaces per unit (2 or more bedroom)

Request: The applicant is requesting a reduction in the number of required parking spaces. The applicant is justifying a smaller number of parking spaces, as they are providing for full protection of the wetlands on site, and they are holding to an industry standard for multi-family developments, at a ratio of 1.6 (or 1.6 parking spaces per unit, which is similar to the City's requirement for 1 bedroom multi-family). Staff can confirm that such a ratio has been requested and granted, such as the Watermark RPUD, and is supportive of the waiver request. Staff notes that an excess of parking demand would be contained to the site and should not affect neighboring properties. The property will also be managed, and therefore the demand for parking will be monitored privately.

3. **Section 6.04.06. Land Use Transitions and Landscape Buffers.** The buffer width requirement for a 4-story multi-family use adjacent to a single-family or multi-family use is 55'.

Request: The applicant is requesting a 25' wide landscape buffer along the northern property line, where the proposed multi-family use is abutting an existing mobile home park use. The separation between the nearest four-story building and the northern property line is 96.87'. Within this zone, there are three layers of landscaping (foundation planting, interior parking islands, and a heavily planted 25-foot native buffer (with 12'-20' trees and 16'-25' palms). The applicant has also provided a 6' wall to strengthen the visual barrier. The applicant has provided a visual sightline study demonstrating that the view from the 4th story balcony will be blocked by the landscaping, and that the view from the existing mobile homes will be significantly diminished by the screen wall, the landscaping and the distance separating the proposed buildings from the existing residences. Staff recommends that the applicant provide a heavy landscaping buffer that doubles the visual barrier of a landscaping buffer that would normally be in a 55' wide buffer. The width of the buffer is not as important as the density and visual impact that can be provided with an enhanced buffer screen that is 25', which is wider than the required buffer screen

pursuant to Section 6.04.06A.5.b, which states the buffer screen shall be 25% of the buffer width (or 13.75 feet).

Furthermore, the building is located 96.87 feet from the property line. A 3-story office building has been approved for the site only 52' from the property line. It is reasonable that the additional 100' feet separation proposed by the applicant is justified for the additional story. Staff also notes that the applicant has removed north facing balconies from the building closest to Riverland Park. North facing balconies remain on the second building, but this building is located 154.3 feet from the property line.

4. **Section 5.03.02 Wetland Protection Standards.** The applicant is required to provide a minimum width of an upland buffer of 75' and at no point less than 50'. This is due to the wetland being an outstanding resource, consisting of mangroves.

Request: The applicant is providing a minimum average width of 75', however, due to site constraints, the minimum buffer narrows to 42.4' at one location. Staff is recommending the use of native groundcover, in lieu of sod in this location, which serves as a buffer between the surface parking area and the upland buffer. The applicant is using Florida Gamma grass and using 100% native plants along the entire length of the buffer between the parking spaces and the wetland buffer. The width of this native planting is 10 feet. If this area is credited toward being similar to an upland buffer, the minimum buffer would be over 50' and therefore acceptable. The waiver would then be to accept the native treatment as upland buffer. Staff is in support of such a waiver, due to the severe site constraint in this narrow portion on the south side of the property, and the inclusion of native vegetation to simulate the natural appearance of the upland buffer.

E. 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.

F. Public Comment

Staff has met with representatives of the Riverland Mobile Home Park on two occasions to discuss the applicant's proposal. Staff understands that although the HOA does not represent the views of every resident, there is a mostly unified opposition to some of the elements of the proposal. Although the applicant has modified their wall proposal toward an agreement, the buffer width remains the most important disagreement with the development. In combination with the parking waiver requested, it appears to the

Riverland community that the development is too dense and should remove a floor from the building height.

At the date of this staff report, a letter stating the Riverland homeowner's perspective was not available, but staff will provide such a letter when it is made available to staff.

VI. LOCAL PLANNING AGENCY BOARD RECOMMENDATION

The Local Planning Agency shall make an advisory recommendation to the City Commission as to the need and justification for the change and as to the relationship of the proposed change to the goals, objectives and policies of the Comprehensive Plan and of the Land Development Code. The Local Planning Agency shall include in its recommendation to the City Commission any information which it deems is relevant to issues relating to the proposed amendment.

VII. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Staff has determined that the proposed future land use amendment to Multi-Family Density Residential and rezoning to 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 requests.

BRIDGEVIEW 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 being clustered in order to protect existing wetlands and their associated buffer areas. The development provides sufficient upland and preservation areas, while providing a medium-density development of approximately 15 dwelling units per acre. 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.

In order to consider the compatibility of a proposal we need to assess whether the existing residential development (Riverland) adjacent to the northern boundary of the proposed development are able to exist together without problem or conflict. The proposed development proposes an entirely residential development. The proposed buffers and preserve areas within the site, provide sufficient visual shielding to protect the surrounding existing residential development. The 4-storey height of the proposed development is adequately shielded from view. In respect of traffic impacts and safety the applicants' traffic study address volume and safety impacts in that respect and access is available, including a northbound access from Kanner Hwy. Overall, this proposal is considered to be 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 a higher density (15 du/ac). Considering that the highest density allowed within the City is 30 du/ac then this proposal is of a medium density. The proposed development is of greater intensity and height (4-stories) of adjacent residential uses of the Riverland mobile home development (single-story and approximately 9 du/ac).

The distance between the proposed building and those existing, which includes a car-parking area and enhanced buffer area provide a transition zone between the existing low density and the medium density proposal.

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 substantial landscaping fronting the streetscape.

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 and one which protects the existing wetlands on site.

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.

Residential PUD

Project:	Bridgeview RPUD
Date	3/9/2020

Adjacent N	County Mobile Home (Riverland)
Adjacent S	County COR (Vacant)
Adjacent E	Cleveland Clinic CPUD
Adjacent W	St Lucie River South Fork
Total Floor Space (sq.ft)	None

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

4.04.01	Traffic Concurrency	COMPLY
4.09.00	School Concurrency	TO BE REVIEWED

RESOURCE PROTECTION

5.02.00	Environmental Assessment	COMPLY
5.03.02	Wetland Protection	EXCEPTION REQUESTED
5.04.00	Environmentally sensitive lands	COMPLY
5.04.03	Monitoring & Maintenance	REVIEWED AT SITE PLAN
5.05.01	Tree Survey	COMPLY
5.05.02	Tree removal	COMPLY

5.06.00	Mangrove & Shoreline	NOT APPLICABLE	Page 46 of 267
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	COMPLY
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	TO BE REVIEWED
6.03.04	Management	TO BE REVIEWED
6.03.08	Erosion	TO BE REVIEWED

LANDSCAPING

6.04.02	General Standards	COMPLY
6.04.02 A.1	Native Landscaping	COMPLY
6.04.06	Landscape Buffers	EXCEPTION REQUESTED
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	COMPLY

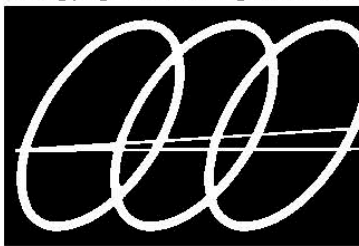
LANDSCAPING - PARKING AREAS

6.04.07 A.1	Landscaped strip adjacent to street	COMPLY
6.04.07 A.2	Landscaped strip length linear feet	COMPLY
6.04.07 A.2a	Parking area adjacent to street	COMPLY
6.04.07 A.2b	Hedge/wall/berm on outside of strip	COMPLY
6.04.07 A.2c	Other Landscaping	COMPLY
6.06.07 A.2d	Grass	COMPLY
6.04.07 A.3	Shrubs/ground cover	COMPLY
6.04.07 B	parking screened from private property	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 buildings	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	COMPLY
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



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Planners and
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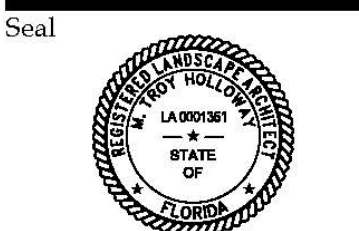
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Bridgeview

City of Stuart, Florida

Designed: MTH
Drawn: MTH
Approved: GGG, MTH, EMO
Date: 1/13/20
Job no. _____
Revisions: 3/11/20
4/3/20

Cad no. CAD0



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M. Troy Holloway
Date: 2020.04.06
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Sheet Title:
Master Site Plan

Scale: 1" = 60'

Sheet No.

MP-1

00-0000

Site Data

Total Site Area: 15.88 Ac., 691,857.47 s.f.
Existing Land Use: COR
Proposed Land Use: Multi-Family Residential/RPUD
Existing Zoning: COR-1
Proposed Zoning: R-3 Residential - Multi-Family Duplex/RPUD
Allowable Density: 476 Units (30 du/ac.)
Proposed Density: 212 Units (13.35 du/ac.)
Allowable Bldg. Ht.: 4-Stories; 45' to eave (+Roof)
Proposed Bldg. Ht.: 4-Stories; 42'-6" to eave (+Roof)

Bldg. Lot Coverage

Max. Bldg. Lot Coverage: 30.0%; 207,557 s.f.
Bldg. 1: 39,036 s.f.
Bldg. 2: 27,938 s.f.
Maintenance Bldg.: 945 s.f.
Pool Bldg.: 360 s.f.
Proposed Bldg. Lot Cov.: 9.9%; 68,279 s.f.

Preserve Area Calculations

Existing Wetland: 5.44 Ac.
Wetland to Remain: 5.44 Ac.
Wetland to be Mitigated: .00 Ac.
Existing Upland: 8.9 Ac.
Upland Preserve Required: 2.23 Ac. (25.0%)
Upland Preserve Provided: 2.97 Ac. (33.4%)

Parking Data

	Required	Provided
Studio/1 Bedrooms (108 Units)	162 Spaces (1.5 sp./unit)	
2+ Bedrooms (104 Units)	208 Spaces (2 sp./unit)	
Total Parking	370 Spaces (1.75 sp./unit)	343 Spaces (1.61 sp./unit)
Handicap Parking	8 Spaces	8 Spaces

Building Setback Data

	Required	Provided
Front (East)	25'	80.6'
Rear (West-Waterside)	25'	320.5'
Side (North)	55'*	79.3'
Side Corner (South)	15'	338.7'

* N. Side Setback - 25' + 10'/fl. above 1st Flr.

Land Use: Commercial
Zoning: CPUD Commercial PUD
Use: Cleveland Clinic Martin Health

Pervious/Impervious Calculations

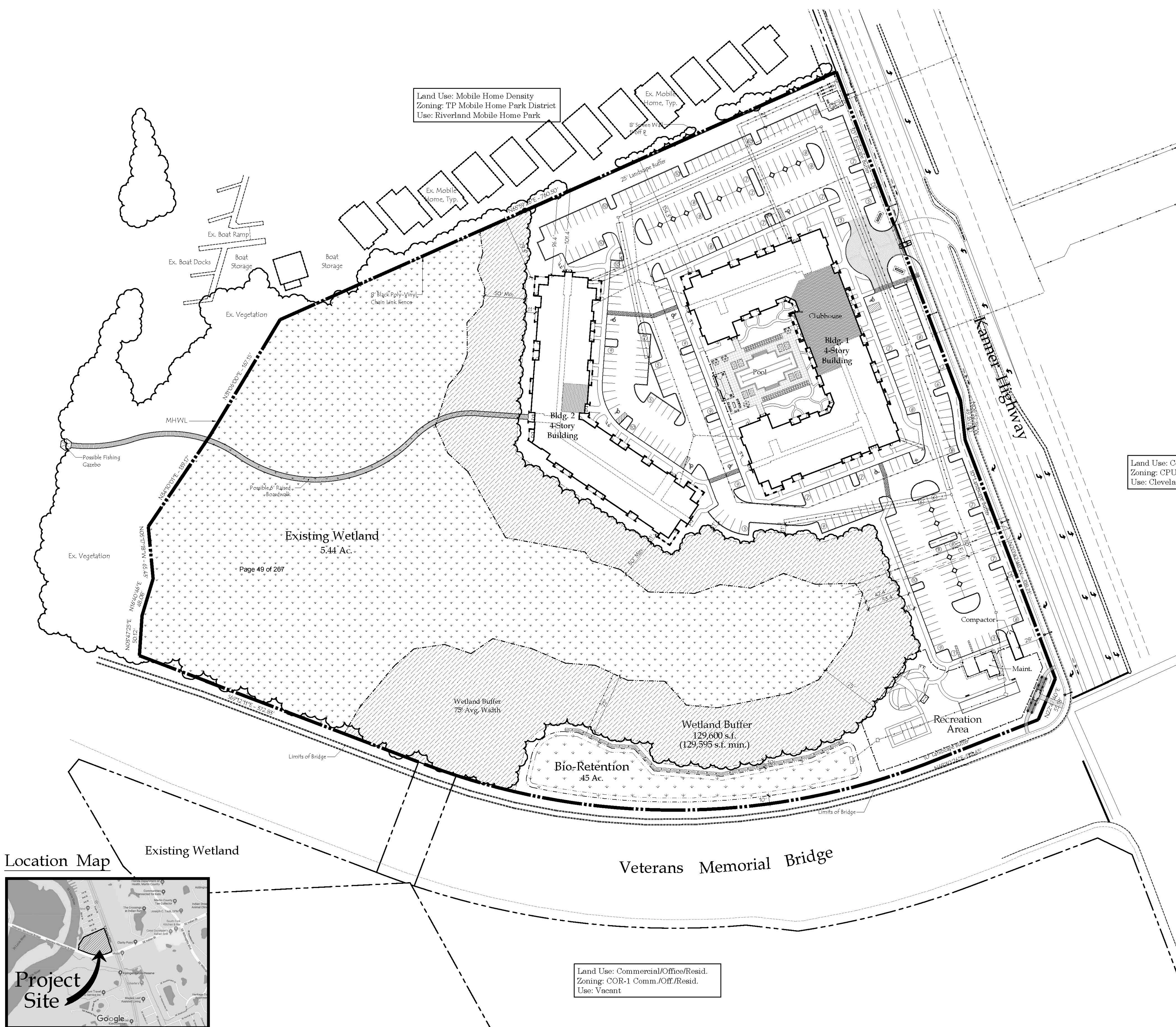
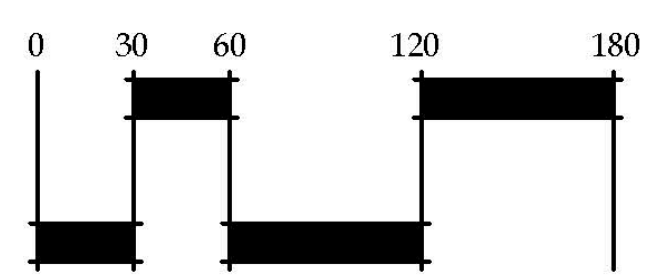
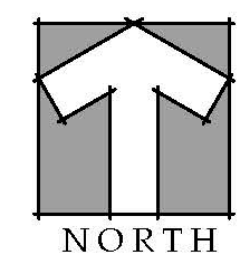
Impervious Area: 30.3%; 211,657.47 s.f.
Buildings: 68,279 s.f.
Parking & curbs: 113,200 s.f.
Walks, decks & patios: 30,178.47 s.f.
Pervious Area: 69.4%; 480,200 s.f.

Pedestrian Amenity Data

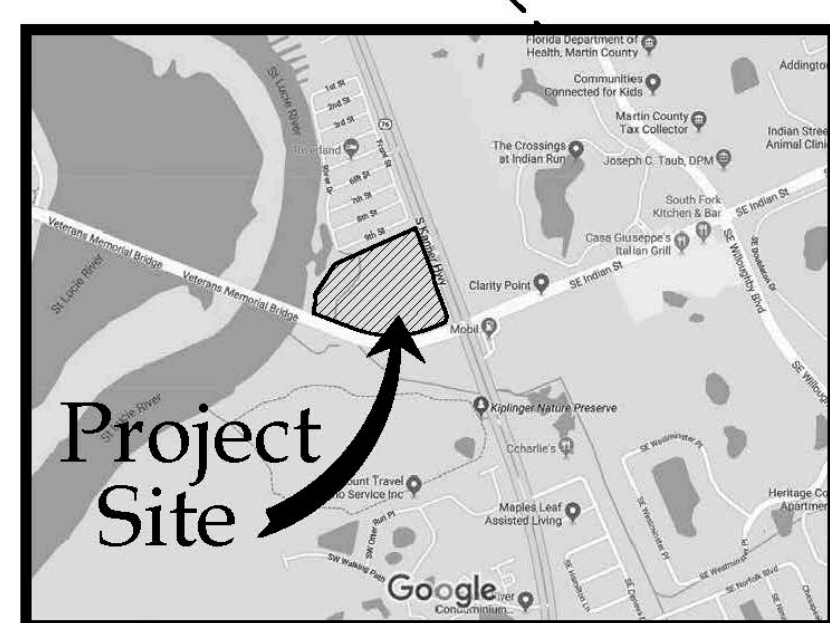
	Required	Provided
Bike Racks (1 rack per 10 units (10 MAX))	10 (20 bikes)	10 (20 bikes)

Open Space Calculations

Min. Open Space Required: 30.0%; 207,557.24 s.f.
Open Space Provided: 67.0%; 463,200 s.f.
Total pervious area minus req'd parking lot & bldg. landscaping: 17,000 s.f.



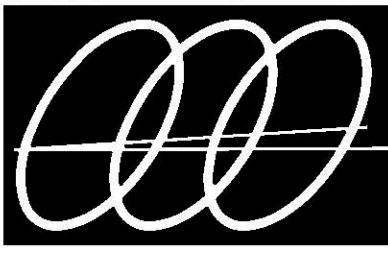
Location Map



Existing Wetland

Veterans Memorial Bridge

Land Use: Commercial/Office/Resid.
Zoning: COR-1 Comm./Off./Resid.
Use: Vacant



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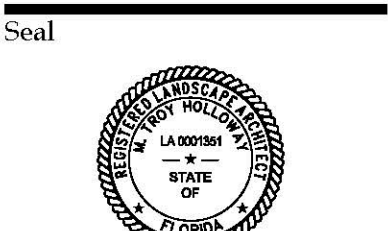
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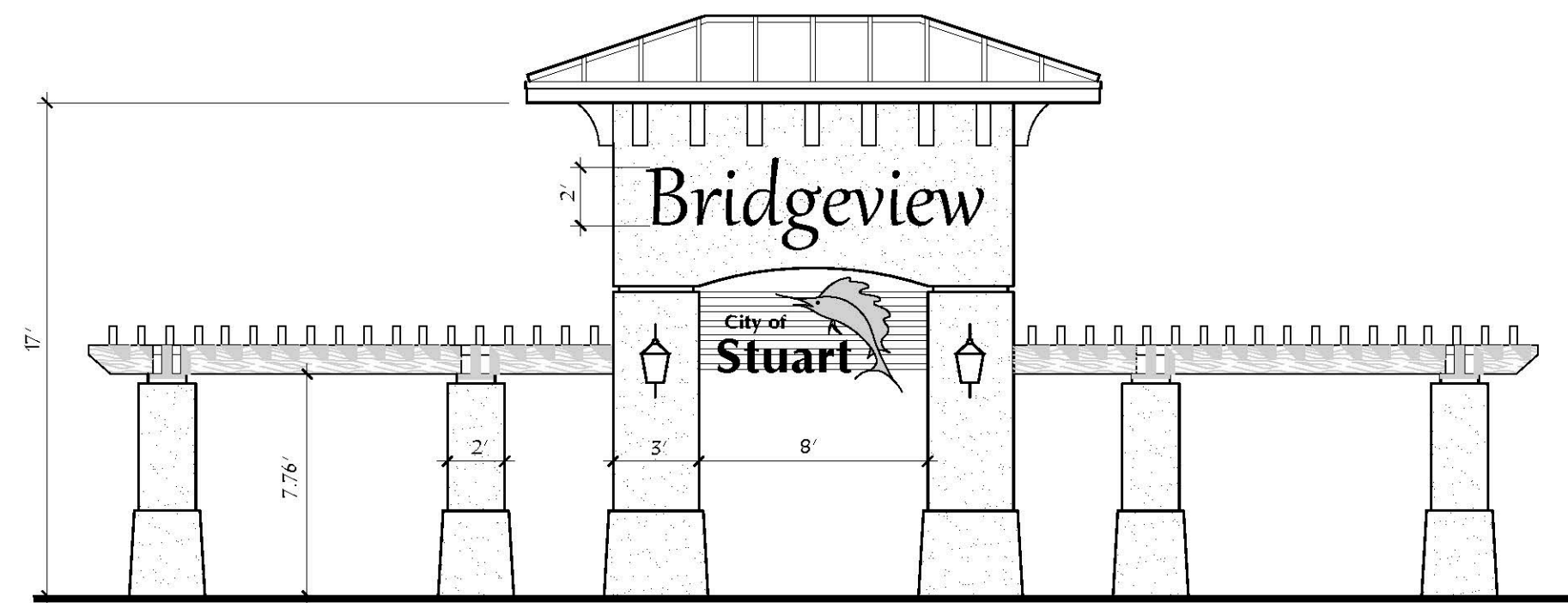
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Sheet Title:
**Site
Development
Details**

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Sheet No.

SP-2
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Gateway Signage Feature



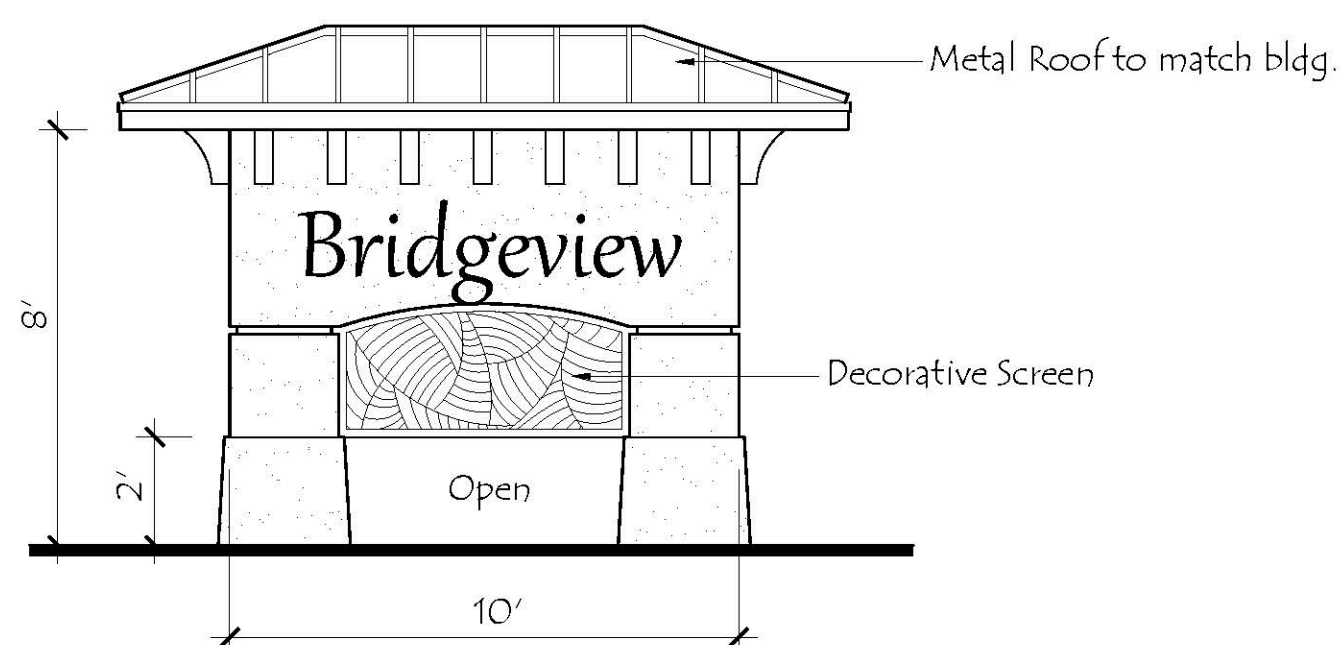
6' Airi Stix 6' Contour Bench
by Anova, or approved equal.
Textured Sandstone Seat Color &
Textured Bronze Frame Color.

Bench Seating Detail



Airi Stix 6' 45 Gal. Trash Receptacle
w/side door, curve top;
by Anova, or approved equal.
Textured Sandstone Panels and Lid Colors.
Textured Bronze Frame Color.

Trash Receptacle Detail

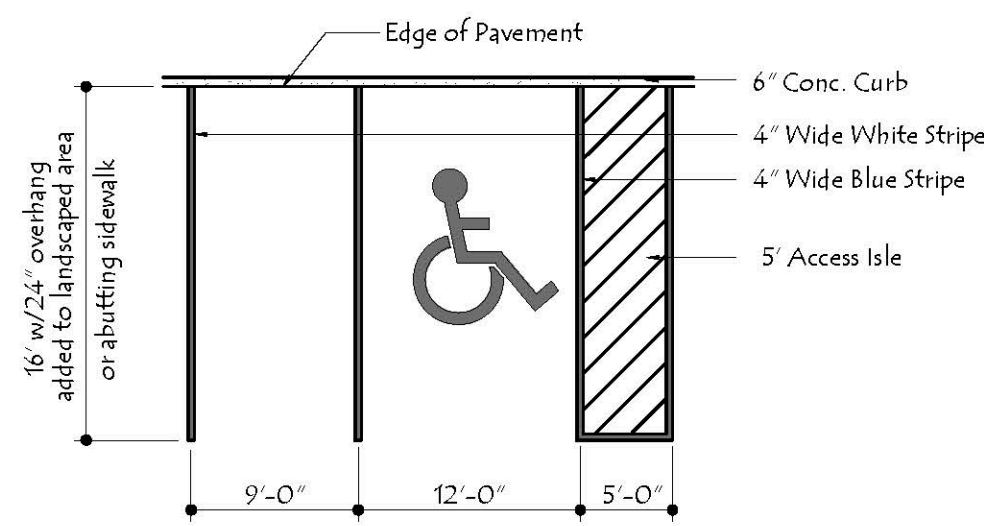


Entry Signage

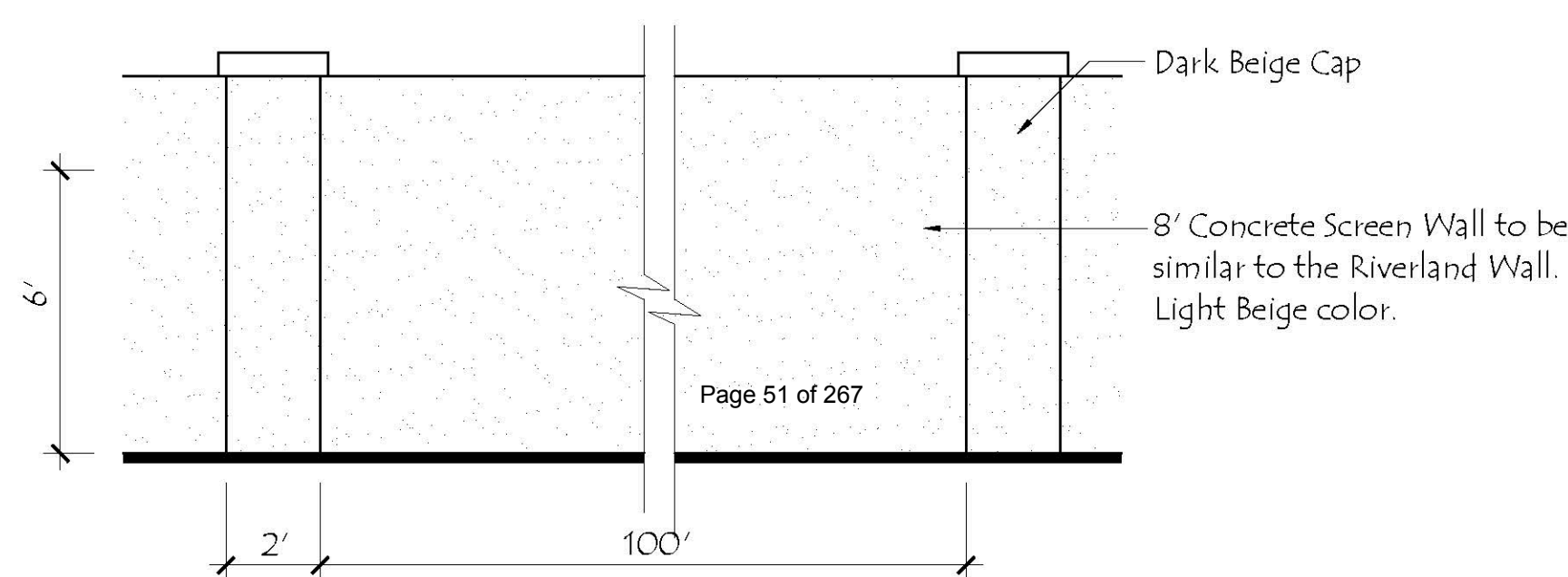


Circle Powder Coated Bike Rack
Surface Mount by Anova, or approved equal.
Textured Sandstone Color
Textured Bronze Frame Color.

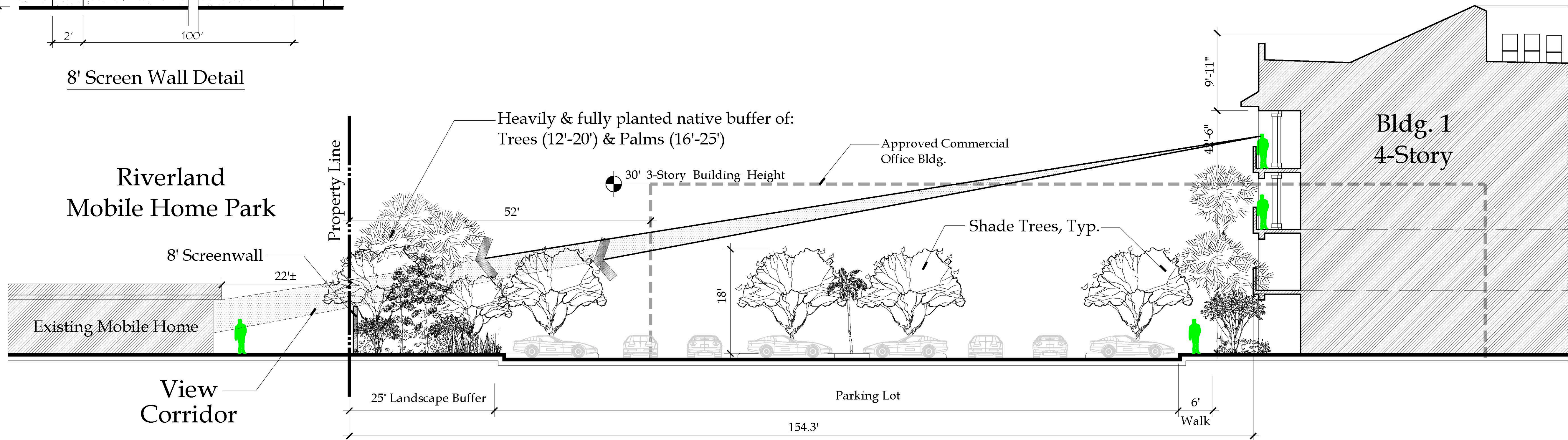
Bike Rack Detail



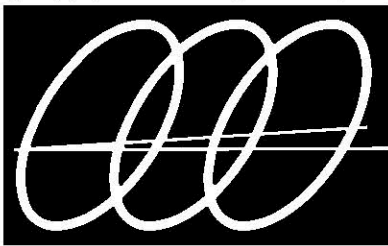
Typical Parking Detail



8' Screen Wall Detail



Sightline Study to Riverland Mobile Home Park
Section 'A-A'



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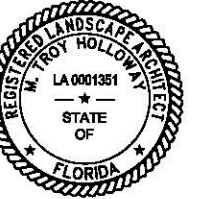
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Seal



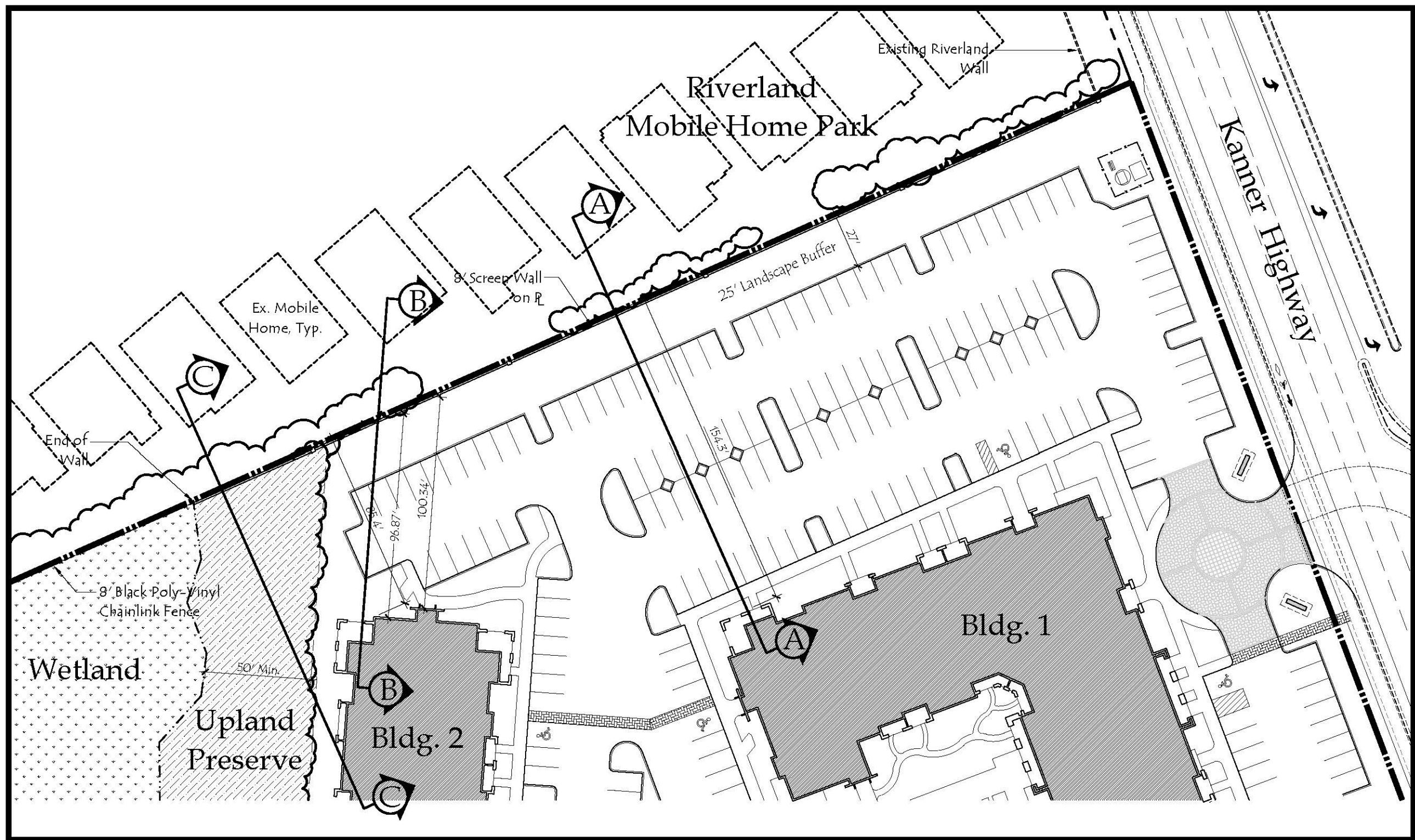
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M. Troy Holloway
Date: 2020.03.31
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Sheet Title:
**Site
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Details**

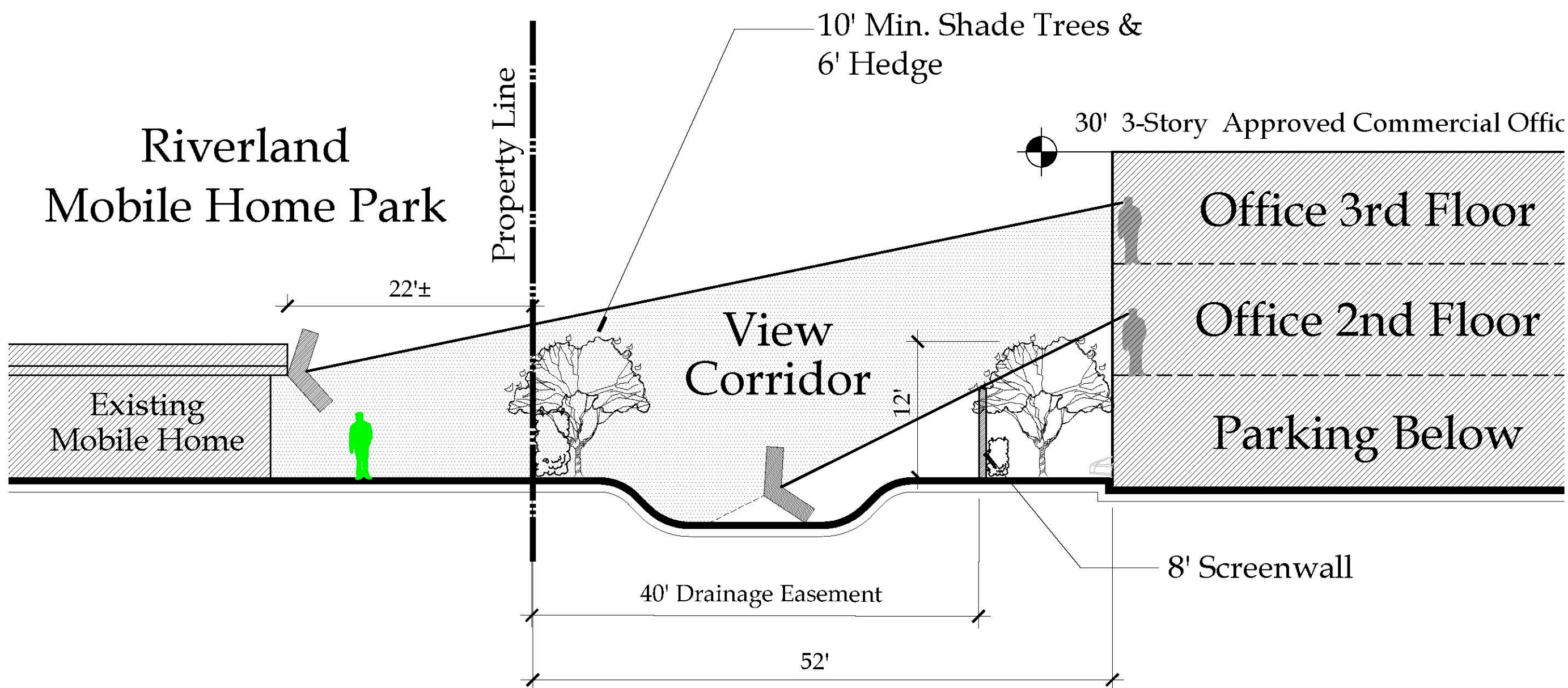
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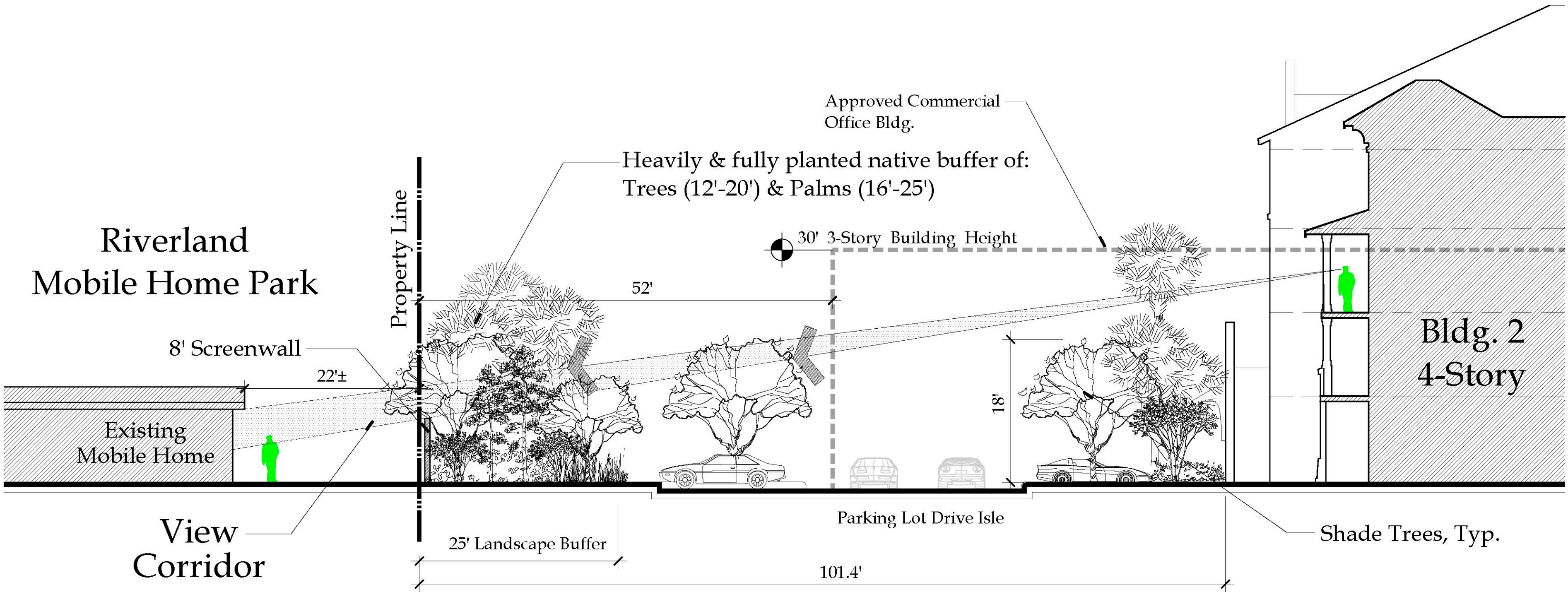
SP-3



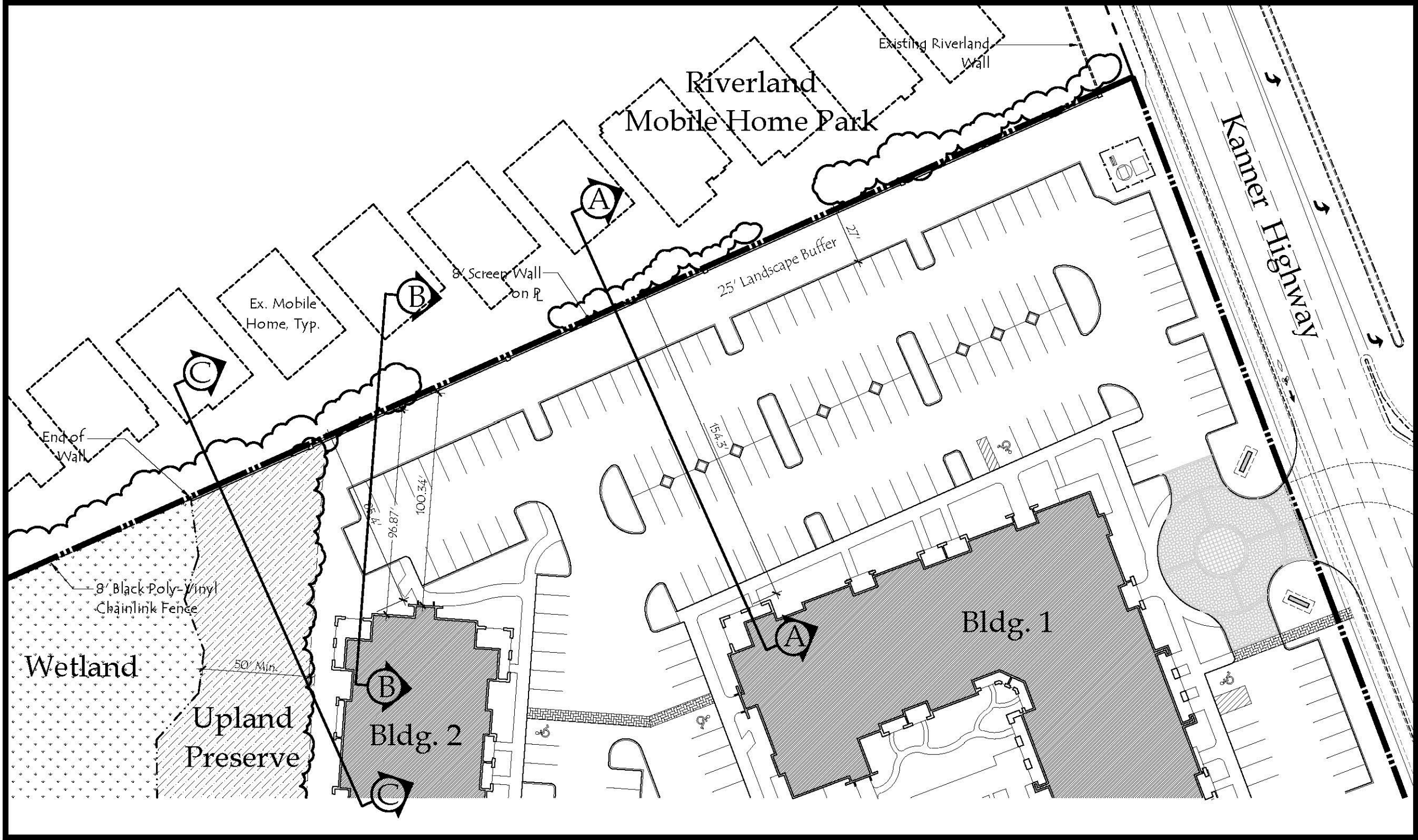
Section-Elevation Location Map



Sightline Study of Approved 3-Story Office Building

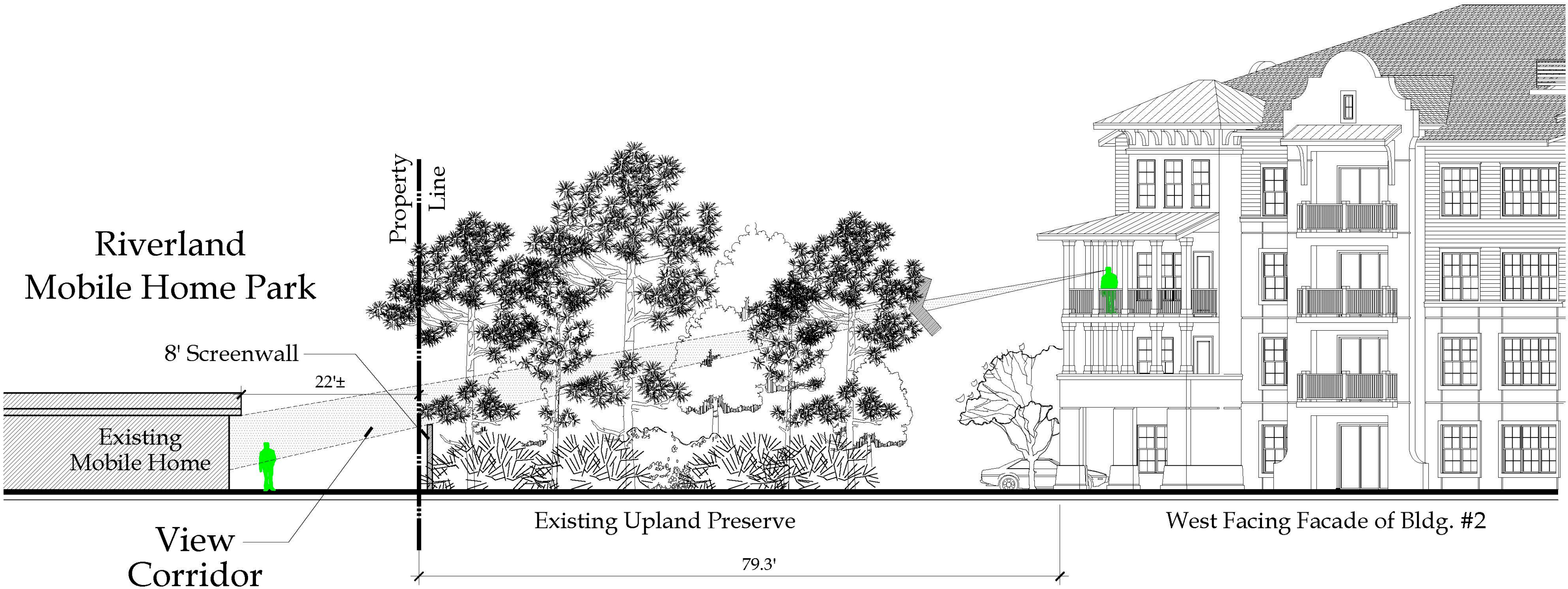


Bldg #2 Sightline Study to Riverland Mobile Home Park - Section
Section 'B-B'



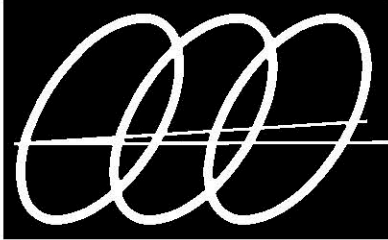
Section-Elevation Location Map

Page 53 of 267



Bldg #2 Sightline Study to Riverland Mobile Home Park - Section/Elevation
Section-Elevation 'C-C'

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Bridgeview
City of Stuart, Florida

Designed: MTH
Drawn: MTH
Approved: GGG, MTH, FMO
Date: 1/13/20
Job no.
Revisions: 4/3/20

Cad no. CAD0

Seal



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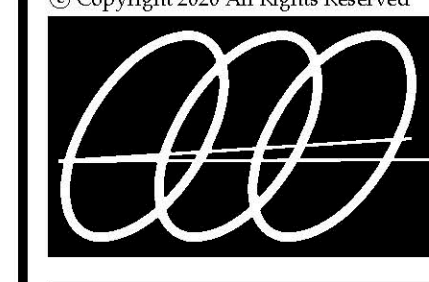
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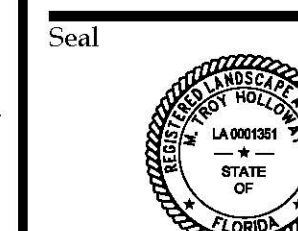
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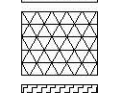
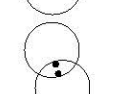
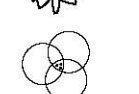
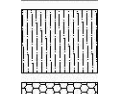
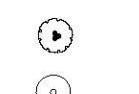
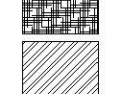
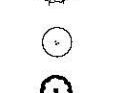
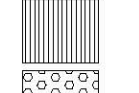
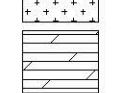
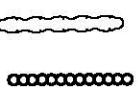
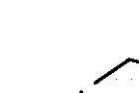
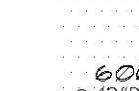
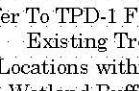
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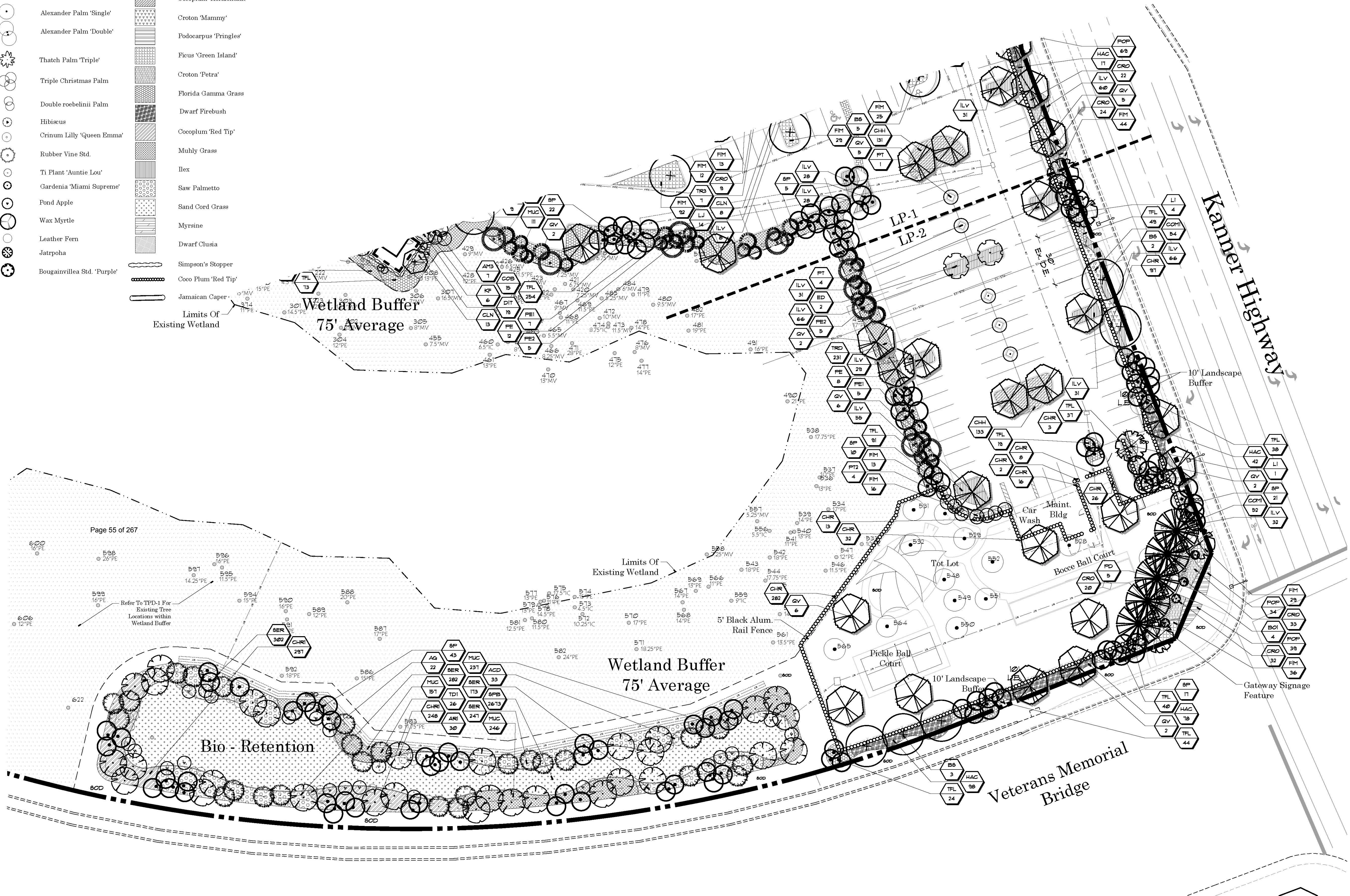
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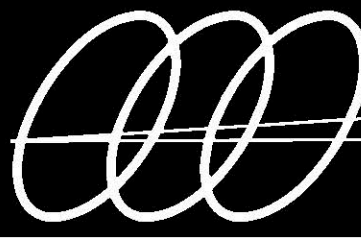
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Plant Legend

	Southern Slash Pine		Japanese Blueberry		Dianella
	Live Oak		Triple Montgomery Palm		Croton 'Curly Boy Red'
	Gumbo Limbo		Alexander Palm 'Single'		Fakahatchee Grass
	Silver Bismarck Palm		Alexander Palm 'Double'		Cocoplum 'Horizontalis'
	Date Palm		Thatch Palm 'Triple'		Croton 'Mammy'
	Purple Trumpet Tree		Triple Christmas Palm		Podocarpus 'Pringles'
	Crape Myrtle 'Sioux'		Double roebelinii Palm		Ficus 'Green Island'
	Sabal Palm		Hibiscus		Croton 'Petra'
	Silver Buttonwood		Crinum Lilly 'Queen Emma'		Florida Gamma Grass
	Black Ironwood		Rubber Vine Std.		Dwarf Firebush
	Southern Red Cedar		Ti Plant 'Auntie Lou'		Cocoplum 'Red Tip'
	Bald Cypress		Gardenia 'Miami Supreme'		Muhly Grass
	Red Maple 'Florida Flame'		Pond Apple		Ilex
	Ligustrum		Wax Myrtle		Saw Palmetto
			Leather Fern		Sand Cord Grass
			Jatropha		Myrsine
			Bougainvillea Std. 'Purple'		Dwarf Clusia
			Simpson's Stopper		Coco Plum 'Red Tip'
			Jamaican Caper		Limits Of Existing Wetland



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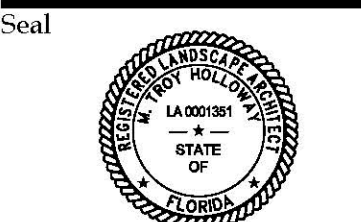
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Bridgeview

City of Stuart, Florida

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Drawn: BRD
Approved: MTH, ENO
Date: 1/17/20
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Revisions: 03/11/20
04/03/20

Cad no. CAD0



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Development
Plan**

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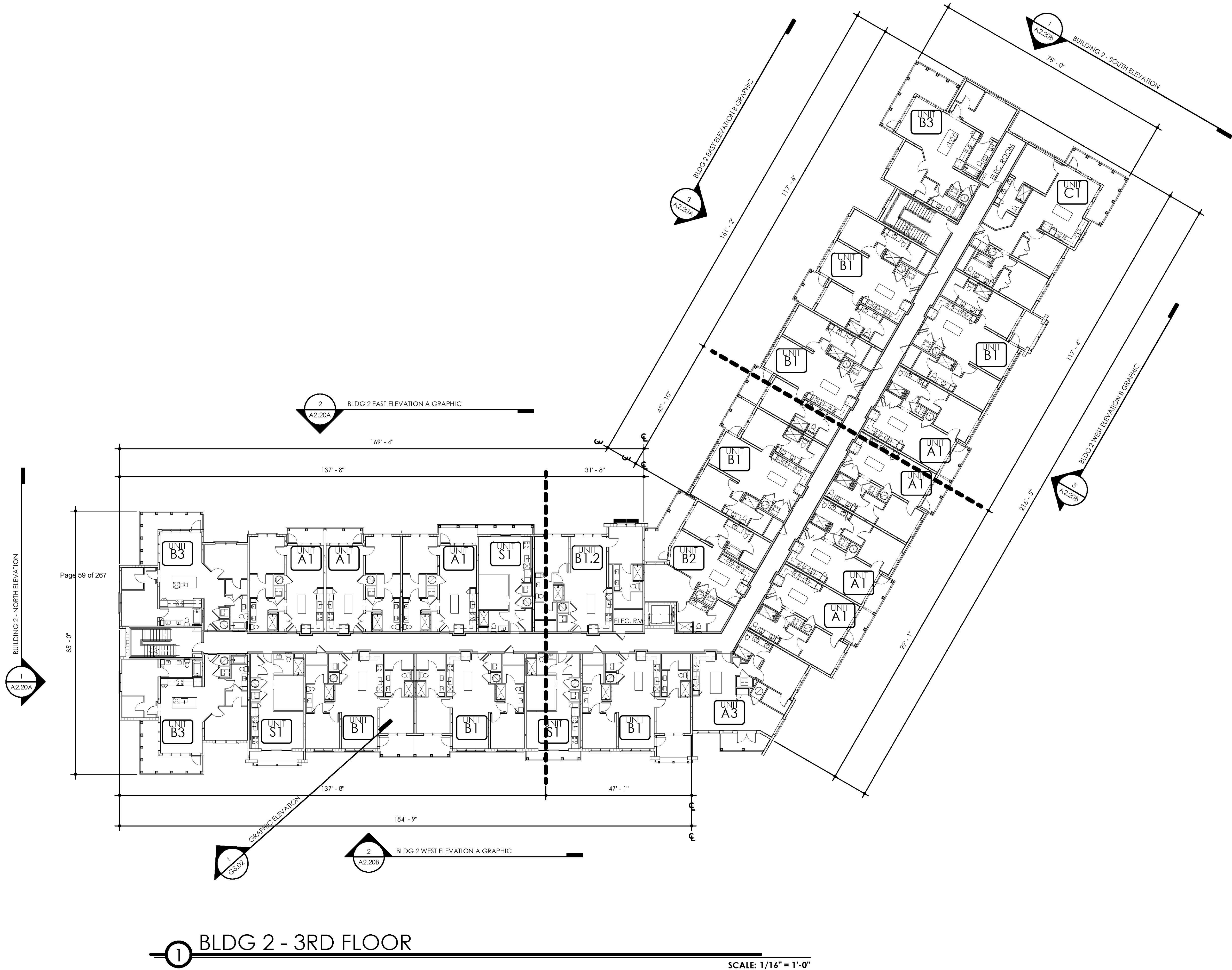




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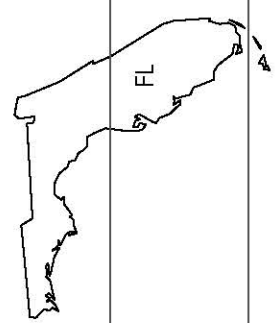
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date: **03-10-2020**
 job no: **4243**
 drawn by: **Author**
 reviewed by: **Checker**
 issue history:
 Δ Date



BUILDING CONSTRUCTION TYPE: 3A

City of Stuart, FL



FL

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BLDG 2 - 3RD
FLOOR -
CONTROL PLAN

date: 03-10-2020
job no: 4243
drawn by: JS
reviewed by: CBA
issue history:
△ Date

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3 BLDG 2 EAST ELEVATION B GRAPHIC

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



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2 BLDG 2 EAST ELEVATION A GRAPHIC

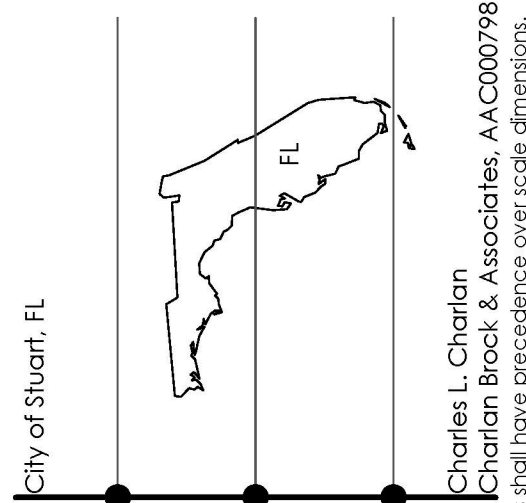
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1 BUILDING 2 - NORTH ELEVATION

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

ELEVATION KEY NOTES	
E1	30 YEAR ARCHITECTURAL STYLE SHINGLES OVER #30 FELT, OVER ROOF SHEATHING, OVER PRE-ENGINEERED ROOF TRUSSES
E2	METAL DRIP EDGE ON ALUMINUM WRAPPED TREATED 1X3 ON TREATED 2X8 FASCIA BOARD WITH ALUMINUM GUTTER PER ROOF PLAN
E3	STANDING SEAM METAL ROOF
E4	FIBER CEMENT TRIM OVER BUILDING WRAP ON EXTERIOR SHEATHING
E5	6" FIBER CEMENT LAP SIDING OVER BUILDING WRAP ON EXTERIOR SHEATHING
E6	10" FIBER CEMENT LAP SIDING OVER BUILDING WRAP ON EXTERIOR SHEATHING
E7	FIBER CEMENT PANEL
E8	FIBER CEMENT CLAD COLUMN
E9	42" VINYL GUARD RAIL, 48" AT FIRST FLOOR. BALCONIES FACING POOL COURTYARD. ALL BALCONIES TO HAVE SCREEN ENCLOSURES, DECORATIVE BRACKET - FYPON OR EQUAL
E10	
E11	VINYL WINDOW
E12	STOREFRONT WINDOW SYSTEM
E13	ALUMINUM STANDARD GUTTER (TYP.)
E14	ALUMINUM STANDARD DOWNSPOUT (TYP.)
E15	EXTERIOR LIGHT FIXTURE
E16	GARAGE DOOR
E17	DRYER/BATH VENTS COORDINATE WITH MEP
E18	BUILDING SIGN (BY OTHERS)
E19	STONE VENEER
E20	PRE-CAST HEADER/SILL
E21	SELECT GRADE WOOD, PAINTED
E22	PRE-CAST STONE DETAIL
E23	STUCCO, PAINTED
E24	SHUTTER AWNING



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BUILDING TYPE 2
OVERALL
ELEVATIONS

date: 03-10-2020

job no: 4243

drawn by: JS

reviewed by: CBA

issue history:

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3 BLDG 2 WEST ELEVATION B GRAPHIC

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



2 BLDG 2 WEST ELEVATION A GRAPHIC

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



1 BUILDING 2 - SOUTH ELEVATION

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

ELEVATION KEY NOTES	
E1	30 YEAR ARCHITECTURAL STYLE SHINGLES OVER #30 FELT, OVER ROOF SHEATHING, OVER PRE-ENGINEERED ROOF TRUSSES
E2	METAL DRIP EDGE ON ALUMINUM WRAPPED TREATED 1X3 ON TREATED 2X8 FASCIA BOARD WITH ALUMINUM GUTTER PER ROOF PLAN
E3	STANDING SEAM METAL ROOF
E4	FIBER CEMENT TRIM OVER BUILDING WRAP ON EXTERIOR SHEATHING
E5	6" FIBER CEMENT LAP SIDING OVER BUILDING WRAP ON EXTERIOR SHEATHING
E6	10" FIBER CEMENT LAP SIDING OVER BUILDING WRAP ON EXTERIOR SHEATHING
E7	FIBER CEMENT PANEL
E8	FIBER CEMENT CLAD COLUMN
E9	42" VINYL GUARD RAIL, 48" AT FIRST FLOOR BALCONIES FACING POOL COURTYARD, ALL BALCONIES TO HAVE SCREEN ENCLOSURES, DECORATIVE BRACKET - FYPON OR EQUAL
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E13	ALUMINUM STANDARD DOWNSPOUT (TYP.)
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E15	GARAGE DOOR
E16	DRYER/BATH VENTS COORDINATE WITH MEP
E17	BUILDING SIGN (BY OTHERS)
E18	STONE VENEER
E19	PRE-CAST HEADER/SILL
E20	SELECT GRADE WOOD, PAINTED
E21	PRE-CAST STONE DETAIL
E22	STUCCO, PAINTED
E23	SHUTTER AWNING

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BUILDING TYPE 2
OVERALL
ELEVATIONS

date: 03-10-2020

job no: 4243

drawn by: JS

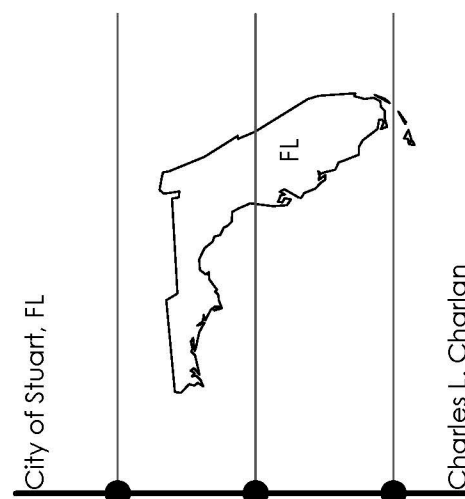
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issue history:

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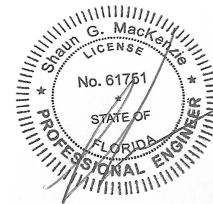
FUTURE LAND USE AMENDMENT

Bridgeview City of Stuart, FL

Prepared for:
Atlantic Realty Acquisitions, LLC.
3500 Lenox Road, Suite 1250
Atlanta, GA 30326

Prepared by:


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1172 SW 30th Street, Suite 500
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by Shaun G
MacKenzie
Date:
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181001
January 2020
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Shaun G. MacKenzie P.E.
PE Number 61751



EXECUTIVE SUMMARY

MacKenzie Engineering and Planning, Inc. (MEP) was retained to evaluate the changes in the Future Land Use and Rezoning for the property located at the northwest corner of Indian Street and Kanner Hwy (SR 76), Stuart, FL (PCN: 40-38-41-00-10-510-0002). The applicant proposes to change the future land use from Commercial, Office, Residential to Multi-Family Residential.

Future Land Use and Rezoning – Net Increase in External Trips

The future land use and rezoning amendment trip generation resulting change is 208 daily, -37 AM peak hour (-75 in/38 out), and -11 PM peak hour (40 in/-51 out).

The transportation impacts of the change are de minimis.



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APPENDICES

Institute of Traffic Engineers’ (ITE) report, *Trip Generation (10th Edition)*

Future Land Use Map

Property ID

181001

INTRODUCTION

A future land use amendment is proposed on 15.88 acres located on the northwest corner of SE Indian Street and Kanner Hwy (SR 76), Martin County, FL (PCN: 40-38-41-00-10-510-0002). The amendment proposes to change the future land use (FLU) from Commercial, Office, Residential (COR) (Martin County) to Multi-Family Residential (MFR). The property details and proposed changes are shown below in Table 1. Figure 1 illustrates the property location.

Table 1. Proposed Land Use Change

Parcel ID	Existing Land Use	Proposed Land Use
40-38-41-00-10-510-0002	Commercial, Office, Residential	Multi-Family Residential

The FLU amendment traffic analysis will examine the impacts of changing future land use. The proceeding analysis will examine the ability of the existing roadway network to accommodate the increased demand and the future roadway network to accommodate the increased demand.

Figure 1. Property Location Map



CURRENT DATA

The information contained below was used to develop the foregoing future land use traffic analysis.

- *Trip Generation, 10th Edition* (ITE report)
- Comprehensive Plan

FUTURE LAND USE CHANGE ANALYSIS

TRIP GENERATION

The study used trip generation rates and equations from the Institute of Transportation Engineers (ITE)'s report, *Trip Generation (10th Edition)* for:

- Multi-Family Housing Mid-Rise (ITE Code 221)
- General Office Building (ITE Code 710)

Existing Future Land Use (Commercial, Office, Residential)

- 99,000 SF General Office Building (ITE Code 710)

The existing future land use generates the following net new external trips:

- 946 daily, 108 AM peak hour (93 in/15 out), and 102 PM peak hour (16 in/86 out)

The existing future land use generates the following cumulative driveway trips:

- 1,051 daily, 120 AM peak hour (103 in/17 out), and 113 PM peak hour (18 in/95 out)

Proposed Future Land Use (Multi-Family Residential)

- 212 dwelling units Mid-Rise Multi-Family (ITE Code 221)

The existing future land use generates the following net new external trips and cumulative driveway trips:

- 1,154 daily, 71 AM peak hour (18 in/53 out), and 91 PM peak hour (56 in/35 out)

Net Impact

The difference between the trip generation potential of the existing future land use and the proposed future land use was examined to determine estimated impact to the existing and future roadway network. Table 2 displays the resulting trip generation.

The proposed development will generate the following net new external trips:

- 208 daily, -37 AM peak hour (-75 in/38 out), and -11 PM peak hour (40 in/-51 out)

The proposed development will generate the following net change driveway trips:

- 103 daily, -49 AM peak hour (-85 in/36 out), and -22 PM peak hour (38 in/-60 out)

The net impact of the change is less than 0 peak hour trips as a result of the future land use amendment from COR to MFR. Adequate transportation capacity is available to serve the property.

Table 2. Future Land Use Trip Generation

Land Use				Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
							Total	In	Out	Total	In	Out
<u>Existing FLU Traffic</u>				99.000 1000 SF 10.0% <i>NET EXISTING TRIPS</i> Total Existing Driveway Volumes		1051	120	103	17	113	18	95
General Office Building						105	12	10	2	11	2	9
<u>Pass-By Traffic</u>						946	108	93	15	102	16	86
General Office Building						1051	120	103	17	113	18	95
<u>Proposed FLU Traffic</u>				212 DU		1,154	71	18	53	91	56	35
Multifamily Housing(Mid-Rise)												
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)						208	-37	-75	38	-11	40	-51
NET CHANGE IN DRIVEWAY VOLUMES						103	-49	-85	36	-22	38	-60
Note: Trip generation was calculated using the following data:												
					Pass-by Rate	AM Peak Hour			PM Peak Hour			
Land Use	ITE Code	Unit	Daily 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			
General Office Building	710	1000 SF	Ln(T) = 0.97 Ln(X) + 2.5		10%	86/14	T = 0.94 (X) + 26.49	16/84	Ln(T) = 0.95 Ln(X) + 0.36			

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REZONING ANALYSIS

The net change was examined to determine the estimated impact to the roadway network. Table 3 displays the rezoning resulting trip generation. The resulting change is 208 daily, -37 AM peak hour (-75 in/38 out), and -11 PM peak hour (40 in/-51 out) trips.

The zoning amendment trip generation results in a decrease to AM peak hour and PM peak hour trips.

Table 3. Rezoning Trip Generation

Land Use				Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
							Total	In	Out	Total	In	Out
<u>Existing Zoning Traffic</u>				99.000 1000 SF 10.0% <i>NET EXISTING TRIPS</i> Total Existing Driveway Volumes		1051	120	103	17	113	18	95
General Office Building						105	12	10	2	11	2	9
<u>Pass-By Traffic</u>						946	108	93	15	102	16	86
General Office Building						1051	120	103	17	113	18	95
<u>Proposed Zoning Traffic</u>				212 DU		1,154	71	18	53	91	56	35
Multifamily Housing(Mid-Rise)						208	-37	-75	38	-11	40	-51
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)						103	-49	-85	36	-22	38	-60
NET CHANGE IN DRIVEWAY VOLUMES												
Note: Trip generation was calculated using the following data:												
				Pass-by Rate	AM Peak Hour			PM Peak Hour				
Land Use	ITE Code	Unit	Daily 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				
General Office Building	710	1000 SF	Ln(T) = 0.97 Ln(X) + 2.5	10%	86/14	T = 0.94 (X) + 26.49	16/84	Ln(T) = 0.95 Ln(X) + 0.36				

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ANALYSIS

The future land use and rezoning changes are projected to result in a change of 208 daily, -37 AM peak hour (-75 in/38 out), and -11 PM peak hour (40 in/-51 out) trips. No further peak hour analysis is necessary because the change will result in a decrease in trips. The daily trips are projected to increase by 208 and the daily capacity of Kanner Highway is 59,900 trips per day. Conservatively, the maximum impact of the project is less than one percent (0.3 percent). Therefore the impact of the change is de minimis.



CONCLUSION

MacKenzie Engineering and Planning, Inc. (MEP) was retained to evaluate the changes in the Future Land Use and Rezoning for the property located at the northwest corner of Indian Street and Kanner Hwy (SR 76), Stuart, FL (PCN: 40-38-41-00-10-510-0002). The applicant proposes to change the future land use from Commercial, Office, Residential to Multi-Family Residential.

Future Land Use and Rezoning – Net Increase in External Trips

The future land use and rezoning amendment trip generation resulting change is 208 daily, -37 AM peak hour (-75 in/38 out), and -11 PM peak hour (40 in/-51 out).

The transportation impacts of the change are de minimis.

APPENDICES

Land Use: 710

General Office Building

Description

A general office building houses multiple tenants; it is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities. A general office building with a gross floor area of 5,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are additional related uses.

If information is known about individual buildings, it is suggested that the general office building category be used rather than office parks when estimating trip generation for one or more office buildings in a single development. The office park category is more general and should be used when a breakdown of individual or different uses is not known. If the general office building category is used and if additional buildings, such as banks, restaurants, or retail stores are included in the development, the development should be treated as a multiuse project. On the other hand, if the office park category is used, internal trips are already reflected in the data and do not need to be considered.

When the buildings are interrelated (defined by shared parking facilities or the ability to easily walk between buildings) or house one tenant, it is suggested that the total area or employment of all the buildings be used for calculating the trip generation. When the individual buildings are isolated and not related to one another, it is suggested that trip generation be calculated for each building separately and then summed.

Additional Data

The average building occupancy varied considerably within the studies for which occupancy data were provided. The reported occupied gross floor area was 88 for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

Time-of-day distribution data for this land use for a weekday, Saturday, and Sunday are presented in Appendix A. For the 16 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:30 and 8:30 a.m. and 4:30 and 5:30 p.m., respectively.

For the three general urban/suburban sites with person trip data, the overall highest volumes during the AM and PM on a weekday were counted between 8:45 and 9:45 a.m. and 12:45 and 1:45 p.m., respectively. For the three dense multi-use urban sites with person trip data, the overall highest volumes during the AM and PM on a weekday were counted between 8:30 and 9:30 a.m. and 4:45 and 5:45 p.m., respectively. For the four center city core sites with person trip data, the overall highest volumes during the AM and PM on a weekday were counted between 9:00 and 10:00 a.m. and 12:45 and 1:45 p.m., respectively.

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

- 2.76 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.90 during Weekday, AM Peak Hour of Generator
- 2.91 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 3.02 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 18 dense multi-use urban sites at which both person trip and vehicle trip data were collected were as follows:

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

The average numbers of person trips per vehicle trip at the 23 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.30 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.34 during Weekday, AM Peak Hour of Generator
- 1.32 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.41 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Michigan, Minnesota, Missouri, Montana, New Hampshire, New Jersey, New York, Pennsylvania, Texas, Utah, Virginia, and Washington.

Source Numbers

161, 175, 183, 184, 185, 207, 212, 217, 247, 253, 257, 260, 262, 273, 279, 297, 298, 300, 301, 302, 303, 304, 321, 322, 323, 324, 327, 404, 407, 408, 418, 419, 423, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 940, 944, 946, 964, 965, 972

General Office Building (710)

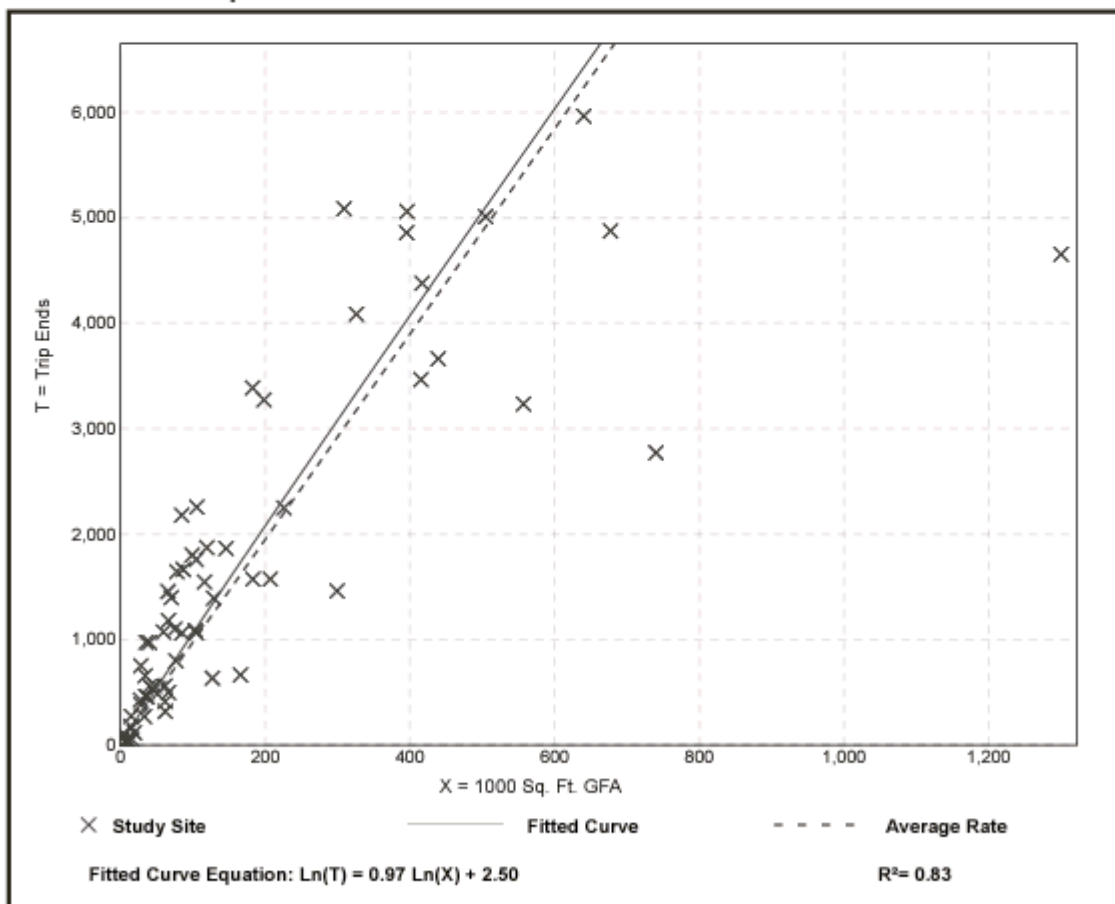
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 66
1000 Sq. Ft. GFA: 171
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

Data Plot and Equation



General Office Building (710)

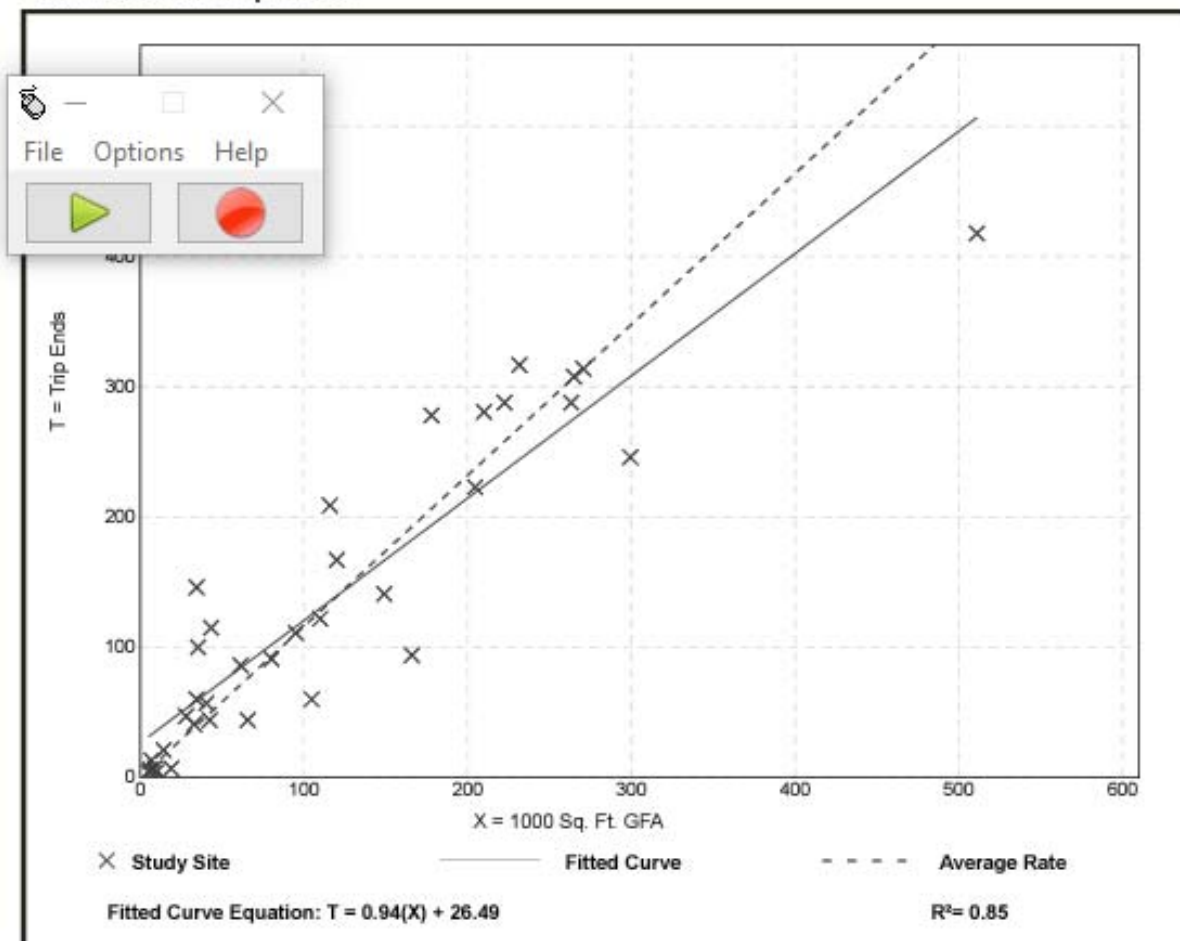
Adobe Digital Edition

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 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: 35
 1000 Sq. Ft. GFA: 117
 Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.16	0.37 - 4.23	0.47

Data Plot and Equation



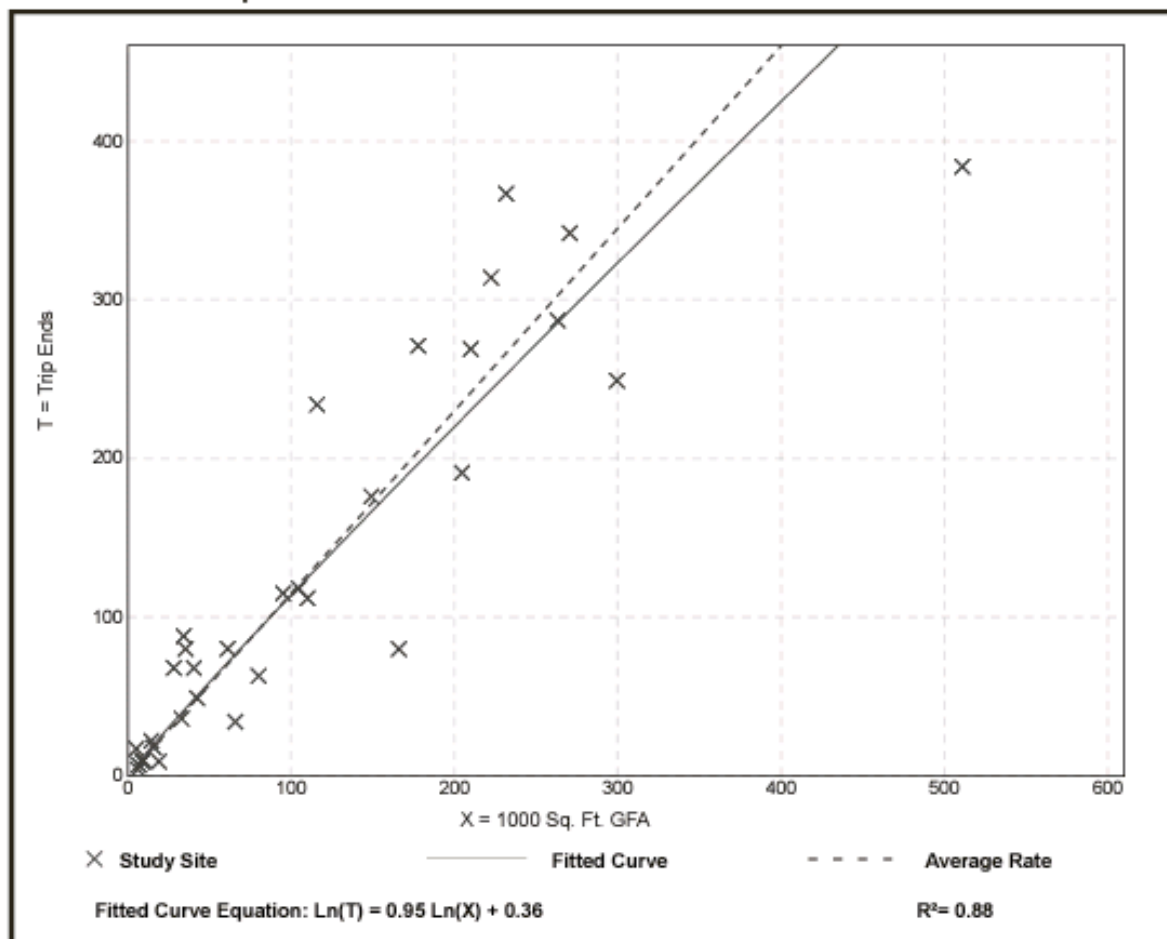
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 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: 32
 1000 Sq. Ft. GFA: 114
 Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.15	0.47 - 3.23	0.42

Data Plot and Equation



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)

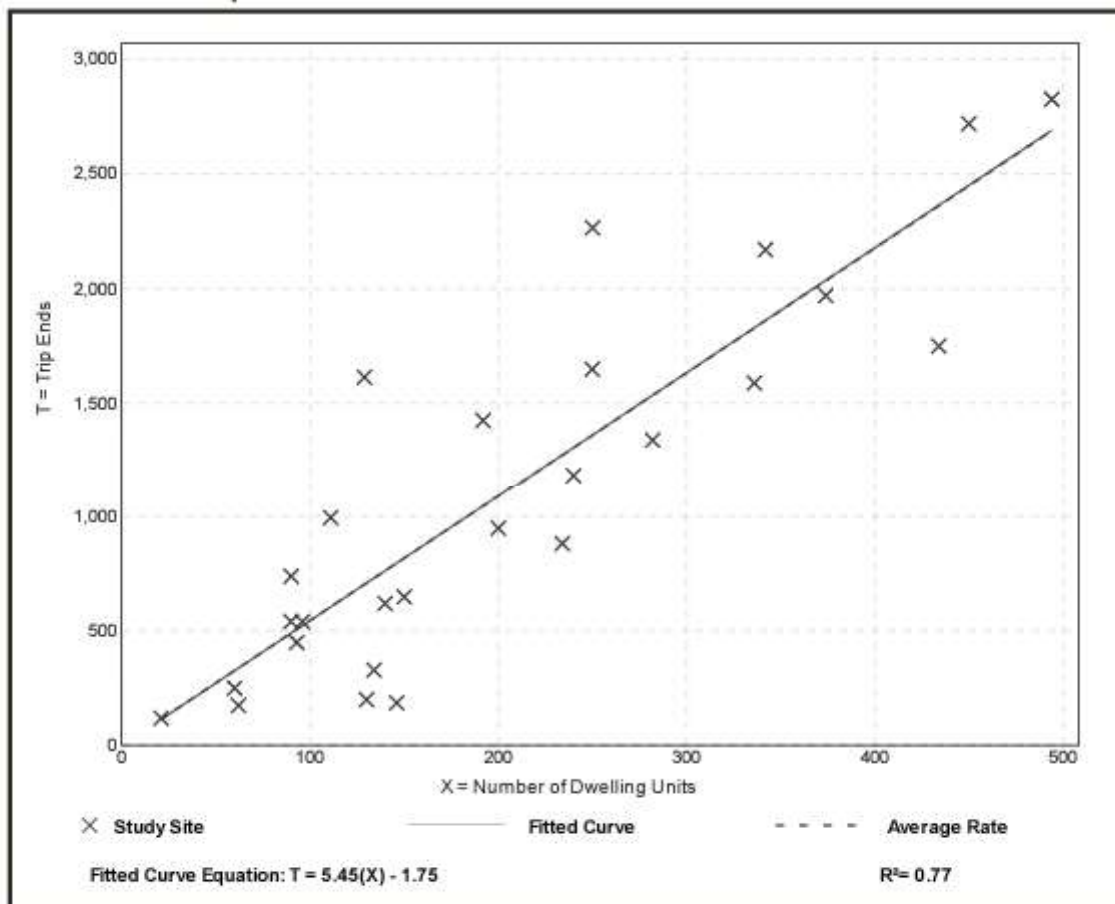
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

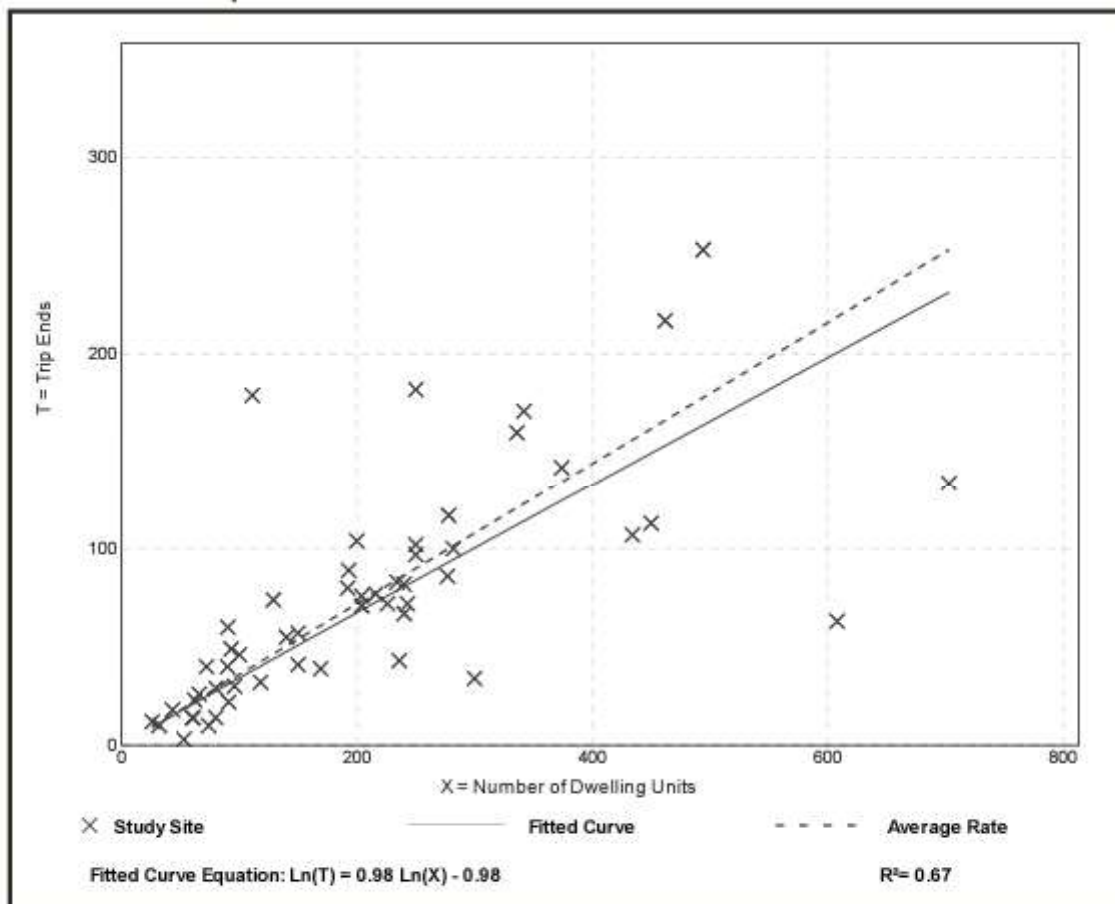
Avg. Num. of Dwelling Units: 207

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

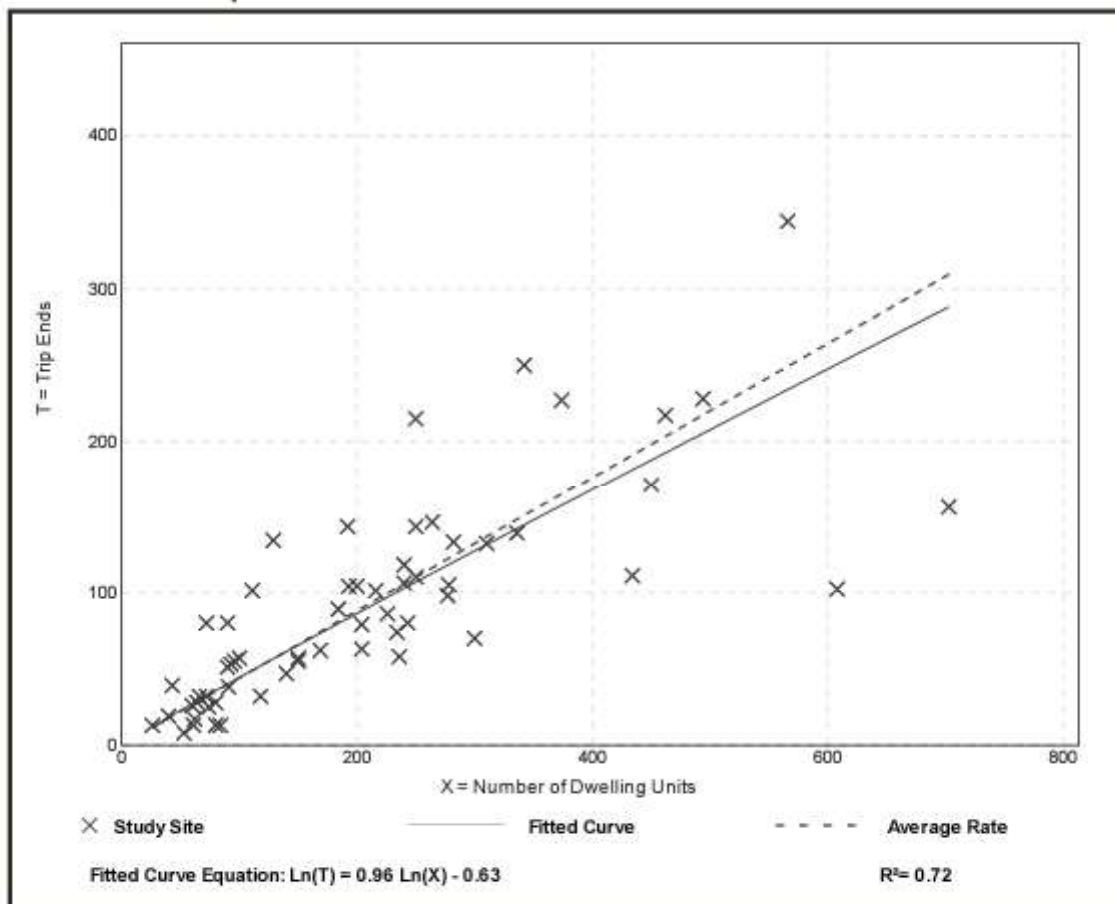
Avg. Num. of Dwelling Units: 208

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



Future Land Use Map

Stuart, Florida

Development Department
November 1, 2017

Legend

Future Land Uses

Commercial

Conservation

Downtown

East Stuart

Industrial

Institutional

Low Density Residential

Marine

Multi-Family Residential

Neighborhood/ Special

Public

Recreation

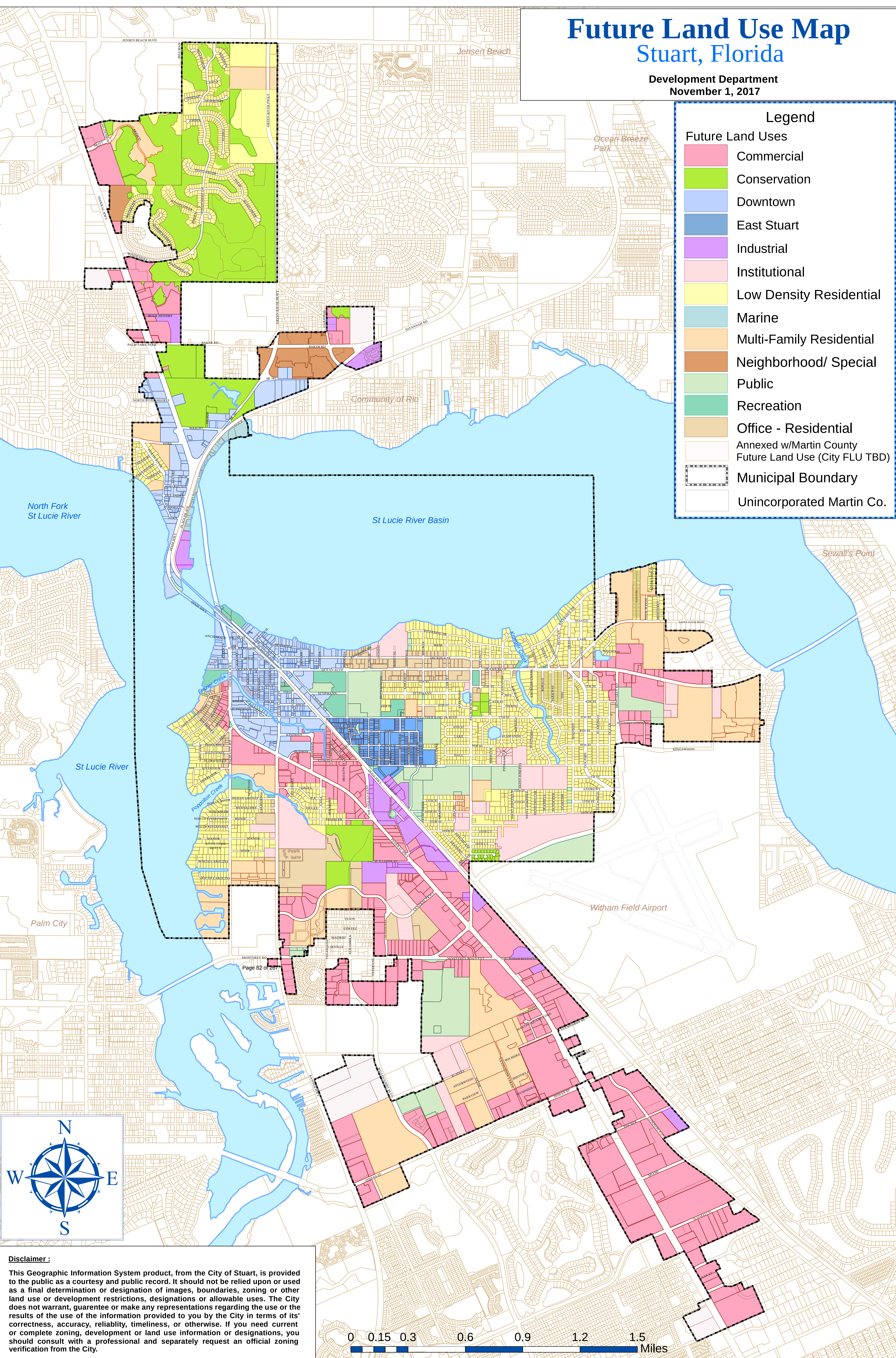
Office - Residential

Annexed w/Martin County

Future Land Use (City FLU TBD)

Municipal Boundary

Unincorporated Martin Co.



Disclaimer :

This Geographic Information System product, from the City of Stuart, is provided to the public as a courtesy and public record. It should not be relied upon or used as a final determination or designation of images, boundaries, zoning or other land use or development restrictions, designations or allowable uses. The City 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 City in terms of its correctness, accuracy, reliability, timeliness, or otherwise. If you need current or complete zoning, development or land use information or designations, you should consult with a professional and separately request an official zoning verification from the City.

0 0.15 0.3 0.6 0.9 1.2 1.5 Miles

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
40-38-41-001-051-00000-2	35989	S KANNER HWY, STUART	\$769,590	6/15/2019

Owner Information

Owner(Current)	FAIRVIEW PROPERTIES INC
Owner/Mail Address	2400 S FEDERAL HWY #230 STUART FL 34994
Sale Date	3/3/2008
Document Book/Page	2312 2091
Document No.	2069649
Sale Price	0

Location/Description

Account #	35989	Map Page No.	HG-11
Tax District	7017	Legal Description	STUART FARMS SLY 300' OF LOT C, LOT D & THAT PART OF LOT E LYING N OF UNNAMED CREEK (LESS SR 76 R/W) & THAT PART OF LOT 6 OF COMMISSIONERS S/D OF HANSON GRANT LYING NLY OF UNNAMED CREEK & ELY OF ST LUCIE CANAL (LESS NLY 1500').. (& LESS FROM ALL ABOVE THAT 4.46 ACRES TO FLDOT PER OR 2441/0936)
Parcel Address	S KANNER HWY, STUART		
Acres	26.2100		

Parcel Type

Use Code	1000 Vacant Commercial
Neighborhood	50100 SW Stuart_Kanner_Willoughby

Assessment Information

Market Land Value	\$769,590
Market Improvement Value	
Market Total Value	\$769,590

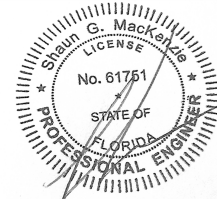
Concurrency
Traffic Impact Analysis

Bridgeview
Martin County, FL

Prepared for:
Atlantic Realty Acquisitions, LLC.
3500 Lenox Road, Suite 1250
Atlanta, GA 30326

Prepared by:


Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990
(772) 286-8030



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHAUN G. MACKENZIE, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MACKENZIE ENGINEERING AND PLANNING, INC.
1172 SW 30th STREET, SUITE 500
PALM CITY, FL 34990
CERTIFICATE OF AUTHORIZATION 2013
SHAUN G. MACKENZIE, P.E. NO. 61751

Digitally
signed by
Shaun G
MacKenzie
Date:
2020.01.16
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January 2020
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CA 29013

Shaun G. MacKenzie P.E.
PE Number 61751



EXECUTIVE SUMMARY

MacKenzie Engineering and Planning, Inc. (MEP) was retained to evaluate the transportation impacts related to development located at the northwest corner of SE Indian Street and Kanner Hwy (SR 76), Martin County, FL (PCN: 40-38-41-00-10-510-0002). The applicant proposes to develop 212 Multi-Family dwelling units (DU).

The development is projected to generate 1,154 daily, 71 AM peak hour (18 in/53 out), and 91 PM peak hour (56 in/35 out) trips.

Adequate transportation capacity is available to serve the project. A left-turn lane into the site exists and additional turn lanes are not warranted or recommended.

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APPENDICES

Kanner Highway & Driveway Intersection Surrounding

Kanner Highway & Driveway Analysis AM and PM Results

2018 Martin County Roadway LOS Inventory

Institute of Traffic Engineers’ (ITE) report, *Trip Generation (10th Edition)*

Conceptual Site Plan

Property ID

INTRODUCTION

A 212 multi-family dwelling unit (DU) project is proposed on the northwest corner of SE Indian Street and Kanner Hwy (SR 76), Martin County, FL (PCN: 40-38-41-00-10-510-0002). Figure 1 illustrates the general site location.

The traffic analysis examines the impacts the project. The proceeding analysis examines the ability of the existing roadway network to accommodate the increased demand from the project.

Figure 1. Site Location Map



CURRENT DATA

The information contained below was used to develop the foregoing site impact traffic analysis.

- Trip Generation, 10th Edition (ITE report)
- Comprehensive Plan

TRIP GENERATION

Traffic Generation

The trip generation was projected based on the formulas in the Institute of Transportation Engineers' (ITE) report *Trip Generation (10th Edition)* and use Land-Use 221 (Multi-Family Housing Mid-Rise). The proposed development plan consists of the following:

- 212 DU Multi-Family (Land-Use 220 Multi-Family Housing Mid-Rise)

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

- 1,154 daily, 71 AM peak hour (18 in/53 out), and 91 PM peak hour (56 in/35 out)

Table 1 presents the proposed project's trip generation.

Table 1. Trip Generation

Bridgeview Development CONCURRENCY TRIP GENERATION										
Land Use			Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
<u>Proposed Use</u>										
Multifamily Housing(Mid-Rise)			212 DU	1,154	71	18	53	91	56	35
Note: Trip generation was calculated using the following data:										
				Pass-by Rate	AM Peak Hour		PM Peak Hour			
Land Use	ITE Code	Unit	Daily 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		

s:\jobs - share drive\181 - atlantic realty\001 - bridgeview - civil engineering due diligence\3. traffic engineering\traffic study concurrency\bridgeview - trip generation concurr

Copyright © 2019, MacKenzie Engineering and Planning, Inc.

Internal Capture

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

Pass-by Capture

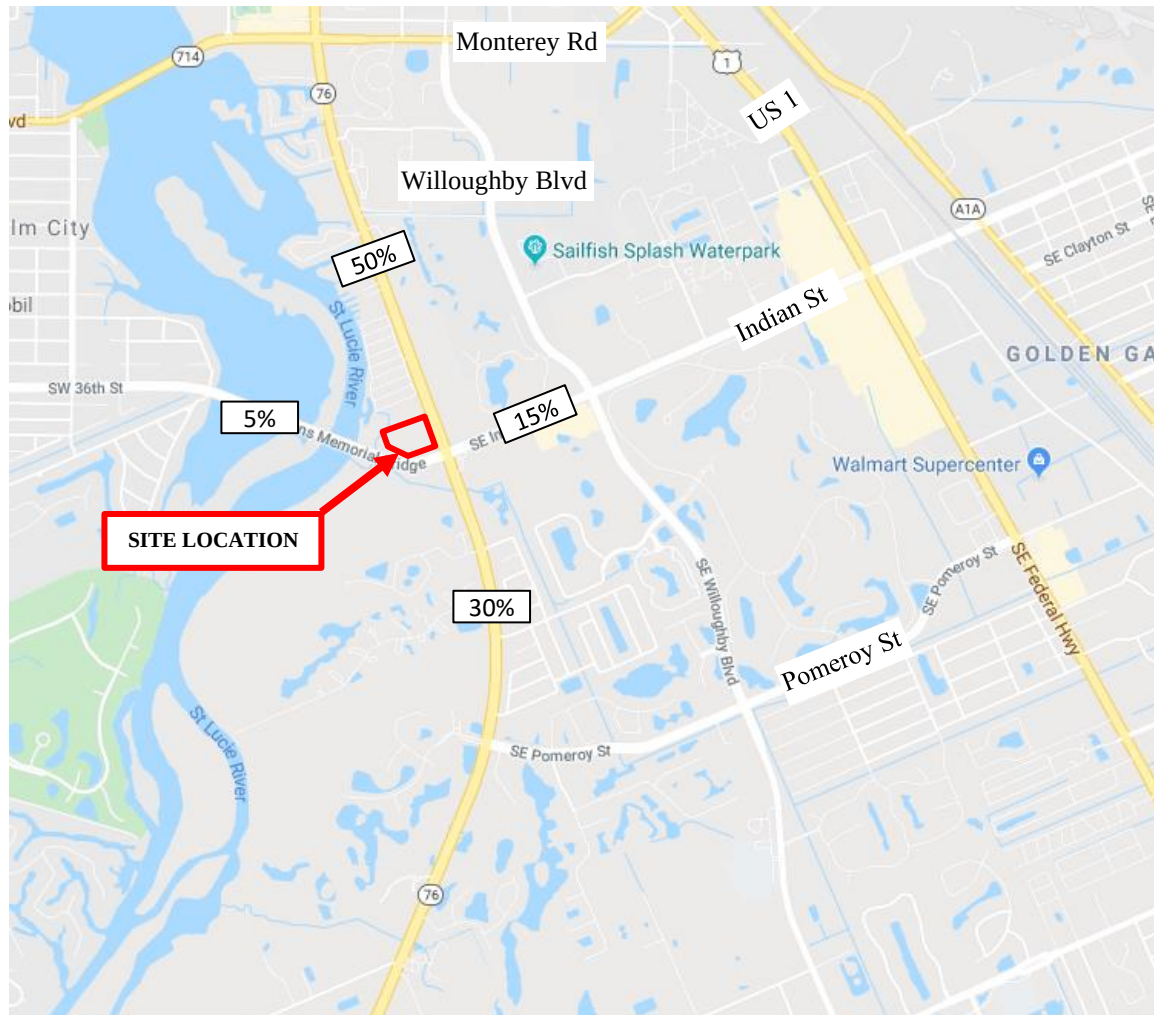
Pass-by capture is proposed at 0 %

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 – 30%
- West – 5%
- East – 15%

Figure 2. Traffic Distribution



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. Road capacities from Martin County's Roadway Inventory report were utilized in the study. In order to determine the project significance, the project's trips were divided by the roadway segment capacity. 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)
Kanner Hwy (SR 76)	Salerno Rd	Indian St	6	3,020	30%	17	0.56%	no
	Indian St	SR-714	6	3,020	100%	56	1.85%	no
CR-714	Mapp Rd	SR-76	4	2,000	5%	3	0.15%	no
	SR-76	Willoughby Blvd	4	2,000	15%	8	0.40%	no

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

ANALYSIS

The project is required to analyze the directly accessed roadway segment of Kanner Highway.

Table 3. Kanner Highway Peak Hour Peak Direction Traffic Analysis

Roadway	From	To	Lanes	Service Capacity	Peak Hour Existing Traffic	Count Year	Growth Rate	2022 Traffic Growth	2022 Background Traffic	Project Traffic	2022 Total Traffic	Meets Service Volume
SR 76 (Kanner Hwy)	Indian St	SR-714	6	3,020	770	2018	0.5%	16	786	56	842	YES

Based on the analysis, the adjacent segment of Kanner Highway operates acceptably and transportation concurrency is met. No signalized intersection analysis is necessary because the project consumes less than five percent of the roadway's capacity.

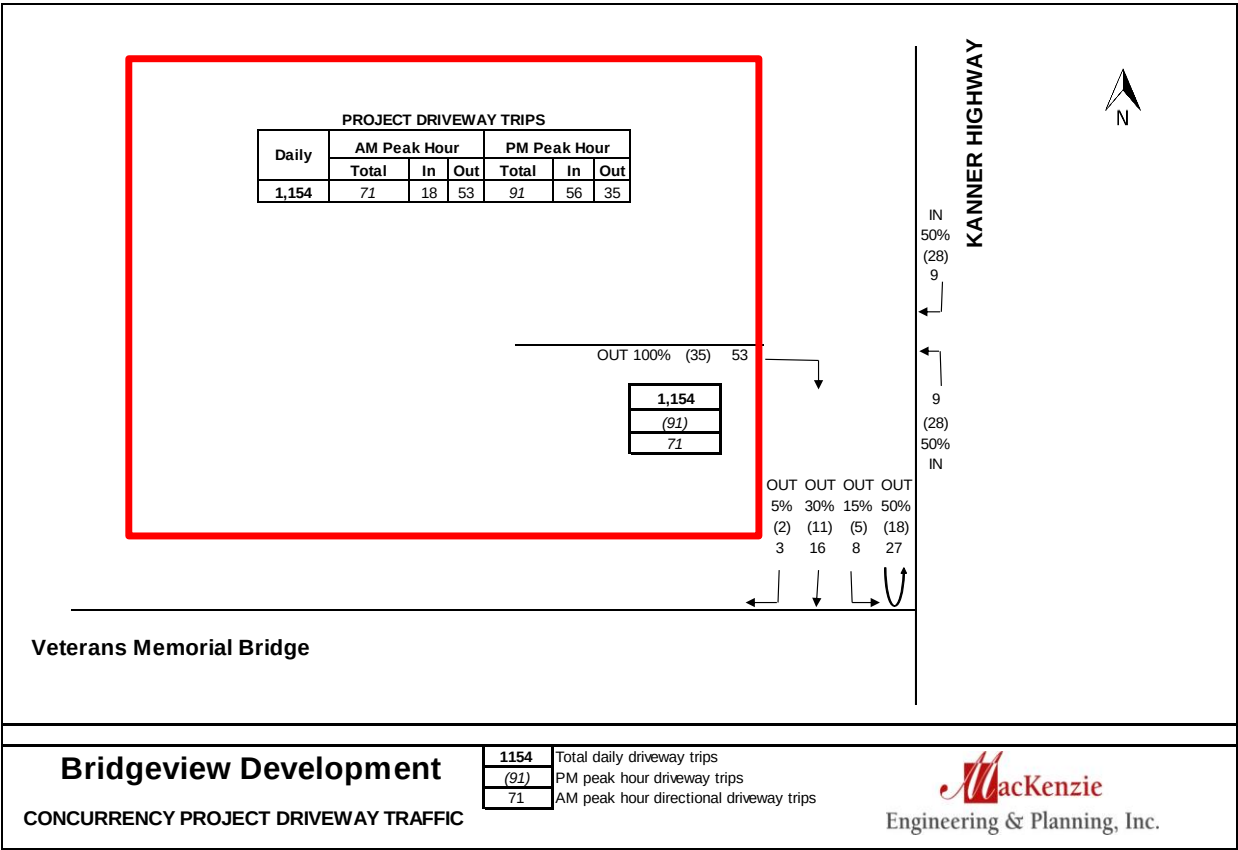
ACCESS

The project proposes one point of access on Kanner Highway at the existing directional median opening located about 700 feet north of Indian Street.

The access will provide right-in/right-out and left-in movements. A left-turn lane into the project exists. The need for a right-turn lane was evaluated based on FDOT’s threshold of 80-120 peak hour right-turns.

Because the peak hour right-turn volume is projected to be 28 vehicles per hour, a right-turn lane into the project is not recommended or needed. Driveway trips are shown in Figure 3. The access was evaluated during the AM and PM peak hours and shows acceptable operation.

Figure 3. Driveway Trips



Driveway Analysis

Growth Rate

The Kanner Highway & Driveway intersection historic annual growth on the surrounding facilities is 0.5% based on Martin County 2018 Roadway Level of Service Inventory Report. A 2.0 percent annual compound growth rate will be used for the driveway analysis in order to be conservative.

Kanner Highway & Driveway

MEP evaluated the Kanner Highway & Driveway intersection. With project traffic, the intersection is projected to be under capacity with all movements operating under capacity (v/c ratio less than 1.0). MEP obtained the 95th percentile queue from HCS 7 for each turn-lane at the intersection. Additional turn lanes into the project are not warranted. Storage for the existing left-turn lane into the project is adequate.

Table 4. Kanner Highway & Driveway Storage Analysis

Direction	Turn-Lane	AM Peak 95th% Queue (veh)	PM Peak 95th% Queue (veh)	Existing Storage (veh)	Adequate
Eastbound	Right	1	1	-	YES
Northbound	Left	1	1	8	YES



CONCLUSION

MacKenzie Engineering and Planning, Inc. (MEP) was retained to evaluate the transportation impacts related to development located at the northwest corner of SE Indian Street and Kanner Hwy (SR 76), Martin County, FL (PCN: 40-38-41-00-10-510-0002). The applicant proposes to develop 212 Multi-Family dwelling units (DU).

The development is projected to generate 1,154 daily, 71 AM peak hour (18 in/53 out), and 91 PM peak hour (56 in/35 out) trips.

Adequate transportation capacity is available to serve the project. A left-turn lane into the site exists and additional turn lanes are not warranted or recommended.

APPENDICES

Bridgeview
AM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 1
Kanner Hwy & Driveway

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM	0	0	0	0	0	0	0	0	0	0	184	0	0	0	357	0	541
7:15 AM	7:30 AM	0	0	0	0	0	0	0	0	0	0	230	0	0	0	341	0	571
7:30 AM	7:45 AM	0	0	0	0	0	0	0	0	0	0	298	0	0	0	306	0	604
7:45 AM	8:00 AM	0	0	0	0	0	0	0	0	0	0	276	0	0	0	377	0	653
8:00 AM	8:15 AM	0	0	0	0	0	0	0	0	0	0	344	0	0	0	328	0	672
8:15 AM	8:30 AM	0	0	0	0	0	0	0	0	0	0	332	0	0	0	314	0	646
8:30 AM	8:45 AM	0	0	0	0	0	0	0	0	0	0	328	0	0	0	255	0	583
8:45 AM	9:00 AM	0	0	0	0	0	0	0	0	0	0	223	0	0	0	214	0	437
Peak Hour Traffic Volume		0	0	0	0	0	0	0	0	0	0	2215	0	0	0	2492	0	4707
7:30 AM	8:30 AM	0	0	0	0	0	0	0	0	0	0	1250	0	0	0	1325	0	2575

Count Taken: 2/14/2018
Buildout year: 2022
Growth Rate: 2.0%
Peak Season Factor: 1.00

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	* nbt	nbr	sbu	sbl	* sbt	sbr
2/14/2018	0	0	0	0	0	0	0	0	0	0	1250	0	0	0	1325	0
Peak Season Factor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adjusted Volumes		0	0	0		0	0	0		0	1250	0		0	1325	0
		2%	2%	2%		2%	2%	2%		2%	2%	2%		2%	2%	2%
Growth 2%	0	0	0	0	0	0	0	0	0	0	103	0	0	0	109	0
2022 Volumes	0	0	0	0	0	0	0	0	0	0	1353	0	0	0	1434	0
Project	0	0	0	53		0	0	0		9	27	0	0	0	0	9
Post	0	0	0	53	0	0	0	0	0	9	1380	0	0	0	1434	9

Project Traffic Assignment	Out				In				Out				In			
	0%	0%	0%	100%	0%	0%	0%	0%	0%	50%	50%	0%	0%	0%	0%	50%

* NBT and SBT Volumes obtained from the FDOT Count Station 89 0114, 2/14/2018

Bridgeview
PM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 1
Kanner Hwy & Driveway

		ebu	ebf	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	0	0	0	0	0	0	0	0	0	286	0	0	0	217	0	503
4:15 PM	4:30 PM	0	0	0	0	0	0	0	0	0	0	250	0	0	0	221	0	471
4:30 PM	4:45 PM	0	0	0	0	0	0	0	0	0	0	317	0	0	0	245	0	562
4:45 PM	5:00 PM	0	0	0	0	0	0	0	0	0	0	310	0	0	0	262	0	572
5:00 PM	5:15 PM	0	0	0	0	0	0	0	0	0	0	309	0	0	0	282	0	591
5:15 PM	5:30 PM	0	0	0	0	0	0	0	0	0	0	318	0	0	0	261	0	579
5:30 PM	5:45 PM	0	0	0	0	0	0	0	0	0	0	247	0	0	0	271	0	518
5:45 PM	6:00 PM	0	0	0	0	0	0	0	0	0	0	293	0	0	0	259	0	552
Peak Hour Traffic Volume		0	0	0	0	0	0	0	0	0	0	2330	0	0	0	2018	0	4348
4:30 PM	5:30 PM	0	0	0	0	0	0	0	0	0	0	1254	0	0	0	1050	0	2304

Count Taken: 2/14/2018
Buildout year: 2022
Growth Rate: 2.0%
Peak Season Factor: 1.00

	ebu	ebf	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	* nbt	nbr	sbu	sbl	* sbt	sbr
2/14/2018	0	0	0	0	0	0	0	0	0	0	1254	0	0	0	1050	0
Peak Season Factor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adjusted Volumes	0	0	0	0	0	0	0	0	0	0	1254	0	0	0	1050	0
		2%	2%	2%		2%	2%	2%		2%	2%	2%		2%	2%	2%
Growth 2%		0	0	0		0	0	0		0	103	0		0	87	0
2022 Volumes	0	0	0	0	0	0	0	0	0	0	1357	0	0	0	1137	0
Project	0	0	0	35	0	0	0	0	0	28	18	0	0	0	0	28
Post	0	0	0	35	0	0	0	0	0	28	1375	0	0	0	1137	28

Project Traffic Assignment	Out				In				In				In			
	0%	0%	0%	100%	0%	0%	0%	0%	0%	50%	50%	0%	0%	0%	0%	50%

* NBT and SBT Volumes obtained from the FDOT Count Station 89 0114, 2/14/2018

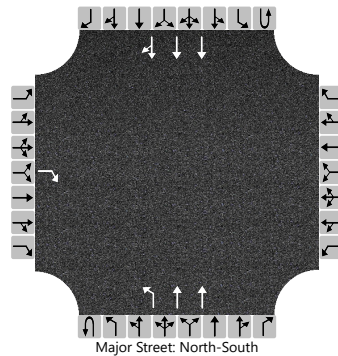
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	1/15/2020
Analysis Year	2022
Time Analyzed	
Intersection Orientation	North-South
Project Description	Bridgeview AM 2022

Site Information

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

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	1	2	0	0	0	3	0
Configuration				R						L	T				T	TR
Volume (veh/h)				53					0	9	1380				1434	9
Percent Heavy Vehicles (%)				2					2	2						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1						5.3						
Critical Headway (sec)				7.14						5.34						
Base Follow-Up Headway (sec)				3.9						3.1						
Follow-Up Headway (sec)				3.92						3.12						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				56						9						
Capacity, c (veh/h)				299						218						
v/c Ratio				0.19						0.04						
95% Queue Length, Q ₉₅ (veh)				0.7						0.1						
Control Delay (s/veh)				19.8						22.3						
Level of Service (LOS)				C						C						
Approach Delay (s/veh)	19.8								0.1							
Approach LOS	C															

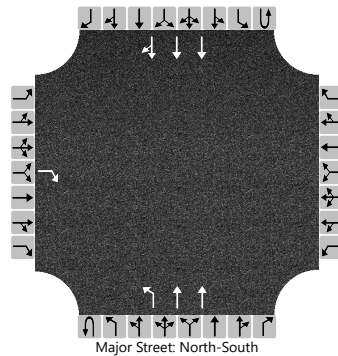
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	1/15/2020
Analysis Year	2022
Time Analyzed	
Intersection Orientation	North-South
Project Description	Bridgeview PM 2022

Site Information

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

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	1	2	0	0	0	3	0
Configuration				R						L	T				T	TR
Volume (veh/h)				35					0	28	1375				1137	28
Percent Heavy Vehicles (%)				2					2	2						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1						5.3						
Critical Headway (sec)				7.14						5.34						
Base Follow-Up Headway (sec)				3.9						3.1						
Follow-Up Headway (sec)				3.92						3.12						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				37						29						
Capacity, c (veh/h)				373						304						
v/c Ratio				0.10						0.10						
95% Queue Length, Q ₉₅ (veh)				0.3						0.3						
Control Delay (s/veh)				15.7						18.1						
Level of Service (LOS)				C						C						
Approach Delay (s/veh)	15.7								0.4							
Approach LOS	C															

COUNTY: 89
STATION: 0114
DESCRIPTION: SR 76/COLORADO AVE - SW OF MONTEREY RD(COUNTY LINK)
START DATE: 02/14/2018
START TIME: 2345

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	23	20	21	17	81	22	26	23	14	85	166	
0100	17	7	11	9	44	12	6	11	7	36	80	
0200	12	9	11	7	39	8	14	16	19	57	96	
0300	7	8	6	4	25	18	23	25	30	96	121	
0400	11	19	21	18	69	37	51	50	71	209	278	
0500	41	38	53	51	183	97	113	127	151	488	671	
0600	71	78	124	154	427	216	267	300	337	1120	1547	
0700	184	230	298	276	988	357	341	306	377	1381	2369	
0800	344	332	328	223	1227	328	314	255	214	1111	2338	
0900	196	219	236	206	857	236	229	236	200	901	1758	
1000	218	226	220	215	879	191	221	180	158	750	1629	
1100	249	231	291	224	995	175	203	169	208	755	1750	
1200	218	248	224	207	897	174	177	195	165	711	1608	
1300	235	227	232	240	934	156	187	174	200	717	1651	
1400	231	235	287	370	1123	232	214	198	189	833	1956	
1500	187	240	240	297	964	210	266	164	180	820	1784	
1600	286	250	317	310	1163	217	221	245	262	945	2108	
1700	309	318	247	283	1157	282	261	271	259	1073	2230	
1800	268	237	201	191	897	271	241	193	205	910	1807	
1900	153	114	119	100	486	194	177	146	175	692	1178	
2000	84	75	63	63	285	157	156	139	135	587	872	
2100	72	62	64	68	266	116	127	102	101	446	712	
2200	56	46	46	49	197	87	77	69	42	275	472	
2300	36	34	32	22	124	46	31	28	27	132	256	
24-HOUR TOTALS:					14307						15130	29437

			PEAK VOLUME INFORMATION			
DIRECTION: N			DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	745	1280	700	1381	730	2575
P.M.	1630	1254	1645	1076	1630	2304
DAILY	745	1280	700	1381	730	2575

WEEK	DATES	SF	MOCF: 0.96 PSCF
1	01/01/2018 - 01/06/2018	0.98	1.02
2	01/07/2018 - 01/13/2018	0.99	1.03
3	01/14/2018 - 01/20/2018	0.99	1.03
* 4	01/21/2018 - 01/27/2018	0.98	1.02
* 5	01/28/2018 - 02/03/2018	0.97	1.01
* 6	02/04/2018 - 02/10/2018	0.96	1.00
* 7	02/11/2018 - 02/17/2018	0.96	1.00
* 8	02/18/2018 - 02/24/2018	0.95	0.99
* 9	02/25/2018 - 03/03/2018	0.95	0.99
* 10	03/04/2018 - 03/10/2018	0.94	0.98
* 11	03/11/2018 - 03/17/2018	0.94	0.98
* 12	03/18/2018 - 03/24/2018	0.95	0.99
* 13	03/25/2018 - 03/31/2018	0.95	0.99
* 14	04/01/2018 - 04/07/2018	0.96	1.00
* 15	04/08/2018 - 04/14/2018	0.97	1.01
* 16	04/15/2018 - 04/21/2018	0.98	1.02
17	04/22/2018 - 04/28/2018	0.99	1.03
18	04/29/2018 - 05/05/2018	1.00	1.04
19	05/06/2018 - 05/12/2018	1.02	1.06
20	05/13/2018 - 05/19/2018	1.03	1.07
21	05/20/2018 - 05/26/2018	1.03	1.07
22	05/27/2018 - 06/02/2018	1.03	1.07
23	06/03/2018 - 06/09/2018	1.03	1.07
24	06/10/2018 - 06/16/2018	1.04	1.08
25	06/17/2018 - 06/23/2018	1.04	1.08
26	06/24/2018 - 06/30/2018	1.05	1.09
27	07/01/2018 - 07/07/2018	1.05	1.09
28	07/08/2018 - 07/14/2018	1.06	1.10
29	07/15/2018 - 07/21/2018	1.06	1.10
30	07/22/2018 - 07/28/2018	1.05	1.09
31	07/29/2018 - 08/04/2018	1.04	1.08
32	08/05/2018 - 08/11/2018	1.03	1.07
33	08/12/2018 - 08/18/2018	1.03	1.07
34	08/19/2018 - 08/25/2018	1.03	1.07
35	08/26/2018 - 09/01/2018	1.04	1.08
36	09/02/2018 - 09/08/2018	1.05	1.09
37	09/09/2018 - 09/15/2018	1.06	1.10
38	09/16/2018 - 09/22/2018	1.05	1.09
39	09/23/2018 - 09/29/2018	1.04	1.08
40	09/30/2018 - 10/06/2018	1.03	1.07
41	10/07/2018 - 10/13/2018	1.02	1.06
42	10/14/2018 - 10/20/2018	1.01	1.05
43	10/21/2018 - 10/27/2018	1.01	1.05
44	10/28/2018 - 11/03/2018	1.00	1.04
45	11/04/2018 - 11/10/2018	1.00	1.04
46	11/11/2018 - 11/17/2018	0.99	1.03
47	11/18/2018 - 11/24/2018	0.99	1.03
48	11/25/2018 - 12/01/2018	0.99	1.03
49	12/02/2018 - 12/08/2018	0.98	1.02
50	12/09/2018 - 12/15/2018	0.98	1.02
51	12/16/2018 - 12/22/2018	0.98	1.02
52	12/23/2018 - 12/29/2018	0.99	1.03
53	12/30/2018 - 12/31/2018	0.99	1.03

* PEAK SEASON

25-FEB-2019 16:26:26

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Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K ₃₀	Directional Distribution D ₁₀₀	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	2000	23,323	0.11	0.59	1,500	C	8.0%
CR-723 (Savanna Rd)	CR-707	NE 24th St	880	9,023	0.09	0.50	393	C	2.4%
CR-723 (Savanna Rd)	NE 24th St	CR-707A (Jensen Beach Blvd.)	880	10,500	0.09	0.53	473	C	1.6%
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	740	2,779	0.08	0.58	132	A/B	4.7%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	740	2,553	0.09	0.57	131	A/B	5.3%
CR-76A (Citrus Blvd.)	CR-726	SR-714	1200	4,204	0.09	0.55	215	A/B	5.6%
CR-76A (SW 96th St)	CR-726	Pennsylvania Ave	1200	3,768	0.09	0.56	190	A/B	4.7%
CR-76A (SW 96th St)	Pennsylvania Ave	SR-76	800	8,115	0.09	0.63	435	C	4.5%
CR-A1A (Dixie Hwy)	SR-5	CR-708	750	3,233	0.09	0.50	147	C	4.6%
CR-A1A (Dixie Hwy)	CR-708	Osprey St	880	7,508	0.11	0.53	454	C	3.6%
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	1190	6,641	0.08	0.55	292	A/B	4.1%
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	1190	7,348	0.09	0.54	341	A/B	4.7%
CR-A1A (Dixie Hwy)	Cove Rd	Salerno Rd	790	12,223	0.09	0.53	602	D	3.6%
CR-A1A (Dixie Hwy)	Salerno Rd	St. Lucie Blvd	750	16,587	0.09	0.51	753	E	3.1%
CR-A1A (Dixie Hwy)	St Lucie Blvd	Jefferson St	750	13,991	0.10	0.50	700	D	2.5%
CR-A1A (Dixie Hwy)	Jefferson St	Indian St	1630	18,643	0.08	0.52	756	D	4.0%
CR-A1A (Dixie Hwy)	Indian St	SR-714	2000	16,285	0.10	0.50	790	C	0.9%
CR-A1A (Dixie Hwy)	SR-714	SE Fifth St	675	6,585	0.09	0.55	340	D	2.0%
Dr Martin Luther King Jr Blvd	Farm Rd	SR-710	675	2,169	0.07	0.53	83	C	4.0%
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	750	2,588	0.06	0.59	93	C	2.0%
Fox Brown Rd	SR-710	CR-714	740	333	0.08	0.60	16	A/B	0.0%

Segments with shaded LOS require additional analysis.

The peaks are: CR-A1A (PM/SB); CR-713 (PM/NB); Murphy Rd (PM/NB); SR-5 (AM/SB); SR-714 [Palm City Bridge] (PM/WB) and SR-714 (PM/WB).

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K ₃₀	Directional Distribution D ₁₀₀	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
Goldenrod Rd	Britt Rd	SR-732	1630	4,838	0.08	0.61	242	C	0.5%
Goldenrod Rd	SR-732	SR-5	750	6,933	0.09	0.56	357	C	2.1%
Goldenrod Rd	SR-5	Westmoreland Blvd	750	4,350	0.09	0.73	273	C	4.6%
Gomez Ave	CR-708	Crossrip St	750	3,616	0.09	0.64	199	C	0.5%
Gomez Ave	Crossrip St	Osprey St	750	1,079	0.08	0.58	49	C	0.5%
Green River Parkway	Dixie Hwy	Baker Rd	750	6,728	0.10	0.64	444	D	5.2%
Green River Parkway	Baker Rd	SR-732	880	8,203	0.12	0.65	635	C	6.1%
Green River Parkway	SR-732	St. Lucie County	1190	8,395	0.10	0.63	513	C	4.2%
Horseshoe Point Rd	CR-A1A	Kubin Ave	675	5,725	0.08	0.53	252	C	0.5%
Indian St	SR-76	Willoughby Blvd	2000	28,668	0.10	0.58	1,679	C	7.0%
Indian St	Willoughby Blvd	SR-5	2000	28,304	0.08	0.50	1,189	C	3.9%
Indian St	SR-5	Commerce Ave	2000	22,456	0.09	0.54	1,031	C	0.5%
Indian St	Commerce Ave	CR-A1A	2000	24,848	0.09	0.50	1,068	C	1.0%
Indian St	CR-A1A	St Lucie Blvd	675	7,214	0.09	0.53	359	D	0.5%
Indian River Dr	Palmer St	CR-707	750	7,243	0.09	0.57	363	C	0.5%
Island Way	Palm Beach County	Jupiter Road	1200	4,326	0.10	0.58	261	A/B	2.6%
Island Way	Jupiter Road	Country Club Dr	750	5,230	0.08	0.52	204	C	3.1%
Jack James Rd	SR-76	Blue Water Wy	750	2,999	0.13	0.66	255	C	4.2%
Lares St	CR-708	CR-A1A	675	3,430	0.09	0.69	206	C	2.8%
Little Club Wy	Country Club Dr	Wooden Bridge Wy	675	2,382	0.08	0.55	103	C	1.2%
Locks Rd	Canal St	SR-76	675	3,722	0.08	0.53	154	C	1.1%

Segments with shaded LOS require additional analysis.

The peaks are: CR-A1A (PM/SB); CR-713 (PM/NB); Murphy Rd (PM/NB); SR-5 (AM/SB); SR-714 [Palm City Bridge] (PM/WB) and SR-714 (PM/WB).

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K ₃₀	Directional Distribution D ₁₀₀	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
SR-732 (Causeway Blvd)	CR-707	SR-A1A	1190	13,403	0.10	0.51	684	C	0.8%
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	2000	25,891	0.10	0.52	1,319	C	0.5%
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	2000	24,869	0.09	0.56	1,253	C	0.5%
SR-76 (Kanner Hwy)	SR-15	SR-710	740	2,117	0.09	0.57	105	A/B	8.0%
SR-76 (Kanner Hwy)	SR-710	CR-708	740	3,488	0.08	0.59	171	A/B	8.0%
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	1200	3,027	0.11	0.54	180	A/B	1.9%
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	2000	12,928	0.12	0.52	813	C	1.2%
SR-76 (Kanner Hwy)	Locks Rd	Jack James	2000	20,494	0.09	0.60	1,082	C	2.0%
SR-76 (Kanner Hwy)	Jack James	Cove Rd	3020	45,918	0.10	0.52	2,409	C	2.4%
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	3020	31,734	0.09	0.52	1,436	C	0.9%
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	3020	29,492	0.10	0.52	1,468	C	2.6%
SR-76 (Kanner Hwy)	Indian St	SR-714	3020	21,161	0.07	0.52	759	C	0.5%
SR-76 (Kanner Hwy)	SR-714	SR-5	3020	25,033	0.08	0.50	1,001	C	0.5%
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	1630	19,372	0.11	0.57	1,193	D	1.4%
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	2000	21,532	0.09	0.51	1,010	C	0.5%
SR-A1A (Ocean Blvd)	Sewalls Point Rd	Macarthur Blvd	925	12,803	0.09	0.54	650	C	0.5%
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	1190	8,278	0.09	0.53	395	A/B	2.5%
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	1190	14,957	0.12	0.54	953	D	3.6%
St Lucie Blvd	CR-A1A	Indian St	675	3,083	0.10	0.55	163	C	0.5%
St Lucie Blvd	Indian St	SR-A1A	675	7,420	0.11	0.54	421	D	0.8%
Westmoreland Blvd	St Lucie County	SR-5	790	12,542	0.08	0.60	632	D	2.6%

Segments with shaded LOS require additional analysis.

The peaks are: CR-A1A (PM/SB); CR-713 (PM/NB); Murphy Rd (PM/NB); SR-5 (AM/SB); SR-714 [Palm City Bridge] (PM/WB) and SR-714 (PM/WB).

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)

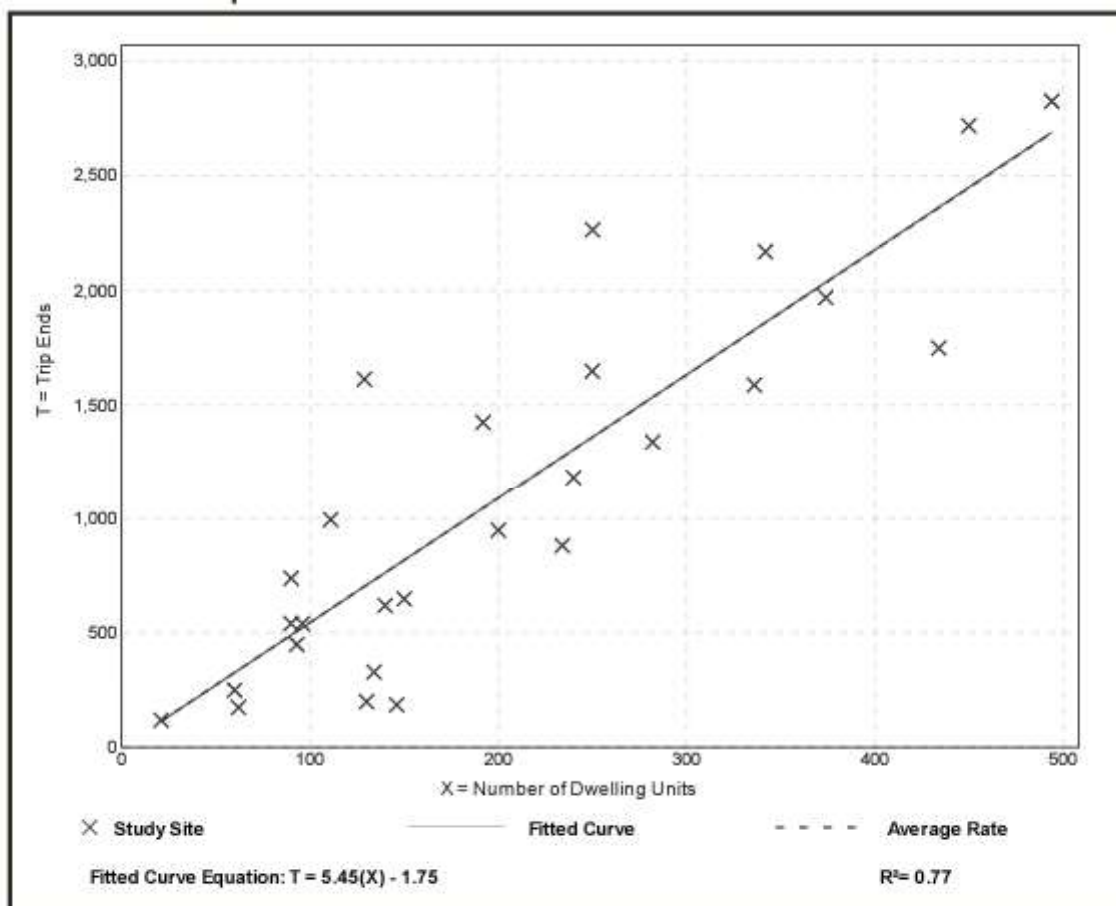
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

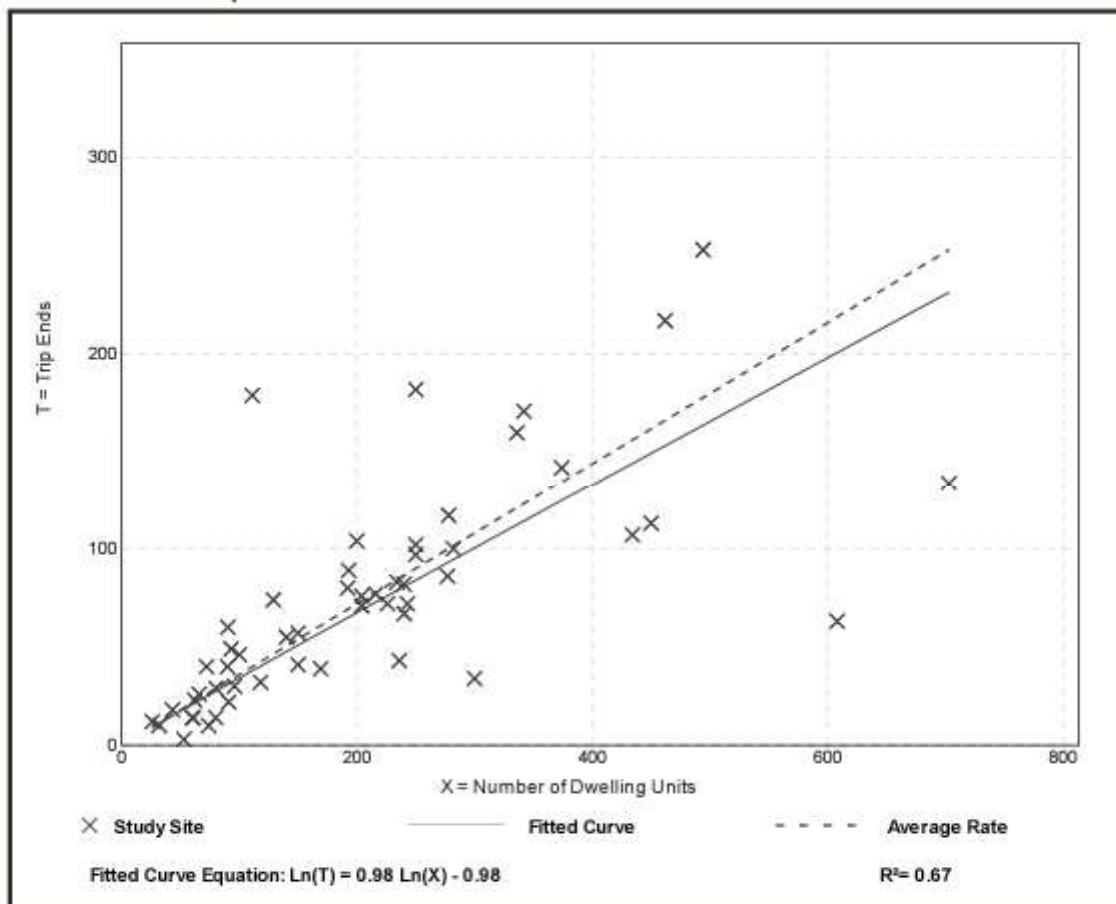
Avg. Num. of Dwelling Units: 207

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

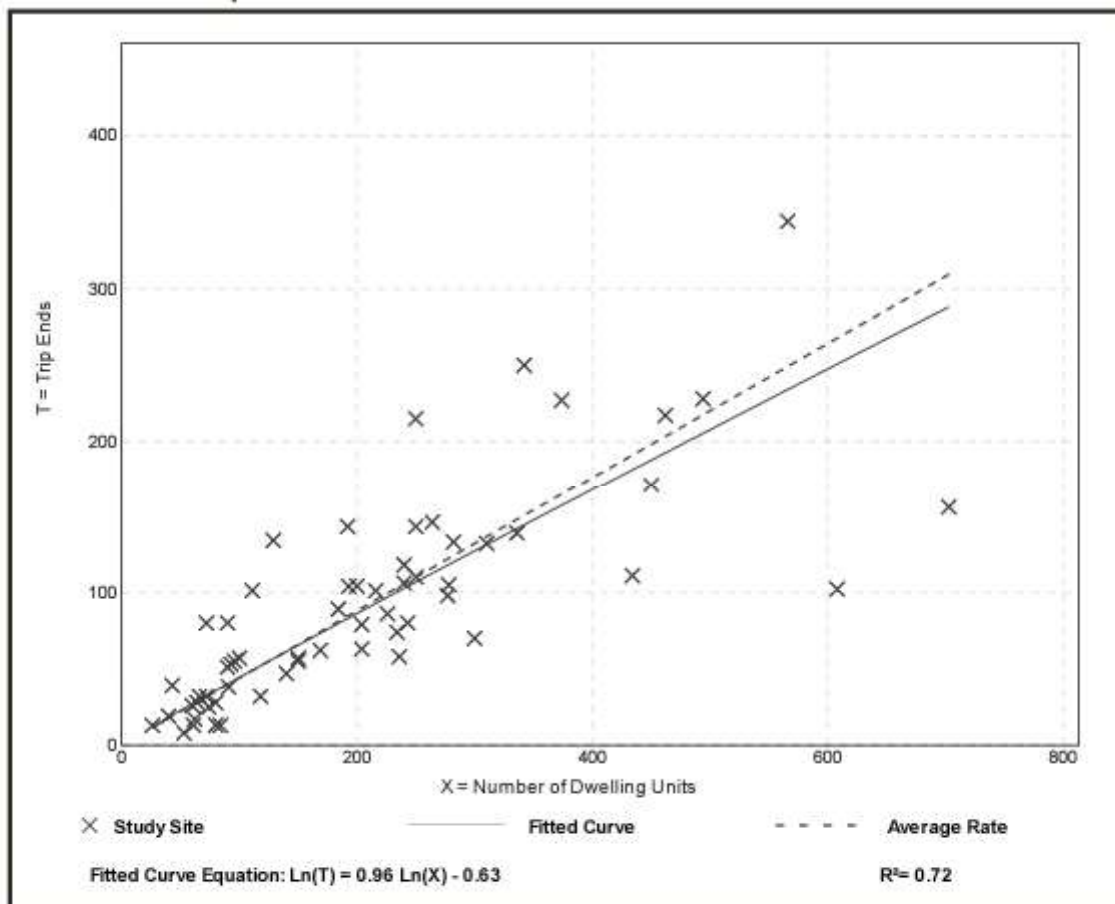
Avg. Num. of Dwelling Units: 208

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



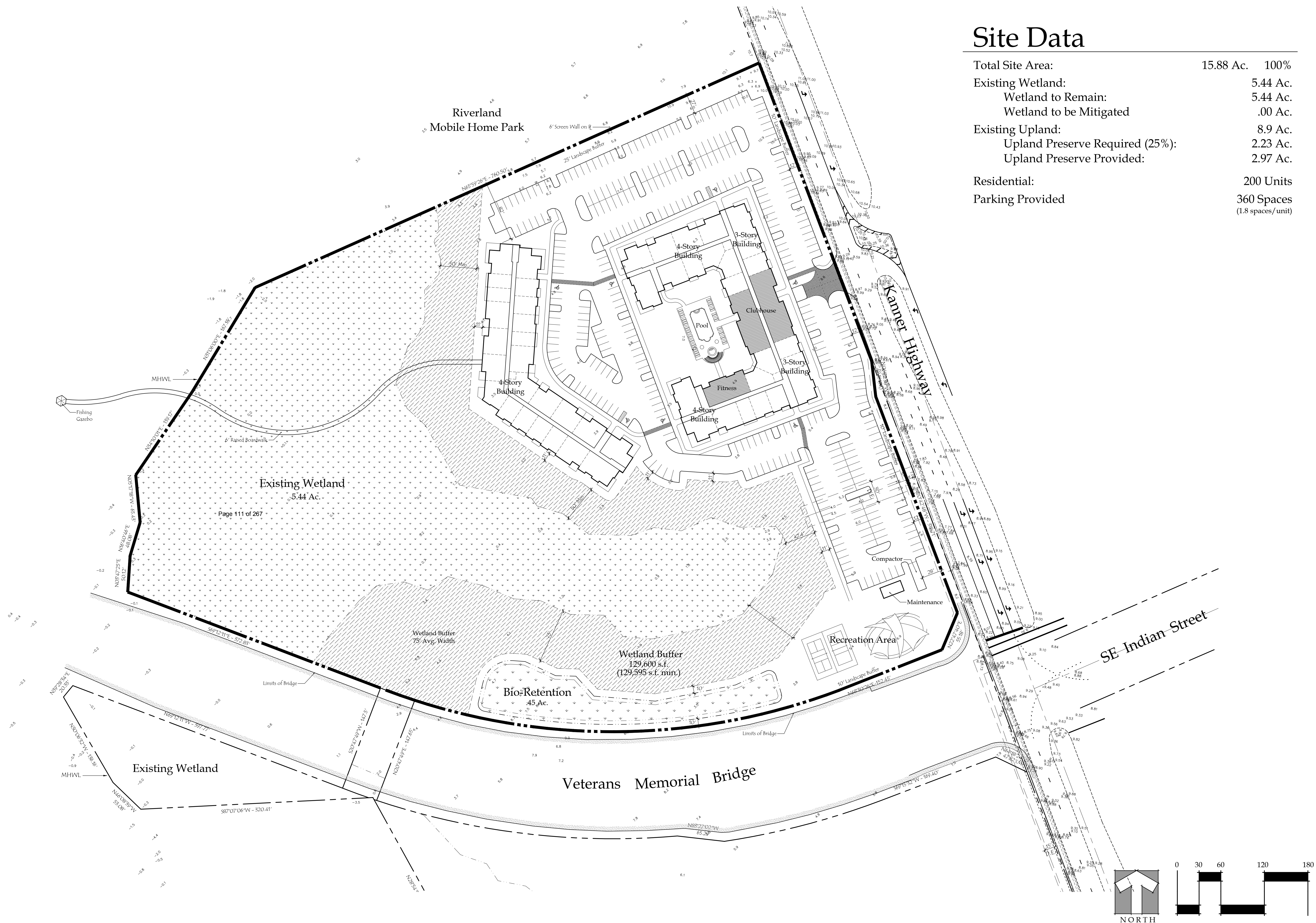
1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
561-575-5260 FAX
www.2gho.com

Bridgeview
Martin County, Florida

Seal

Sheet No.

SP-1
00-0000



Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
40-38-41-001-051-00000-2	35989	S KANNER HWY, STUART	\$769,590	6/15/2019

Owner Information

Owner(Current)	FAIRVIEW PROPERTIES INC
Owner/Mail Address	2400 S FEDERAL HWY #230 STUART FL 34994
Sale Date	3/3/2008
Document Book/Page	2312 2091
Document No.	2069649
Sale Price	0

Location/Description

Account #	35989	Map Page No.	HG-11
Tax District	7017	Legal Description	STUART FARMS SLY 300' OF LOT C, LOT D & THAT PART OF LOT E LYING N OF UNNAMED CREEK (LESS SR 76 R/W) & THAT PART OF LOT 6 OF COMMISSIONERS S/D OF HANSON GRANT LYING NLY OF UNNAMED CREEK & ELY OF ST LUCIE CANAL (LESS NLY 1500').. (& LESS FROM ALL ABOVE THAT 4.46 ACRES TO FLDOT PER OR 2441/0936)
Parcel Address	S KANNER HWY, STUART		
Acres	26.2100		

Parcel Type

Use Code	1000 Vacant Commercial
Neighborhood	50100 SW Stuart_Kanner_Willoughby

Assessment Information

Market Land Value	\$769,590
Market Improvement Value	
Market Total Value	\$769,590



BRIDGEVIEW ATLANTIC RESIDENTIAL ENVIRONMENTAL ASSESSMENT REPORT

Prepared by:

EW CONSULTANTS, INC.

September 2019
March 2020 (revised)

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INTRODUCTION –

This report provides an Environmental Assessment of a 15.9+/- acre parcel currently located in unincorporated Martin County, Florida. The property is located in the Hanson Grant, Township 38S, Range 41E. The property is bounded on the west by a mangrove forest associated with the South Fork of the St. Lucie River, on the north by the Riverland mobile home park, on the east by S.R. 76, and on the south by the Veterans Memorial Bridge. The Location Map provided as Figure 1 displays the site location in relation to the surrounding area. Additionally, a 2019 aerial photograph of the site is included as part of this report as Figure 2.

This report includes an inventory of the soil types and vegetative communities present, as well as an analysis of the presence and potential presence of listed species within the parcel. This environmental assessment is based on field reconnaissance on the subject property performed in June 2015, and July 2019.

GENERAL PROPERTY DESCRIPTION –

Based on a recent site assessment (July 2019), along with several previous site investigations, conducted by staff from EW Consultants, Inc., the dominant land cover of the subject property are undeveloped lands comprised of both upland and wetland habitats. As a result of previously permitted activities, a bridge construction (Veterans' Memorial Bridge) has been completed. Several areas have been disturbed by the activities associated with the construction of the bridge. These areas are returning to their pre-development conditions with minimal invasive exotic vegetation encroaching. Similarly, areas adjacent to the newly constructed roadway, and the existing roadway shoulders are regularly mowed. The remainder of the parcel remain in conditions similar to those existing and observed over the course of the past eleven years.

The site generally consists of upland pine, oak, and scrubby flatwoods, a mix of sand pine scrub habitat, a bay swamp and ditch wetland system, and a portion of disturbed lands present on-site. Detailed discussions of land cover types are described in subsequent sections of this report.

SOILS –

A Soils Report produced by the United States Department of Agriculture/Natural Resources Conservation Service is provided in the Appendix of this report. According to the NRCS Soil Survey, three different soil types are found on the subject property. A description of the soils are as follows:

#35 Salerno Sand - This soil is a nearly level, poorly drained soil in broad areas of flatwoods. The water table is typically at a depth of less than 10 inches for 2 to 4 months during wet seasons, and at a depth of greater than 40 inches during the dry season

50 Wulfert and Durbin Mucks, Tidal - This soil is a very deep, very poorly drained, and rapidly permeable soil in tidal areas along the Coast. The soils were formed with well decomposed organic

material and underlying materials. Slopes range from 0 to 1 percent and are flooded during normal daily high tides.

#61 Hobe fine sand, 0 to 5 percent slopes - This nearly level to gently sloping soil is somewhat excessively drained. It is typically located on knolls and ridges in coastal areas of flatwoods. Often the surface layer is a grey fine sand. The water table is generally at a depth of 50 to 60 inches for brief periods, but is generally at a depth of 60 to 80 inches during the wet season, and below 80 inches the remainder of the year.

EXISTING LAND COVER TYPES –

Figure 3 provides an aerial view and nomenclature for the various types of land covers/FLUCCS codes which currently exist on-site. These vegetation types and coverage areas have been verified and checked over the course of the past seven years with the most recent verification conducted in July of 2019. The limits of these land cover types are general in nature; no surveying implements were used during the site investigation. This figure does not reflect a current wetland jurisdictional verification by any regulatory agency.

The land cover types found on the project include:

Wetland Communities –

#611 Bay Swamp – 5.4 acres

The site contains one wetland consisting of bay/maple swamp transitioning to a mangrove forest (off-site) to the west. The landward extent of the wetland area was verified by the South Florida Water Management District in 2008. The southern and western portions of the parcel contain a wetland system dominated by freshwater hardwood species such as red bay, loblolly bay and red maple. These areas remain in fair to good ecological condition, with some infestation of nuisance exotic plants such as *Lygodium* vine and Brazilian pepper.

The observed vegetation in these swamps predominantly includes the following species of note, as well as others that may not be specifically noted:

Loblolly bay	<i>Gordonia lasianthus</i>
Red bay	<i>Persea borbonia</i>
Dahoon holly	<i>Ilex cassine</i>
Red maple	<i>Acer rubrum</i>
Wax myrtle	<i>Myrica cerifera</i>
Gallberry	<i>Ilex glabra</i>
Saw palmetto	<i>Serenoa repens</i>
Smilax	<i>Smilax</i> spp.
Grapevine	<i>Vitis</i> spp.
Swamp fern	<i>Blechnum</i> spp.
Cinnamon fern	<i>Osmunda cinnamomea</i>
Strawberry guava	<i>Psidium cattleianum</i>
Red root	<i>Lachnanthes caroliniana</i>

Cabbage palm
Leather fern
Brazilian pepper

Sabal palmetto
Acrostichum spp.
Schinus terebinthifolius

Other Surface Waters (OSW) –

#510 Ditch – 0.1 acres

The project site contains a channelized ditch which is connected to the bay swamp described above. This ditch is located in the east-central portion of the site north of Veterans' Memorial Bridge. It connects to properties off-site to the east via a culvert below Kanner Highway. The ditch is overgrown with a dominance of exotic species such as Brazilian pepper and Old-world climbing fern.

Native Upland Communities –

There are five native upland community types found within the project area. Generally, the high point of the property is located adjacent to Kanner Highway, with the terrain gently sloping to the South Fork of the St. Lucie to the west.

A description of the upland habitat types follows and carry the following FLUCCS classifications:

#411 Pine Flatwoods – 5.0 acres

The flatwoods are located north and south of the central bay swamp feature. These areas contain a canopy of slash pines and bays with a dense understory of saw palmetto, gallberry and fetterbush up to eight feet in height. The ground cover is generally scarce due to the dense understory. This is likely the result of the long-term exclusion of fire from the site that allowed a dense saw palmetto understory to develop, thereby greatly reducing the ground cover density and diversity by preventing sunlight from reaching the forest floor. Some exotic vegetation is present in this area of flatwoods including Brazilian pepper, Old-world climbing fern, downy rose myrtle, earleaf acacia, and strawberry guava. The areas of pine flatwoods abutting the bay swamp contain more red bay and loblolly bay trees.

The observed vegetation in the flatwoods predominantly include the following species:

Slash pine
Saw palmetto
Loblolly bay
Red bay
Dahoon holly
Climbing fern
Gallberry
Fetterbush
Rusty lyonia
Smilax
Grapevine
Swamp fern

Pinus elliottii
Serenoa repens
Gordonia lasianthus
Persea borbonia
Ilex cassine
Lygodium spp.
Ilex glabra
Lyonia lucida
Lyonia ferruginea.
Smilax spp.
Vitis spp.
Blechnum serrulatum

Brazilian pepper	<i>Schinus terebinthifolius</i>
Wax myrtle	<i>Myrica cerifera</i>
Strawberry guava	<i>Psidium cattleianum</i>
Red root	<i>Lachnanthes caroliniana</i>
Coinvine	<i>Dalbergia ecastaphyllum</i>
Earleaf acacia	<i>Acacia auriculiformis</i>

#412 Scrubby flatwoods – 0.6 acres

This habitat occurs in the central portion of the site, adjacent to Kanner Highway and in the southern portion of the site adjacent to the bay swamp. These areas are characterized by a canopy of slash pines and scrub oak trees with a dense understory of scrub oaks, saw palmetto, and fetterbush up to eight feet in height.

The following vegetation types exist and were observed within this habitat:

Slash pine	<i>Pinus elliottii</i>
Saw palmetto	<i>Serenoa repens</i>
Sand live oak	<i>Quercus virginiana</i> var. <i>geminata</i>
Chapman oak	<i>Quercus chapmanii</i>
Reindeer moss	<i>Cladina evansii</i>
Rosemary	<i>Ceratiola ericoides</i>
Prickly pear	<i>Opuntia humifusa</i>
Gopher apple	<i>Licania michauxii</i>
Wire grass	<i>Aristida</i> spp.
Blazing star	<i>Liatrus chapmanii</i>
Deer tongue	<i>Carphephorus paniculatis</i>
Gallberry	<i>Ilex glabra</i>
Fetterbush	<i>Lyonia lucida</i>
Rusty lyonia	<i>Lyonia</i> spp.
Love vine	<i>Cassytha filiformis</i>
Grapevine	<i>Vitus</i> spp.

#413 Sand Pine Scrub – 0.2 acres

There is one area of sand pine scrub located north of the central bay swamp. The canopy in the sand pine/scrub consists of sand pines of various ages with scattered slash pines, as well. The scrub oaks present are above ten feet in height and form a sub-canopy along the eastern edge of the habitat. The dense canopy, combined with a coverage of mature grapevine, is shading out many of the normally occurring ground covers and wild flowers.

The observed vegetation in the sand pine scrub predominantly included the following species:

Sand pine	<i>Pinus clausa</i>
Saw palmetto	<i>Serenoa repens</i>
Sand live oak	<i>Quercus virginiana</i> var. <i>geminata</i>
Chapman oak	<i>Quercus chapmanii</i>
Reindeer moss	<i>Cladonia evansii</i>

Rosemary	<i>Ceratiola ericoides</i>
Prickly pear	<i>Opuntia humifusa</i>
Gopher apple	<i>Licania michauxii</i>
Wire grass	<i>Aristida</i> spp.
Blazing star	<i>Liatrus chapmanii</i>
Deer tongue	<i>Carphephorus paniculatis</i>
Gallberry	<i>Ilex glabra</i>
Fetterbush	<i>Lyonia lucida</i>
Rusty lyonia	<i>Lyonia</i> spp.
Love vine	<i>Cassytha filiformis</i>
Grapevine	<i>Vitus</i> spp.

#413/421 Sand Pine/Xeric Oak – 3.1 acres

There is one area of mixed sand pine and xeric oak located in the northeastern portion of the property. This area mainly consists of young scrub oak with an understory of palmetto and sparse sand pine. Sand pines found in this habitat type are generally immature saplings as many of the mature trees fell as a result of the 2004 and 2005 hurricanes. The scrub oak cover is sparse within this habitat type and as a result, there is a greater density and diversity of forbs and other ground cover vegetation typically found in a burned or managed scrub habitat.

The observed vegetation within the sand pine/xeric oak upland community predominantly included the following species of note as well as others that may not be specifically noted:

Sand pine	<i>Pinus clausa</i>
Saw palmetto	<i>Serenoa repens</i>
Chapman oak	<i>Quercus chapmanii</i>
Reindeer moss	<i>Cladina evansii</i>
Wire grass	<i>Aristida</i> spp.
Blazing star	<i>Liatris chapmanii</i>
Deer tongue	<i>Carphephorus paniculatis</i>
Tar flower	<i>Befaria racemosa</i>
Gallberry	<i>Ilex glabra</i>
Fetterbush	<i>Lyonia lucida</i>
Rusty lyonia	<i>Lyonia ferruginea</i>
Love vine	<i>Cassytha filiformis</i>
Grapevine	<i>Vitis</i> spp.

Non-Native Upland Communities –

#740 Disturbed Lands – 0.7 acres

There are several distinct areas of disturbed uplands on-site. These areas are associated with billboards along Kanner Highway, a strip of land used as a drainage swale along the property's north boundary adjacent to the Riverland development, previously cleared areas along Kanner Highway, and areas to the north of the Veterans' Memorial Bridge. Bahia grass and other stabilizing grasses dominate these areas, as well as grapevine, bamboo and Brazilian pepper.

These areas are subject to encroachment of invasive exotic species without proper maintenance activities.

#814 Roadway – 0.8 acres

There is a strip of land on-site north of and adjacent to the Veterans' Memorial Bridge which was utilized for the construction of the section of the bridge east of the St. Lucie River to Indian Street. This area is 0.8 acres and has been cleared and filled as part of the bridge construction. The Florida Department of Transportation is in the process of restoring this area to native habitats in accordance with the state permits issued for the bridge construction.

PRELIMINARY LISTED SPECIES SURVEY -

During the course of several site visits from 2006 to 2015, and again in July of 2019, observations were made for the potential presence of listed species of animals and plants on the site. With the diversity and condition of the habitat on the subject site, there is a potential for the presence of several listed species.

Upland Species -

A preliminary gopher tortoise survey was conducted on-site on January 23, 2008, which covered approximately 20% of the upland habitat in accordance with Florida Fish and Wildlife Conservation Commission protocol for tortoise population projection. No active or inactive burrows or signs (scat, tracks) of tortoises, which is a state Threatened species, were observed during this survey.

In February 2011, a second preliminary gopher tortoise survey was conducted and covered approximately 25% of the upland habitat on-site. No potentially occupied gopher tortoise burrows or evidence of tortoises (scat, tracks) were observed during this survey.

In June 2015, a gopher tortoise verification survey was performed to identify potential use of the property by listed species. Observations were made for listed species, and again, no listed species (or signs of listed species) were observed.

During the July 2019 site visit, which again covered approximately 20% of on-site gopher tortoise habitat, no evidence of tortoises (burrows, scat, tracks) were observed. However, it is likely that a survey covering more of the upland area may yield tortoise activity based on the habitat types on-site. It is recommended that a full survey in accordance with Florida Fish and Wildlife Conservation Commission protocol for tortoise population projection be conducted prior to land alteration.

There are several other species that may be associated with the upland habitats found on the site which are dependent on gopher tortoise burrows, including the gopher frog (Species of Special Concern) and the Eastern indigo snake (Threatened). These are commensal species commonly associated with gopher tortoise burrows. There were no individuals of these species observed during the field surveys.

Other listed faunal species associated with the upland habitat types on-site include the bald eagle (no longer listed but protected under the Bald and Golden Eagle Protection Act), and the Florida Scrub Jay (Threatened). There were no bald eagle nests or individuals observed on-site. An active nest has been identified on Martin County Kiplinger conservation parcel to the south. This nest is located approximately 3,000 feet from the southern boundary of the project site. The current U.S. Fish & Wildlife Service guidance suggests a protective zone of 660 feet for an active nest. Therefore, the project site is outside of this protective zone.

Based on the upland habitats present, a formal scrub jay survey per U.S. Fish & Wildlife guidelines was conducted on-site in March of 2011. No scrub jays or scrub jay activity was observed during this survey. The June 2019 observation was conducted outside of the U.S. Fish & Wildlife guidelines timeframe, therefore a formal scrub jay survey was not conducted. Observations were made to confirm the presence of scrub jays and note suitable habitat for their presence. There were no scrub jays observed on site during the July 2019 site visit, however suitable habitat was noted. It is recommended that a formal scrub jay survey be conducted during the U.S. Fish & Wildlife guidelines timeframes.

The assessments also included a review for upland listed species of plants. No upland species of listed plants were observed during the assessments. Based on habitat types present, air plants (*Tillandsia spp*) could potentially occur, however none were observed during surveys. Additionally, one upland species listed by the State as commercially exploited was observed – saw palmetto.

Wetland Species -

There are several listed animal species that are dependent on the types of wetland habitat present on-site and adjacent to the site. Field reconnaissance on the site included observations of white ibis (SSC) and little blue heron (SSC). It is possible that the bay swamp and associated mangrove swamp to the west (off-site) serve as foraging areas for other listed wading birds such as the snowy egret (SSC), tri-colored heron (SSC), roseate spoonbill (SSC), wood stork (Endangered), reddish egret (SSC), and brown pelican (SSC). There were no nesting pairs of the above species observed within the wetland areas on-site.

The assessments also included a review for wetland listed species of plants. One State threatened species was observed – golden leather fern (*Acrostichum aurem*); and one State commercially exploited species was observed – cinnamon fern (*Osmunda cinnamomea*).

PREVIOUS IMPACTS –

The project site shows very few signs of previous impacts other than those described under the FLUCCS code 740 and 814 categories. There are no established off-road trails, and trespassing appears to have been kept to a minimum over the years.

PROPOSED IMPACTS –

The portion of the existing ditch that falls within the development area will be replaced with a 36-inch culvert. The culvert will outfall into the remaining portion of the existing ditch west of the

proposed parking area and just east of the upland buffer. Avoiding impacts to the ditch is not practical, as the ditch would run through the parking area. The culvert will allow for the conveyance of the water so there will be no change in hydrology to the wetland area. The ditch is currently overgrown with exotic species, which will be removed allowing for improved water flow and improved habitat quality.

The U.S. Fish and Wildlife Service (FWS) and Florida Fish and Wildlife Conservation Commission (FWC) will be consulted regarding potential for listed species on the site and recommended protection measures. Any correspondence will be provided to the City.

APPENDIX

Figure 1. Location Map

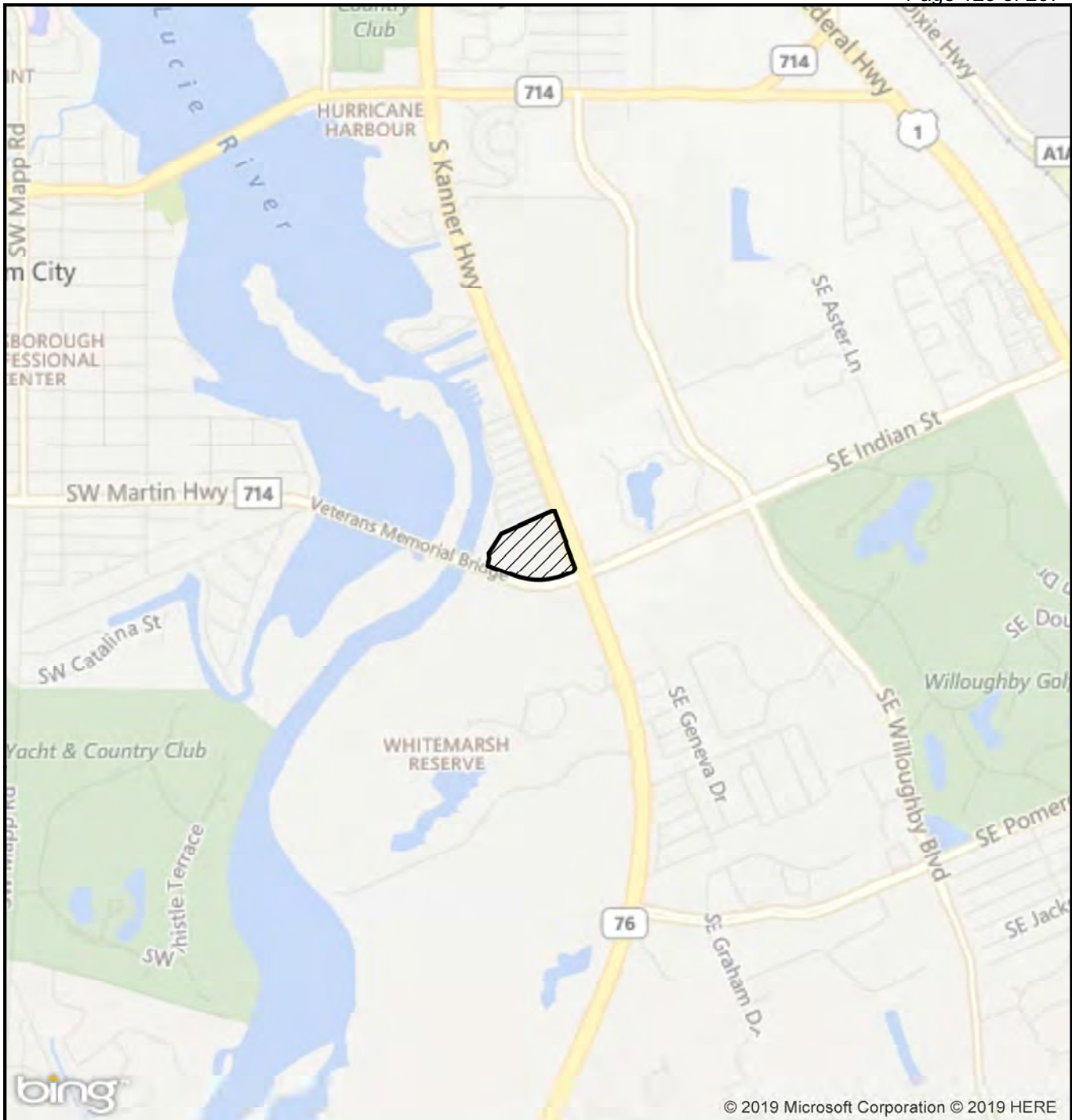
Figure 2. Quad Map

Figure 3. Aerial Map

Figure 4. FLUCFCS Map

Attachments:

Soils Report



LEGEND

 - SITE (15.9+/- AC)

BRIDGEVIEW/ATLANTIC RESIDENTIAL LOCATION MAP



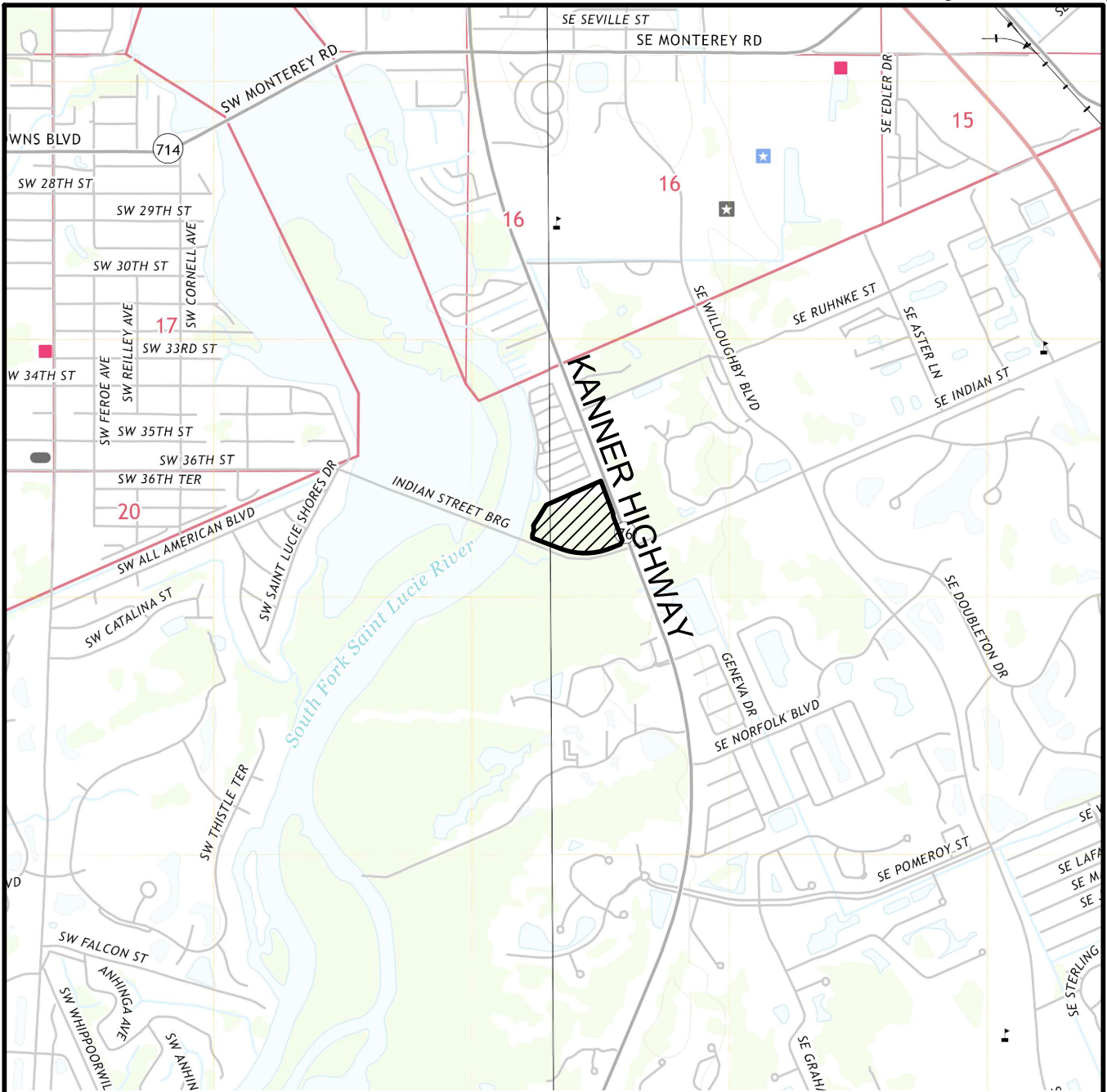
EW CONSULTANTS, INC.

2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

JULY 2019

FIGURE

1



USGS QUAD MAP "ST LUCIE INLET", HANSON GRANT, TOWNSHIP 38 SOUTH, RANGE 41 EAST, STUART, MARTIN COUNTY, FLORIDA, LATITUDE 27°09'32" LONGITUDE -80°14'57"

LEGEND

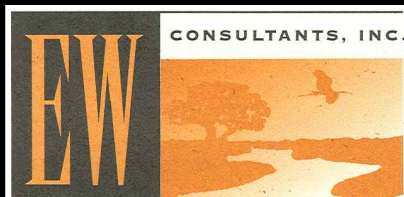
 - SITE (15.9± AC)

0 2000
SCALE IN FEET



BRIDGEVIEW/ATLANTIC RESIDENTIAL QUAD

Bridgeview Site.dwg QUAD



EW CONSULTANTS, INC.

2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

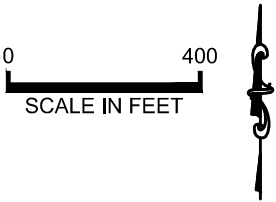
JULY 2019

FIGURE

2



MARTIN COUNTY AERIALS DATED 2019



BRIDGEVIEW/ATLANTIC RESIDENTIAL AERIAL

Bridgeview Site.dwg AERIAL



EW CONSULTANTS, INC.
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

JULY 2019
FIGURE
3

BRIDGEVIEW/ATLANTIC RESIDENTIAL FLUCFCS MAP



EW CONSULTANTS, INC.
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

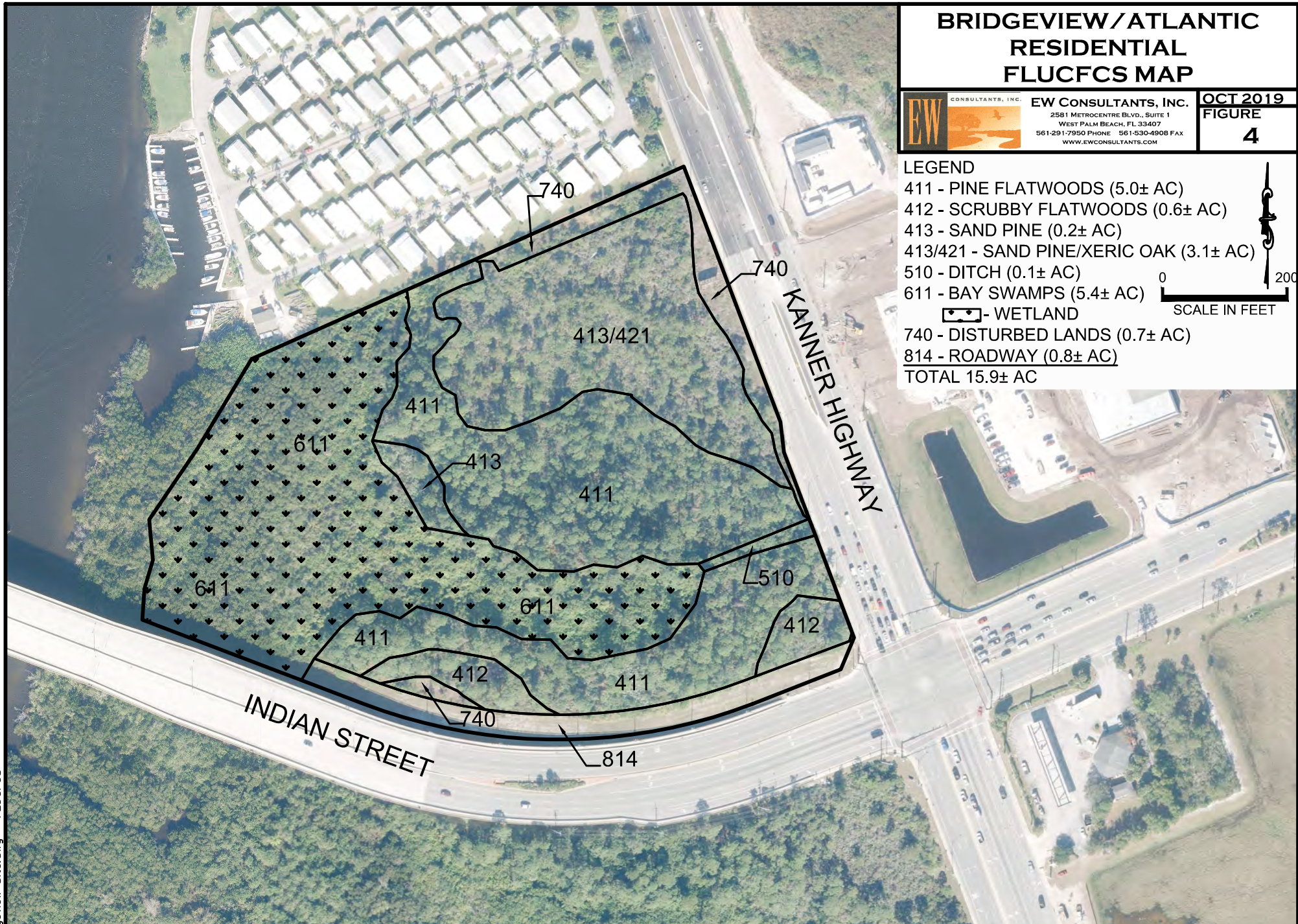
OCT 2019
FIGURE

4

LEGEND

- 411 - PINE FLATWOODS (5.0± AC)
- 412 - SCRUBBY FLATWOODS (0.6± AC)
- 413 - SAND PINE (0.2± AC)
- 413/421 - SAND PINE/XERIC OAK (3.1± AC)
- 510 - DITCH (0.1± AC)
- 611 - BAY SWAMPS (5.4± AC)
-  - WETLAND
- 740 - DISTURBED LANDS (0.7± AC)
- 814 - ROADWAY (0.8± AC)
- TOTAL 15.9± AC

0 200
SCALE IN FEET



Soil Map—Martin County, Florida
(BRIDGEVIEW/ATLANTIC RESIDENTIAL)



Soil Map—Martin County, Florida
(BRIDGEVIEW/ATLANTIC RESIDENTIAL)

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

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Martin County, Florida

Survey Area Data: Version 17, Sep 17, 2018

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

Date(s) aerial images were photographed: Feb 14, 2015—May 8, 2015

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
23	Urban land, 0 to 2 percent slopes	0.0	0.0%
35	Salerno sand	6.7	42.1%
50	Wulfert and Durbin mucks, tidal	4.7	29.4%
61	Hobe fine sand, 0 to 5 percent slopes	4.5	28.4%
Totals for Area of Interest		15.9	100.0%

DATE	TIME	LOCATION	TYPE	STATUS	REMARKS
2024-01-01	08:00	Room 101	Check-in	Success	Guest Mr. Smith checked in.
	09:00	Room 102	Check-in	Success	Guest Ms. Jones checked in.
	10:00	Room 103	Check-in	Success	Guest Mr. Brown checked in.
	11:00	Room 104	Check-in	Success	Guest Ms. White checked in.
	12:00	Room 105	Check-in	Success	Guest Mr. Green checked in.
	13:00	Room 106	Check-in	Success	Guest Ms. Black checked in.
	14:00	Room 107	Check-in	Success	Guest Mr. Grey checked in.
	15:00	Room 108	Check-in	Success	Guest Ms. Gold checked in.
	16:00	Room 109	Check-in	Success	Guest Mr. Silver checked in.
	17:00	Room 110	Check-in	Success	Guest Ms. Bronze checked in.
2024-01-02	08:00	Room 111	Check-in	Success	Guest Mr. Copper checked in.
	09:00	Room 112	Check-in	Success	Guest Ms. Iron checked in.
	10:00	Room 113	Check-in	Success	Guest Mr. Steel checked in.
	11:00	Room 114	Check-in	Success	Guest Ms. Lead checked in.
	12:00	Room 115	Check-in	Success	Guest Mr. Zinc checked in.
	13:00	Room 116	Check-in	Success	Guest Ms. Nickel checked in.
	14:00	Room 117	Check-in	Success	Guest Mr. Tin checked in.
	15:00	Room 118	Check-in	Success	Guest Ms. Silver checked in.
	16:00	Room 119	Check-in	Success	Guest Mr. Gold checked in.
	17:00	Room 120	Check-in	Success	Guest Ms. Bronze checked in.
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	10:00	Room 123	Check-in	Success	Guest Mr. Steel checked in.
	11:00	Room 124	Check-in	Success	Guest Ms. Lead checked in.
	12:00	Room 125	Check-in	Success	Guest Mr. Zinc checked in.
	13:00	Room 126	Check-in	Success	Guest Ms. Nickel checked in.
	14:00	Room 127	Check-in	Success	Guest Mr. Tin checked in.
	15:00	Room 128	Check-in	Success	Guest Ms. Silver checked in.
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	17:00	Room 130	Check-in	Success	Guest Ms. Bronze checked in.
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	13:00	Room 136	Check-in	Success	Guest Ms. Nickel checked in.
	14:00	Room 137	Check-in	Success	Guest Mr. Tin checked in.
	15:00	Room 138	Check-in	Success	Guest Ms. Silver checked in.
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	09:00	Room 152	Check-in	Success	Guest Ms. Iron checked in.
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	13:00	Room 156	Check-in	Success	Guest Ms. Nickel checked in.
	14:00	Room 157	Check-in	Success	Guest Mr. Tin checked in.
	15:00	Room 158	Check-in	Success	Guest Ms. Silver checked in.
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	12:00	Room 165	Check-in	Success	Guest Mr. Zinc checked in.
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	10:00	Room 183	Check-in	Success	Guest Mr. Steel checked in.
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	15:00	Room 188	Check-in	Success	Guest Ms. Silver checked in.
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	17:00	Room 190	Check-in	Success	Guest Ms. Bronze checked in.
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	14:00	Room 227	Check-in	Success	Guest Mr. Tin checked in.
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	15:00	Room 258	Check-in	Success	Guest Ms. Silver checked in.
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	11:00	Room 264	Check-in	Success	Guest Ms. Lead checked in.
	12:00	Room 265	Check-in	Success	Guest Mr. Zinc checked in.
	13:00	Room 266	Check-in	Success	Guest Ms. Nickel checked in.
	14:00	Room 267	Check-in	Success	Guest Mr. Tin checked in.
	15:00	Room 268	Check-in	Success	Guest Ms. Silver checked in.
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	17:00	Room 270	Check-in	Success	Guest Ms. Bronze checked in.
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	09:00	Room 272	Check-in	Success	Guest Ms. Iron checked in.
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	12:00	Room 275	Check-in	Success	Guest Mr. Zinc checked in.
	13:00	Room 276	Check-in	Success	Guest Ms. Nickel checked in.
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	15:00	Room 278	Check-in	Success	Guest Ms. Silver checked in.
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	17:00	Room 280	Check-in	Success	Guest Ms. Bronze checked in.
2024-01-19	08:00	Room 281	Check-in	Success	Guest Mr. Copper checked in.
	09:00	Room 282	Check-in	Success	Guest Ms. Iron checked in.
	10:00	Room 283	Check-in	Success	Guest Mr. Steel checked in.
	11:00	Room 284	Check-in	Success	Guest Ms. Lead checked in.
	12:00	Room 285	Check-in	Success	Guest Mr. Zinc checked in.
	13:00	Room 286	Check-in	Success	Guest Ms. Nickel checked in.
	14:00	Room 287	Check-in	Success	Guest Mr. Tin checked in.
	15:00	Room 288	Check-in	Success	Guest Ms. Silver checked in.
	16:00	Room 289	Check-in	Success	Guest Mr. Gold checked in.
	17:00	Room 290	Check-in	Success	Guest Ms. Bronze checked in.
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	11:00	Room 294	Check-in	Success	Guest Ms. Lead checked in.
	12:00	Room 295	Check-in	Success	Guest Mr. Zinc checked in.
	13:00	Room 296	Check-in	Success	Guest Ms. Nickel checked in.
	14:00	Room 297	Check-in	Success	Guest Mr. Tin checked in.
	15:00	Room 298	Check-in	Success	Guest Ms. Silver checked in.
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2024-01-21	08:00	Room 301	Check-in	Success	Guest Mr. Copper checked in.
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2024-01-22	08:00	Room 311	Check-in	Success	Guest Mr. Copper checked in.
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	12:00	Room 315	Check-in	Success	Guest Mr. Zinc checked in.
	13:00	Room 316	Check-in	Success	Guest Ms. Nickel checked in.
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	12:00	Room 325	Check-in	Success	Guest Mr. Zinc checked in.
	13:00	Room 326	Check-in	Success	Guest Ms. Nickel checked in.
	14:00	Room 327	Check-in	Success	Guest Mr. Tin checked in.
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	13:00	Room 336	Check-in	Success	Guest Ms. Nickel checked in.
	14:00	Room 337	Check-in	Success	Guest Mr. Tin checked in.
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	11:00	Room 344	Check-in	Success	Guest Ms. Lead checked in.
	12:00	Room 345	Check-in	Success	Guest Mr. Zinc checked in.
	13:00	Room 346	Check-in	Success	Guest Ms. Nickel checked in.
	14:00	Room 347	Check-in	Success	Guest Mr. Tin checked in.
	15:00				

[illegible][illegible]

Existing Tree List

[illegible][illegible]

* All address values 0..H, except encoding code minimum shall be allowed to write a location.



**Gentile Glas
Holloway
O'Mahoney
& Associates, Inc.**
Landscape Architects
Planners and
Environmental Consultants

1907 Commerce Lane
Suite 101
Jupiter, Florida 33456
561-575-9557
561-575-5260 FAX
www.2gho.com

Bridgview
City of Stuart, Florida

Designed: BRD
 Drawn: BRD
 Approved: SG MTH LMO
 Date: 3/11/20
 Job no. _____
 Revisions: _____

Cad no. CAD0



Digitally signed by
M. Troy Holloway
Date: 2020.03.11
14:30:37 -04'00'
LC 000177

Page 132

Scale: N.T.S.

Sheet No.

TD-37
00-0000



Engineering & Planning, Inc.

1172 SW 30th Street • Suite 500 • Palm City • Florida • 34990

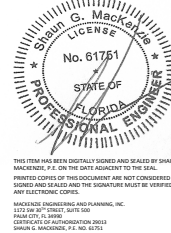
(772) 286-8030 • www.MackenzieEngineeringInc.com

January 10, 2020

City of Stuart – Planning & Zoning
121 SW Flagler Avenue, Stuart, FL 34994
City Phone: 772-288-1292

Re: Bridgeview Apartments
Master Final Site Plan
Finished Floor Elevation (FFE) - Justification Letter

To whom it may concern,



Digitally signed
by Shaun G
MacKenzie
Date: 2020.01.15
14:19:43 -05'00'

Shaun G. MacKenzie P.E.
Florida License No. 61751
Transportation Engineer
Engineering Business No. 29013

MacKenzie Engineering and Planning, Inc. prepared this justification letter for the proposed project to demonstrate compliance with the stormwater and flood requirements. The proposed project is located at the northwest corner of Kanner Highway and Indian Street in Stuart, FL (Parcel ID: 40-38-41-001-051-00000-2). The project proposes to construct 212 apartment dwelling units.

In accordance to section 6.03.02.B.4. *Finished floor elevations*, finished first floor elevations of all buildings or structures shall not be lower than the higher of the following elevations:

- a. Two feet above the flood stage elevations established by FEMA; or
- b. 18 inches above the crown of the street on which the building(s) or structure(s) fronts.

The FEMA flood elevation is 6 feet and the proposed flood elevation is 5 feet based on the proposed changes to the FEMA flood maps. The elevation of Kanner Highway varies from 9 feet to 10 feet and the overall site ranges from 3 to 10 feet in elevation (NAVD 88) based on a topographic survey completed in November 2011.

A finished floor elevation of 8.25 feet is proposed, which is 2.25 feet above the FEMA flood elevation. In addition, the site will be permitted to meet South Florida Water Management District (SFWMD) requirements, which are intended to satisfy both flood control and water quality from the site. The site will not comply with part b. of the code, and does not apply to this site because the site will be:

1. More than 2 feet above the 100-year flood elevation.
2. Satisfy SFWMD permitting requirements.
3. In the unlikely event that off-site flood waters drain to the site, the flood waters will flow around the building and discharge into the wetlands that lead to the St. Lucie River.

Therefore, site stormwater management is adequate and we do not believe that this code reference is applicable to the project.

Please contact me at 772-286-8030 if you have any questions.

Engineering & Planning, Inc.

1172 SW 30th Street • Suite 500 • Palm City • Florida • 34990
(772) 286-8030 • www.mackenzieengineeringinc.com

December 19, 2019

City of Stuart
Public Works Department
121 Flagler Avenue
Stuart, FL 34994

Re: Bridgeview Apartments
Service Availability Letters

To whom it may concern:

Bridgeview Apartments proposes to construct two (2) apartment buildings with 212 dwelling units located at northwest corner of Kanner Highway and Indian Street, Stuart, Florida. The parcel is located north of the Veterans Memorial Bridge, south of Riverland Mobile Home Park development and west of the newly built Martin Memorial Hospital. Below is a list of service availability:

- **Phone** – AT&T.
- **Cable** – AT&T.
- **Electric** – *Florida Power and Light (FPL).*
- **Water & Wastewater** – *City of Stuart Utilities.*
- **Solid Waste** – *City of Stuart Waste Management.*
- **School** – *Martin County School District.*

Please see attached correspondence with each provider at the end of this letter.

If you have any questions, please do not hesitate to contact Shaun Mackenzie at (772) -834-8909 or shaun@mackenzieengineeringinc.com.

Sincerely,



Shaun G. MacKenzie, P.E.
Transportation Engineer
Florida Registration Number 61751
Engineering Business Number 29013



James P Virga
Manager OSP Engineering

AT&T Florida
329 NW Dixie Hwy
Stuart Florida 34994

T 772-692-2774
Jv3965@att.com
att.com

December 20, 2019

Enel Jean-Juste
Project Manager
MacKenzie Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990

RE: Bridgeview Apartments, PN 40-38-41-001-051-00000-2

Enel Jean - Juste:

This letter is in response to your request for information on the availability of service at the above Bridgeview Apartments – NW Corner SE Indian St and S Kanner Hwy in Stuart Florida, Parcel ID: 40-38-41-001-051-00000-2 by **AT&T**.

This letter acknowledges that the above referenced project is located in an area served by AT&T. Any service arrangements for Bridgeview Apartments will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to Bridgeview Apartments in Stuart, FL.

Please contact me at the phone number included in this letter with any questions.

Thank you for contacting AT&T.

Sincerely,
James P Virga
329 NW Dixie Hwy
Stuart Florida 34994
Wireline Access-Construction and Engineering

AT&T



Florida Power & Light Company

December 11, 2019

Enel Jean-Justice/MacKenzie Engineering
1172 SW 30th st, suite 500
Palm City, FL 34990

Re: Bridgeview Apartments
NW Corner of Kanner Hwy & Indian Street, Stuart, FL

Dear Enel:

Thank you for contacting FPL early in your planning process. At the present time FPL has sufficient capacity to provide electric service to your property. We have facilities available currently available at this location.

Please advise me early in the planning process once the final plans have been approved. This information will help us to provide you with the best service in accordance with applicable rates, rules and regulations. You may also respond to us through www.fpl.com. Please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rob Morris". The signature is fluid and stylized, with a long horizontal line extending to the right.

Rob Morris

Senior Technical Specialist

General School Capacity Analysis

This general analysis is completed to meet the development review policies specified in Section 6.2.6 of the Martin County, City of Stuart and Martin County School Board Interlocal Agreement for School Facilities Siting and Planning, and Section 17.7 Public School Facilities Element of the Martin County Comprehensive Plan.

Applicant/Project: Bridgeview Apartments
Project#: Parcel - #40-38-41-001-051-00000-2

Date Received: 1.7.2020

Applicant Request: Pre-Application for Rezoning FLU & Master Site Plan

Student Generation Calculation:

Residential Units	212
Current Student Generation Rate	.229
Elementary	21
Middle	12
High	15
Total Forecasted	49

School Zone Enrollment & Permanent Capacity:

CSA	2019-2020 (as of 10/11/19) Enrollment	2023-2024 COFTE Projected Enrollment	LOS Concurrency Capacity
Stuart Zone – Elementary (Pinewood, Port Salerno, JD Parker Elem)	2226	2299	1978
South Zone – Middle (Anderson Middle, Murray Middle)	1770	1724	2009
Stuart Zone – High Martin County High	2179	2338	2160

Note: Current Enrollment reported from FOCUS, October Counts

Comments:

This General School Capacity Analysis shall be used in the evaluation of a development proposal, but shall not provide a guarantee that the students from the above referenced project will be assigned to attend the particular school(s) listed. The analysis indicates that the elementary and high school LOS Concurrency is currently over capacity, and projected to continue. Middle schools currently are projected to have capacity.

A School Concurrency Review is completed for Final Site Plan applications that include residential units. At that time a Final Concurrency Determination will be conducted. Mitigation to reach Level of Service (LOS) standards for the School District may need to be remedied based on Final analysis.

Prepared by: **Kimberly Everman, Capital Projects Planning Specialist**

Phone: 772-223-3105, ext. 134

Email: evermak@martin.k12.fl.us

Boundary Survey for: Atlantic Reality Acquisitions, LLC Hanson Grant, Martin County, Florida

SURVEYORS NOTES

- Notes indicating directional calls to found points, as indicated hereon, refer to North, South, East or West per the bearing base of the survey.
- Mean High Water elevations shown on this survey were established in February 2007 and were approved by Florida Department of Environmental Protection under Mean High Water Survey file number 4188, dated December 24, 2007.

The mean high water elevations for the South Fork of the St. Lucie River is a minus (0.16) feet NAVD 88 and a minus (0.39) feet NAVD 88 for "NO NAME CREEK".
- All visible above ground visible improvements have been located as shown hereon.
- Right-of-way information for State Road 76 was obtained from State of Florida State Road Department right-of-way Map Project 5510, Section 890602102, sheet 8. Dated August 1941, revised July 7, 1947 as recorded in Plat Book 7, Page 47 Martin County, Florida public records and Florida Department of Transportation Section Map 890602511, pages 13 and 14 dated 1985.
- Bearings shown hereon are grid and are referenced to a line between National Geodetic Survey mark GCY B01 and GCY D14 having a bearing of North 81°12'32" East.
- No underground improvements or utilities have been located on this survey.
- This mean high water line survey complies with Chapter 177, Part III, Florida statutes.
- Additions and or deletions to this survey by other than the signing party (or parties) is prohibited without the written consent of the signing party (or parties).
- No part of the surveyed lands lies within State Road 76 (SW Kanner Highway).
- Surveyed lands lies in Parcel Number 40-38-41-001-051-00000-2, including the Southern portion of property.
- Deeds
 - Warranty Deed, O.R.B. 2215, Page 602, surveyed land lies within land described.
 - Quit Claim Deed O.R.B. 2312, Page 2091, surveyed land lies within land described.
 - Quitclaim Deed O.R.B. 2441, Page 1933, land described lies within surveyed land.

- The southerly boundary of the surveyed land is adjacent and contiguous to a publicly dedicated right-of-way known Veterans Memorial Bridge, access is neither confirmed nor denied; and the easterly boundary of the surveyed land is adjacent, contiguous and has access to a publicly dedicated right-of-way known as State Road 76 a.k.a SW Kanner Highway.

13. ALTA/NSPS Table A Items

- Monumentation exist at all corners as shown on sheet 2.
- No address number for this undeveloped property.
- This property is located in Flood Zone "AE"(EL 6) according to Flood Insurance Rate Map Community Panel No. 12085C0142G, dated March 16, 2018 and Flood Zone "AE"(EL 6), "OTHER FLOOD AREAS" ZONE X and "OTHER AREAS" ZONE X, ZONE D according to Flood Insurance Rate Map Community Panel No. 12085C0161G, dated March 16, 2018.
- Gross land area is 22.57± Acres.
- (a)&(b) There was no zoning report provided to the surveyor.
- There are no buildings on this property.
- This property is undeveloped.
- This property is undeveloped.
- (a)There are no division or party walls with adjoining properties.
- All observed utilities are shown on sheet 2.

- I have reviewed the Chicago Title Insurance Company, commitment for Title Insurance Office File No. RCTC190128 / 401900380RE, with an effective date of 03/28/2019 @ 11:00 P.M., and with regards to the Schedule B, Section II exceptions that are matters of survey and have the following comments:

EXCEPTION 4 - Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land. There are no known such lands.

EXCEPTION 5 - Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority of unpaid service charges for service by any water, sewer or gas system supplying the insured land.

EXCEPTION 6 - Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Miles or Hanson Grant, recorded in Plat Book B, Page 59, Public Records of Dade (now Martin) County, Florida and as recorded in Plat Book 1, Page 11, of the Public Records of Palm Beach (now Martin) County, Florida. With regards to Plat Book B, Page 59 and Plat Book 1, Page 11, no specifically locatable matters of survey can be plotted on this survey.

EXCEPTION 7 - Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Stuart Farms, recorded in Plat Book 1, Page 63, of the Public Records of Martin County, Florida. With regards to Plat Book 1, Page 63, no specifically locatable matters of survey can be plotted on this survey.

EXCEPTION 8 - Reservations in favor of the State of Florida contained in Murphy Act Deed recorded in Deed Book 31, Page 137. Affects subject property, shown on sheet 2. Subject property encumbered by Right-of-Way 0.85± acres. The Reservation is that portion of the surveyed lands lying west of the current west right-of-way line (east Boundary) and a line that lies 100.00 feet west of the current centerline of SR 76 (SW Kanner Highway).

EXCEPTION 9 - Outfall Ditch Easement in favor of the State of Florida, recorded in Official Records Book 42, Page 432. Item (e) affects subject property, shown on sheet 2. Items (a), (b), (c), (d) & (f) does not affect subject property.

EXCEPTION 10 - Resolutions regarding Zoning recorded in Official Records Book 324, Page 2659 as amended in Official Records Book 326, Page 938 and Official Records Book 357, Page 2364. The subject parcel is wholly contained within Parcel E of Official Records Book 324, page 2659, Official Records Book 326, page 938 and Official Records Book 357, page 2364.

EXCEPTION 11 - Utility Easement in favor of Martin County, recorded in Official Records Book 1005, Page 251. Does not affect subject property, shown on sheet 2.

EXCEPTION 12 - Perpetual Easement in favor of the State of Florida Department of Transportation, recorded in Official Records Book 2441, Page 945. Does not affects subject property, shown on sheet 2.

EXCEPTION 13 - Perpetual Easement in favor of the State of Florida Department of Transportation, recorded in Official Records Book 2441, Page 948 as recorded in Official Records Book 2448, Page 2333. Affects subject property, shown on sheet 2.

EXCEPTION 14 - Resolution regarding Zoning recorded in Official Records Book 2618, Page 2727. Affects all of subject property. Property is contained within lands described in Exhibit "A" of resolution number 12-10.28, OR Book 2618, page 2727.

EXCEPTION 15 - Resolution regarding Master Site Plan Approval for Bridgeview Business Center recorded in Official Records Book 2640, Page 2563. Affects all of subject property. Property is contained within lands described in Exhibit "A" of resolution number 12-10.29, OR Book 2640-2563.

EXCEPTION 16 - The nature, extent or existence of riparian is not insured. No riparian known for subject property.

EXCEPTION 17 - Notwithstanding the legal description in Schedule A, this policy does not insure title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters. Subject property is at and above Mean High Water Line.

EXCEPTION 18 - As to any portion of the premises herein described which is (a) submerged land or is (b) artificially filled in land, artificially exposed land, or any land accreted thereto, in what was formerly navigable waters, this policy is subject to the right of the United States Government and/or the State of Florida, arising by reason of the United States Government's control over navigable waters in the interest of navigation and commerce, and the inalienable right of the State of Florida in the lands and/or waters of such character. There are no known lands.

CERTIFIED TO:
Chicago Title Insurance Company
Republic Commercial Title Company, LLC
Atlantic Realty Acquisitions, LLC, a Georgia limited liability company, it's successors and assigns of the contract for the purchase and sale of real property for the surveyed land; and the landers of the foregoing.



LOCATION MAP
NOT TO SCALE

Department of Environmental Protection		
Charles Christ Governor		
Margie Starnes Douglas Building 380 Commonwealth Building Tallahassee, Florida 32304-0000 904.487.1000 Toll-free: 1-800-352-2671		
Michael W. Soto Secretary		
Notice of Mean High Water Survey Filing		
The Mean High Water Survey noted below has been filed in the Bureau of Surveying and Mapping public repository. The Mean High Water Survey File Number: 4188		
Survey Date:	2/15/2007	
County:	MARTIN	
Waterbody:	SOUTH FORK ST. LUCIE RIVER	
Job Number:	07-1004-01-01	
SEC:	TWP:	RNG:
Project:	PALM CITY	
USGS 7.5 Minute Quad Map Name:	PALM CITY	
Surveyor's Name:	ALBERT C. ALLEN, III, P.S.M.	PSM # 4130
Business Name:	G.C.Y., INCORPORATED	
Mailing Address:	P.O. BOX 1469 PALM CITY, FL 34990-1469	
Phone:	(772) 286-8083	FAX: (772) 283-8174
		12/24/2007
For the Bureau of Surveying and Mapping		Date of Filing
"Protect, Preserve and Enhance Florida's Environment and Natural Resources"		
Printed on recycled paper.		

Legal Description

PARCEL CONTROL NUMBER 403841001051000002

NORTH PARCEL

Commencing at the intersection of the North line of the Miles or Hanson Grant and the Westerly right of way line of State Road No. 76; thence South 20°42'45" East, a distance of 1500.00 feet to the Point of Beginning; thence continuing along said Westerly right-of-way line, South 20°42'45" East, a distance of 439.03 feet; thence South 06°32'38" East, a distance of 49.16 feet; thence South 20°42'48" East, a distance of 318.71 feet to a point on the Northerly Right-of-Way line of S.W. Martin Highway; thence along said line South 22°47'40" West, a distance of 55.18 feet; thence South 68°30'28" West, a distance of 152.45 feet to the beginning of a tangent curve concave to the North having a radius 881.25 feet; thence Northwesterly along the arc of said curve through a central angle of 41°32'17" a distance 638.89 feet to a tangent line; thence North 69°12'10" West, a distance of 380.47 feet to a point on the Mean High Water Line; thence along said line North 03°47'25" East, a distance of 50.12 feet; thence North 16°40'46" East, a distance of 48.08 feet; thence North 05°17'18" West, a distance of 65.43 feet; thence North 34°10'01" East, a distance of 139.17 feet; thence North 31°06'00" East, a distance of 167.15 feet to a point on the South River Land Mobile Home Park (unrecorded); thence North 65°59'26" East, a distance of 760.50 feet to the Point of Beginning.

Containing 15.88 Acres, more or less.

Certification

(Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper)

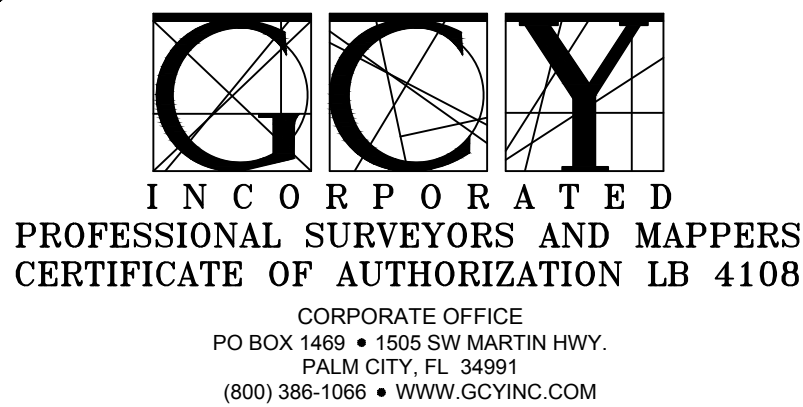
To Chicago Title Insurance Company, Republic Commercial Title Company, LLC, Atlantic Realty Acquisitions, LLC, a Georgia limited liability company, it's successors and assigns of the Contract for the purchase and sale of real property for the surveyed land; and the landers of the foregoing, this is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7, 8, 9, 10, 11 of Table A thereof. The field work was completed on 5/28/2019.

I further certify that the Survey of the property shown and described hereon was completed under my direction and said Survey is true and correct to the best of my knowledge and belief.

I further certify that this Survey meets the Standards of Practice for Surveyors set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida State Statutes. No search of the Public Records has been made by this office. The Survey is based on information furnished by client or client's representative.

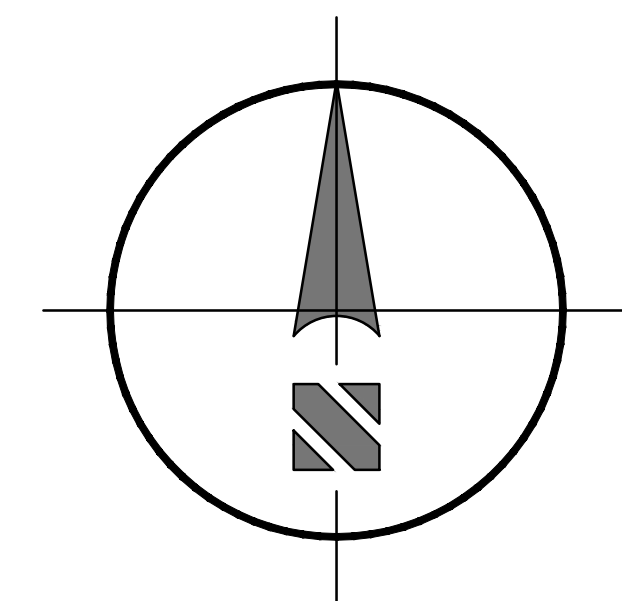
NOTE:
This is an electronically signed and sealed document pursuant to Chapter 5J-17.062, Florida Administrative Code.
The printed survey map or report or copies thereof are not valid without the original signature and seal of a Florida licensed surveyor or mapper.

Peter Andersen, PSM
Digitally signed by Peter Andersen, PSM
Date: 2019.06.26 09:15:00 -0400
Peter Andersen
Professional Survey and Mapper
Florida Certificate No. 5199



BOUNDARY SURVEY FOR:
AtlanticReality Acquisitions, LLC
MARTIN COUNTY FLORIDA

Scale:	Date:	File & Drawing No:
NA	May 2019	19103401
Drawn By:	Checked By:	Sheet
M.F.M.	P.A.	1 of 2

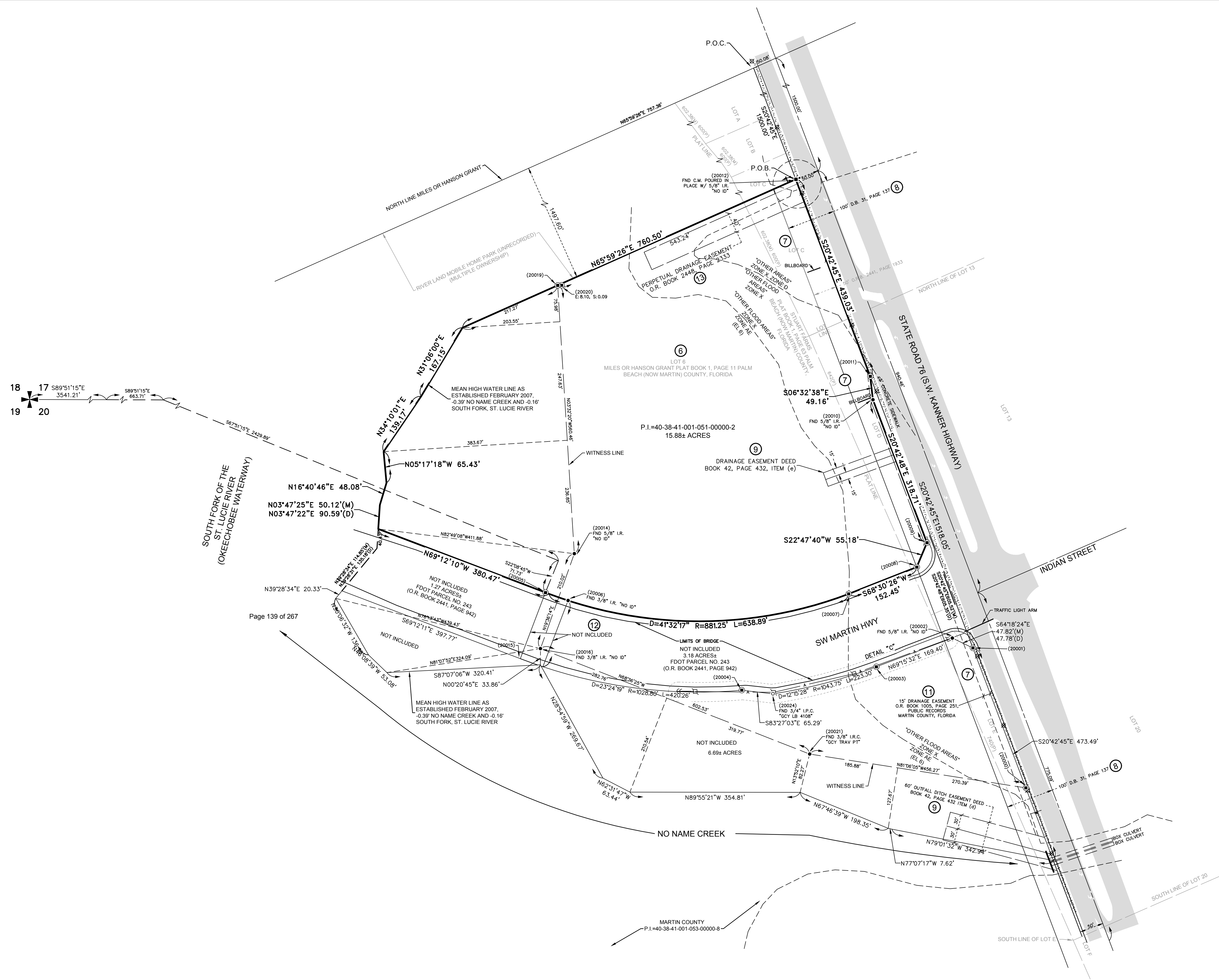


GRAPHIC SCALE

(IN FEET)

Intended display scale:
1 inch = 100 feet

- ### LEGEND
- | | |
|--------|---|
| P.I. | = PARCEL IDENTIFICATION |
| O.R.B. | = OFFICIAL RECORDS BOOK |
| I.R. | = IRON ROD |
| I.R.C. | = IRON ROD AND CAP |
| I.P.C. | = IRON PIPE AND CAP |
| C.M. | = CONCRETE MONUMENT |
| P.K.W. | = PARKER KALON NAIL & WASHER |
| (D) | = DEED |
| (M) | = MEASURED |
| P.O.C. | = POINT OF COMMENCEMENT |
| ● | = SET 3/4" IRON PIPE AND CAP
"GCY INC LB 4108" |
| ● | = FOUND 3/4" IRON PIPE AND CAP
"GCY INC LB 4108" |
| ⊗ | = WOOD UTILITY POLE |
| ⊕ | = UTILITY POLE ANCHOR |
| —▲— | = TELEPHONE RISER |
| — | = OVERHEAD UTILITY LINE |
| = | = SIGN |
| ⑥ | = TITLE EXCEPTION NUMBER |



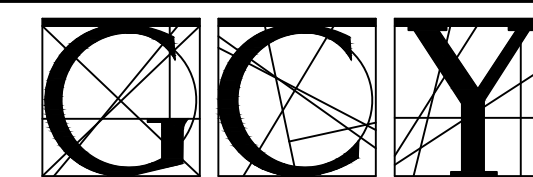
Drawing Name: Bridge View

Page(s): 66 - 69

Field Book(s): 1824

COPYRIGHT © 2019 BY GCY, INC., PROFESSIONAL SURVEYORS AND MAPPERS

No.	Revisions	Date	By
-----	-----------	------	----



INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108

CORPORATE OFFICE
PO BOX 1469 • 1505 SW MARTIN HWY
PALM CITY, FL 34991
(800) 386-1066 • WWW.GCYINC.COM

BOUNDARY SURVEY FOR:

AtlanticReality Acquisitions, LLC

MARTIN COUNTY

FLORIDA

Scale:

Date:

1"=100'

May 2019

File & Drawing No:

19-1034-01



Engineering & Planning, Inc.

1172 SW 30th Street • Suite 500 • Palm City • Florida • 34990

(772) 286-8030 • www.MackenzieEngineeringInc.com

March 24, 2020

City of Stuart – Public Works Department
C/O: Stephen Mayer
121 Flagler Avenue, Stuart, FL 34994

Re: Bridgeview Apartments
Drainage Easement Abandonment Memorandum

Dear Mr. Mayer,

The applicant proposes to abandon the drainage easement located in the northeast corner of the site. Based on recent roadway improvements to Kanner Highway, the drainage pipe and structure discharging into this drainage easement has been plugged and is no longer in use (see attached Indian Street Bridge Roadway Improvement plan). The easement is approximately 40 LF in width and extends 350 LF from the existing right-of-way line containing 14,000 square feet (see attached easement for additional information). The drainage easement can be found in O.R. Book 2448, Page 2333.

Sincerely,

A handwritten signature in cursive script that reads 'Shaun MacKenzie'.

Shaun G. MacKenzie, P.E.
Florida Registration Number 61751
Engineering Business Number 29013

APPENDIX:

1. Drainage Easement Warranty Deed & Sketch

INSTR # 2204778
 OR BK 02448 PG 2333
 Pgs 2333 - 2337 (5 pgs)
 RECORDED 04/21/2010 11:41:13 AM
 MARSHA EWING
 CLERK OF MARTIN COUNTY FLORIDA
 RECORDED BY S Phoenix

07-PE.02-04/93

This instrument prepared
 under the direction of: *APM*
 Laurice C. Mayes, Esq.
 Legal Description prepared by:
 Pete Diaz, P.S.M. (Rev.03-16-10)
 Document prepared by:
 Grace K. Abel (Rev.03-22-10)
 Department of Transportation
 3400 W. Commercial Boulevard
 Ft. Lauderdale, Florida 33309

Parcel No. N/A
 Item/Segment No. N/A
 Section No. 89060-2510 (2511)
 Managing District: 04
 S.R. No. 76
 County: Martin

*** CORRECTIVE PERPETUAL EASEMENT**

THIS EASEMENT made this 30th day of MARCH, 2010, by FAIRVIEW PROPERTIES, INC., a Virginia corporation, authorized to transact business in Florida as FAIRVIEW SOUTH, INC., whose address is: 2400 South Federal Highway, Suite 230, Stuart, Florida 34994-1558, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION its successors and assigns, grantee.

WITNESSETH: That the grantor for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the grantee, its successors and assigns, a perpetual easement for the purpose of clearing, excavating, constructing and maintaining outfall, drainage ditches and drains in, over, under, upon and through the following described land in Martin County, Florida, viz:

(See attached Exhibit "A" sketch and legal description)

* The purpose of this document is to correct an erroneous distance in the Perpetual Easement document, recorded in Official Records Book 02441, Pages 0948-952. This document corrects the distance between the Southeast Corner of Lot C, at the Westerly Existing Right of Way line for State Road 76 (SW Kanner Highway) and the Point of Beginning. This Corrective Perpetual Easement shall supersede and replace that Perpetual Easement previously recorded in Official Records Book 02441, Pages 0948-952.

TO HAVE AND TO HOLD the same unto said grantee, its successors and assigns forever, and the grantor will defend the title to said lands against all persons claiming by, through or under said grantor.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Florida Department of Transportation
 District Four Right of Way
 3400 West Commercial Boulevard
 Fort Lauderdale, FL 33309-3421

ATTEST: Corbin M. Wilkes
 Print Name: CORBIN M. WILKES
 Its _____ Secretary

FAIRVIEW PROPERTIES, INC.,
a Virginia corporation,
authorized to transact
business in Florida as
FAIRVIEW SOUTH, INC.

By: Knight A. Kiplinger
 Print Name: Knight A. Kiplinger
 Its President

Signed, sealed and delivered in
 the presence of: (Two witnesses
 or Corporate Seal required by
 Florida Law)

Andrea B. Wilkes
 Print Name: Andrea B. Wilkes

(Corporate Seal)



Courtenay G. Mullen
 Print Name: COURTENAY G. MULLEN

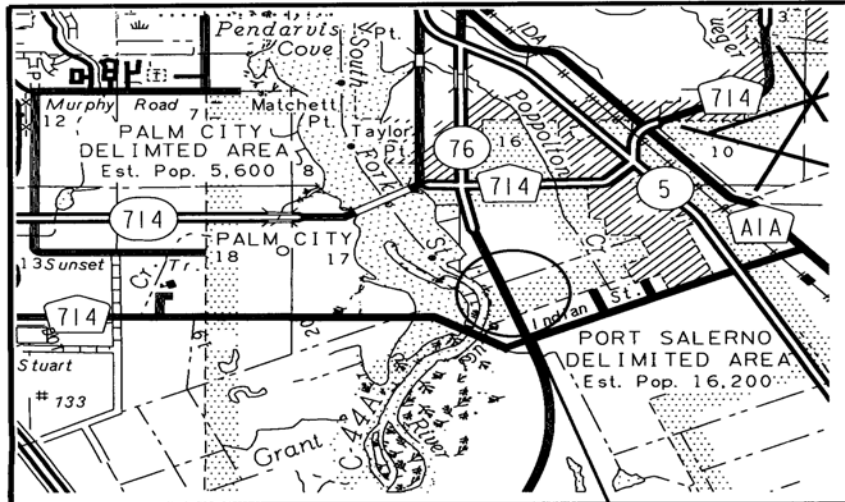
CITY OF The District of Columbia
 COUNTY OF _____

The foregoing instrument was acknowledged before me this 30th
 day of March, 2010, by Knight A. Kiplinger
 of FAIRVIEW PROPERTIES, INC., a Virginia corporation,
authorized to transact business in Florida as FAIRVIEW SOUTH, INC., on
 behalf of the Corporation, who is personally known to me or who has
 produced _____ as
 identification.

Karen D. Jordan
 Print Name: Karen D. Jordan
 Notary Public in and for the
 County and State last aforesaid.
 My Commission Expires: 9/30/2011
 Serial No., if any: _____



Florida Department of Transportation
 District Four Right of Way
 3400 West Commercial Boulevard
 Fort Lauderdale, FL 33309-3421



RANGE 41 EAST

LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE RIGHT OF WAY MAP FOR STATE ROAD 76 (SW KANNER HIGHWAY) STATE PROJECT NO. 89060-2510(2511) SHEET 14 OF 20.
2. THIS SKETCH EXIST SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
3. ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
4.  HATCHED AREA: PERPETUAL DRAINAGE EASEMENT TO BE CONVEYED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION. AREA - 14,000 SQUARE FEET

LEGEND

B	BASELINE
(P)	PLAT
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
RGE.	RANGE
R/W	RIGHT OF WAY
S.R.	STATE ROAD
TIITF	TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
TWP.	TOWNSHIP

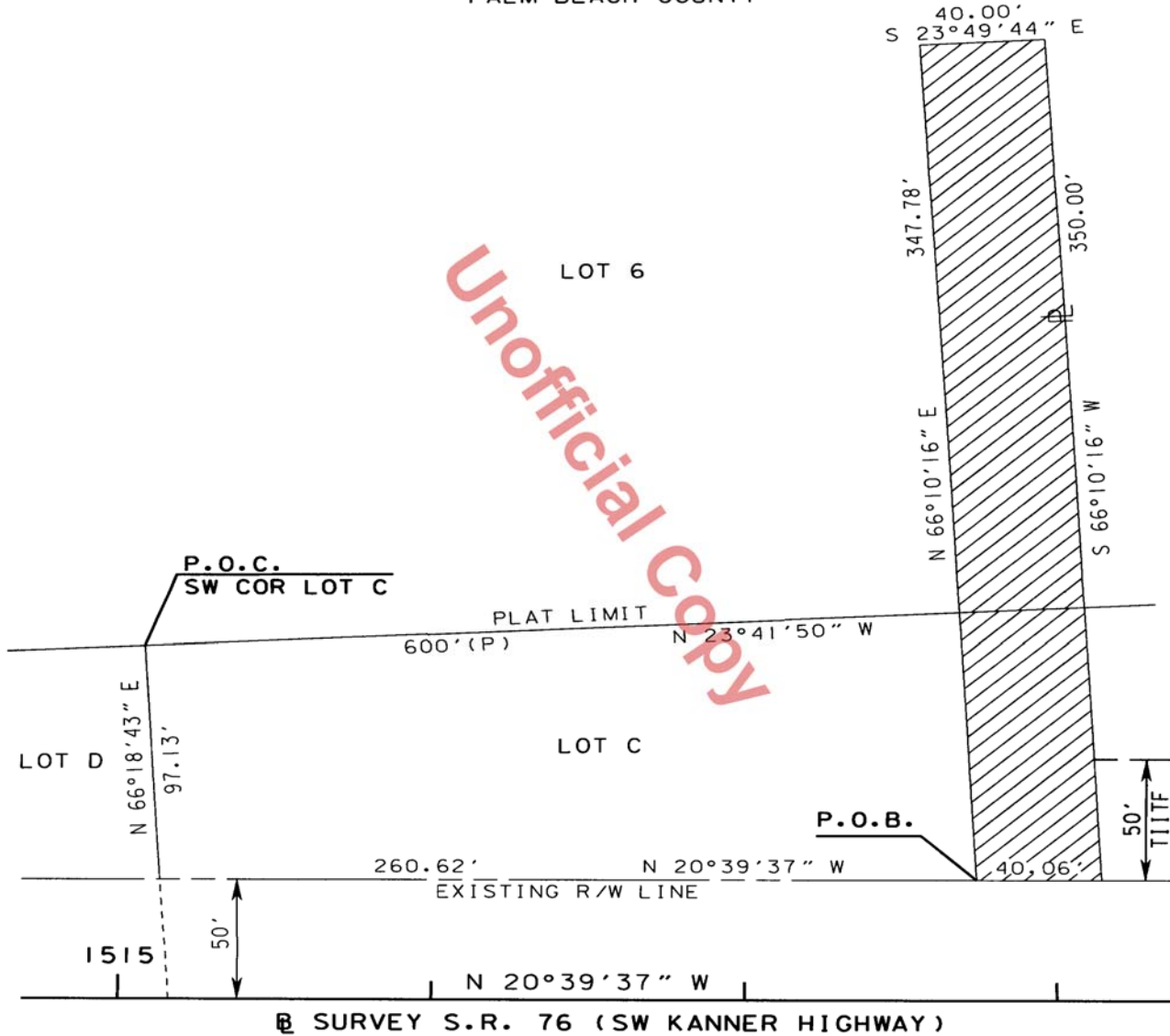
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAPPING
3400 W. COMMERCIAL BOULEVARD
FT. LAUDERDALE, FLORIDA 33309
954-777-4551

TIMS: /rwmapping/_Parcel Sketch/89060-2510/rwps.dgn

FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY			
STATE ROAD NO. 76 (SW KANNER HIGHWAY)		MARTIN COUNTY	
BY	DATE	PREPARED BY	DATA SOURCE
T. BROWN	12-11-09	F.D.O.T. DISTRICT 4	N/A
CORRECT P.O.C. TO P.O.B. DISTANCE	T. BROWN	03-16-10	DRAWN
REVISION	BY	DATE	CHECKED
			P. DIAZ
ITEM/SEG. N/A		SECTION: 89060-2510(2511)	SHEET 1 OF 3

Florida Department of Transportation
District Four Right of Way
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309-3421

EXHIBIT "A"

HANSON GRANT
SCALE: 1" = 50'MAP OF THE SUBDIVISION OF
THE MILES OR HANSON GRANTP.B. I, PG. II
PALM BEACH COUNTY

STUART FARMS

P.B. I, PG. 63

TIMS: rwmapping/_Parcel Sketch/89060-2510/rwps.dgn

FLORIDA DEPARTMENT OF TRANSPORTATION			
PARCEL SKETCH - NOT A SURVEY			
STATE ROAD NO. 76 (SW KANNER HIGHWAY)			MARTIN COUNTY
CORRECT P.O.C. TO P.O.B. DISTANCE	BY	DATE	PREPARED BY:
REVISION	BY	DATE	F.O.O.T. DISTRICT 4
			DATA SOURCE:
			N/A
			ITEM/SEG. N/A
			SECTION: 89060-2510(2511)
			SHEET 2 OF 3

Florida Department of Transportation
District Four Right of Way
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309-3421

EXHIBIT "A"

A part of Lot C, STUART FARMS, according to the plat thereof, as recorded in Plat Book 1, Page 63 of the Public Records of Martin County, Florida, and a part of Government Lot 6, MAP OF THE SUBDIVISION OF THE MILES OR HANSON GRANT, according to the plat thereof, as recorded in Plat Book 1, Page 11 of the Public Records of Palm Beach (now Martin) County, said parts being more particularly described as follows:

Commence at the Southwest Corner of Lot C; thence North 66°18'43" East along the Southerly line of said Lot C, a distance of 97.13 feet to the Westerly Existing Right of Way line for State Road 76 (SW Kanner Highway) as shown on the Right of Way Map for Section No. 89060-2510(2511); thence North 20°39'37" West along said line 260.62 feet to the POINT OF BEGINNING; thence continue North 20°39'37" West along said line, 40.06 feet; thence South 66°10'16" West, 350.00 feet; thence South 23°49'44" East, 40.00 feet; thence North 66°10'16" East, 347.78 feet to the POINT OF BEGINNING.

Containing 14,000 square feet more or less.

I hereby certify that to the best of my knowledge and belief the attached legal description, as shown on the Right of Way Parcel Sketch for State Road No. 76 (SW Kanner Highway), Section No. 89060-2510(2511), is true, accurate and was prepared under my direction.

I further certify that said legal description is in compliance with the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers pursuant to Section 5J-17.050-052 Florida Statutes.


 Jeffrey D. Smith
 Florida Surveyor and Mapper No. 4805
 Date: 3-17-10
 Florida Department of Transportation

Not valid unless signed and sealed

TIMS: /rwmapping/_Parcel Sketch/89060-2510/rwps.dgn

				FLORIDA DEPARTMENT OF TRANSPORTATION	
				PARCEL SKETCH - NOT A SURVEY	
		STATE ROAD NO. 76 (SW KANNER HIGHWAY)		MARTIN COUNTY	
		BY	DATE	PREPARED BY:	DATA SOURCE:
				F.D.O.T. DISTRICT 4	N/A
CORRECT P.O.C. TO P.O.B. DISTANCE	T. BROWN	03-16-10	DRAWN	T. BROWN	12-11-09
REVISION	BY	DATE	CHECKED	P. DIAZ	12-11-09
			ITEM/SEG. N/A	SECTION: 89060-2510(2511)	SHEET 3 OF 3

Florida Department of Transportation
 District Four Right of Way
 3400 West Commercial Boulevard
 Fort Lauderdale, FL 33309-3421



GENTILE | GLAS | HOLLOWAY | O'MAHONEY & Associates, Inc.

George G. Gentile FASLA
 M. Troy Holloway ASLA
 Emily M. O'Mahoney FASLA
 Dodi Buckmaster Glas AICP

April 6, 2020

Mr. Stephen Mayer
 City of Stuart – Planning
 121 SW Flagler Avenue
 Stuart, FL

Dear Mr. Mayer:

Pursuant to additional staff (and Riverland) comments received via email on March 19, 2020, please accept this letter as our formal written response. Also, attached hereto with this letter are the revised plans in pdf format, which address the comments where applicable. We have also, on this date, forwarded to your office, via FEDEX, one set of hard copies. For your convenience we have prepared our responses in **bold italics**.

1. A construction timeline that includes commitment to install the wall on the northern boundary first, and how that is facilitated with the neighboring property owners.

Response: As discussed, Atlantic Realty Partners plan to construct the project in one continuous phase. Once the affected developable area is cleared, the first priority and phase of construction will be to install the 8' screen wall and chainlink fence along the north property boundary.

2. A revised application summary to reflect community meetings and requests made by the community.

Response: The justification statement has been revised to provide the date of the meeting and detailed responses to their concerns.

3. A profile of the development company, providing not sensitive.

Response: An 8 page marketing brochure for Atlantic Residential is attached hereto.

4. Is the stormwater easement on the Northeast side of the property to be removed?

Response: As we discussed, the subject easement will be removed. This has been stated in more detail on the attached revised Drainage Statement.

5. The parking ratio is under the code, and this will also necessitate a waiver request. Staff will want to include justification in the form of industry standard or use in similar development(s).

Response: In our previous response/submittal, dated March 11, 2020, we provided some detailed information/data from the ITE, (attached hereto), which indicated Parking Generation rates from 48 different studies. These studies looked at the

Peak Period Parking Demands for Occupied Dwelling Units Monday-Friday from 10pm-5am for similar General Urban/Suburban locations with NO nearby rail transit. The results from these ITE studies provided an AVERAGE parking rate of 1.32 parking spaces per unit. We have also attached hereto, a list of specific projects that our client, Atlantic Residential, has entitled, permitted, constructed and successfully operates with parking rates that are actually lower than the 1.75 spaces per unit required by the City of Stuart. As their list of 6 properties indicates, the parking rates vary from 1.29 spaces per unit to 1.61 spaces per unit; for an average of 1.49 spaces per unit. Well below the 1.61 spaces per unit currently being requested.

Atlantic Residential Properties							
Existing Project	No. of Units	City of Stuart Requirement	Spaces Provided	Parking Ratios Provided	Building Type	Close Proximity to Public Transit?	Project Status
Bridgeview - Stuart, FL	212	1.75 Spaces/Unit	342	1.61 Spaces/Unit	Garden - walk up parking	No	Proposed
Mayfair Reserve - Wauwatosa, WI	296	1.75 Spaces/Unit	347	1.47 Spaces/Unit	Garden - covered parking	No	Stabilized
Revel at the Ballpark - Atlanta, GA	275	1.75 Spaces/Unit	415	1.51 Spaces/Unit	Midrise - covered parking	No	Delivered - In Lease up
Parkview - Palmetto Bay, FL	235	1.75 Spaces/Unit	371	1.58 Spaces/Unit	Midrise - covered parking	No	Entitled - In Permitting
Evoq Town Flats - John's Creek, GA	142	1.75 Spaces/Unit	211	1.49 Spaces/Unit	Garden - walk up parking	No	Delivered - In Lease up
Lumen at Grant Park - Atlanta, GA	238	1.75 Spaces/Unit	308	1.29 Spaces/Unit	Midrise - covered parking	Yes	Stabilized
Total Units	1338	Total Spaces	1994	Avg. Parking Ratio	1.49 Spaces/Unit		

6. Staff recommends an 8' high screen wall (post and panel would be acceptable). The wall may be positioned within buffer area to allow maintenance access. There boundary wall transitions due to soil/ground quality, then a chain-link 8' fence is recommended. A screen wall of 8' would provide a far greater visual barrier.

Response: As requested, an 8' black poly-vinyl chainlink fence and screen wall have been provided along the north property boundary. The fence will be placed on the property line, while the wall will be set 1' south of the property line. We reached out to Riverland on 4/2/2020 regarding their acceptance of this and the need for routine maintenance access; we have not received a response to date.

7. Riverland residents requested that the Bridgeview screen wall attach to the existing Riverland wall along Kanner Highway.

Response: *The proposed Bridgeview screen wall will be attached to the existing Riverland wall as requested, and this has been indicated on the attached plans.*

8. Riverland residents requested a right-turn decal lane into the Bridgeview project.

Response: *As discussed, per FDOT standards & guidelines a right turn-lane is NOT warranted, justified or required for this project, based on the projected traffic numbers. As the projected traffic for Bridgeview is only 35% of FDOT's threshold for a turn lane requirement, FDOT has determined & stated during the pre-application conference on April 2, 2020, that NO turnlane will be required or requested.*

9. Staff recommends to move/remove a portion of bldg. #2 with the purpose of providing a setback from the northern boundary which is similar to that of bldg. #1. Wrap around balconies should also be omitted from this elevation. This is also concerning as the sightline study shows the impact from bldg. #1, which is setback further.

Riverland residents

Response: *The required MINIMUM building setback for the northern boundary is 55'; the proposed setback is 79.3' to the closest building corner of Bldg. #2; or 24.3' greater than the required setback. The building height also does NOT exceed the code requirement. However, in an effort to reduce 'balcony' visibility, we have completely removed the balconies from the 2 end units on the 4th floor, as the graphic section and section/elevations on sheets SP-3 & SP-4 indicate. We have also provided TWO different sections, due to the fact that where the building is located closest to the north property line, the heavily vegetated native upland buffer is also located, and will essentially screen the views between the parcels. So we also provided a section graphic that parallels bldg. #2 to the north property line, where NO upland preservation exists, other than the 8' screen wall and the 25' heavily planted fully native landscape buffer. Also, as discussed, we have provided a section graphic of bldg. #1 as well. Although setback further, at 154.3' to the north property boundary, this elevation has more balconies that face north and thought this section was more valid and impacted more properties.*

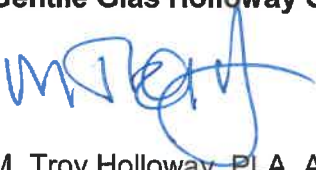
All 3 sections clearly indicate an extremely narrow cone of visibility into the Riverland Mobile Home Park; and when combined with an 8' screen wall and a heavily vegetated fully planted 25' buffer, with all native oversized plantings, the view will be minimal to non-existent.

Bridgeview
April 6, 2020
Page 4

We appreciate the time and follow up discussion with staff. Should you have any questions or require additional information, please feel free to contact myself or Pat Lentini at 561-575-9557.

Sincerely,

Gentile Glas Holloway O'Mahoney & Associates, Inc.



M. Troy Holloway, PLA, ASLA, LEED®AP, BD&C
Partner

cc: Steve Sealy, Atlantic Residential



Bridgeview Residential

Justification Statement

January 13, 2020

April 6, 2020 Resubmittal

Introduction/Request:

On behalf of the Applicant, Atlantic Realty, Inc. and Gentile Glas Holloway O'Mahoney & Associates, Inc. (2GHO) respectfully requesting the following application be reviewed and approved:

- Future Land Use Amendment from COR – Commercial Office Residential (Martin County) to MF – Multi-Family Residential;
- Rezoning from COR-1 Commercial Office Residential (Martin County) to R-3 Residential / RPUD – Residential Planned Unit Development;
- Major Final Site Plan request for a 212 unit residential development (submitted separately).

The subject site is located on the recently annexed parcel of land located on the northwest corner of State Road 76 (SW Kanner Highway) and SW Martin Highway.

Surrounding Land Use and Zoning:

The request for a future land use amendment, rezoning, and major final site plan is compatible with the surrounding property uses.

	Current Zoning	Current FLU	Existing Use
Subject Area	Martin County – COR1	Martin County – COR	Vacant
North	Martin County - TP	Martin County – Mobile Home	Riverland - Mobile Home Park
South	SW Martin Highway Martin County COR1	Martin County – COR	Vacant
East	SW Kanner Highway City of Stuart - CPUD	SW Kanner Highway – City of Stuart – Commercial	Medical offices
West	St. Lucie River		

Neighborhood Meeting:

The applicant had a meeting with the Riverland Mobile Home Park on December 18, 2019, where there were 6 board/community members and 5 residents present. The overall feeling

for the project was positive, however, only the following concerns were expressed at this meeting:

1. Concern about the wildlife, mainly rats, running into their community during construction. In an effort to curtail the influx of wildlife into Riverland, during the clearing process, Atlantic Residential has committed to first install a 4 foot silt fence that will be buried approx. 6 inches below grade along the entire property boundary. They will then commence the clearing process north to south, which will also help direct the wildlife to the south, away from Riverland and towards the native uplands. Once the clearing is complete, an 8' screen wall and chain-link fence will immediately be installed.
2. Residents wanted chain-link fence to the river. Atlantic Residential will install an 8' chain-link fence (as requested) from the eastern edge of the Wetland Buffer to the northwest property corner.
3. Residents wanted a 6-8' wall, similar to theirs and connecting to their existing wall along Kanner Hwy. The plans indicate an 8' screen wall that will connect to the existing Riverland wall along Kanner Hwy.
4. Riverland residents concerned with "increased crime" from the 3 bedroom units proposed. Atlantic Properties has no data indicating increased crime from providing 3 bedroom units. Their plans continue to show 20 units, out of 212, as 3 bedroom units that will attract and appeal more to young families; especially given the demographics and location within the City of Stuart.
5. Riverland requested that we send them everything that we provide the City. We have continued to provide Riverside with pdf's of every plan that we have provided the City.

Project Description:

The subject property consists of a newly annexed parcel of 15.88 acres located on the northwest corner of SR 76 (also known as Kanner Highway) and SW Martin Highway, which is the continuation of Indian Street.

As noted above, the applicant is proposing a Future Land Use Amendment and a Rezoning to allow a Residential Planned Unit Development with a proposed density of 13.35 du/ac. Proposed is a 212 unit apartment building with the following mix of bedrooms:

- | | |
|---------------------|-------------------|
| - Studio apartments | - 20 units |
| - 1 bedroom | - 88 units |
| - 2 bedrooms | - 84 units |
| - 3 bedrooms | - <u>20 units</u> |
| | 212 units |

Large Scale Comprehensive Plan Amendment:

Element 1 – Future Land Use Element Goals, Objectives and Policies

Objective A5 – Residential Development – Ensure land use compatibility by grouping complementary land use activities, includes 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.

Response: As the City of Stuart continues to establish itself as one of Martin County's premier economic hubs, the Applicant is proposing the above described residential development to aid in further stimulating the residential market. It is the applicant's intent to provide a residential use that will not have a negative impact on any adopted levels of services with regards to public utilities. It is important to note, that the future land use, and rezoning requests, from COR to Multi-family Residential will reduce the amount of trips on the adjacent roadways.

Policy A5.2. Development on all vacant, unplatted areas designed as residential should be compatible with any surrounding existing homes.

Response: The subject site is in a unique location as it is bound to the west by the St. Lucie River, and to the south by the Kiplinger Nature Preserve. There is an existing mobile home park to the north, which will make the Applicant's proposal compatible. Further, the Applicant's proposal will enhance the property values in the adjacent areas, and work in synergistic fashion with the existing developments to the north to continue the land use pattern of residential.

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.

Response: The existing conditions of the area will not necessarily allow for any additional buffer, however, the applicant will be utilizing a 25' landscape buffer to the north of the site to separate from the existing mobile home park. To the south, the Kiplinger Nature Preserve, and Indian Street, will buffer the existing Whitemarsh Reserve community from the proposed residential.

Policy A5.4. City land development regulations and housing programs should support the provision of housing for very-low-income to moderate-income residents.

Response: The site provides for much needed apartments in the City of Stuart, no workforce housing is being provided. Based on discussions with the City, projects that are lower than 15 du/ac would not need to provide workforce housing.

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

Response: This request will allow a mechanism for the Applicant to aid in providing residential stock so that families may have a sense of community.

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

Response: The Applicant proposes will not exceed the 45' height requirement. As previously mentioned, it is the intent of the Applicant to provide a 25' landscape buffer between to the north. Further, the Applicant will provide 2.97ac of upland preserve area, which is above the required 2.23ac.

Section 11.01.08 Zoning Map Change Application including Planned Unit Development:

- a. The existing land use pattern;

Response: The proposed project would occur on an undeveloped site which is surrounded by roads and a mobile home park on the northwest corner of SW Kanner Highway and Martin Highway. The subject site is an important corner within the area and will offer the city a viable area for residential homes/apartments that are needed.

- b. The possible creation of an isolated district unrelated to adjacent and nearby districts;

Response: No, the proposed residential community would not create an isolated land use classification. Although, the proposed residential community would have a City of Stuart Future Land Use of Multi-Family and Zoning District of Planned Unit Development, it is consistent with the property to the north, which is a mobile home park which is located in Martin County.

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

Response: No. The multi-family land use and proposed project will rely on Martin County Utilities for services which have sufficient capacity to service the proposed project. The school capacity will be coordinated with the Martin County School Board and concurrency will be reserved at the time of construction plan permitting for the Bridgeview RPUD. The streets have adequate capacity.

- d. The possible overloading of the city's sewage collection, treatment and disposal facilities;

Response: The property will not connect to the City's Sewage collection, treatment and disposal facilities. The property is within the Martin County Utilities Service district.

- e. The possible overloading of the city's drainage system;

Response: All development on the site would be required to comply with applicable City of Stuart stormwater management requirements with review and permitting from the South Florida Water Management District.

- f. The existing district boundaries in relation to existing conditions on the subject property;

Response: There are no issues in this regard.

- g. The existence of changed or changing conditions which make the passage of the proposed amendment necessary or appropriate;

Response: The city has shown a trend toward development of residential uses and the need for housing to support the local workforce and young professionals.

- h. The impact of the proposed amendment upon living conditions in the adjacent neighborhood;

Response: This type and intensity of development is feasible on the subject property and would not create an adverse impact to nearby neighborhoods.

- i. The impact of the amendment upon the flow of light and air to adjacent areas;

Response: This type and intensity of development is feasible on the subject property and would not create an adverse impact upon the flow of light and air to adjacent areas.

- j. The impact of the proposed amendment upon property values in the adjacent area;

Response: The change in land use designation from Martin County COR – Commercial Office Residential to residential would likely result in an increase in property values in the adjacent area by allowing for a local customer base for the surrounding commercial properties.

- k. The impact of the proposed amendment upon improvement or development of adjacent property in accordance with existing regulations;

Response: The proposed amendment will not have any adverse impact on the improvement or development of the adjacent property. As previously stated elsewhere in this justification, the Applicant's proposal will be an upgrade to

the existing conditions by establishing a quality residential component, which will aid in increasing the housing stock in Stuart, while also stimulating the tax base.

- I. The existence of other adequate sites in the city for the proposed use in land use classifications already permitting such use.

Response: There are few vacant properties in this area of Stuart with a land use of multi-family to provide apartments to existing and future residents.

Architecture:

The proposed project is located on the North West corner of Kanner Highway and Veterans Memorial Bridge in the City of Stuart, Florida. The project is a 212 unit multi-family, for rent community consisting of (2) 4-story apartment buildings. There are two distinct apartment building types. An integrated clubhouse, mailroom and leasing center is located in Building Type 1. Units are planned as studios, one bedroom units, two bedroom units, and three bedroom units. A pool and pool deck amenities are planned for the site. There are ancillary structures typically associated with multi-family rental communities which consists of a maintenance office, pool cabana, and a trash compactor enclosure. Parking is distributed throughout the development as surface parking.

Water/Wastewater and stormwater:

Included with these applications are the conceptual civil engineering drawing including water wastewater and stormwater information.

Environmental:

Generally, the site consists of upland pine, oak and scrubby flatwoods, a mix of sand pine scrub habitat, a bay swamp and ditch wetland system and a portion of disturbed lands present on-site. See included Environmental Assessment report from EW Consultants.

Waiver(s):

Section 6.04.06.B.2 – Transitional regulations:

Buffer width requirements for Multi-Story developments – requirement is 25 feet plus 10 feet per upper floor. The property development is 4 stories of multi-family development – required buffer width is 55 feet.

Section 6.03.02B.4.b – Drainage Specifications – Finished Floor Elevations. Eighteen inches above the crown of the street on which the buildings or structures front. Please see the attached letter from Mackenzie Engineering for justification of this waiver.

Section 6.01.13. Off Street parking – required parking spaces –

- Multi-family dwelling units for studios or 1 bedroom – 1.5 per unit
- Multi-family dwelling units for 2 or more bedrooms – 2 per unit

The waiver being requested for this development is based on industry standards for other similar multi-family developments. ITE information/data has been included with this application to assist with justifying the parking waiver. In addition, the table below indicates parking ratios for similar multi-family projects that Atlantic Residential has entitled, permitted, constructed and in operation today.

Atlantic Residential Properties							
Existing Project	No. of Units	City of Stuart Requirement	Spaces Provided	Parking Ratios Provided	Building Type	Close Proximity to Public Transit?	Project Status
Bridgeview - Stuart, FL	212	1.75 Spaces/Unit	342	1.61 Spaces/Unit	Garden - walk up parking	No	Proposed
Mayfair Reserve - Wauwatosa, WI	236	1.75 Spaces/Unit	347	1.47 Spaces/Unit	Garden - covered parking	No	Stabilized
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Parkview - Palmetto Bay, FL	235	1.75 Spaces/Unit	371	1.58 Spaces/Unit	Midrise - covered parking	No	Entitled - In Permitting
Evoq Town Flats - John's Creek, GA	142	1.75 Spaces/Unit	211	1.49 Spaces/Unit	Garden - walk up parking	No	Delivered - In Lease up
Lumen at Grant Park - Atlanta, GA	238	1.75 Spaces/Unit	308	1.29 Spaces/Unit	Midrise - covered parking	Yes	Stabilized
Total Units	1338		Total Spaces	1994	Avg. Parking Ratio	1.49 Spaces/Unit	

Conclusion:

On behalf of the applicant, Gentile Glas Holloway O'Mahoney & Associates, Inc. respectfully request approval of this application. The Project Managers at Gentile Glas Holloway O'Mahoney & Associates, Inc. are M. Troy Holloway and Patricia Lentini.





BRIDGEVIEW



RIVERLAND, INC.
3500 S. KANNER HIGHWAY OFFICE
STUART, FL 34994
OFFICE: (772) 287-8811 FAX: (772) 287-2102
riverlandin@comcast.net

June 10, 2020

Chairman
City of Stuart Local Planning Agency
HAND DELIVERED TO THE CITY OF STUART

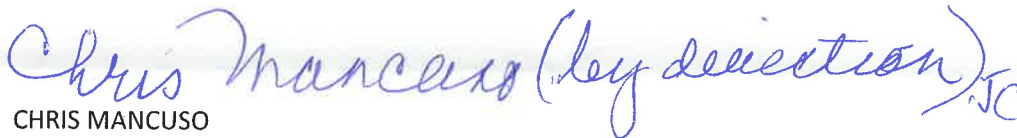
Re: Forthcoming LPA Hearing on Parcel 40-38-41-001-051-00000-2 (Bridgeview Project)

Sir:

I would like to take this opportunity to inform you and the other members of the Local Planning Agency (LPA) that representatives of the Riverland Cooperative and Atlantic Realty Inc are still in active discussions regarding certain concerns of the Riverland community related to the development of the above parcel, the development commonly referred to as the 'Bridgeview Project'.

While still ongoing I do feel sufficiently confident that by the June 18 Local Planning Agency hearing that a consensus will be reached between Riverland and Atlantic. As such, I also expect our Riverland representatives at the hearing will be able to advise the LPA that the Riverland community has no objections to the approval process for this project continuing forward.

Regards,

A handwritten signature in blue ink that reads "Chris Mancuso (by direction)" followed by a stylized "JC" monogram.

CHRIS MANCUSO
President, Board of Directors

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Local Planning Agency

Meeting Date: 6/18/2020

Prepared by: Tom Reetz

Title of Item:

ORDINANCE NUMBER 2445-2020; (QUASI-JUDICIAL)(RC):

AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING ORDINANCE NO. 1601-97, WHICH ASSIGNED COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) ZONING TO AN 11.42 ACRE PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF SE MARKET PLACE EAST OF U.S. HIGHWAY ONE, BEING MORE FULLY DESCRIBED BY EXHIBIT "A" ATTACHED; PROVIDING FOR MASTER SITE PLAN APPROVAL, DEVELOPMENT CONDITIONS, A TIMETABLE FOR DEVELOPMENT AND MANDATORY PLATTING FOR A 4.02 ACRE PORTION OF ANNEXED PARCEL #F21 TO ACCOMMODATE 24,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT KNOWN AS LAKESIDE MARKET PLACE CPUD; DECLARING THE PROPOSED DEVELOPMENT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; ACCEPTANCE BY THE APPLICANT; AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The subject property consists of approximately 4.02 acres, and is a portion of a larger 11.4-acre CPUD, located on the south side of SE Market Place, east of the intersection with US Highway One. In 1998, the City Commission annexed the property (then known as Parcel #F21) and provided a Commercial Future Land Use designation and a CPUD zoning district. Since then, the property has remained undeveloped and vacant. The subject property is approximately 4.02 acres and is located on the eastern half of the original parcel. Marketplace at Stuart Condominium Assoc., Inc. now request a major PUD amendment to develop the aforementioned commercial parcel.

The applicant is proposing to adopt a site plan for the commercial parcel, which is to be developed in one phase of three buildings. Building #1 consist of 8,000 sq. ft. of Industrial space. Building #2 consist of 4,400 sq.ft. of retail space and 3,600 sq. ft. of warehouse space. Building three, located in the rear of the site contains 8,000 sq. ft. of industrial space.

Staff notes that the CPUD meets the technical requirements of the Land Development Code, but notes that the applicant exceeds the maximum impervious area of 65% by 8%. Because there is no existing upland area the applicant is only held to providing at least 25% open space. The large existing lake will be reconfigured to maximize the use of the site.

Funding Source:

N/A

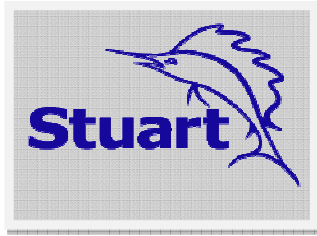
Recommended Action:

Staff has determined that the proposed major amendment to CPUD is consistent with the goals, objectives and policies of the Comprehensive Plan and the regulations in the Land Development Code. Furthermore, staff has determined that the site plan proposed for the CPUD to allow three (3) buildings with a total of 24,000 square feet of commercial space is consistent with the Land Development Code and recommends Ordinance No. 2445-

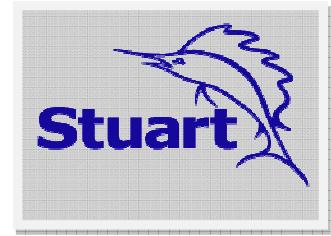
2020 with conditions of approval.

ATTACHMENTS:

Description	Upload Date	Type
▢ Staff Report - By Tom Reetz	6/9/2020	Staff Report
▢ Ordinance No. 2445-2020	6/9/2020	Ordinance add to Y drive
▢ Ordinance No. 2445-2020 Exhibit D	6/9/2020	Ordinance add to Y drive
▢ Traffic Analysis	6/9/2020	Backup Material
▢ Warranty Deed	6/9/2020	Backup Material
▢ Staff Code Review	6/9/2020	Backup Material
▢ Application letter	6/9/2020	Backup Material
▢ CPUD amendment application	6/9/2020	Backup Material
▢ Permit	6/12/2020	Backup Material
▢ Engineering Statement	6/12/2020	Backup Material

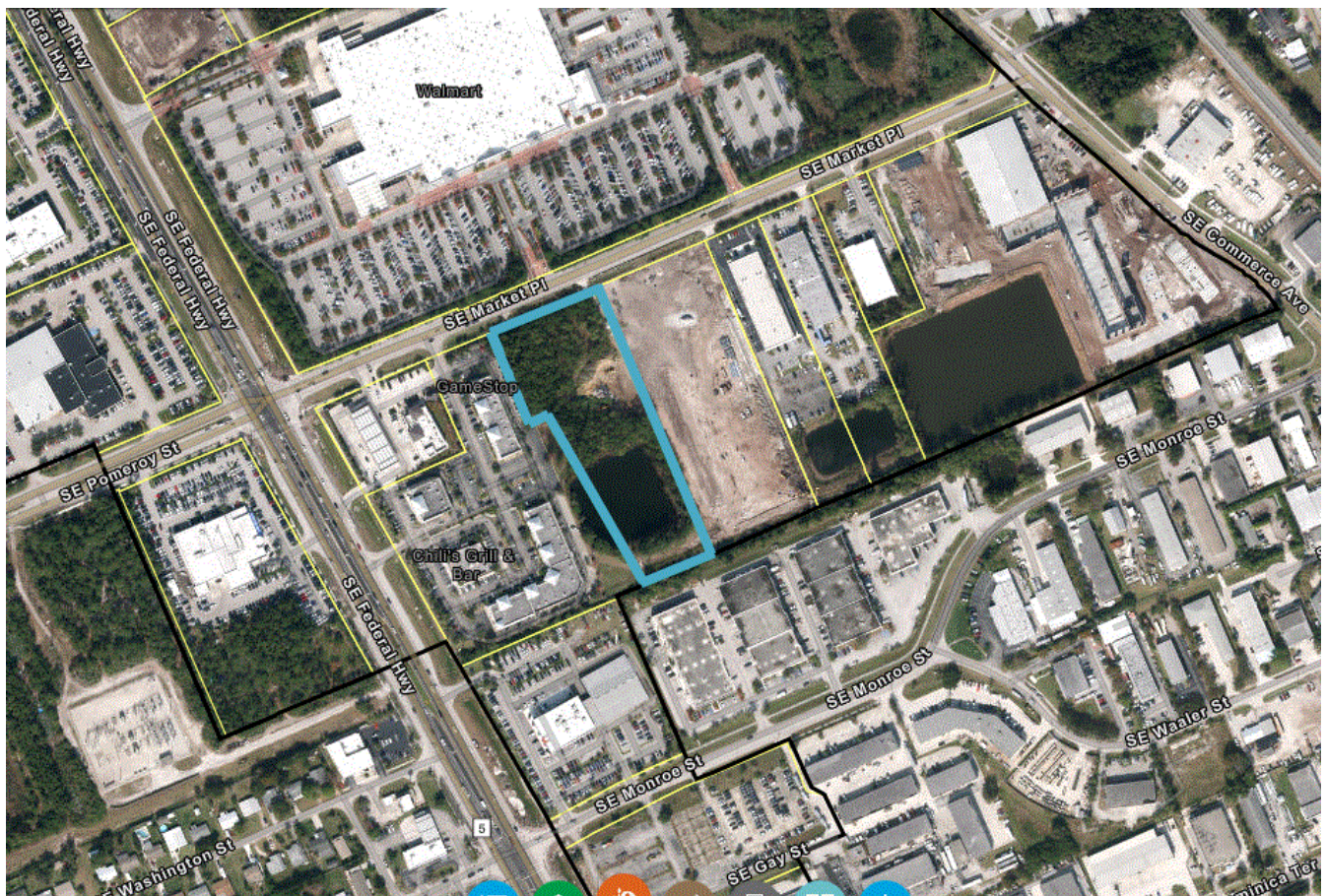


**CITY OF STUART
LOCAL PLANNING AGENCY**
June 18, 2020



Project Name: Lakeside Market Place CPUD – Major amendment to the PUD	Property Owner: D LAWRENCE PROPERTIES LLC; MARKETPLACE AT STUART CONDOMINIUM AS; OK OF MARTIN COUNTY LLC
Project No.: Z19110002	Applicant/Petitioner: Gregory A. Hale, Asbury 716 LLC
Ordinance No: 2445-2020	Agent/Representative: Holly Mathers
Location: 2700 SE Market Place	Case Planner: Tom Reetz

Location Map



PROJECT SUMMARY		
Property Size (area)		4.02 Acres
Present Use		Vacant
Subject Property Land Use		Commercial
<i>Adjacent FLU</i>	<i>North</i>	Across SE Market Place – Commercial (Wal-Mart)
	<i>South</i>	Industrial – Martin County
	<i>East</i>	Commercial
	<i>West</i>	Commercial
Subject Property Zoning		CPUD (Commercial Planned Unit Development)
<i>Adjacent Zoning</i>	<i>North</i>	Across SE Market Place – CPUD (Wal-Mart)
	<i>South</i>	M2 Industrial – Martin County
	<i>East</i>	CPUD
	<i>West</i>	CPUD
Proposed Land Use Designation & Zoning District		Amended Commercial, (CPUD)
Proposed Use		24,000 square feet of Commercial-Industrial/Warehouse/Retail limited to uses allowed by Ordinance 2445-2020
City Approvals		Building Department – No comments. Fire Department – Conceptual site plan approval Public Works – Double dumpster per plan Police Department – Conceptual site plan approval
Brief Explanation		The subject property is 4.02 acres. The property is currently vacant portion to the master CPUD for Parcel #F21. The intent of this major amendment to the master PUD ordinance (1601-97) is to allow three (3) buildings with a total of 24,000 square foot buildings of which 16,000 will be designated for Industrial, 3,600 for warehouse, and 4,400 as retail use.
Staff Recommendation: Staff recommends approval of Ordinance 2445-2020, a major amendment to the CPUD, including the adoption of a site plan, timetables of development, and conditions of development to the CPUD.		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The applications for a major PUD amendment 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: 06.01.2020

C. Mail Notice Postmark: 06.01.2020 to property owners within 300 feet

D. Publication Date: 10 days prior to Second Reading

II. APPLICATION: Dated November 7, 2019

The owners of the property, D LAWRENCE PROPERTIES LLC; MARKETPLACE AT STUART CONDOMINIUM AS and OK OF MARTIN COUNTY LLC, have requested to develop the CPUD, a portion of the master CPUD known as Parcel #F21. The city recommended a Major PUD amendment to Ordinance 1601-97, as required by the land development code.

In summary, the proposal consists of the construction of a 24,000 sq. ft. of commercial space in three buildings.

- **Total Site Area:** SF or 4.02 acres
- **Proposed Building:** 24,000 Sq. Ft. (Building #1: 8,000 sq. ft. (Industrial); Building #2: 8,000 sq. ft. (Retail/Warehouse); Building #3: 8,000 sq. ft. (Industrial))
- **Impervious Area:** 128,867 SF or 73.6 %
- **Pervious Area:** 46,285SF or 26.4%
- **Building Height:** 22 feet
- **Parking Spaces:** Required 38; Provided 43

III.HISTORY OF THE SITE

The subject property consists of approximately 4.02 acres and is a portion of a larger 11.4-acre CPUD, located on the south side of SE Market Place, east of the intersection with US Highway One. In 1998, the City Commission annexed the property (then known as Parcel #F21) and provided a Commercial Future Land Use designation and a CPUD zoning district. Since then, the property has remained undeveloped and vacant with 4.91 acres abutting to the west approved for similar development. The subject property is approximately 4.02 acres and is located on the eastern half of the original parcel. The three owners/entities now request a major PUD amendment to develop the commercial parcel.

IV. STAFF ANALYSIS

A. Site and Area Characteristics

The subject property consists of one parcel totaling 4.02 acres in size, located on the south side of Market Place east of the intersection with US Highway One. The property is vacant and undeveloped. To the north and across SE Market Place is the Wal-Mart CPUD, a regional commercial center.

B. Project Description

The applicant is proposing a site plan for the commercial parcel, which is to be developed in one phase for three buildings as described above.

C. Land Development Code Consistency Review

Staff has reviewed the CPUD site plan for consistency with the City's Land Development Code and summarizes the findings as follows:

Landscaping, Trees and Upland Preserve

Landscape buffers have been provided on all sides of the property, which includes a 15-foot-wide landscape buffer along SE Market Place and an average 22.3-foot landscape buffer along the west property line. The east property boundary consists of a 10-foot landscape buffer, enhanced with Live Oaks and Gumbo Limbo trees.

Of the subject CPUD, approximately 26.4% will remain pervious, which includes open space, landscape buffers and interior landscaping. The landscape plan includes 46,709 square feet of landscaping, which exceeds the 20% threshold for a PUD by 11,679 square feet. Not including the interior landscaping, the applicant is providing 26.4% open space, which meets the land development code technical requirement to leave 25% of the site as open space.

Tree mitigation is required due to the proposed removal of 240" of slash pines, which pursuant to Section 5.05.02, would require the replacement or payment of the equivalent of 360" of like species. The applicant proposes to replant 407.5 inches on site including Sabal palms.

Access and Parking

The property will have two points of vehicular access from SE Market Place. Access to entry points of the CPUD have met EMS vehicle turning movement requirements. The site includes internal pedestrian connection and interconnection with a proposed 8-foot sidewalk along the south side of SE Market Place.

The applicant is providing 43 total parking spaces,

An extra 500 sq. feet of landscaping is provided at 100sq. ft. for every additional parking space over the required spaces.

Signage

One monument sign is proposed at the entrance to identify the Lakeside Market Place project. The sign will be 10' from the right of way, no more than 10 feet in height.

Upland Preserve and Wetland Mitigation

According the applicant's environmental assessment, there are no wetlands on the CPUD portion of the PUD, and there no upland habitat.

SITE DESIGN QUALITATIVE DEVELOPMENT STANDARDS
The purpose of these standards is to insure that all site plan development complies with the Comprehensive Plan of the City and with the Stuart Land Development Regulations and to promote harmonious and compatible development within the City.
<i>1. Harmonious and Efficient Organization</i>
The proposed development is efficiently planned and through its design and layout takes account of existing and possible development in the immediate vicinity of the site. The proposal reflects its surroundings and pattern of development. All vehicular use areas have been designed so as not to adversely impact on the character of existing neighboring development. Site improvements required for construction should not negatively impact or have any harmful effects on adjacent properties.
<i>2. Preservation of Natural Conditions</i>
There is no existing upland habitat and the applicant has provided more than the required 25% open space supplemented with landscaping.
<i>3. Screening and Buffering</i>
The Landscape Plan for the subject site proposes to create screening, landscape buffering in locations along the front, sides, and rear portion of the subject property. The scope and extent of the screening and buffering proposed is considered to be adequate.
<i>4. Enhancement of Residential Privacy</i>
Landscaping and site layout is proposed in such a manner that existing and future abutting uses will not create a visual or auditory nuisance; in terms of potential impact upon the proposal.
<i>5. Emergency Access and Access to Public and Private Ways</i>
The proposed development provides adequate access for emergency vehicles. All elements of this proposal have been designed so as to incorporate safe and convenient access to all public and private ways throughout the site.
<i>6. Pedestrian Circulation</i>
A 8' (foot) sidewalk will be provided along SE Market Place. 6' (foot) internal pedestrian links are provided to all buildings on the site.
<i>7. Location and Design of Access Drives</i>
The site has two points of ingress and egress from SE Market Place. Adequate stacking spaces are provided within the ingress driveway.
<i>8. Co-ordination of on-site and off-site circulation</i>
The proposed development has arranged and coordinated the internal drives and parking areas to facilitate efficient vehicular and pedestrian circulation. Both formal and informal pedestrian links flow through and inter-connect the development. Connection is provided with off-site pedestrian

routes.
9. Location and Design of on-site ways
The on-site driveways and parking areas have been located and designed to be minimal in form and to occupy no more land than is required to provide safe and convenient vehicular and pedestrian circulation.
10. Drainage
The drainage will be addressed in full at final site plan submission. In accordance with the City's Land Development Regulations, the site must provide water quality storage for the applicable run-off volume and limit post-development discharges at pre-development rates for all applicable design storm events. Drainage will be accommodated on site in a manner which shall not adversely affect nearby property or the public storm drainage system.
11. Exterior Lighting
The proposed development will provide decorative exterior lighting at 15ft in height in the vehicular and pedestrian use areas. The lighting does not conflict with the proposed landscaping and will not impact or produce glare on the nearby neighborhood or interfere with the aesthetics of the surrounding area or with public safety and convenience.

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 Local Planning Agency shall make an advisory recommendation to the City Commission as to the need and justification for the change and as to the relationship of the proposed change to the goals, objectives and policies of the Comprehensive Plan and of the Land Development Code. The Local Planning Agency shall include in its recommendation to the City Commission any information which it deems is relevant to issues relating to the proposed amendment.

VII. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Staff has determined that the proposed major amendment to CPUD is consistent with the goals, objectives and policies of the Comprehensive Plan and the regulations in the Land Development Code. Furthermore, staff has determined that the site plan proposed for the CPUD to allow three (3) buildings with a total of 24,000 square feet of commercial building is consistent with the Land Development Code and recommends Ordinance No. 2445-2020 with conditions of approval.



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

ORDINANCE NUMBER 2445-2020

AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING ORDINANCE NO. 1601-97, WHICH ASSIGNED COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) ZONING TO AN 11.42 ACRE PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF SE MARKET PLACE EAST OF U.S. HIGHWAY ONE, BEING MORE FULLY DESCRIBED BY EXHIBIT “A” ATTACHED; PROVIDING FOR MASTER SITE PLAN APPROVAL, DEVELOPMENT CONDITIONS, A TIMETABLE FOR DEVELOPMENT AND MANDATORY PLATTING FOR A 4.02 ACRE PORTION OF ANNEXED PARCEL #F21 TO ACCOMMODATE 24,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT KNOWN AS LAKESIDE MARKET PLACE CPUD; DECLARING THE PROPOSED DEVELOPMENT TO BE CONSISTENT WITH THE CITY’S COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; ACCEPTANCE BY THE APPLICANT; AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

WHEREAS, on April 13, 1998, the City Commission annexed an 11.4-acre parcel of land known as #F21 thru the adoption of Ordinance No. 1599-97; and

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WHEREAS, on August 24, 1998, the City Commission further provided a Future Land Use designation of Commercial and zoning district of CPUD to said land thru the adoption of Ordinance No. 1600-97 and Ordinance No. 1601-97, respectively; and

WHEREAS, a portion of the parcel remains undeveloped and vacant; and

WHEREAS, the Local Planning Agency heard this agenda item on June 18, 2018, and provided recommendation of approval to the City Commission; and

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by William J. Mathers (Agent) of Mathers Engineering Corp.; and

WHEREAS, an application for a major amendment to Ordinance 1601-97 was properly filed on behalf of the petitioner, Daniel Lawrence of D. Lawrence Properties LLC, Osiris Ramos of Market Place at Stuart Condominium Assoc. Inc. and OK of Martin County, LLC.

WHEREAS, the property is legally described as set forth in an 'Exhibit A' to this ordinance; and

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

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

- A. **Boundary Survey by Christian Fenex and Associates, LLC, dated 08.08.18 with tree and pond update on 03.05.19.**
- B. **Site Plan, Sheet 1 of 1 by Mathers Engineering Corporation, dated November 2019, and revised on 1.23.20 and 6.8.20.**
- C. **Landscape Plan, Sheets LA1 thru LA5, by Doug Fitzwater, Landscape Architect, dated 10.13.19, and revised on 4.19.20.**
- D. **Architectural Site Plan & Elevations, Sheets SD-1 thru SD-4, by Ahern and Associates, PA, dated 8.26.19.**
- E. **Lighting Plan, Sheets SD-5 by Ahern and Associates, PA, dated 1.22.20.**
- F. **Environmental Assessment, by Saskowsky and Associates, Inc. dated 1.13.20**

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

Ordinance No. 2445-2020 Lakeside Marketplace-Amendment to the CPUD

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

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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 are hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any prior 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: This ordinance and agreement shall be effective upon the adoption by the City Commission, and proper execution by the Owner.

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

Passed on first reading the 13th day of July 2020.

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:

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

YES	NO	ABSENT	ABSTAIN

Ordinance No. 2445-2020 Lakeside Marketplace-Amendment to the CPUD

ADOPTED on second and final reading this ____ day of _____, 2020.

ATTEST:

MARY R. KINDEL
CITY CLERK

MICHAEL J. MEIER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL
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 _____, 2020, by MICHAEL J. MEIER, 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: D. Lawrence Properties LLC

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 ☐ online notarization, this _____ day of _____, 2020, by _____

Personally Known OR Produced Identification
Type of ID Produced _____

Signature of Notary Public: _____
Commission Expires: _____

Notary Seal:

Ordinance No. 2445-2020 Lakeside Marketplace-Amendment to the CPUD

WITNESSES: Market Place at Stuart Condominium Assoc. 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 ☐ online notarization, this _____ day of _____, 2020, by _____

Personally Known OR Produced Identification
Type of ID Produced _____

Signature of Notary Public: _____
Commission Expires: _____

Notary Seal:

Ordinance No. 2445-2020 Lakeside Marketplace-Amendment to the CPUD

WITNESSES: OK of Martin County, LLC

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 ☐ online notarization, this _____ day of _____, 2020, by _____

Personally Known OR Produced Identification

Type of ID Produced _____

Signature of Notary Public: _____
Commission Expires: _____

Notary Seal:

EXHIBIT "A"**Legal Description****Unit# 2 Legal Description**

A parcel of land lying in Lot B, The Exposition, according to the map or plat thereof, as recorded in Plat Book 9, Page 17, of the Public Records of Martin County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Lot B, The Exposition; Thence South 23 degrees 12 minutes 20 seconds East along the East line of said Lot B, a distance of 81.00 feet; Thence South 66 degrees 47 minutes 40 seconds West, a distance of 10.00 feet to the Point of Beginning; Thence South 23 degrees 12 minutes 20 seconds East, a distance of 80.00 feet; Thence South 66 degrees 47 minutes 40 seconds West, a distance of 115.00 feet; Thence North 23 degrees 12 minutes 20 seconds West, a distance of 80.00 feet; Thence North 66 degrees 47 minutes 40 seconds East, a distance of 115.00 feet to the Point of Beginning.

Being also known as Unit# 2, of MarketPlace At Stuart, a condominium, according to the Declaration of Condominium thereof, as recorded January 17, 2019, in Official Records Book 3037, Page 405, of the Public Records of Martin County, Florida, and any amendments and supplements thereto, together with its undivided share in the common elements and the limited common elements appurtenant thereto.

AND Unit# 3 Legal Description

A parcel of land lying in Lot B, The Exposition, according to the map or plat thereof, as recorded in Plat Book 9, Page 17, of the Public Records of Martin County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Lot B, The Exposition; Thence South 23 degrees 12 minutes 20 seconds East along the East line of said Lot B, a distance of 316 . feet; Thence South 66 degrees 47 minutes 40 second West, a distance of 10.00 feet to the Point of Beginning; Thence South 23 degrees 12 minutes 20 seconds East, a distance of 80.00 feet; hence South 66 degrees 47 minutes 40 seconds West, a distance of 115.00 feet; Thence North 23 degrees 12 minutes 20 seconds West, a distance of 80.00 feet; Thence North 66 degrees 47 minutes 40 seconds East r...a distance of 115.00 feet to the Point of Beginning.

Being also known as Unit# 3, of Market Place At Stuart, a condominium, according to the Declaration of Condominium thereof, as recorded January 17, 2019, in Official Records Book 3037, Page 405, of the Public Records of Martin County, Florida, and any amendments and supplements thereto, together with its undivided share in the common elements and the limited common elements appurtenant thereto.

These units are subject to The Declaration of Protective Covenants for Stuart Business Park recorded in O.R. Book 450, Page 945, of the Public Records of Martin County, Florida, as amended, it being the intent to reimpose same.

EXHIBIT "B" Boundary Survey

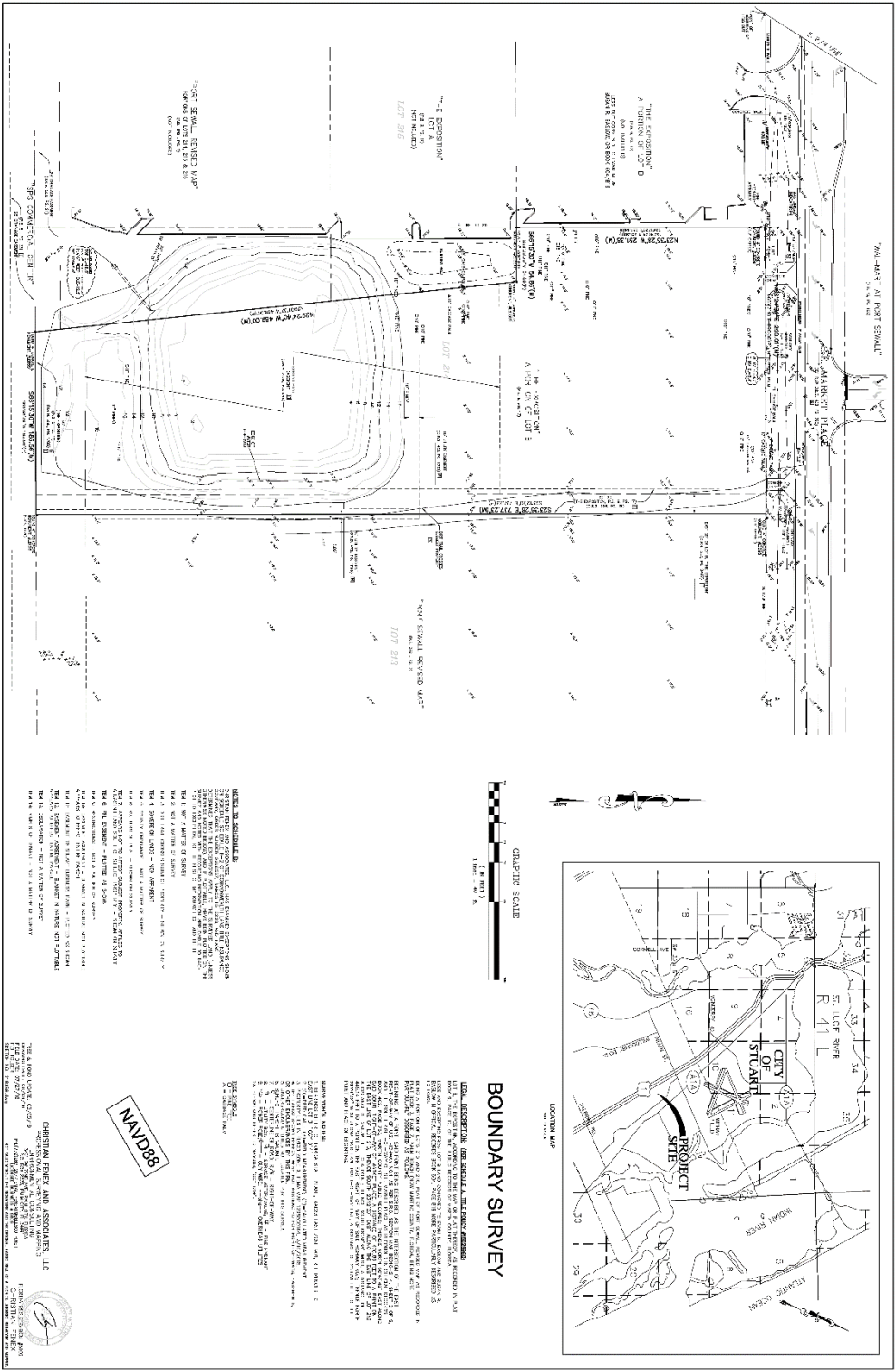


EXHIBIT "C"**DEVELOPMENT CONDITIONS****Approved Plans and Documents**

1. The project and the use thereof shall comply with the following drawings:
 - A. Boundary Survey by Christian Fenex and Associates, LLC, dated 08.08.18 with tree and pond update on 03.05.19.**
 - B. Site Plan, Sheet 1, by Mathers Engineering Corporation, dated November 2019, and revised on 1.23.20 and 6.8.20.**
 - C. Landscape Plan, Sheets LA1 thru LA5, by Doug Fitzwater, Landscape Architect, dated 10.13.19, and revised on 4.19.20**
 - D. Architectural Site Plan & Elevations, Sheets SD-1 thru SD-4, by Ahern and Associates, PA, dated 8.26.19.**
 - E. Lighting Plan, Sheets SD-5 by Ahern and Associates, PA, dated 1.22.20.**
 - F. Environmental Assessment, by Saskowsky and Associates, Inc. dated 1.13.20**
2. Any modifications to the Master CPUD Site Plan that exceeds 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, and location of landscaping may be approved by the City's Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via a public hearing.
3. CPUD standards regarding circulation, parking, utilities, drainage, open space and all other applicable standards shall apply as described in the LDR except as modified in this and any future ordinance.

Landscaping

4. All landscape areas shall be provided with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.
5. The City's landscape inspector shall have the opportunity to inspect all trees and/or landscape material with the landscape architect prior to installation. The developer shall bear the pass-thru fee for landscape consulting fees not to exceed \$1,500.00.

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6. A Landscape maintenance plan, executed in accordance with the Land Development Regulations, shall be submitted to the Development Department and approved prior to the issuance of a certificate of occupancy.

Required Open Space and Native Preserve Area

7. Not less than 25% of the CPUD shall be Open Space as defined in the City Land Development Regulations. Required Open Space may include native vegetation areas and landscape buffers between the CPUD and adjacent property; however, other required landscaping shall not count towards the open space requirement. In the event less than 25% of the CPUD is comprised of native vegetation area, then all the existing native vegetation area shall be maintained as part of the required open space.
8. Excluding wetlands defined by the South Florida Water Management District, not less than 26.4% of the total development site shall remain as Open Space.

Tree Mitigation

9. The landscape plan shall be reviewed again during site permit review to verify that on-site plantings meet Tree mitigation requirements per Section 5.05.02 of the City's Land Development Code.

Prior to Issuance of Site Permits

10. Applicant shall provide a digital boundary survey and civil plan prior to the issuance of a site permit.
11. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.
12. 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 issuance of a site permit.
13. All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.
14. The lake after improvements that have been permitted by SFWMD will be given easement to the Stuart Business Parks Association for maintenance. The project's drainage system will be designed and permitted (SFWMD) to comply with conditions, peak discharge rates, water quality requirements, etc., as outlined in the Stuart Business Park Master Stormwater Plan prepared by A.J. Hydro Engineering, Inc.

Development and Construction

15. 'Hat racking' of trees is prohibited on the property.
16. Developer shall acquire a curb-cut permit from City for the connection from SE Market Place into the development.
17. The developer is responsible for designing and constructing sanitary sewer for the development site.
18. Construction activity shall be limited from 7:00 am to 6:00 pm Monday - Saturday.
19. Any backflow prevention devices and above ground utilities shall be delineated on the landscape plans during final site plan review and shall be out of view or screened from the public right-of-way.
20. 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.
21. Lighting poles in the parking areas shall not exceed 25' in height. Lighting poles in the pedestrian areas shall not exceed 15' in height. Prior to issuance of a vertical building permit, a photometric plan with details shall be submitted and reviewed and all site lighting shall comply with a plan acceptable to the City.
22. All utility improvements constructed by the developer within the City's right-of-way, shall be constructed in a manner and form acceptable to the City's Public Works department.
23. Building addresses and/or numbers shall be in plain view and shown on each building plan submitted at the time of building permit application in accordance with the City Code and shall be consistent with the sign plan.
24. Any sidewalk damaged during construction of latter phases shall be repaired or replaced prior to the issuance of a Certificate of Occupancy for the first building of the affected phase.
25. Temporary or freestanding storage units are prohibited on the property once construction is complete.

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26. In the event of any conflict in the provisions of Exhibit ‘C’ Development Conditions and attached exhibits, Exhibit ‘C’ shall prevail.
27. A minimum 8-foot wide sidewalk is required to be built along SE Market Place and connect to an internal 6-foot sidewalk system. All buildings and structures shall have an on-site walkway connection with the off-site sidewalk system.
28. No trailers prefabricated or modular structures shall be permitted except on a temporary basis to assist in development and with rentals and sales of realty within the CPUD. Such trailers or structures shall be removed within thirty days of a direction to do so issue by the City Development Director. Failure to remove such a trailer or structure accordingly shall be deemed a violation of the City Code.
29. Subject to the provisions of the LDR, the Developer shall comply with all requirements of the City Comprehensive Plan and of the LDR including but not limited to, planned unit development regulations applicable to the Property at time of permitting.

Development Timetable

30. Timetable for development shall be as follows:

TIMETABLE OF DEVELOPMENT	
Site and building permit application deemed sufficient for permit review under city codes and standards.	August 31, 2021
Final Certificate of Occupancy for all site and building improvements.	January 1, 2023

Allowable Uses

31. The following uses shall be permitted
- Auto sales, repair and servicing (enclosed)
 - Boat storage, dry (enclosed)
 - Governmental buildings
 - Cold storage
 - Commercial nursery or tree farm
 - Community garden (refer to supplemental standards in Section 2.06.08) LDR
 - Drycleaning plants
 - Farm equipment and supplies sales establishment

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Industrial, low-impact
Newspaper or publishing plants
Places of public assembly
Public facilities and services
Repair services
Retail, non-intensive
Warehousing, provided such use does not generate nuisance impacts.

Prohibited

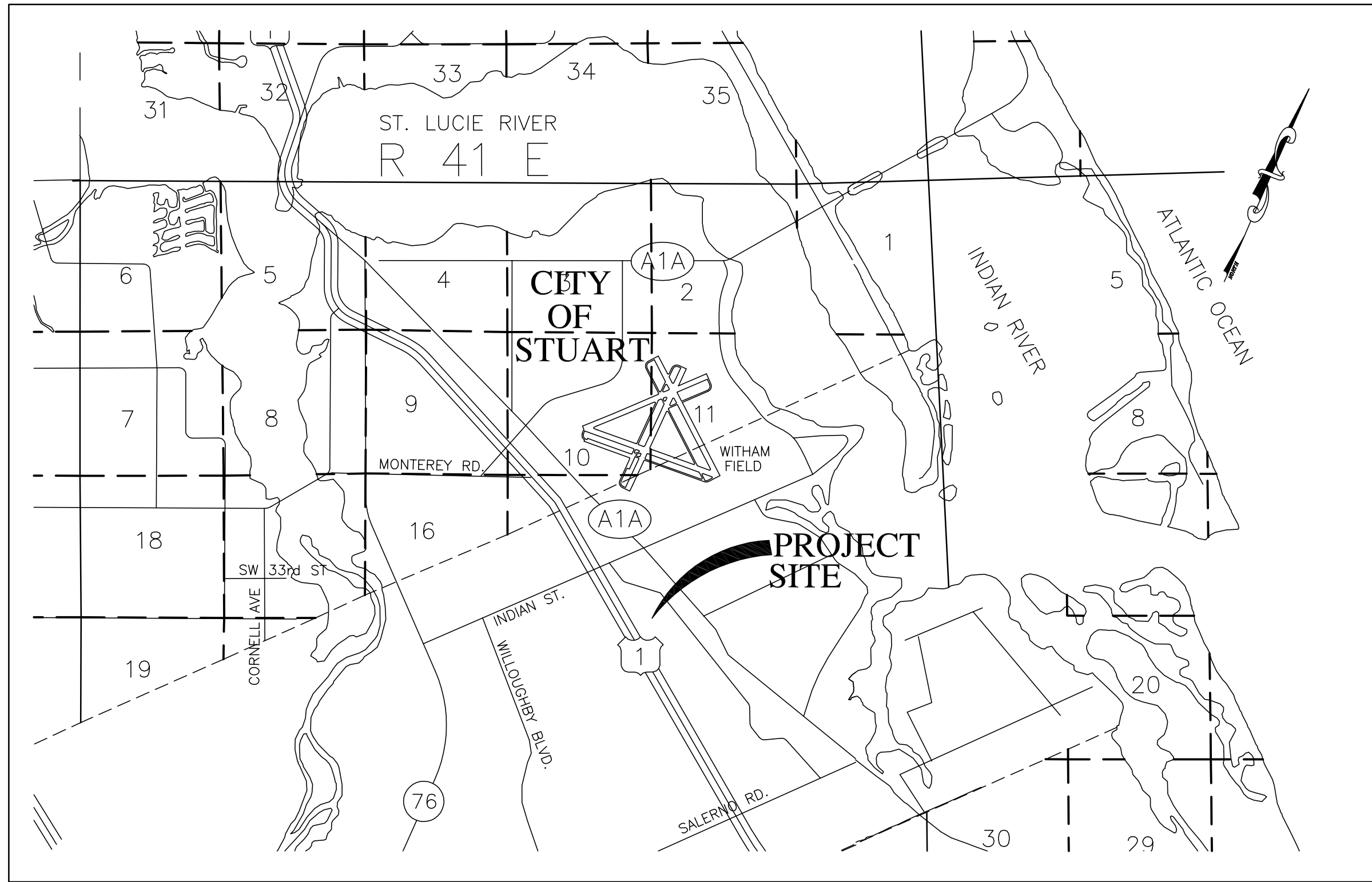
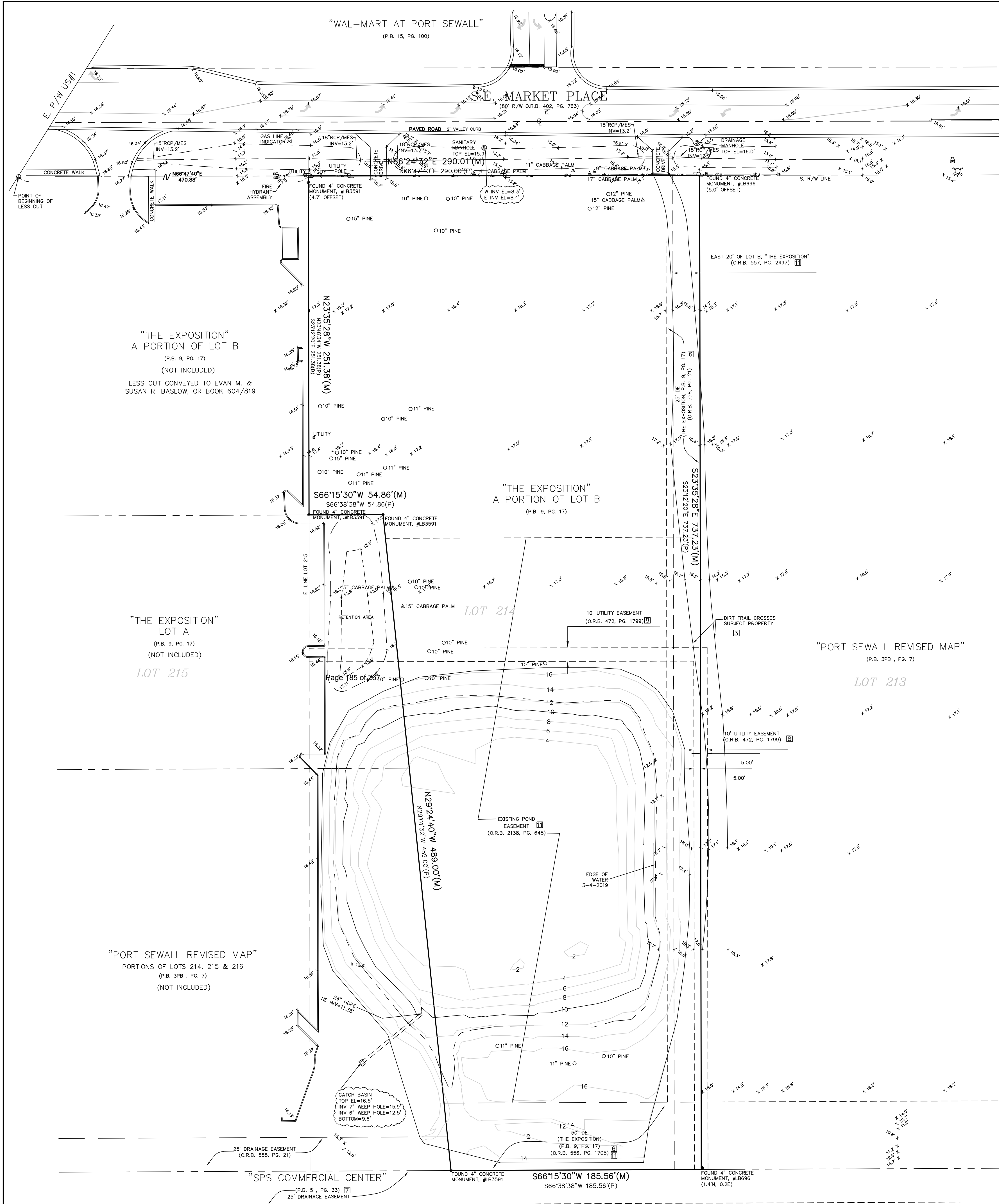
32. No temporary or modular buildings are permitted on the property except for permitted temporary construction/leasing trailers.
33. Billboards are prohibited on the property.
34. Banners and any other sign or advertising device not in accordance with the City's Land Development Regulations are prohibited, except as may be permitted by this CPUD.
35. No vehicles shall be displayed or stored within the public right-of-way at any time.

Signage

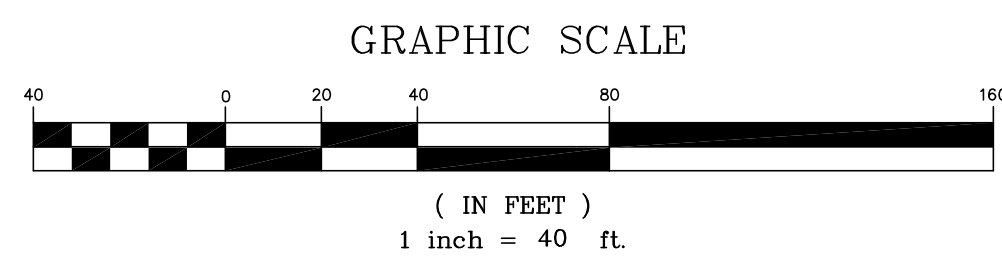
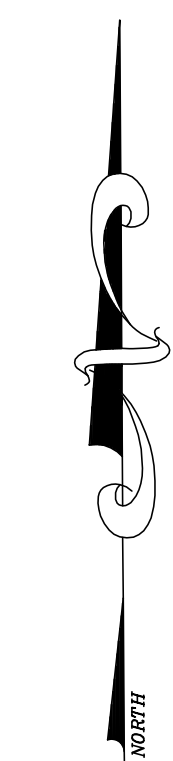
36. The Lakeside Market Place monument fronting SE Market Place shall be limited to 10'-0" in height and shall be set back 10' from the property line. A unified sign plan, for all three buildings shall be reviewed and approved at the time of civil plan approval demonstrating compliance with the LDR for signs, as to number, location, size, height, lighting, and materials with a unified theme throughout the development.

Platting

37. Plat approval per Section 11.01.06.1 shall occur prior to any future development permit being issued.



LOCATION MAP
NOT TO SCALE



BOUNDARY SURVEY

LEGAL DESCRIPTION: (PER SCHEDULE A, TITLE POLICY #15028960)

LOT B, THE EXPOSITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 17, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LESS AND EXCEPTING FROM LOT B LAND CONVEYED TO EVAN M. BASLOW AND SUSAN R. BASLOW IN OFFICIAL RECORDS BOOK 604, PAGE 819 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOTS 215 AND 216, PLAT OF PORT SEWALL REVISED MAP AS RECORDED IN PLAT BOOK 3, PAGE 7, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING DESCRIBED AS THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO.1 AS PER S.R.D. SECTION MAP 89010-2114, SHEET 2 OF 9, AND THE SOUTH RIGHT-OF-WAY OF S.E. MARKET PLACE AS RECORDED IN OFFICIAL RECORDS BOOK 402, PAGE 763, MARTIN COUNTY PUBLIC RECORDS; THENCE NORTH 66°47'40" EAST ALONG SAID SOUTH RIGHT-OF-WAY OF MARKET PLACE, A DISTANCE OF 470.88 FEET TO A POINT ON THE EAST LINE OF LOT 215; THENCE SOUTH 23°12'20" EAST ALONG THE EAST LINE OF LOT 215 A DISTANCE OF 251.38 FEET TO A POINT; THENCE SOUTH 66°38'38" WEST, A DISTANCE OF 445.14 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID HIGHWAY NO.1; THENCE NORTH 29°01'32" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 253.86 FEET TO THE POINT AND PLACE OF BEGINNING.

SURVEYOR'S NOTES:

1. BEARINGS REFER TO FLORIDA STATE PLANE, NAD83 EAST ZONE 901, REFERENCED TO EAST LINE LOT B, "GCY D14".
2. (D)=DEED CALL; (M)=FIELD MEASUREMENT; (C)=CALCULATED MEASUREMENT
3. PROPERTY LIES IN FLOOD ZONE X, FEMA MAP 12085C0164, 3/16/2015.
4. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAYS, EASEMENTS, OR OTHER ENCUMBRANCES BY THIS FIRM.
5. UNDERGROUND UTILITIES NOT LOCATED PER THIS SURVEY.
6. SUBJECT PARCEL IS VACANT.
7. C = CENTERLINE OF ROAD; R/W = RIGHT-OF-WAY.
8. ID = UTILITY BOX; M = SERVICE METER/VALVE; F = FIRE HYDRANT
9. CD = POWER POLE; G = GUY WIRE; O = OVERHEAD UTILITIES
10. ELEVATIONS REFER TO NAVD88, "GCY D14".

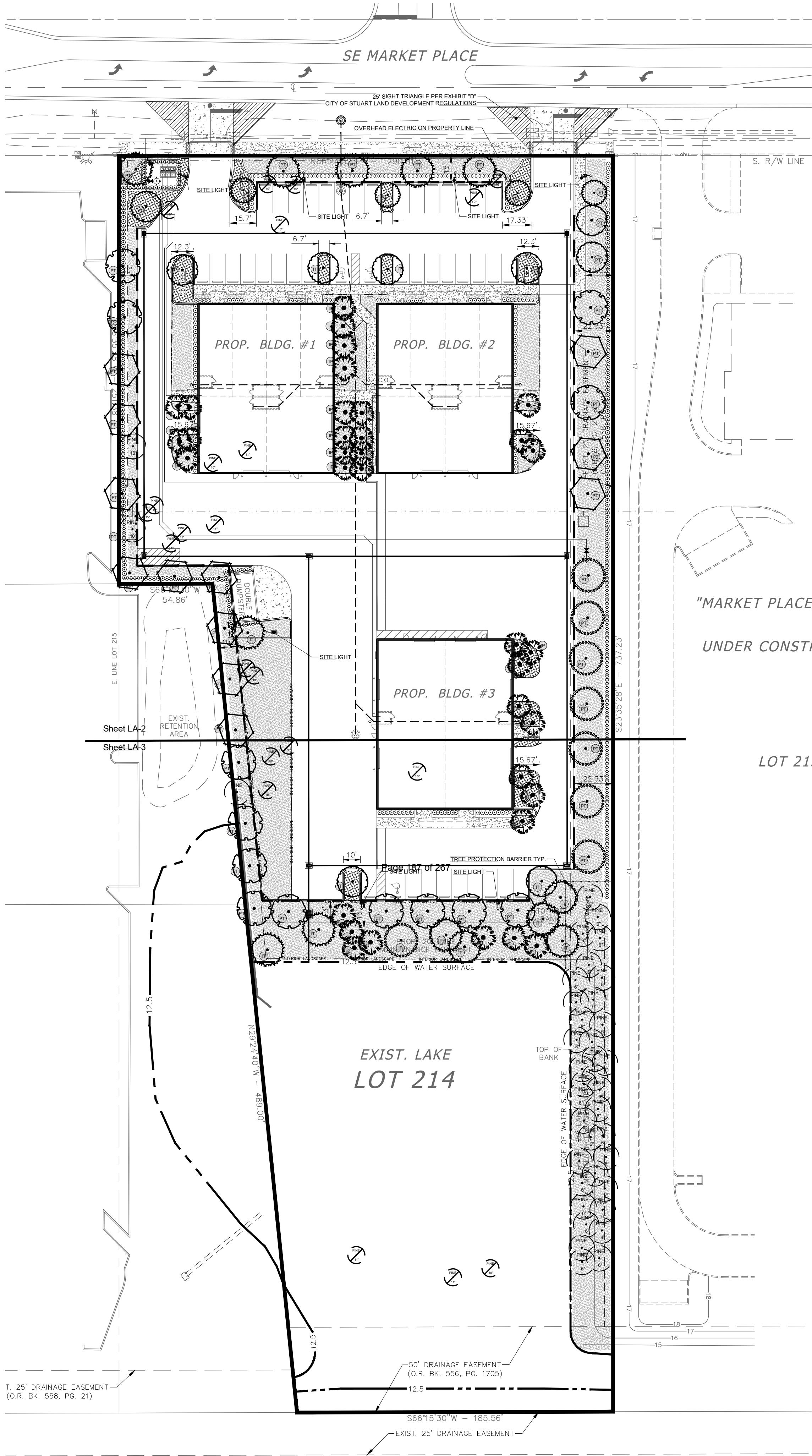
TREE SYMBOLS
O = PINE TREE
Δ = CABBAGE PALM

NOTES TO SCHEDULE B:

CHRISTIAN FENEX AND ASSOCIATES, LLC., HAS EXAMINED EXCEPTIONS SHOWN ON SCHEDULE SCHEDULE B-2 OF COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NUMBER 6998557, RAMOS 18-5228, AND HAVE DETERMINED THAT THE EXCEPTIONS APPLY TO THE SURVEYED LAND (UNLESS OTHERWISE NOTED BELOW), AND IF PLOTTABLE, HAVE BEEN PLOTTED ON THE SURVEY AND NOTED WITH RECORDING INFORMATION APPLICABLE TO EACH PLOTTED EXCEPTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

- ITEM 1: NOT A MATTER OF SURVEY
- ITEM 2: NOT A MATTER OF SURVEY
- ITEM 3: DIRT TRAIL CROSSES SUBJECT PROPERTY - SHOWN ON SURVEY
- ITEM 4: SOVEREIGN LANDS - NON APPARENT
- ITEM 5: COUNTY ORDINANCE - NOT A MATTER OF SURVEY
- ITEM 6: MATTERS OF PLAT - SHOWN ON SURVEY
- ITEM 7: APPEARS NOT TO AFFECT SUBJECT PROPERTY, APPLIES TO ADJACENT LAND SOUTH OF SUBJECT PROPERTY. - SHOWN ON SURVEY
- ITEM 8: FPL EASEMENT - PLOTTED AS SHOWN
- ITEM 9: RESTRICTIONS - NOT A MATTER OF SURVEY
- ITEM 10: EASEMENT AGREEMENT - BLANKET IN NATURE; NOT PLOTTABLE APPEARS TO EFFECT ENTIRE PARCEL
- ITEM 11: EASEMENT TO STUART BUSINESS PARK - PLOTTED AS SHOWN
- ITEM 12: EASEMENT AGREEMENT - BLANKET IN NATURE; NOT PLOTTABLE APPEARS TO EFFECT ENTIRE PARCEL
- ITEM 13: DECLARATION - NOT A MATTER OF SURVEY
- ITEM 14: RIGHTS OF TENANT - NOT A MATTER OF SURVEY

NAVD88



PLANT SCHEDULE LANDSCAPE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	CALIPER	NOTES	NATIVE
	BS	12	Bumelia americana	Gumbo Limbo	Field Grown	12' HT	6' SPK	2" Caliper		Native
	CD	4	Coccoloba diversifolia	Pigeon Plum	B55	12' HT	6' W	2" Caliper		Native
	IE	13	Ilex x attenuata 'Eagleton'	Eagleton Holly	Field Grown	12' HT	6' SPK	2" Caliper		Native
	QL	13	Quercus laurifolia	Laurel-leaved Oak	Field Grown	12' HT	6' SPK	2" Caliper		Native
	QV	9	Quercus virginiana	Southern Live Oak	Field Grown	12' HT	6' SPK	2" Caliper		Native
	SM	8	Sweetenia mahagoni	West Indian Mahogany	Field Grown	12' HT	6' SPK	2" Caliper		Native
MITIGATION TREES - REMOVED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	CALIPER	NOTES	NATIVE
	MR10	12	Mitigation Tree Removal	Slash Pine	Existing			10" Caliper		
	MR11	6	Mitigation Tree Removal	Slash Pine	Existing			11" Caliper		
	MR12	2	Mitigation Tree Removal	Slash Pine	Existing			12" Caliper		
	MR15	2	Mitigation Tree Removal	Slash Pine	Existing			15" Caliper		
MITIGATION TREES - PRESERVED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	CALIPER	NOTES	NATIVE
	MP10	3	Mitigation Tree Preserve Mitigation Tree Preservation	Slash Pine	Existing			10" Caliper		
	MP12	3	Mitigation Tree Preserve Mitigation Tree Preservation	Slash Pine	Existing			12" Caliper		
	MP8	31	Mitigation Tree Preserve Mitigation Tree Preservation	Slash Pine	Existing			6" Caliper		
	MP8	2	Mitigation Tree Preserve Mitigation Tree Preservation	Slash Pine	Existing			8" Caliper		
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	CALIPER	NOTES	NATIVE
	SS16	30	Sabal palmetto	Cabbage Palmetto	Field Grown	16' CT			Stick, Heavy Caliper	Native
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	CH1	160	Chrysobalanus icaco 'Red Tip'	Red Tip Coccoloba	3G	24" HT	12" W	30" on-center	Native	
	CLG	343	Clusia guilfordii	Small Leaf Clusia	3G	24" HT	12" W	30" on-center	Non-native	
	VO	65	Viburnum coccineum	Sweet Viburnum	3G	24" HT	12" W	24" on-center	Non-native	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	IS	464	Ilex verticillata 'Schilling's'	Schilling's Holly	3G	12" HT	12" W		Native	30" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	PN	30,485 sf	Paspalum notatum	Bahia Grass	500					

Tree Code Type Legend

- PT

Perimeter of vehicular use area
- IT

Interior trees
- IP

Interior palm trees
- Interior Parking Landscape Area
- Perimeter Parking Landscape Area

Tree Mitigation Data

TREE REMOVAL CHART			
TREES FROM LANDSCAPE PLANS			
SPECIES	QNTY.	DBH INCHES	TOTAL INCHES
PINE TREE (10"DBH)	12	10	120
PINE TREE (11"DBH)	6	11	66
PINE TREE (12"DBH)	2	12	24
PINE TREE (15"DBH)	2	15	30
TOTAL		22	240

Tree Mitigation Notes:

- If during construction the Owner is able to preserve additional trees, the Owner reserves the right to coordinate with City of Stuart Staff to administratively amend the landscape plan to reduce number of planted trees.
- Prior to any land preparation or other development activities a protective barrier easily visible to equipment operators shall be placed around all protected trees so as to encompass the entire tree protection zone. If a tree is mechanically damaged during construction then a replacement tree shall be provided per tree mitigation requirements.
- Tree locations and sizes provided by Christian Fenex Survey and Coastal Land Development,

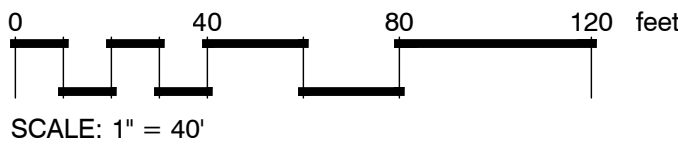
MITIGATION	INCHES AT DBH	REQUIRED INCHES (MITIGATE ON SITE OR PROVIDE PAYMENT IN LIEU OF)
SLASH PINE (1.5 X REPLACEMENT)	240	360 INCHES
SUB TOTAL		360 INCHES

TREE PRESERVATION CHART			
TREES FROM LANDSCAPE PLANS			
SPECIES	QNTY.	DBH INCHES	TOTAL INCHES
PINE TREE (6"DBH)	31	6	186
PINE TREE (8"DBH)	2	8	16
PINE TREE (10"DBH)	3	10	30
PINE TREE (12"DBH)	3	12	36
TOTAL		39	268

TREE MITIGATION PROVIDED			
TREES FROM LANDSCAPE PLANS : DEFICIT OF 92 INCHES (360" REMOVED- 268" PRESERVED)			
SPECIES	SIZE	QNTY.	Value
Sabal Palm	16' CT	31	4.5
TOTAL		31	139.5

Irrigation Notes:

- Adequate irrigation of landscaped areas shall be provided for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. Proposed landscaping will be low water use once established, therefore the irrigation system shall be designed accordingly.
- Irrigation systems shall conform to the following standards: Irrigation systems shall be continuously maintained in working order and shall be designed not to overlap water zones or to water impervious areas.
- No irrigation system shall be installed or maintained abutting any public street which causes water from the system to overspray onto the roadway or to strike passing vehicular traffic.
- Irrigation system shall be set to adequately irrigate all landscape during establishment period. The setting shall be reduced to a low water usage for all landscaping.



Landscape Data:

Total Site Area:	175,152 sf. (4.02 Ac.)
Total Developed Area:	175,152 sf. (4.02 Ac.)
Existing Use:	Vacant
Proposed Use:	Office & Warehouse
Proposed Zoning:	CPUD
Future Land Use Designation:	PUD
Minimum Number of Required Trees (175,152 / 2,500) + One tree for additional parking stalls	71 trees
Trees Provided (59 planted trees + 31 preserved trees + 17palms (35 palms/ 2))	107 trees

Sec. 6.04.02. General Provisions

	Required	Provided
A1. At least 50% of all required landscaping shall collectively consist of native vegetation	50%	80%
A1. No one tree shall exceed 25% of the the minimum number of trees required	Cannot exceed 13 trees	Maximum of 13 Trees
A2. Not less than 50% of all trees to meet requirements shall be shade trees	Minimum of 35 shade trees	Provided 42 shade trees

Sec. 6.04.02. General Provisions

B.1. Not less than 20% of the total gross area of a development shall be landscaped	35,030 sf.	46,709 sf.
B.2. Not less than 50 percent of the required landscaping for a major development shall be interior landscaping	17,515 sf	18,544 sf
B.7. In the event that number of parking stall exceeds the minimum number by the parking code (100 sf per additional stall)		11,679 sf (46,709 SF Landscape Provided - 35,030 sf Landscape Required)
(Exceed minimum stalls by 5 x 100sf = 500 sf of additional landscaping)	500 sf	
(For each additional 500sf of impervious area for additional stall one tree shall be provided 3x162sf= 610 sf/ 500= 1 tree)	1 tree	1 tree

Sec. 6.04.07 Parking Areas for multi-family and all non-residential developments

Parking area landscaping adjacent to streets		
A.2.a One tree for every 30 lf of required landscape strip, planted not more than 50-feet apart (135 lf)	4 trees	4 trees
A.4 Not less than 25% of the landscape strip shall be ground cover or sod		100%
Parking area landscaping adjacent to private property		
B.2.a One tree for every 30 lf of required landscape strip, planted not more than 50-feet apart (1,019 lf)	34 trees	38 trees
B.4 Not less than 25% of the landscape strip shall be ground cover or sod		100%
Parking area interior landscaping		
C.1. For a major development, not less than 50% of the required landscaping shall be interior landscaping (35,030 / 2= 17,515 sf)	17,515 sf	18,093 sf
C.2 One tree per every 30' (Side and rear building perimeter 840 lf/ 30= 28 Trees)	28 trees	28 palm trees
C.3. Interior landscaping shall include not less than one tree for every 500 sf of interior landscaped area (17,515 sf/ 500= 35 trees) (Provided 35 palms and 18 trees)	35 Minimum Trees	35 Provided
C.5. Interior islands shall contain one shade tree (4 interior islands= 4 shade trees)	4 shade trees	4 shade trees
C.6. Terminal islands shall contain one shade tree (5 terminal islands= 5 shade trees)	5 shade trees	5 shade trees
C.8. Not less than 50% of trees used in parking area interior landscaping shall be shade trees. (9 interior trees at parking)	5 shade trees	6 shade tree

Sec. 6.04.08 Development Landscaping Requirements

C. One existing or planted tree for every 2,500 sf of development site area + One tree for additional parking stalls	71 trees	71 trees
C. Not less than 20% of the development site shall be landscaped	35,030 sf	46,285 sf

Sec. 6.04.05 Xeriscape Landscaping

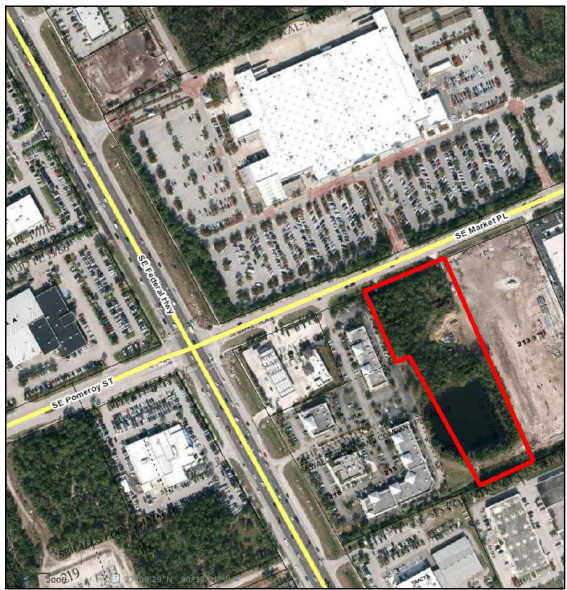
1. Min. 50 Points Required	
1. Utilization of moisture-sensing controller other than rain-sensor override device.	5 Points
2. Plan submitted with low, moderate and high water usage zones indicated on the landscape plan. (See general irrigation note 1)	5 Points
3. Grasses: 51% or more of the grass areas are made up of drought tolerant grass species from the list	10 Points
4. Shrubs: 51% percent or more of the required shrubs are made up of drought-tolerant species from the list.	10 Points
5. Trees: 51% or more than the required trees are made up of drought-tolerant species from the list.	10 Points
6. Utilization of compacted mulched planting beds at least 3" deep. No cypress mulch.	10 Points
Total:	50 Points

General Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Stuart prior to installation.
- The owner may replant the existing sabal palms on-site to count towards the sabal palms in the plant list.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Stuart Landscape Development Regulations. As-built drawings will be submitted to the City of Stuart with Certification of Landscaping installation and Maintenance.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place'.
 - For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
 - Large trees (height at maturity of more than 30') shall be planted no closer than a horizontal distance of 30' from the nearest overhead power line.
 - Medium height trees (height at maturity between 20' and 30') shall be offset at least 20' and small trees (height at maturity of less than 20') require no offset.
 - No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire or pad-mounted transformer.
 - Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines.
 - Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- Encroachments into required bufferyards and landscape areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscape areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.
- The property owner, or successors in interest, or agent, if any, shall be jointly and severally responsible for the following:
 - Regular maintenance of all landscaping to be kept alive and in good condition and in a way that presents a healthy, neat, and orderly appearance. All landscaping shall be maintained free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching and other maintenance, as needed and in accordance with acceptable horticultural practices;
 - Repair or replacement of required walls, fences, or structures to a structurally sound condition;
 - Regular maintenance, repair or replacement, where necessary, of any screening or buffering required by this division;
 - Perpetual maintenance to prohibit the re-establishment of harmful exotic species within landscaping and preservation areas; and
 - Replacement of any required landscaping in easement areas that may be disturbed by future maintenance.

Doug
Fitzwater
Landscape Architect

Phone: 772-260-9612
E-Mail: Doug@DougFitzwater.com



Lakeside Market Place

City of Stuart
Martin County, Florida

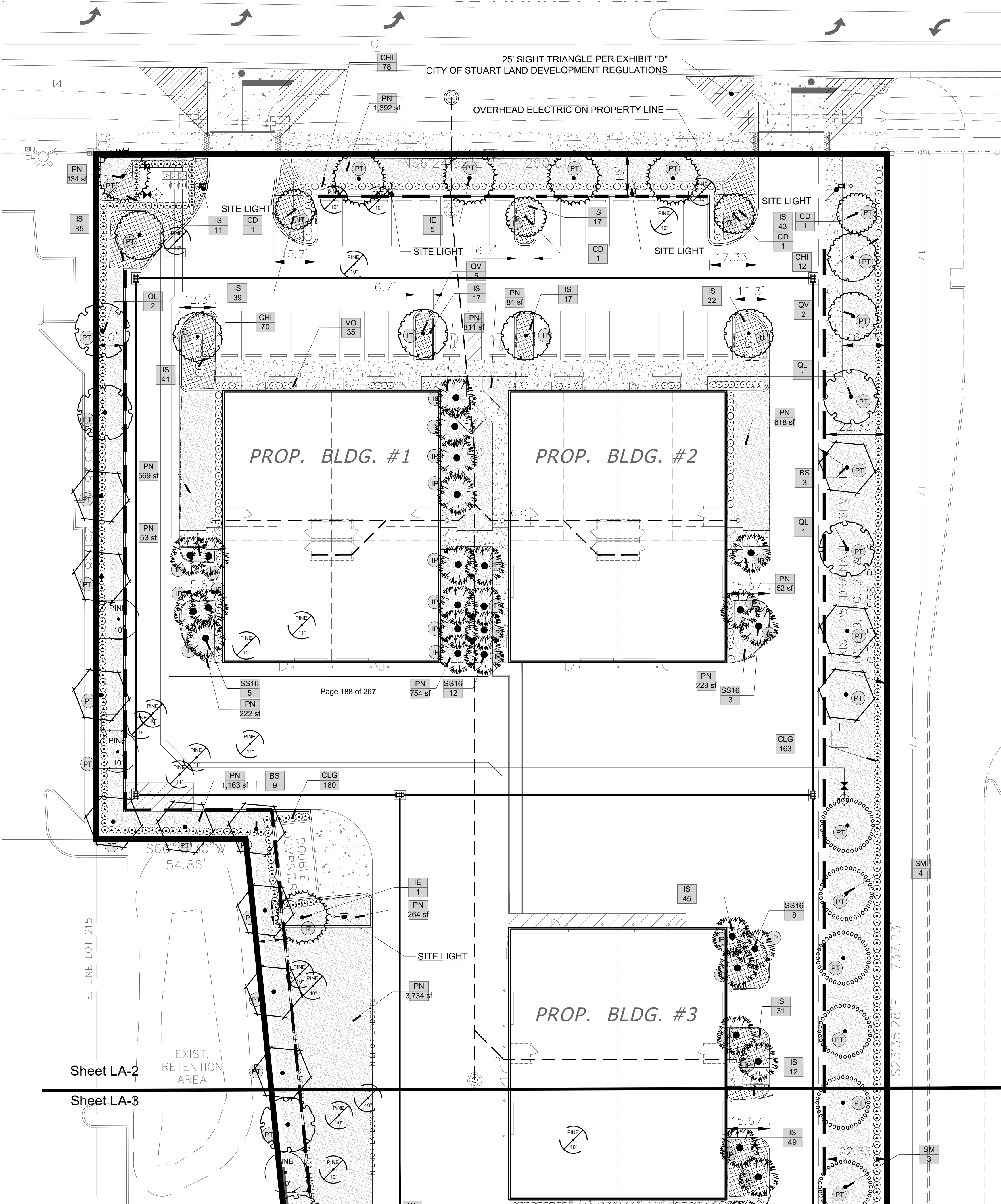
Landscape
Planting
Plan

Project Start Date: October 13, 2019
Drawn By: DF

Revisions:
1-27-20 Response to Comments
4-19-20 Response to Comments

Sheet:

LA1

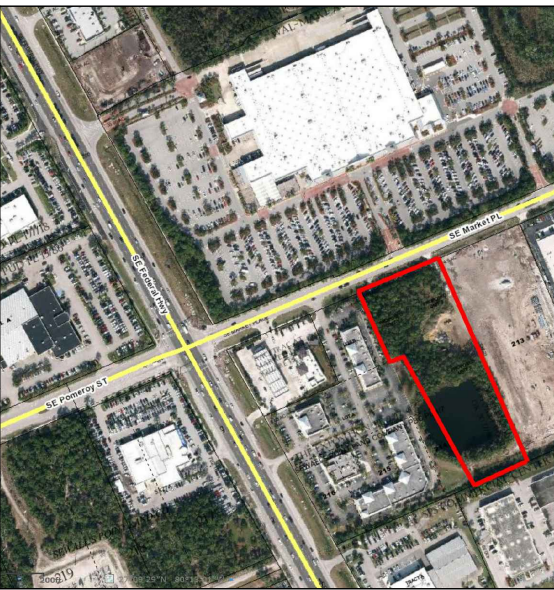


PLANT SCHEDULE SHEET LA2

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	CALIPER	NOTES	NATIVE
	BS	12	Bursera simaruba	Gumbo Limbo	Field Grown	12' HT	6' SPR	2" Caliper		Native
	CD	4	Coccoloba diversifolia	Pigeon Plum	65G	12' HT	6'W	2" Caliper		Native
	IE	6	Ilex x attenuata 'Eagleston'	Eagleston Holly	Field Grown	12' HT	6' SPR	2" Caliper		Native
	QL	4	Quercus laurifolia	Laurel-leaved Oak	Field Grown	12' HT	6' SPR	2" Caliper		Native
	QV	7	Quercus virginiana	Southern Live Oak	Field Grown	12' HT	6' SPR	2" Caliper		Native
	SM	4	Swietenia mahagoni	West Indian Mahogany	Field Grown	12' HT	6' SPR	2" Caliper		Native
MITIGATION TREE- REMOVED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	CALIPER	NOTES	NATIVE
	MR10	7	Mitigation Tree Removal	Slash Pine	Existing			10" Caliper		
	MR11	4	Mitigation Tree Removal	Slash Pine	Existing			11" Caliper		
	MR12	2	Mitigation Tree Removal	Slash Pine	Existing			12" Caliper		
	MR15	2	Mitigation Tree Removal	Slash Pine	Existing			15" Caliper		
MITIGATION TREES- PRESERVED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	CALIPER	NOTES	NATIVE
	MP10	2	Mitigation Tree Preserve Mitigation Tree Preservation	Slash Pine	Existing			10" Caliper		
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	CALIPER	NOTES	NATIVE
	SS16	25	Sabal palmetto	Cabbage Palmetto	Field Grown	16' CT			Slick, Heavy Caliper	Native
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	CHI	160	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	12" W	30" on-center	Native	
	CLG	305	Clusia guttifera	Small Leaf Clusia	3G	24" HT	12"W	30" on-center	Non-native	
	VO	35	Viburnum odoratissimum	Sweet Viburnum	3G	24" HT	12"W	24" on-center	Non-native	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	IS	368	Ilex vomitoria 'Schillings'	Schillings Holly	3G	12"HT	12" W		Native	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	PN	10,212 sf	Paspalum notatum	Bahia Grass	SOD					

Doug
Fitzwater
Landscape Architect

Phone: 772-260-9612
E-Mail: Doug@DougFitzwater.com



Lakeside Market Place
City of Stuart
Martin County, Florida

Landscape
Planting
Plan

Project Start Date: October 13, 2019
Drawn By: DF

Revisions:
1-27-20 Response to Comments
4-19-20 Response to Comments

Sheet:

LA2

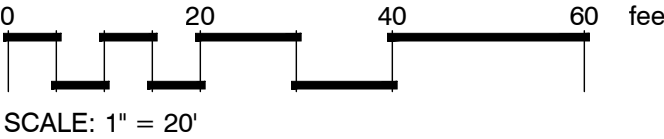
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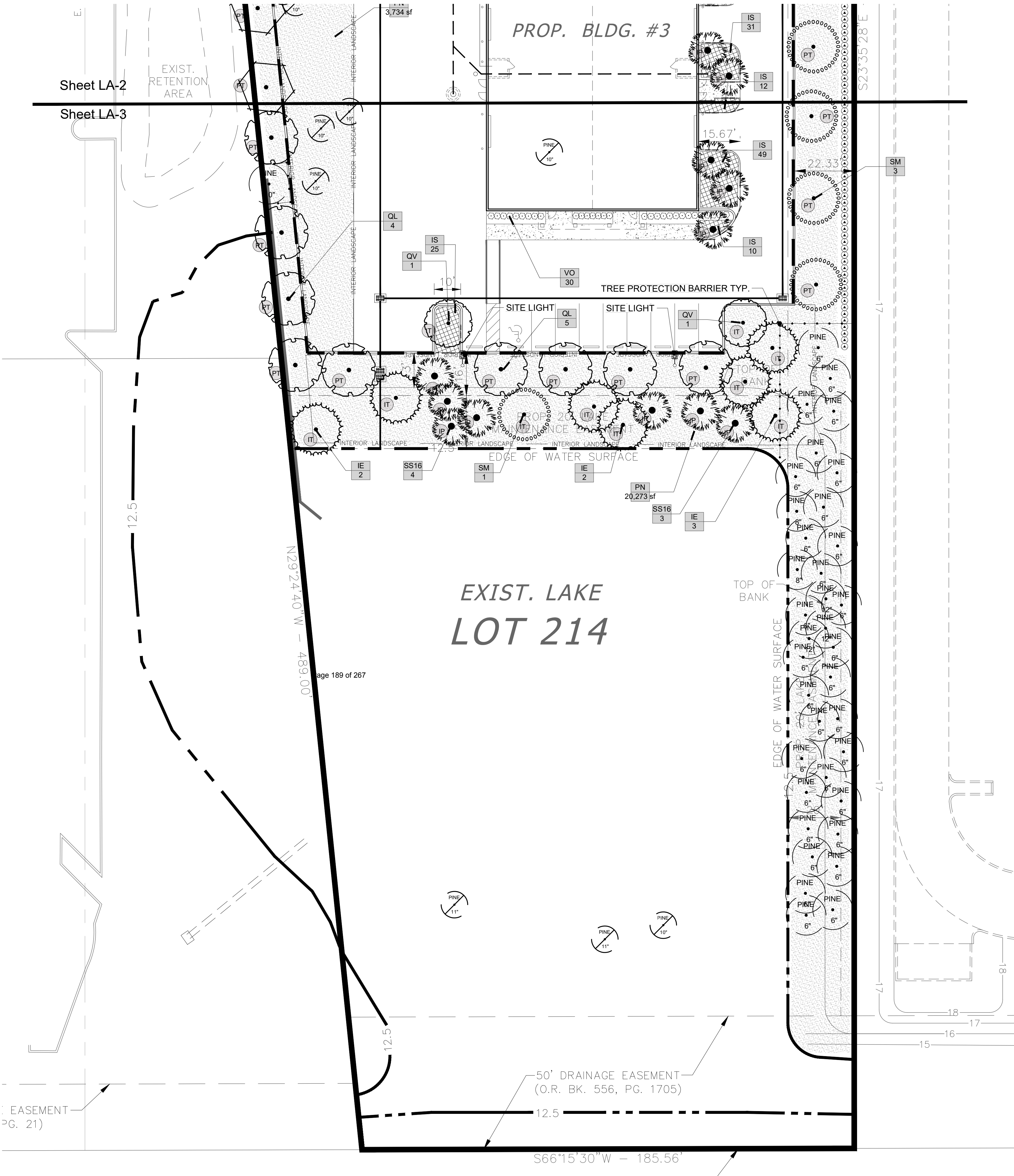
Sheet LA-3

CALL 48 HOURS
BEFORE YOU DIG

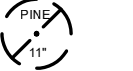
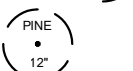
IT'S THE LAW!
1-800-432-4770

SUNSHINE STATE ONE CALL OF FLORIDA, INC.





PLANT SCHEDULE SHEET LA3

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	CALIPER	NOTES	NATIVE
	IE	7	Ilex x attenuata 'Eagleston'	Eagleston Holly	Field Grown	12' HT	6' SPR	2" Caliper		Native
	QL	9	Quercus laurifolia	Laurel-leaved Oak	Field Grown	12' HT	6' SPR	2" Caliper		Native
	QV	2	Quercus virginiana	Southern Live Oak	Field Grown	12' HT	6' SPR	2" Caliper		Native
	SM	4	Swietenia mahagoni	West Indian Mahogany	Field Grown	12' HT	6' SPR	2" Caliper		Native
MITIGATION TREE- REMOVED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	CALIPER	NOTES	NATIVE
	MR10	5	Mitigation Tree Removal	Slash Pine	Existing			10" Caliper		
	MR11	2	Mitigation Tree Removal	Slash Pine	Existing			11" Caliper		
MITIGATION TREES- PRESERVED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	CALIPER	NOTES	NATIVE
	MP10	1	Mitigation Tree Preserve Mitigation Tree Preservation	Slash Pine	Existing			10" Caliper		
	MP12	3	Mitigation Tree Preserve Mitigation Tree Preservation	Slash Pine	Existing			12" Caliper		
	MP6	31	Mitigation Tree Preserve Mitigation Tree Preservation	Slash Pine	Existing			6" Caliper		
	MP8	2	Mitigation Tree Preserve Mitigation Tree Preservation	Slash Pine	Existing			8" Caliper		
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	CALIPER	NOTES	NATIVE
	SS16	10	Sabal palmetto	Cabbage Palmetto	Field Grown	16' CT			Slick, Heavy Caliper	Native
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	CLG	38	Clusia guttifera	Small Leaf Clusia	3G	24" HT	12"W	30" on-center	Non-native	
	VO	30	Viburnum odoratissimum	Sweet Viburnum	3G	24" HT	12"W	24" on-center	Non-native	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	IS	96	Ilex vomitoria 'Schillings'	Schillings Holly	3G	12"HT	12" W		Native	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	PN	24,007 sf	Paspalum notatum	Bahia Grass	SOD					

Doug
Fitzwater
Landscape Architect

Phone: 772-260-9612
E-Mail: Doug@DougFitzwater.com



Lakeside Market Place

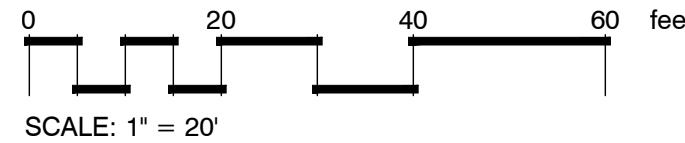
City of Stuart
Martin County, Florida

Landscape Planting Plan

Project Start Date: October 13, 2019
Drawn By: DF

Revisions:
1-27-20 Response to Comments
4-19-20 Response to Comments

Sheet:



LA3

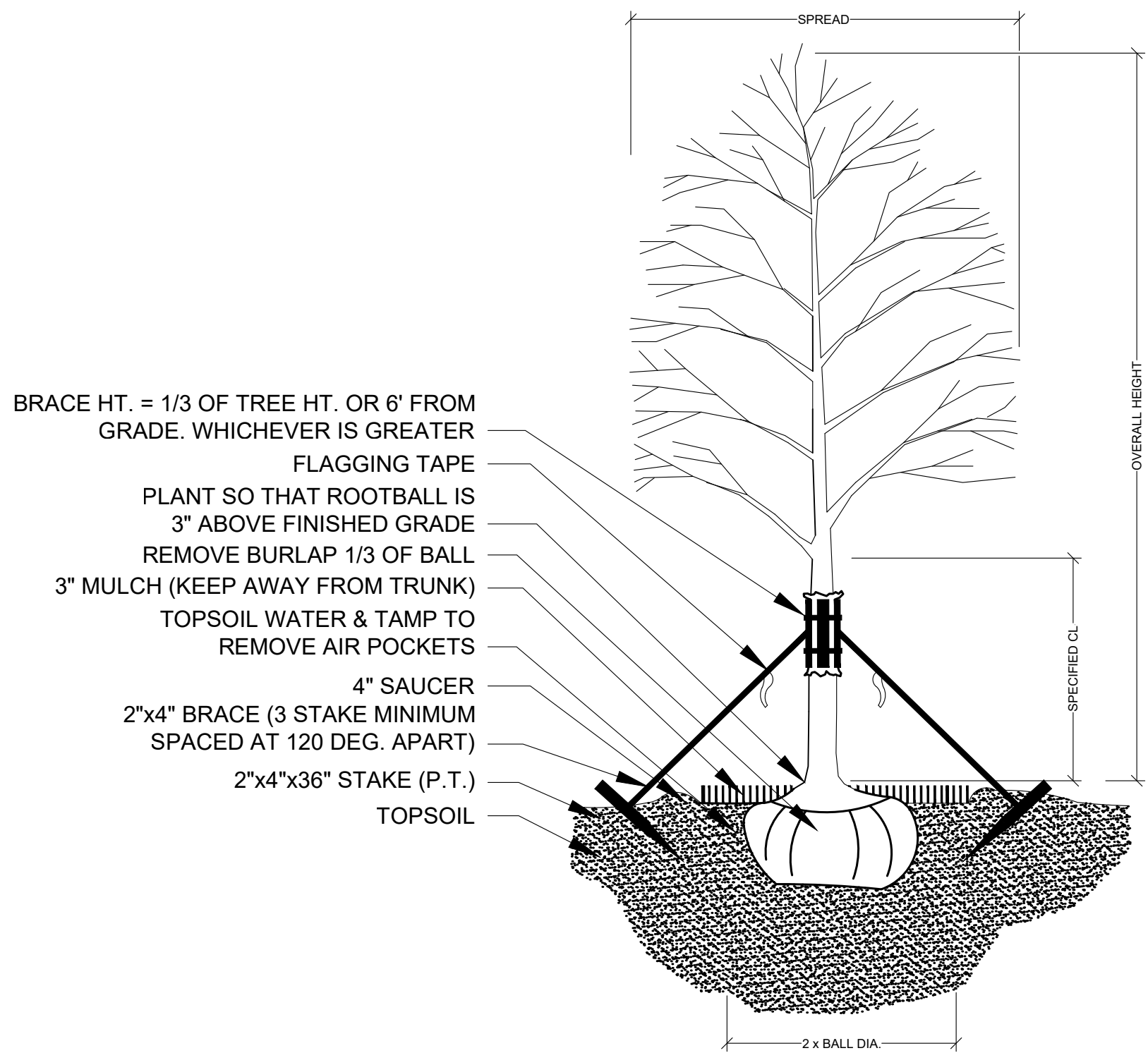
CALL 48 HOURS
BEFORE YOU DIG

IT'S THE LAW!
1-800-432-4770

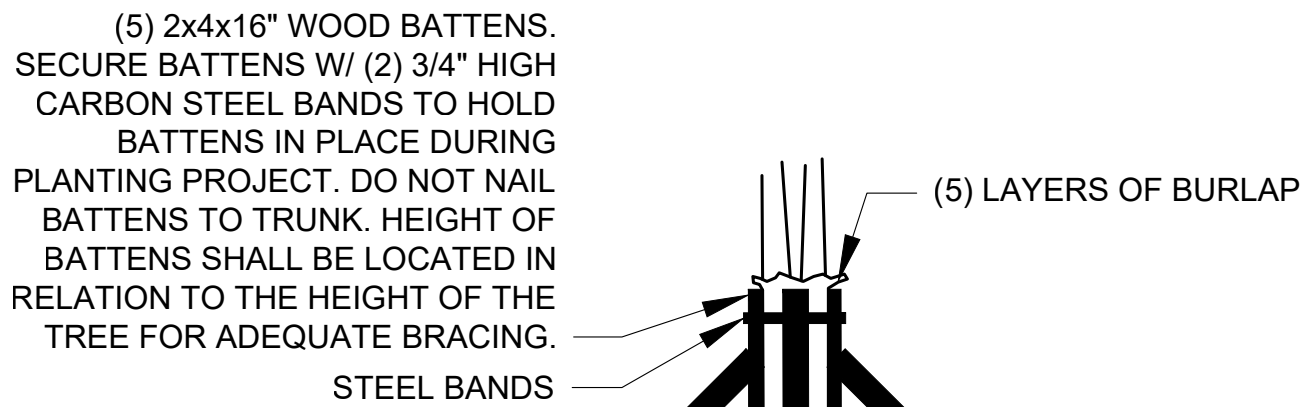
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

EASEMENT
(PG. 21)

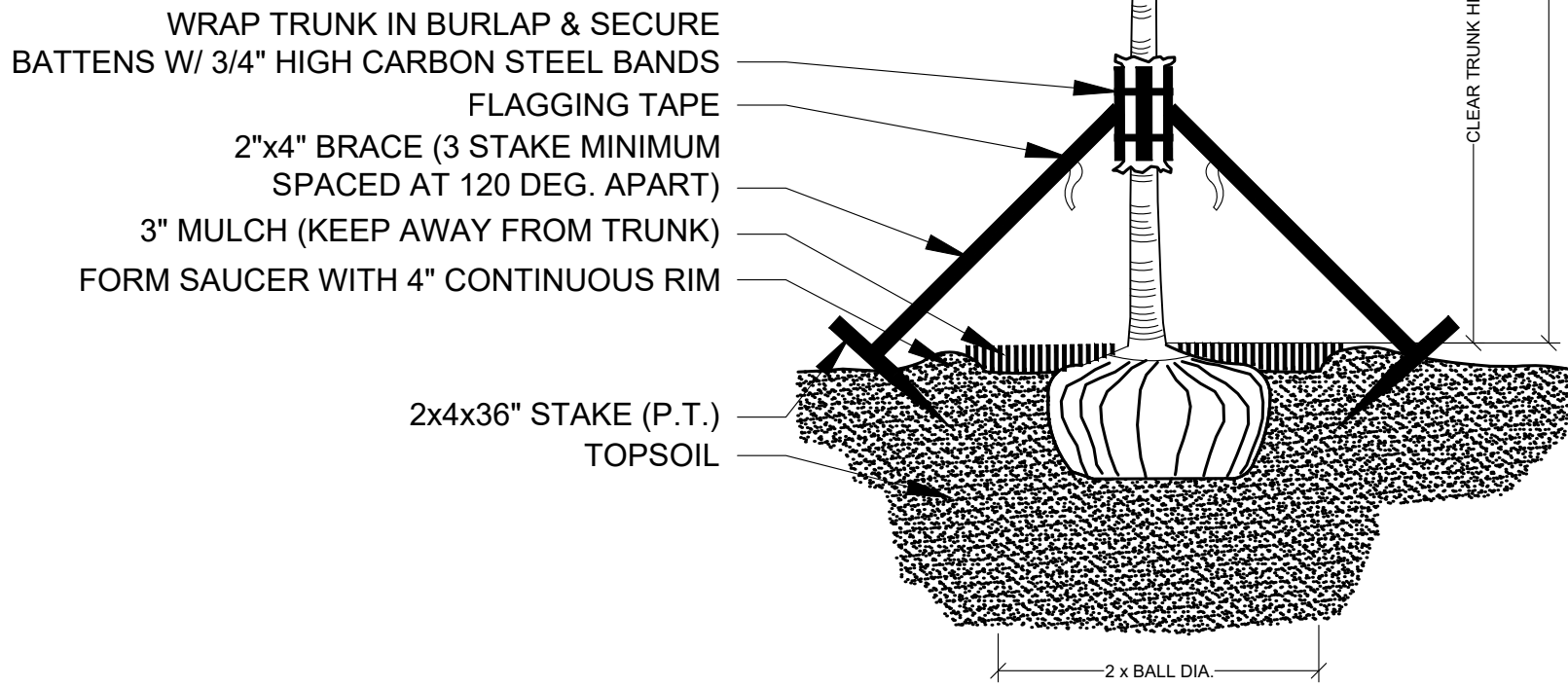
50' DRAINAGE EASEMENT
(O.R. BK. 556, PG. 1705)



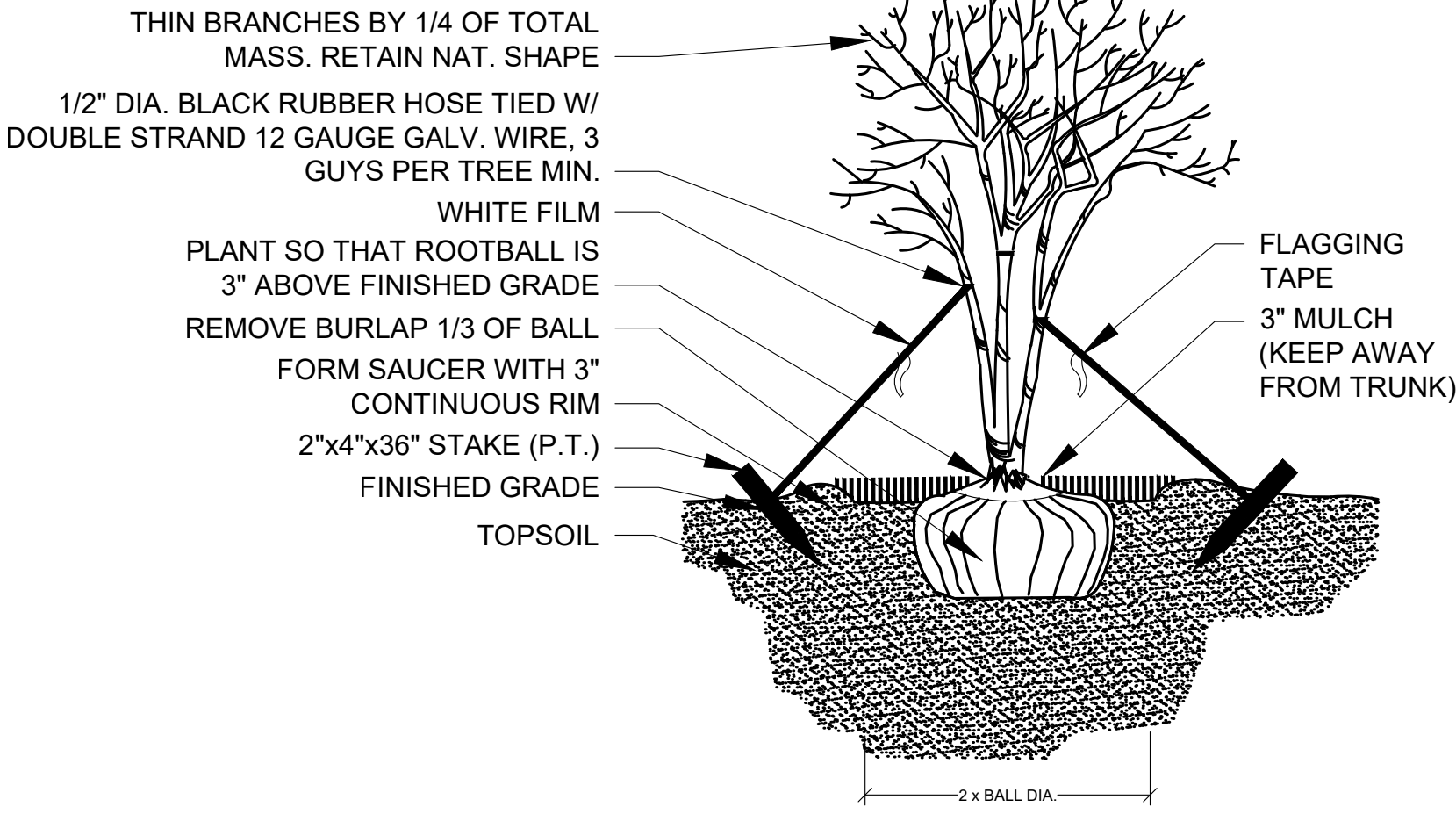
TREE PLANTING & STAKING
NOT TO SCALE



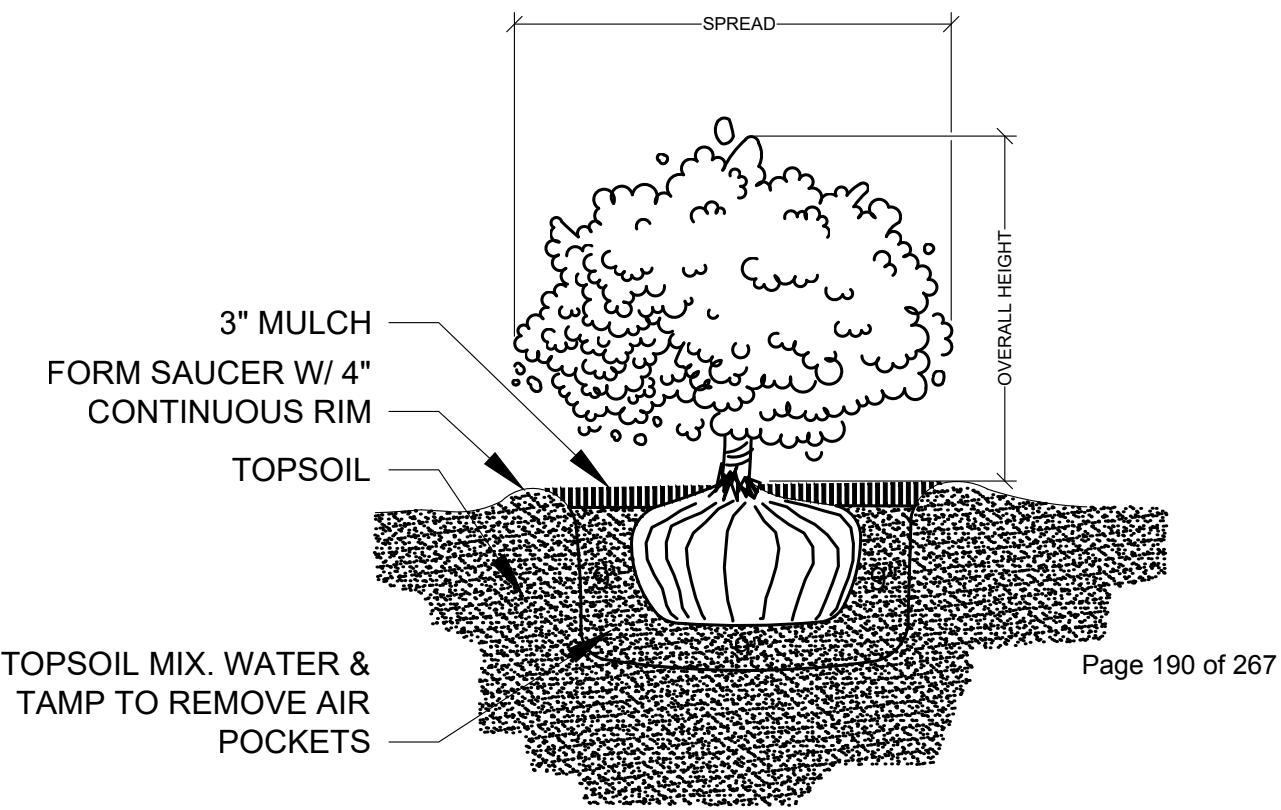
BRACING DETAIL
NOT TO SCALE



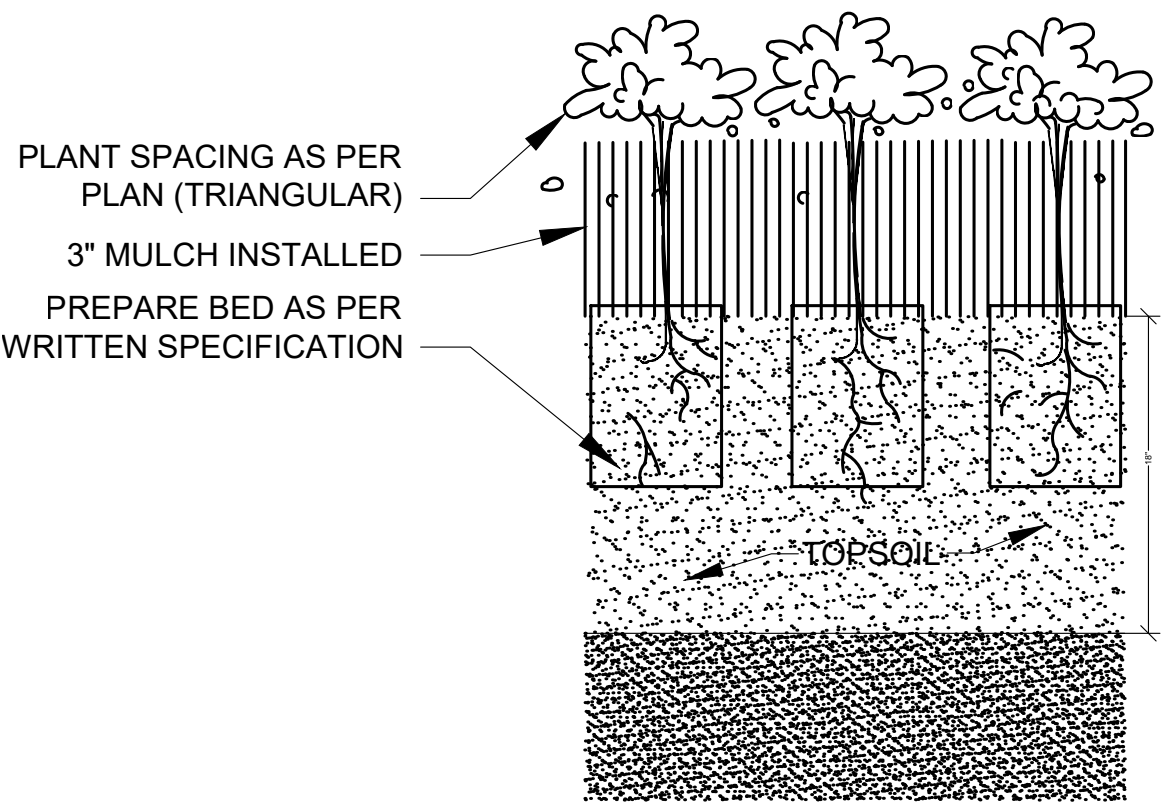
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



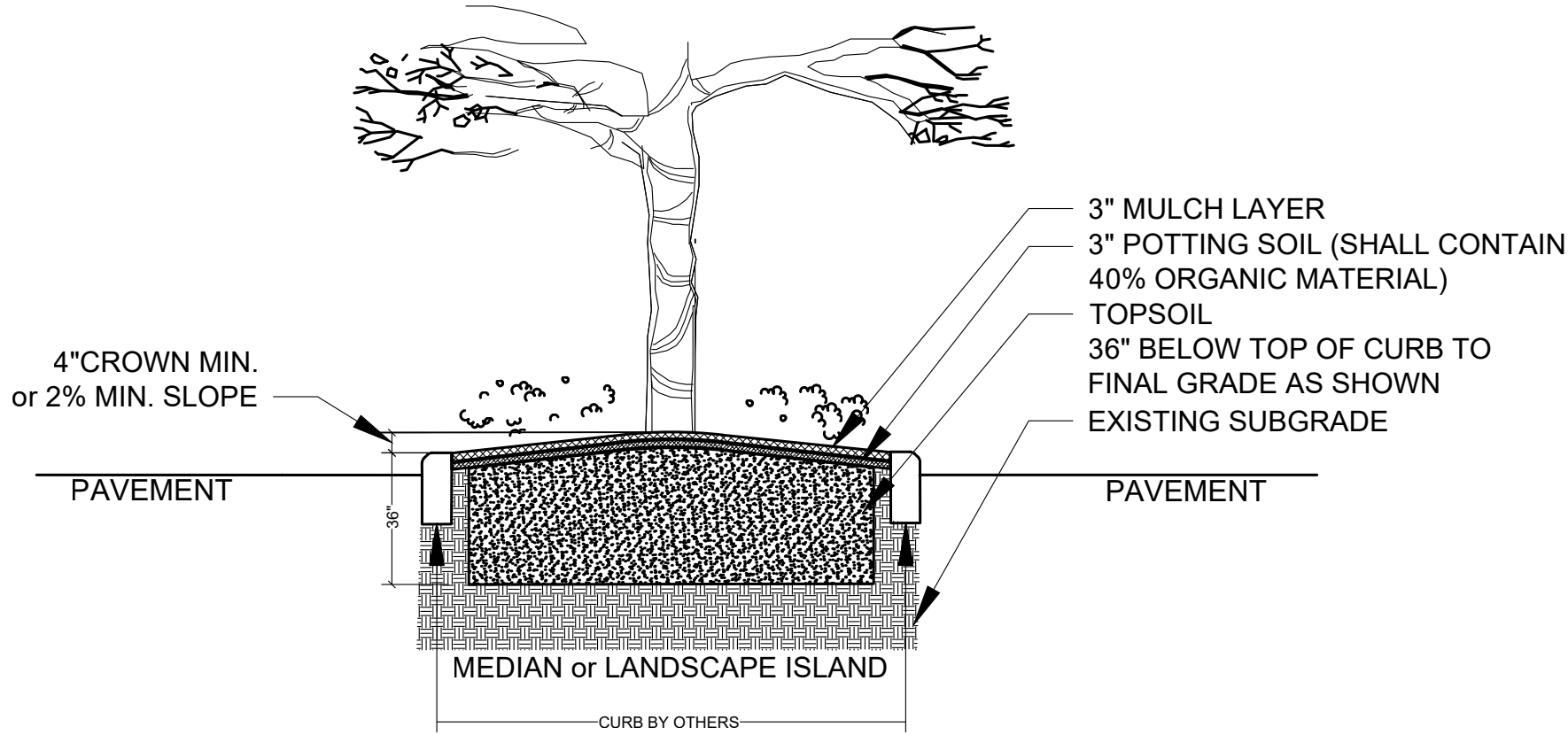
MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

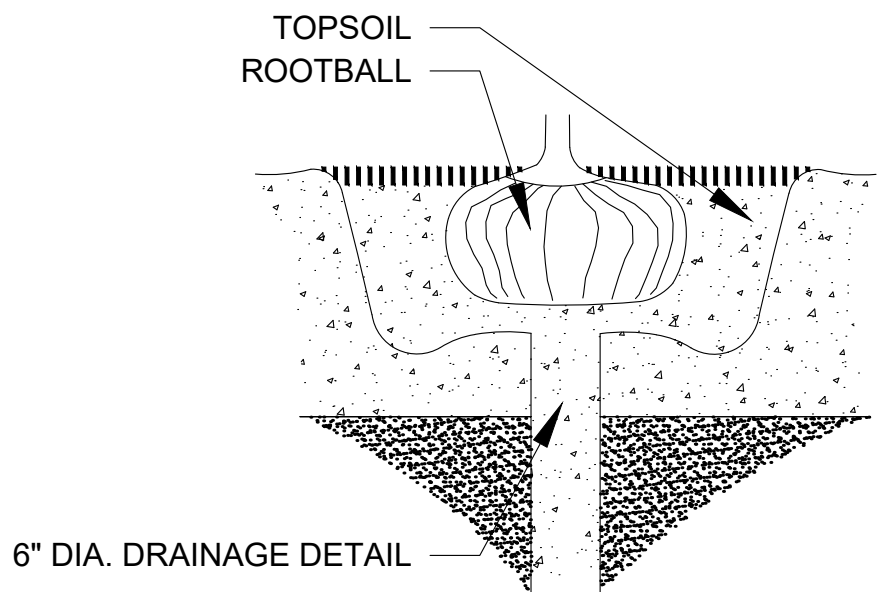


GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

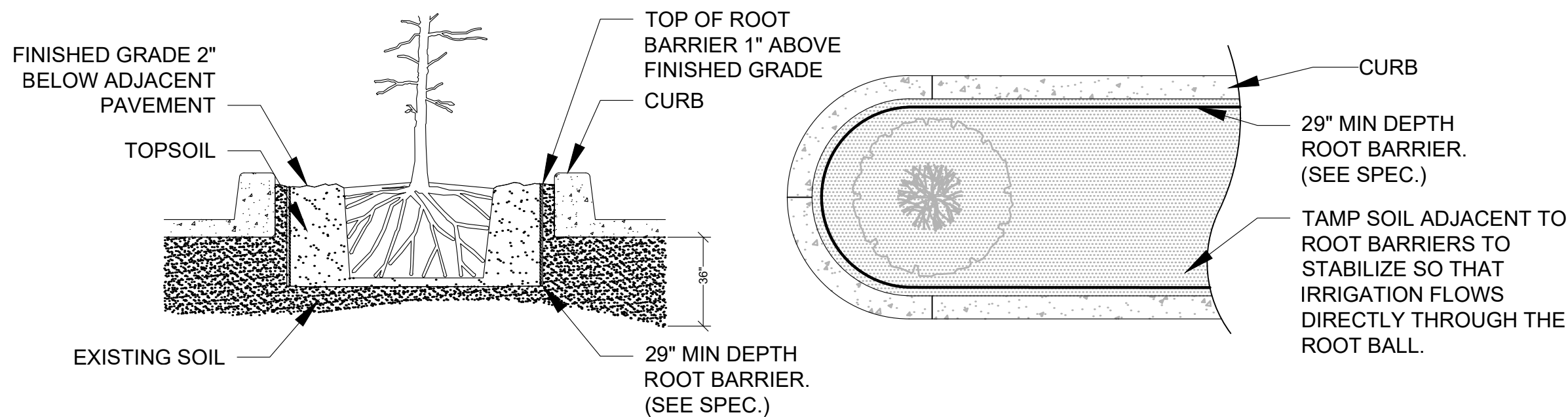


LANDSCAPE AREA PREPARATION DETAIL
NOT TO SCALE

- * TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1\"/>

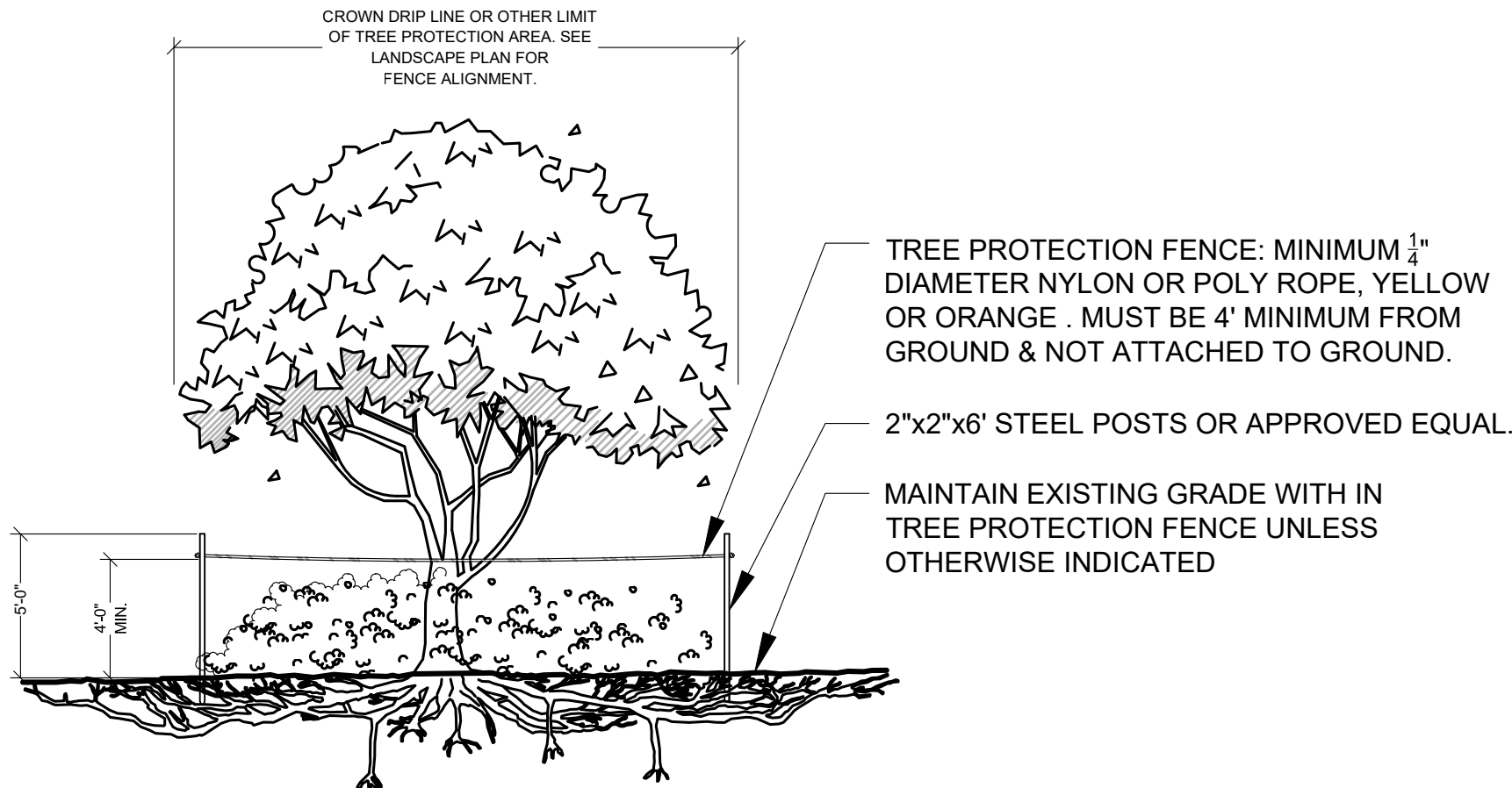


DRAINAGE TESTING DETAIL
NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

- NOTES:
- 1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
 - 2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 - 3- OWNER TO REQUEST ROOT BARRIER. NOT SPECIFIED ON THIS PLAN.



TREE PROTECTION BARRICADE
NOT TO SCALE

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

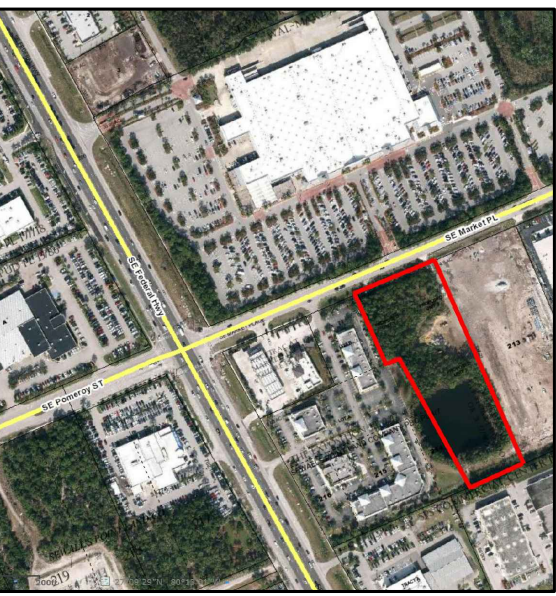
DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

- DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
- WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
- ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

**Doug
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Landscape Architect

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Lakeside Market Place

City of Stuart
Martin County, Florida

**Landscape
Planting
Detail**

Project Start Date: October 13, 2019
Drawn By: DF

Revisions:
1-27-20 Response to Comments
4-19-20 Response to Comments

Sheet:

LA4

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

- 1.01

A.

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

A.

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

A.

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

A.

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

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

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

A.

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

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

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

A.

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

A.

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

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

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

A.

CARE AND MAINTENANCE:
The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.
- B.

The Owner agrees to execute the instructions for such care and maintenance. Page 191 of 267
- 1.10

A.

SAFETY:
It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.
- B.

It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).
- 1.11

A.

CONTRACTOR QUALIFICATION:
The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.
- 1.12

A.

INSURANCE AND BONDING:
The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.
- B.

The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.
- 1.13

A.

PERMITS AND CERTIFICATES:
All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

- 2.01

A.

PLANT MATERIALS:
A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.
- B.

Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.
- C.

All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.
- D.

All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.
- E.

Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
- F.

The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

- 2.02

INSPECTION
- A.

The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.
- 2.03

A.

PROTECTION OF PLANT MATERIALS:
Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.
- B.

Plants with broken, damaged or insufficient rootballs will be rejected.
- C.

All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
- D.

Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.
- 2.04

A.

STORAGE
All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
- B.

No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.
- C.

The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
- D.

All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.
- 2.05

A.

PROTECTION DURING PLANTING:
Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails
- 2.06

A.

TOP SOIL:
Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)
- B.

Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.
- 2.07

A.

FERTILIZER:
Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.
- B.

Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.
- C.

Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container 1 tablet
3 gallon container 2 tablets
5 gallon container 3 tablets
7 gallon container 5 tablets
- Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.
- 2.08

A.

MULCH:
Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.
- B.

All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 3" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.
- PART 3

3.01

A.

EXECUTION
DIGGING:
The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
- 3.02

A.

GRADING:
Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
- B.

It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.
- 3.03

A.

PLANTING:
Planting shall take place during favorable weather conditions.
- B.

The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.
- C.

Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.
- D.

Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".
- E.

A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.
- F.

Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.
- G.

No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.
- H.

Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

- I.

All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.
- J.

All flagging ribbon shall be removed from trees and shrubs before planting.
- K.

Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.
- L.

All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.
- 3.04

A.

PRUNING:
Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.
- B.

Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.
- C.

Trees shall not be poled or topped.
- D.

Remove all trimming from site.
- 3.05

GUYING:
- A.

All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.
- B.

Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.
- C.

Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.
- D.

Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.
- 3.06

A.

WATER:
Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.
- B.

Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.
- 3.07

A.

SOD:
The Landscape Contractor shall sod all areas indicated on the drawings.
- B.

It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
- C.

The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.
- D.

Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
- E.

6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.
- F.

Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.
- G.

The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.
- H.

If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.
- 3.08

A.

SEEDING:
The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
- B.

Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.
- C.

Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
- D.

Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.
- 3.09

A.

CLEANING UP:
The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.
- 3.10

A.

MAINTENANCE:
Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.
- B.

Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
- C.

Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.
- D.

In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
- E.

Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.
- 3.11

A.

COMPLETION, INSPECTION AND ACCEPTANCE:
Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
- B.

Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
- C.

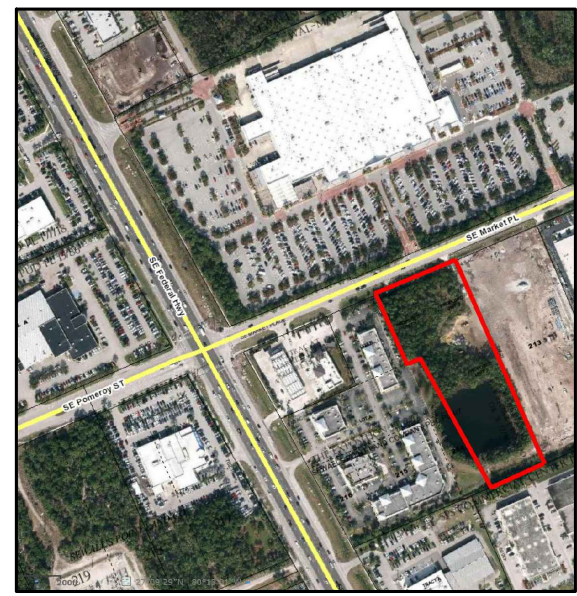
All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.
- D.

After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.
- E.

All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

Doug
Fitzwater
Landscape Architect

Phone: 772-260-9612
E-Mail: Doug@DougFitzwater.com



Lakeside Market Place

City of Stuart
Martin County, Florida

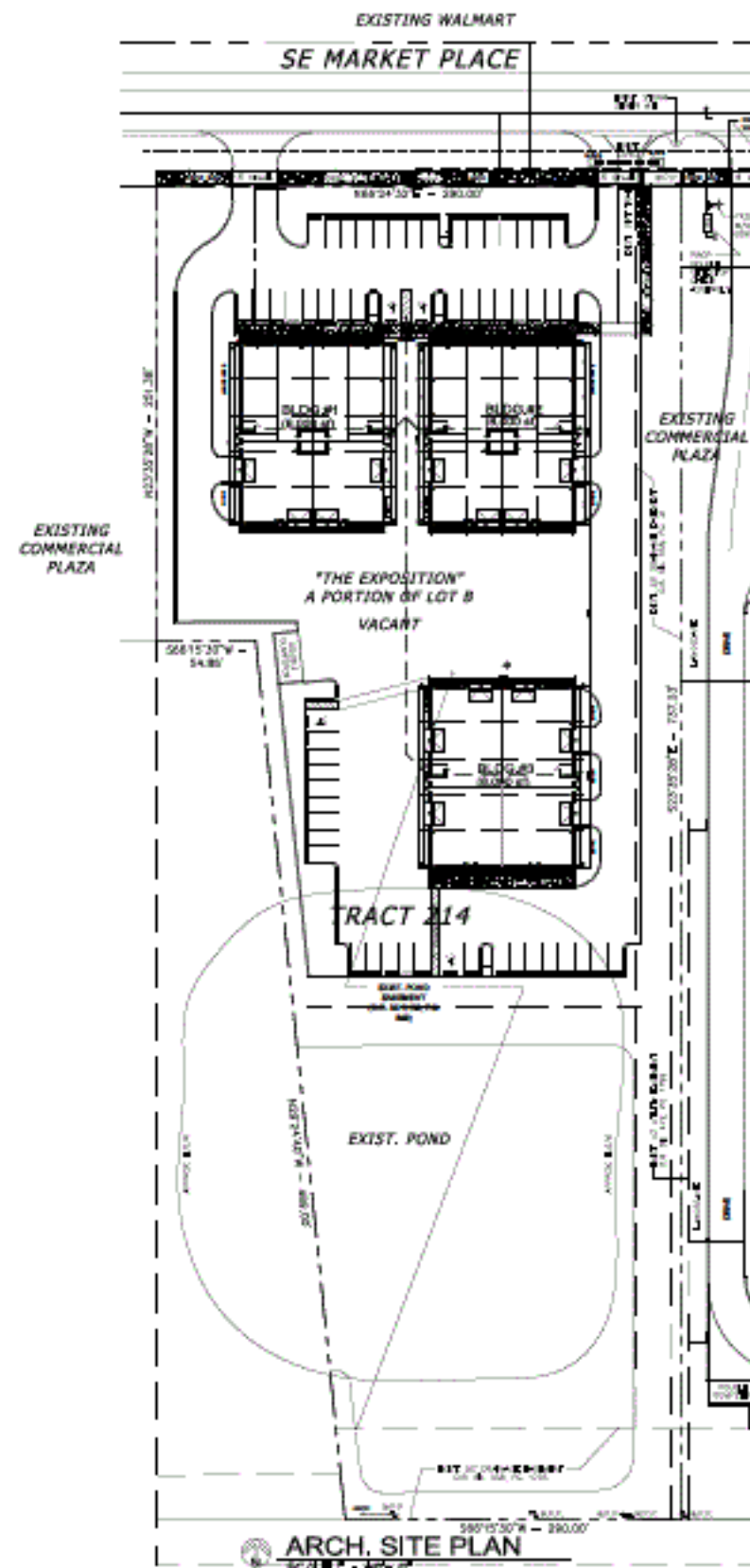
Specifications

Project Start Date: October 13, 2019
Drawn By: DF

Revisions:
1-27-20 Response to Comments
4-19-20 Response to Comments

Sheet:

LA5





AHERN & ASSOCIATES, ARCHITECTS, P.A.
3074 S.W. 17th Avenue, Suite 200
Fort Lauderdale, Florida 33311
(772) 220-8000 FAX 772-220-8001

GENERAL PROJECT NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE F.L.A.C. CODES AND ORDINANCES.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE F.L.A.C. CODES AND ORDINANCES.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE F.L.A.C. CODES AND ORDINANCES.

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10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE F.L.A.C. CODES AND ORDINANCES.

PROJECT TITLE:
COASTAL LAND DEVELOPMENT
MARKET PLACE BUSINESS CENTER
NEW CONSTRUCTION



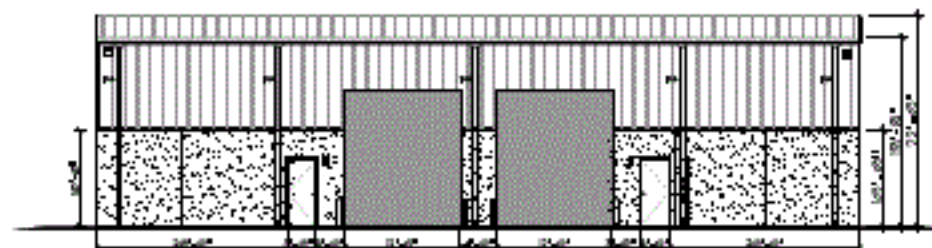
REV. DATE:
PROJECT: 2019-2152
SHEET: SD-1

26-AUGUST-2019

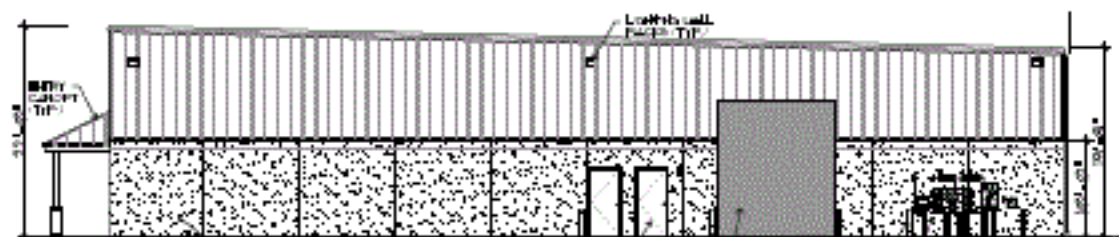

 Digitally signed by John M. Ahern
 DN: cn=John M. Ahern, o=Ahern & Associates, ou=Architects, email=jahern@ahernarchitects.com, c=US
 Date: 2019.08.26 14:00:00 -0400



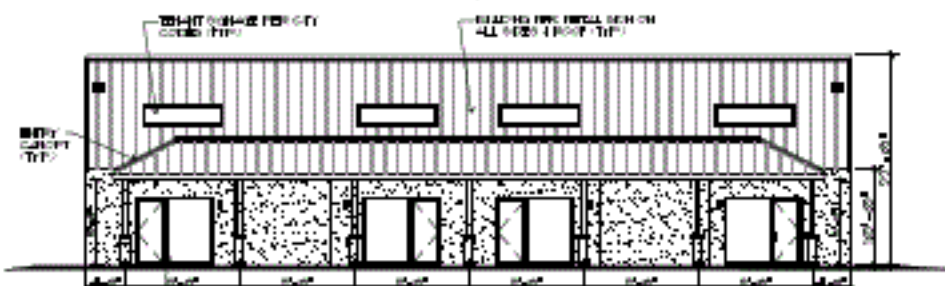
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SOUTH



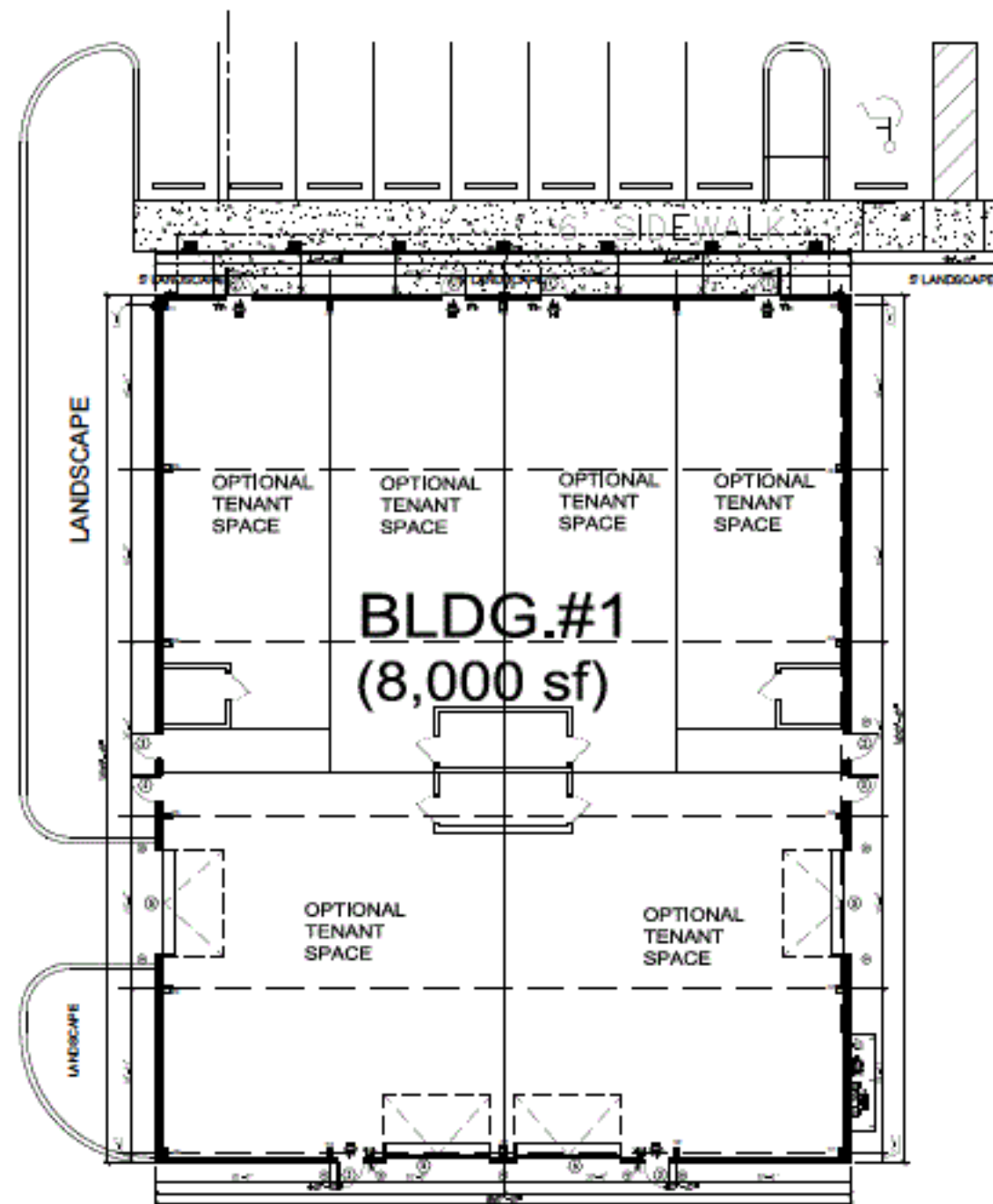
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NORTH

BUILDING #1 EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

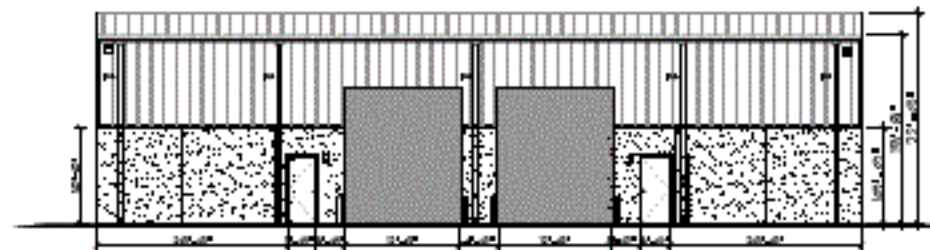


BUILDING #1 FLOOR PLAN

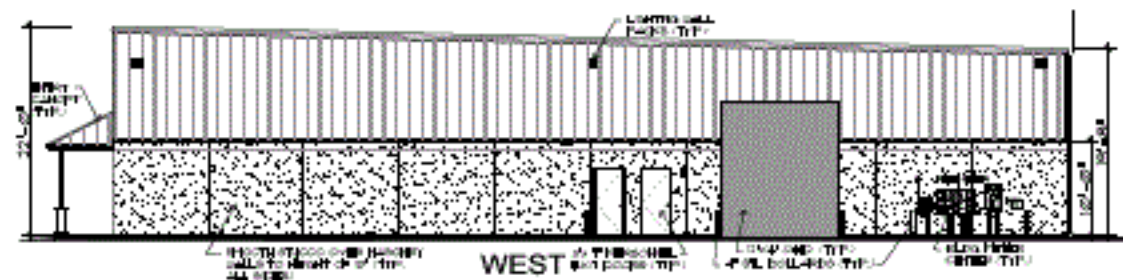
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EAST



SOUTH



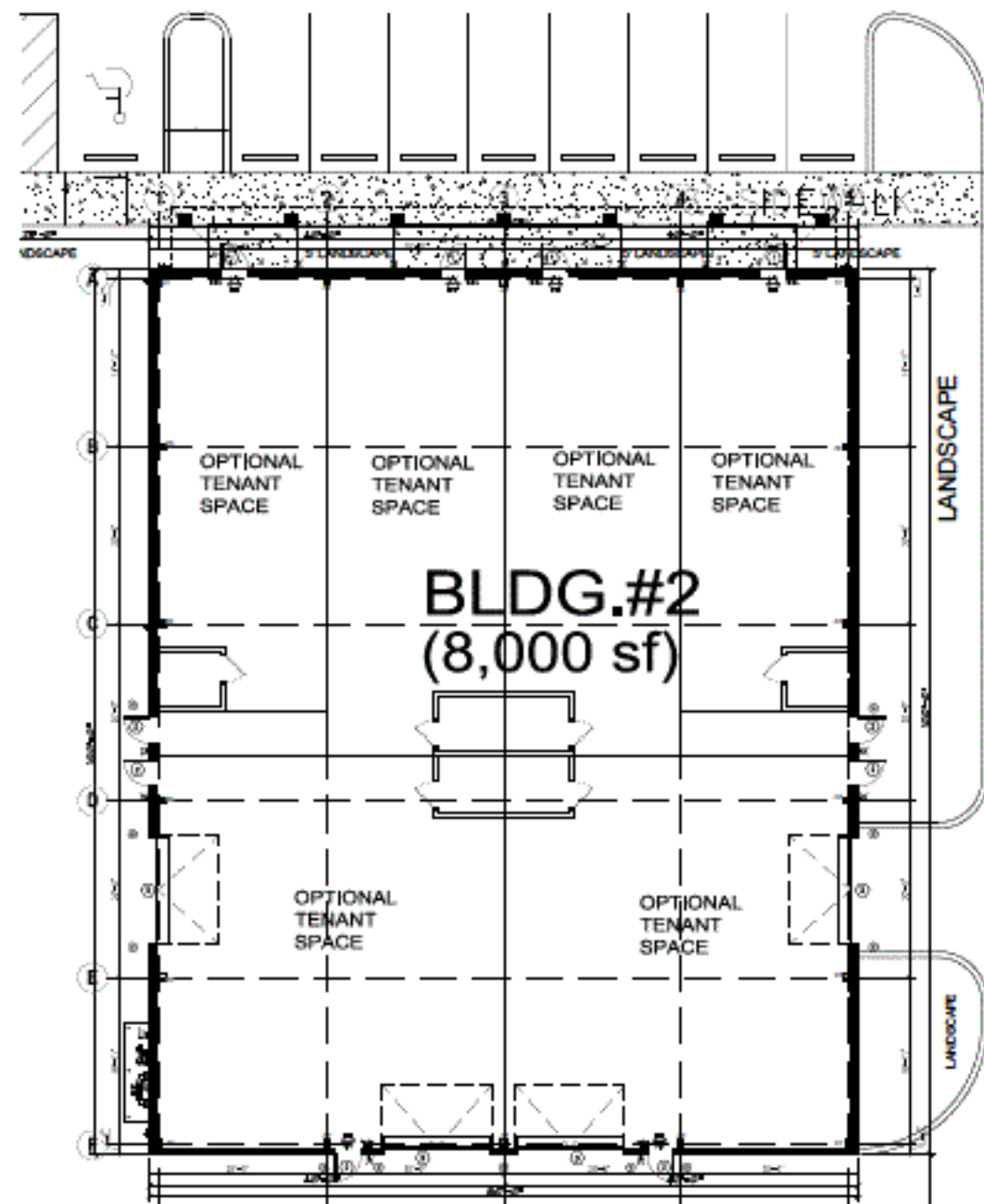
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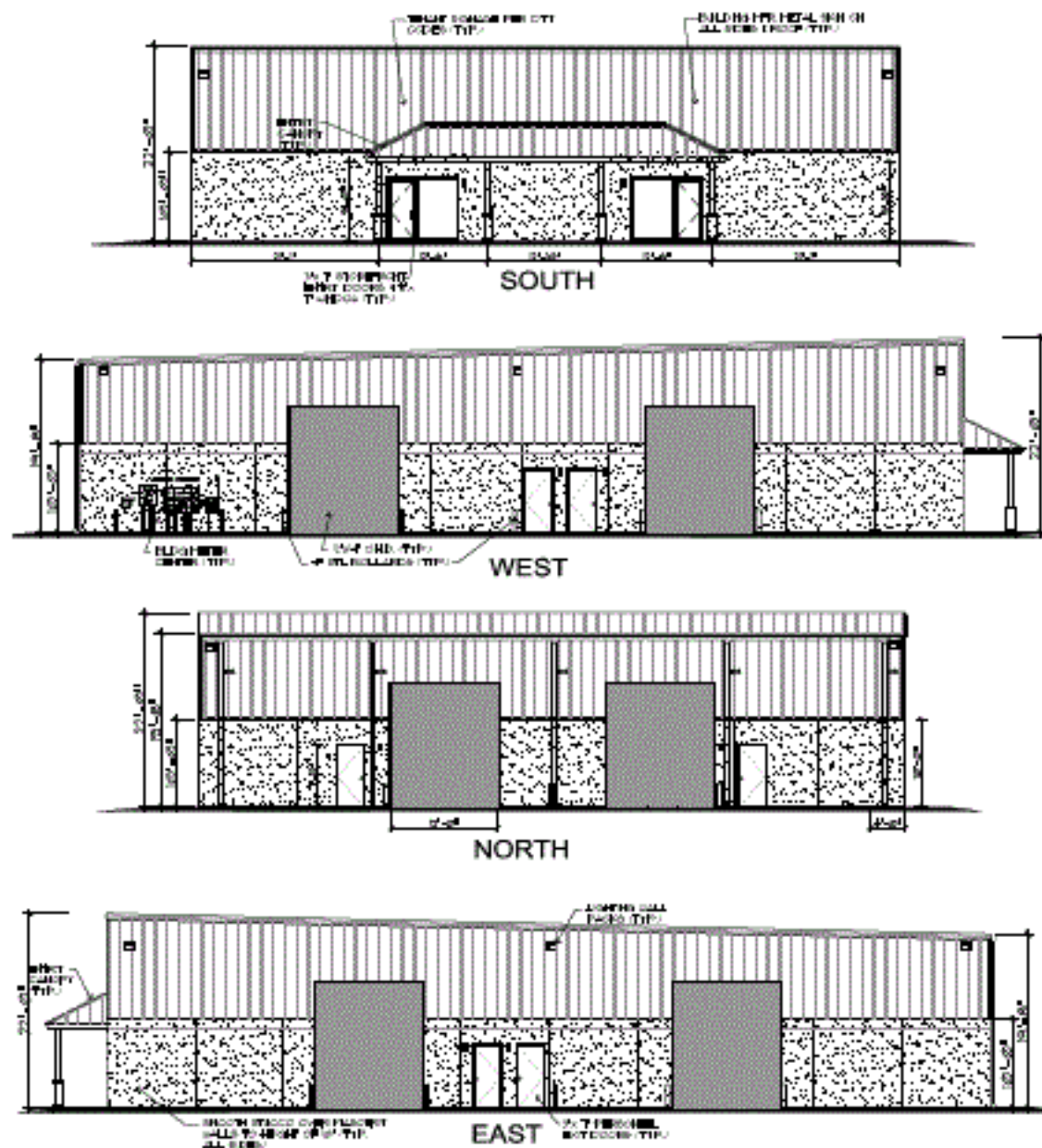
BUILDING #2 EXTERIOR ELEVATIONS

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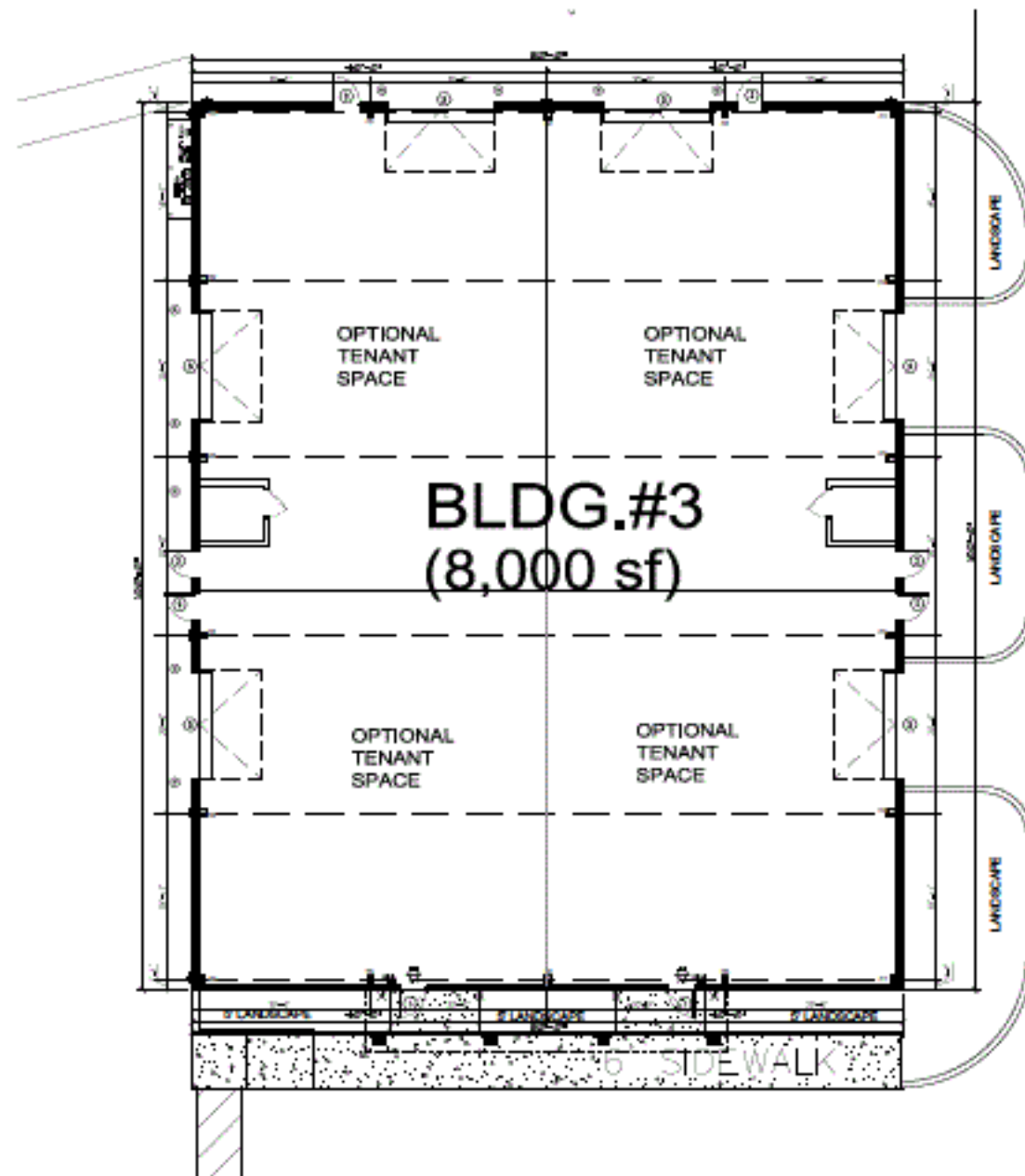


BUILDING #2 FLOOR PLAN

SCALE 1/4" = 1'-0"



BUILDING #3 EXTERIOR ELEVATIONS
SCALE 1/4" = 1'-0"



BUILDING #3 FLOOR PLAN
SCALE 1/4" = 1'-0"

Digitally signed by John M. Ahern
DN: cn=John M. Ahern, o=John M. Ahern & Associates, P.A., ou=John M. Ahern & Associates, P.A., email=jahern@jmaahern.com, c=US
Date: 2019.08.26 10:00:00 -0400

AHERN & ASSOCIATES, P.A.
2674 S.W. 102nd Ave., Suite 200, Miami, FL 33155
(772) 232-9907 FAX 232-9908

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IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON
NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM JOHN M. AHERN, ARCHITECT

PROJECT TITLE
COASTAL LAND DEVELOPMENT
MARKET PLACE BUSINESS CENTER
NEW CONSTRUCTION



REV. DATE:
PROJECT 2019-2152
ISSUED
2019-08-26

26-AUGUST-2019

SD-4

SASKOWSKY & ASSOCIATES, INC.
ECOLOGICAL CONSULTANTS
Stuart, Florida

ENVIRONMENTAL ASSESSMENT:
LAKESIDE MARKETPLACE PUD
SE MARKET PLACE
Parcel Control No.:
38-38-41-010-000-00020-8

This Environmental Assessment includes maps and text which depict the site's wetland and upland habitats, if present, previous impacts or any other significant ecological or environmental features present on the subject property:

Legal Description- EXPOSITION, LOT B (LESS BEG NW COR, NE ALG N/LN 470.88, SE 251.38 TO LOT LN, SW 445.14 TO W/LN LOT B, NW 253.86 TO POB. AS DESC IN OR 604/820)

Site Location- The 4.020-acre property is located on SE Market Street, Stuart, Florida. (Sec. 38, T38S, R41E). Please refer to Exhibit "1"-Location Aerial.

Site Description- The subject property was cleared a number of years ago. The subsequent regrowth of vegetation includes a mix of invasive exotic trees and a few native slash pines and cabbage palms. A man-made retention pond (+/- 0.94 acres) and a drainage ditch (south property line) are located on the property. Remnants of homeless camps and piles of trash and debris were noted on site. Please refer to Exhibit "2"-Site Aerial.

Total property- 4.020 acres
Wetlands- 0 acres
Uplands- 3.08 acres
Retention Pond- 0.94 acres
Native upland habitat- 0 acres
Preserve Area required- 0 acres

Habitats - The following habitats were found to be present on the site;

Wetlands Habitat- There are no wetlands on the subject property. The site was field reviewed for the presence of wetland indicators (hydric soils, wetland vegetation, hydrological indicators). None were found to be present on the site to indicate that a wetland currently exists. The Soils Map of Martin County indicates hydric soils were once present in the area around the subject property and may have existed on the northwest corner of the property line (See Exhibit "3"-Soils Map). However, these wetlands have been filled in and the areas have been developed.

Uplands Habitat- The upland portion of the site consists of invasive exotic vegetation including Australian pine, Ear-leaf acacia, Melaleuca, and Brazilian pepper. Numerous Slash pines are noted onsite with a few cabbage palms and saw palmetto. There is no native upland habitat on the property. A clearing permit was issued by the City of Stuart for the removal of exotic vegetation.

(Habitats continued);

Retention Pond-A 0.94-acre man-made retention pond is located on the subject property.

Protected Species – The following is a list of rare, endangered, threatened, or species of special concern, of both flora and fauna, with the potential to be found on the subject property (based on the Florida Fish and Wildlife Conservation Commission list):

FLORA: None

FAUNA:

Fish: None

Amphibians:

Gopher frog (*Lithobates capito*) SSC; Not observed (Because of habitat destruction, the gopher frog is very rare in its traditional southern range.

Reptiles:

Gopher tortoise (*Gopherus polyphemus*) ST
Florida pine snake (*Pituophis melanoleucus mugitus*) SSC
Eastern indigo snake (*Drymarchon corais couperi*) FT

Birds:

Little blue heron (*Egretta caerulea*) SSC
Snowy egret (*Egretta thula*) SSC
White ibis (*Eudocimus albus*) SSC
Wood stork (*Mycteria americana*) FE
Florida sandhill crane (*Grus canadensis praetensis*) ST

Mammals: None

FT-Federally threatened ST- State threatened SSC-Species of special concern

A gopher tortoise/listed species survey was conducted in accordance with the scientific methodology and techniques outlined in *Wildlife Methodology Guidelines* and in *Ecology & Habitat Protection Needs of Gopher Tortoise Populations Found on Lands Slated for Development in Florida* published by the Florida Wildlife Commission (FWC). Methodology employed was parallel belt transects walked at ten-meter intervals or as otherwise adjusted based on specific site conditions. In addition, while conducting the pedestrian transects through the subject property, any listed species observed was noted.

There were no gopher tortoise burrows located on the subject property. No other listed species of flora or fauna was found to utilize the subject property, nor were any other indicators of listed species noted on the subject property (scat, burrows, nests, dens, etc.) on the day of the gopher tortoise survey.

(Environmental Assessment continued);

Wildlife Observations-This heavily degraded site is not expected to support any significant amount of wildlife other than typical urban species (raccoon, opossum, rats). However, the onsite pond does provide habitat for fish, reptiles and amphibians. In addition, wading birds can be expected to utilize the lake.

Florida Land Use, Cover, & Forms Classification System (FLUCFCS) -The following classification numbers are assigned to the subject property:

740 Disturbed Lands-Disturbed Lands are those areas which have been Changed due primarily to human activities other than mining.

524 Lakes-less than 10 acres (4 hectares) which are dominant features.



Signed: _____

Daniel M. Saskowsky, President, Senior Ecologist
Saskowsky & Associates, Inc.

Date: 1-13-2020

4639 SE Glenridge Trail
Stuart, Florida 34997

Phone: 772-283-3490 772-708-6641
email: dsaskowsky@bellsouth.net

**EXHIBIT “1”-
LOCATION AERIAL
LAKESIDE MARKETPLACE PUD**



SE Market Place, Stuart, Florida.

**EXHIBIT "2"-
SITE AERIAL
LAKESIDE MARKETPLACE PUD**



Total property- 4.020 acres

Wetlands-0 acres

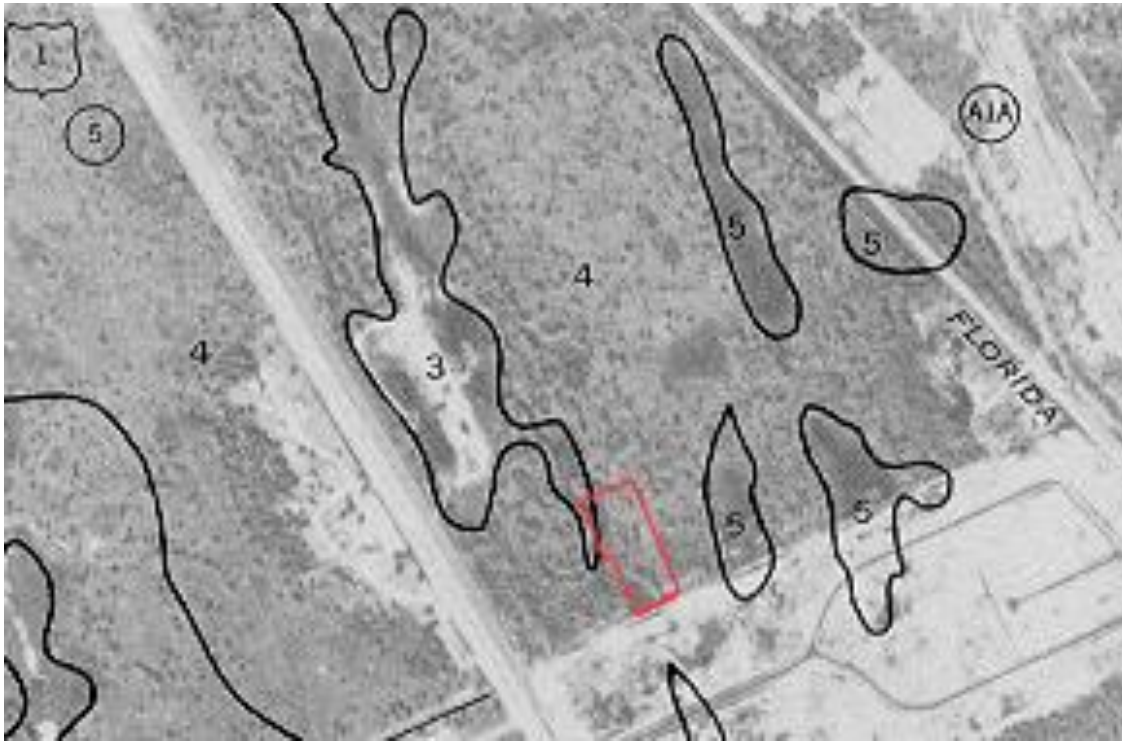
Uplands-3.08 acres

Retention Pond-0.94 acres

Native upland habitat-0 acres

Preserve Area required-0 acres

**EXHIBIT "3"-
SOILS MAP
LAKESIDE MARKETPLACE PUD**



#3-Lawnwood fine sand, depressional

#4-Waveland sand

#5-Waveland sand, depressional

SASKOWSKY & ASSOCIATES, INC.
ECOLOGICAL CONSULTANTS
ECOLOGICAL SURVEYS & ASSESSMENTS
WETLAND DELINEATION & WETLAND MONITORING
PRESERVE AREA MANAGEMENT PLANS
NATIVE LANDS MANAGEMENT
HABITAT RESTORATION

January 6, 2020

Eva Salinas
620 South Meridian Street
Tallahassee, Florida 32399-1600

**RE: LAKESIDE MARKETPLACE PUD; SE Market Place, Stuart, Martin County, FL.
PCN; 38-38-41-010-000-00020-8.**

Greetings Ms. Salinas;

I am requesting listed species occurrences records and critical habitats information for a project located in Martin County, Florida. The City of Stuart is requesting the information as part of the development review process for this parcel. Please refer to Exhibit "1"-Site Aerials. The 4.020-acre site is located in a commercial/retail section of Stuart. The property does not contain any native upland habitat or wetlands. A man-made retention lake (0.94-acres) is located on the site. Exotic vegetation (Brazilian pepper, ear-leaf acacia, Australian pine, Melaleuca) was removed from the site last year but is rapidly returning. There are no structures on the site. However, remnants of numerous homeless camps were observed.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Daniel M. Saskowsky".

Daniel M. Saskowsky, President, Senior Ecologist
Saskowsky & Associates, Inc.

4639 SE Glenridge Trail
Stuart, Florida 34997

Phone: 772-283-3490 772-708-6641
e-mail: dsaskowsky@bellsouth.net

EXHIBIT “1”-Site Aerials



PCN; 38-38-41-010-00020-8, Martin County



SASKOWSKY & ASSOCIATES, INC.
ECOLOGICAL CONSULTANTS
ECOLOGICAL SURVEYS & ASSESSMENTS
WETLAND DELINEATION & WETLAND MONITORING
PRESERVE AREA MANAGEMENT PLANS
NATIVE LANDS MANAGEMENT
HABITAT RESTORATION

January 6, 2020

Cody VanderPloeg
Archaeological Data Analyst
Florida Master Site File
500 South Bronough Street
Tallahassee, FL 32399-0250

RE: SE Market Place, Stuart, Martin County. PCN; 38-38-41-010-000-00020-8.

Greetings Mr. VanderPloeg;

I am inquiring about any historical or archeological considerations in the area of the subject project site. The City of Stuart is requesting the information as part of the development review process for this parcel. Please refer to Exhibit "1"-Site Aerial. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Daniel M. Saskowsky". The signature is written in a cursive, flowing style.

Daniel M. Saskowsky, President, Senior Ecologist
Saskowsky & Associates, Inc.

4639 SE Glenridge Trail
Stuart, Florida 34997

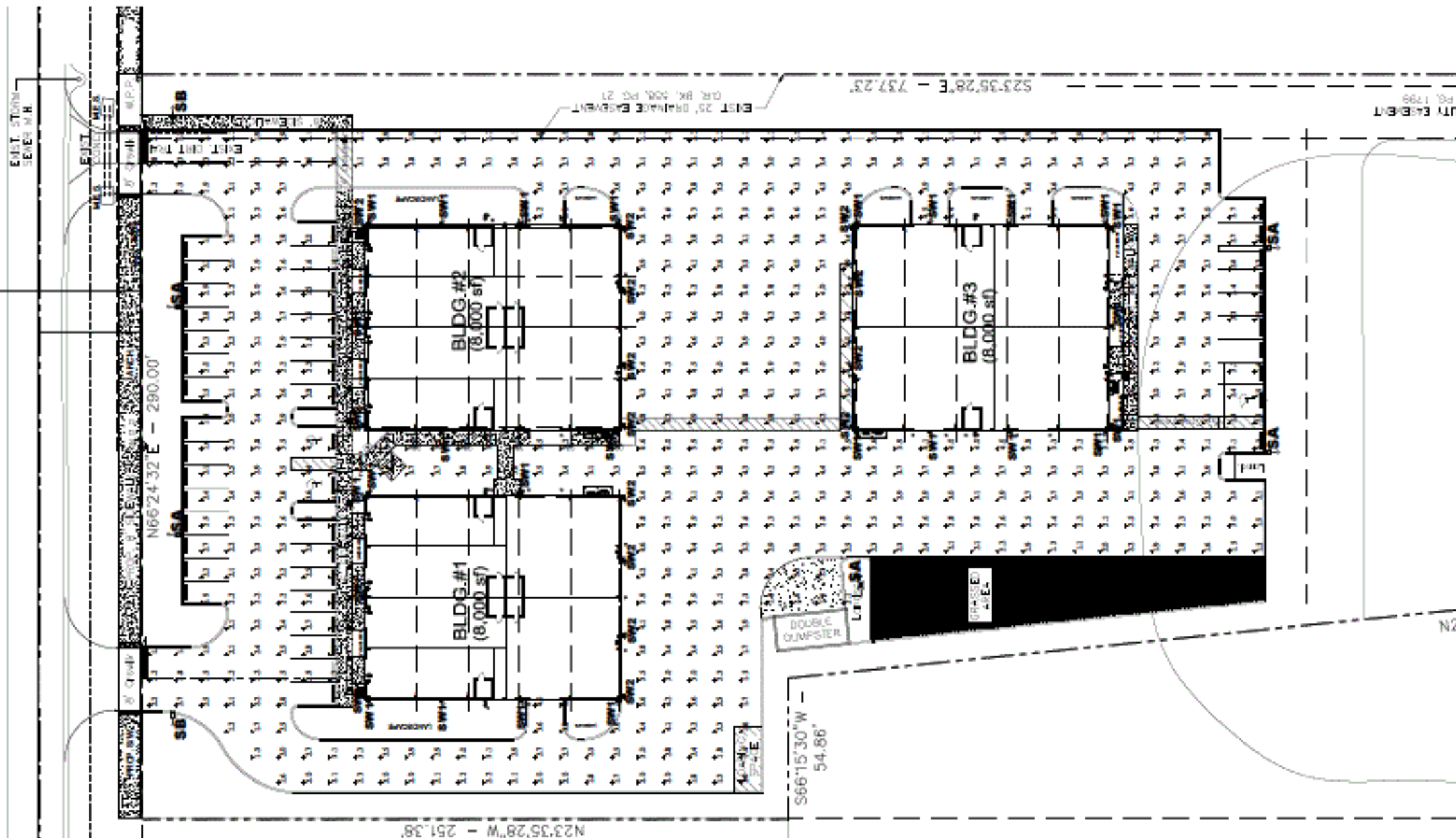
Phone: 772-283-3490 772-708-6641
e-mail: dsaskowsky@bellsouth.net

EXHIBIT “1”-Site Aerial



PCN; 38-38-41-010-000-00020-8, Martin County

EXISTING WALMART SE MARKET PLACE



ARCH. SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 20' - 0"

Project: COASTAL LAND DEVELOPMENT - SITE STUART, FL 01/20/2020

Qty	Symbol	Label	Arrangement	Footcandle	Footcandle	Footcandle	Footcandle
5	SA	SA	SA	1000	1000	1000	1000
7	SB	SB	SB	1000	1000	1000	1000
20	SW	SW	SW	1000	1000	1000	1000
10	SW2	SW2	SW2	1000	1000	1000	1000

Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle
1000	1000	1000	1000	1000	1000

John M. Ahern
Architect
10000 N. US HWY 1
SUITE 100
STUART, FL 34994
(888) 222-1000

AHERN & ASSOCIATES, ARCHITECTS, P.A.
10000 N. US HWY 1, SUITE 100
STUART, FL 34994
(888) 222-1000

PROJECT TITLE
COASTAL LAND DEVELOPMENT
MARKET PLACE BUSINESS CENTER
NEW CONSTRUCTION



REV. DATE
PROJECT 2019-2152
ISSUED 22-JAN-2020
SHEET SD-5



O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Lakeside Market Place

Prepared for:

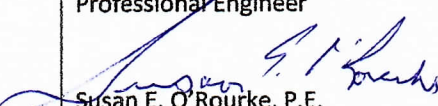
**Mr. Osiris Ramos
Coastal Land Development**

Prepared by:

**O'Rourke Engineering & Planning
969 SE Federal Highway, Suite 402
Stuart, Florida 34994
772-781-7918**

April 15, 2020

MR19082.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 969 SE Federal Highway, Ste. 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 4/15/2020 License #: 42684
--	---



O'ROURKE
ENGINEERING & PLANNING

August 21, 2019

Mr. Osiris Ramos
Coastal Land Development
5640 SE Grouper Avenue
Stuart, FL 34997

Re: Lakeside Market Place

Dear Mr. Ramos:

O'Rourke Engineering & Planning has completed the traffic analysis of the proposed development of 4,400 square feet of retail and 19,600 square feet of warehouse use located east of US-1/SE Federal Highway and south of Market Place in Stuart, Florida. The steps in the analysis and the ensuing results are presented herein.

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

Respectfully submitted,
O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.
President

CH - Lakeside Market Place Report – 4.14.20

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APPENDICES

APPENDIX A: Site Plan
APPENDIX B: Martin County 2018 LOS Report
APPENDIX C: Intersection Analysis Data
APPENDIX D: Driveway Analysis Data

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed 4,400 square feet of retail and 19,600 square feet of warehouse use to be located east of SE Federal Highway (US-1) and south of Market Place in Stuart, Florida. The purpose of this report is to determine the project impact on the surrounding roadway system.

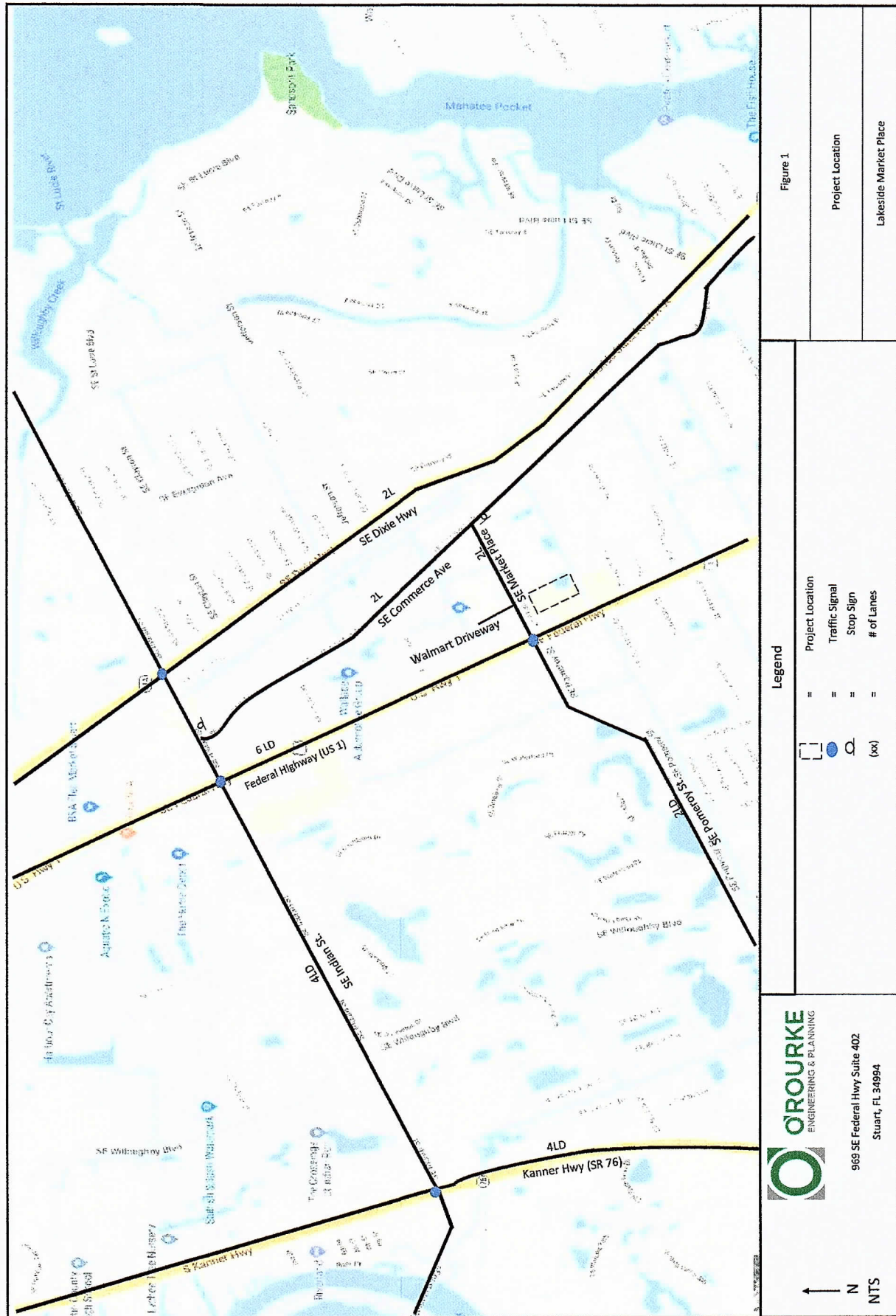
In order to make the determination that the project complies with City of Stuart Concurrency Guidelines, the following analytical steps were taken:

- summary of the project
- summary of existing lane geometries
- summary of existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of short term cumulative traffic volumes
- summary of levels of service with project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The project is 4,400 square feet of retail and 19,600 square feet of warehouse use to be located east of SE Federal Highway (US-1) and south of Market Place. The project location is shown in **Figure 1**. The project site plan is provided in **APPENDIX A**.



EXISTING CONDITIONS

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

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing Lane Geometrics and Traffic Control

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

- Federal Highway (US-1) is a six-lane divided arterial roadway with a north/south alignment
- Market Place is a two-lane undivided collector roadway with an east/west alignment

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the Martin County 2018 Roadway Level of Service Inventory Report. The number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the 2018 Martin County Level of Service Report. These documents are included in **APPENDIX B**.

PROJECT TRAFFIC

To estimate traffic generated by the project, the ITE Trip Generation, 10th Edition trip rates were applied. Pass by percentage rates were obtained from the Martin County Impact Fee Study. These calculations provide an estimate of the typical generation. Trip generation for the project is shown in **Table 1**.

As shown, the project will generate 443 net new daily trips. There will be 27 AM peak hour trips and 55 PM peak hour trips.

Table 1 Trip Generation

Table 1a- Daily

Description	Land Use Code	Intensity	Units	Daily Trip Generation	Directional Split		Gross Trips			Pass-by Trips		Daily Trips		
					In	Out	In	Out	Total			In	Out	Total
Shopping Center	820	4,400	DU	$\ln(T) = .68\ln(X) + 5.57$	50%	50%	360	359	719	345	48%	187	187	374
Warehousing	150	19,600	SF	$T = 1.58(X) + 45.54$	50%	50%	38	39	77	8	10%	35	34	69
Total							398	398	796	353		222	221	443

Source: ITE 10th Edition

Table 1b- AM Peak Hour

Description	Land Use Code	Intensity	Units	Daily Trip Generation	Directional Split		Gross Trips			Pass-by Trips		AM Trips		
					In	Out	In	Out	Total			In	Out	Total
Shopping Center	820	4,400	DU	$T = 0.94(X)$	62%	38%	2	2	4	2	48%	1	1	2
Warehousing	150	19,600	SF	$T = 0.12(x) + 25.32$	77%	23%	22	6	28	3	10%	19	6	25
Total							24	8	32	5		20	7	27

Source: ITE 10th Edition

Table 1c - PM Peak Hour

Description	Land Use Code	Intensity	Units	Daily Trip Generation	Directional Split		Gross Trips			Pass-by Trips		PM Trips		
					In	Out	In	Out	Total			In	Out	Total
Shopping Center	210	4,400	DU	$\ln(T) = 0.74\ln(x) + 2.89$	48%	52%	26	28	54	26	48%	13	15	28
Warehousing	150	19,600	SF	$T = 0.12(x) + 27.82$	27%	73%	8	22	30	3	10%	7	20	27
Total							34	50	84	29		20	35	55

Source: ITE 10th Edition

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2**.

Impact – **Tables 2a and 2b** summarize the project impact as a percent of service volume capacity. Project traffic is considered significant when the impact is 5% or more of LOS D.

LINK ANALYSIS / CONCURRENCY REVIEW

In order to assess the impact on the significant links and the adjacent links, the total traffic on the link at project buildout was compared to the roadway capacity. To estimate the total traffic in 2021, the existing link volumes developed from the Martin County 2018 Roadway Level of Service Inventory Report were grown 3 years using the average annual growth rate also provided in the report.

Tables 3a and 3b summarize the results of the link analysis. As shown, the roadways will operate at acceptable levels of service.

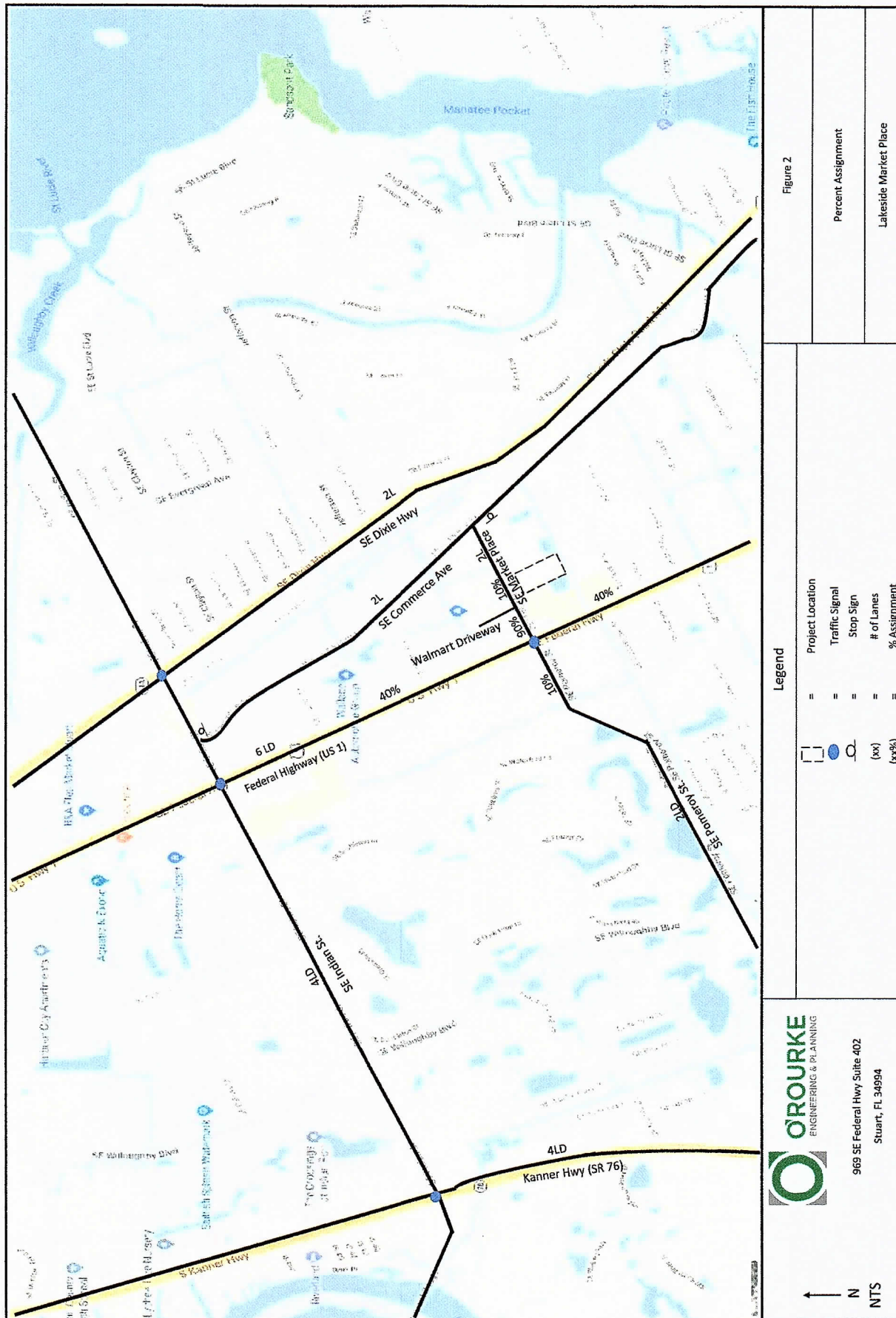


Table 2a: Percent Impact - AM Peak Hour

Segment	From	To	Direction		Lanes	Is Project Traffic 5% or More of Capacity?	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
Indian St	SR-5	Commerce Ave	EB	IN	4LD	no	2000	1	5%	0.05%
	SR-5	Commerce Ave	WB	OUT	4LD	no	2000	0	5%	0.00%
	Commerce Ave	CR-A1A	EB	OUT	4LD	no	2000	1	10%	0.05%
	Commerce Ave	CR-A1A	WB	IN	4LD	no	2000	2	10%	0.10%
US 1	Monroe St	Indian St	NB	OUT	6LD	no	3020	3	40%	0.10%
	Monroe St	Indian St	SB	IN	6LD	no	3020	8	40%	0.26%
	Indian St	SR-714	NB	OUT	6LD	no	3020	2	25%	0.07%
	Indian St	SR-714	SB	IN	6LD	no	3020	5	25%	0.17%
Commerce Ave	Monroe St	Indian St	NB	OUT	2L	no	750	0	5%	0.00%
	Monroe St	Indian St	SB	IN	2L	no	750	1	5%	0.13%
Market Pl	SR-5	Commerce Ave	EB	IN	2L	no	790	18	90%	2.28%
	SR-5	Commerce Ave	WB	OUT	2L	no	790	6	90%	0.76%
Pomeroy St	Willoughby Blvd	SR-5	EB	IN	2LD	no	790	2	10%	0.25%
	Willoughby Blvd	SR-5	WB	OUT	2LD	no	790	1	10%	0.13%

In: 20
Out: 7

Table 2b: Percent Impact - PM Peak Hour

Segment	From	To	Direction		Lanes	Is Project Traffic 5% or More of Capacity?	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
Indian St	SR-5	Commerce Ave	EB	IN	4LD	no	2000	1	5%	0.05%
	SR-5	Commerce Ave	WB	OUT	4LD	no	2000	2	5%	0.10%
	Commerce Ave	CR-A1A	EB	OUT	4LD	no	2000	4	10%	0.20%
	Commerce Ave	CR-A1A	WB	IN	4LD	no	2000	2	10%	0.10%
US 1	Monroe St	Indian St	NB	OUT	6LD	no	3020	14	40%	0.46%
	Monroe St	Indian St	SB	IN	6LD	no	3020	8	40%	0.26%
	Indian St	SR-714	NB	OUT	6LD	no	3020	9	25%	0.30%
	Indian St	SR-714	SB	IN	6LD	no	3020	5	25%	0.17%
Commerce Ave	Monroe St	Indian St	NB	OUT	2L	no	750	2	5%	0.27%
	Monroe St	Indian St	SB	IN	2L	no	750	1	5%	0.13%
Market Pl	SR-5	Commerce Ave	EB	IN	2L	no	790	18	90%	2.28%
	SR-5	Commerce Ave	WB	OUT	2L	no	790	32	90%	4.05%
Pomeroy St	Willoughby Blvd	SR-5	EB	IN	2LD	no	790	2	10%	0.25%
	Willoughby Blvd	SR-5	WB	OUT	2LD	no	790	1	10%	0.13%

In: 20
Out: 35

Table 3a: Link Analysis - AM Peak Hour

Segment	From	To	Direction		Lanes	Is Project Traffic 5% or More of Capacity?	2018 AADT	K Factor	D Factor	2018 Volume Peak Hour	Growth Rate	2021 Volume Peak Hour	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
Market PI	SR-5	Commerce Ave	EB	IN	2L	no	4431	0.08	0.540	187	1.019	198	790	18	90%	2.28%	216	Yes
	SR-5	Commerce Ave	WB	OUT	2L	no	4431	0.08	0.460	163	1.019	173	790	6	90%	0.76%	179	Yes

Source: Martin County 2018 Roadway Level of Service Inventory Report

In: 20
Out: 7
Years Grown: 3

Table 3b: Link Analysis - PM Peak Hour

Segment	From	To	Direction		Lanes	Is Project Traffic 5% or More of Capacity?	2018 AADT	K Factor	D Factor	2018 Volume Peak Hour	Growth Rate	2021 Volume Peak Hour	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
Market PI	SR-5	Commerce Ave	EB	IN	2L	no	4431	0.08	0.460	163	1.019	173	790	18	90%	2.28%	191	Yes
	SR-5	Commerce Ave	WB	OUT	2L	no	4431	0.08	0.540	187	1.019	198	790	32	90%	4.05%	230	Yes

Source: Martin County 2018 Roadway Level of Service Inventory Report

In: 20
Out: 35
Years Grown: 3

INTERSECTION ANALYSIS

The intersections of Market Place and Federal Highway (US-1) were counted in December of 2017. A seasonal factor of 1.065 was applied, which is the average of the FDOT seasonal factor for west of US 1 and east of US 1. The existing volumes were grown 4 years to 2021 using the Martin County Average Annual Growth rate for US-1. The project traffic was then added to obtain the total turning movements.

The intersections were analyzed using the Highway Capacity Software. The intersection of US 1 and Market Place operates at level of service D for the AM and PM peak hours at existing condition. Under buildout conditions, the intersections will continue to operate at Level of Service D for the AM and PM peak hours. Substantial delay was calculated for the westbound movements, but the counts were made in December with Walmart being very active. The intersection data and turning movement counts data are shown in **APPENDIX C**.

DRIVEWAYS

The site currently has two driveways onto Market Place, one on either side of the Walmart Driveway. The westernmost driveway is located within the Walmart left-turn lane. Therefore, it will be limited to right-in / right-out only. The two-way left turn lane currently serves the eastern driveway. The easternmost driveway will be full access.

Figure 3 shows the driveway locations and volumes in the AM and PM peak hour. The driveway was analyzed using Highway Capacity Software. The driveway will operate at a LOS of C or better at project buildout. **Appendix D** includes the supporting driveway analysis and data.

CONCLUSION

With 443 daily trips, 27 AM peak hour trips and 55 PM peak hour trips, the project does not create the need for additional improvements to the roadway network. Therefore, the project meets the requirements for concurrency.

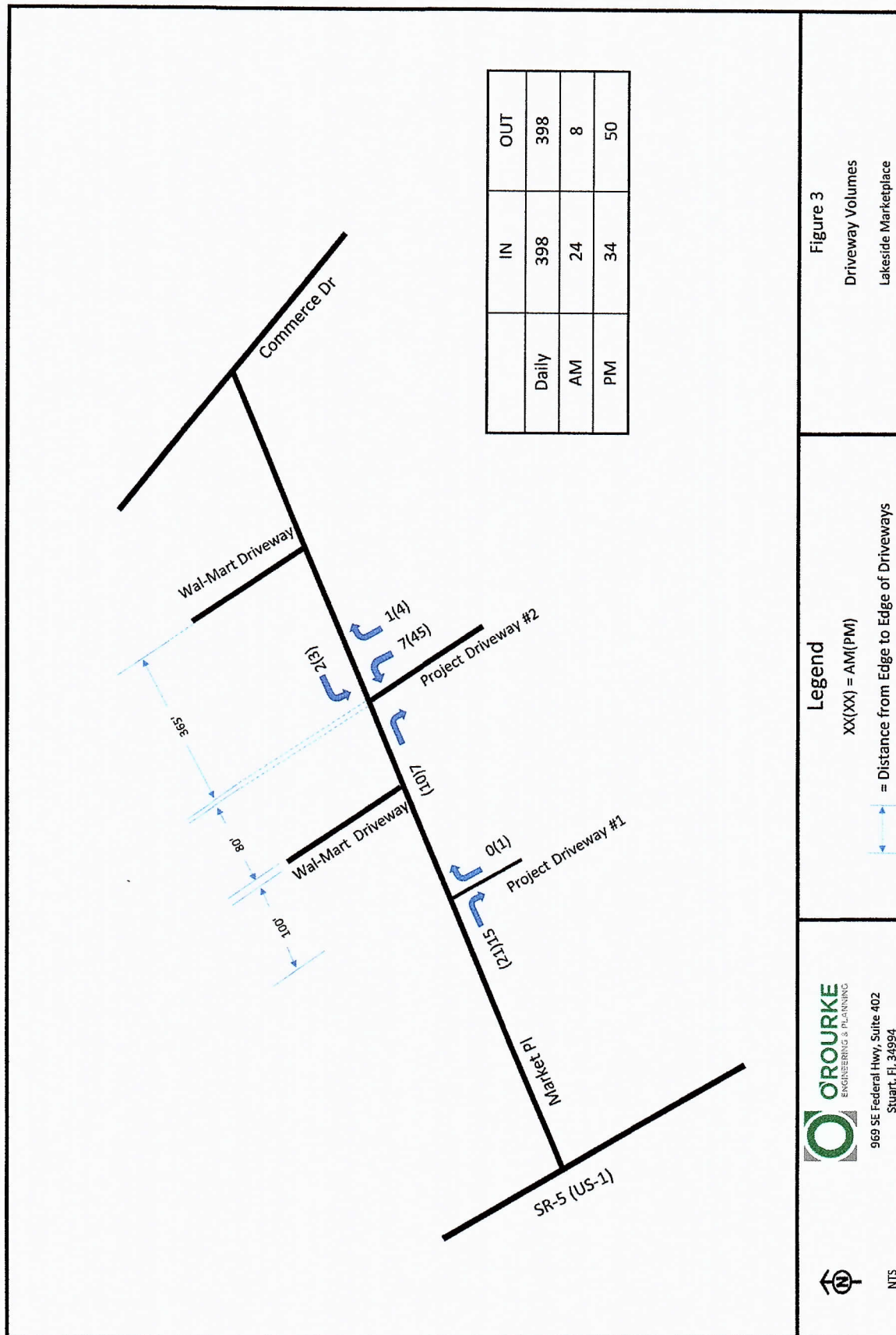


Figure 3

Driveway Volumes
Lakeside Marketplace

Legend

XX(XX) = AM(PM)

= Distance from Edge to Edge of Driveways



969 SE Federal Hwy, Suite 402
Stuart, FL 34994

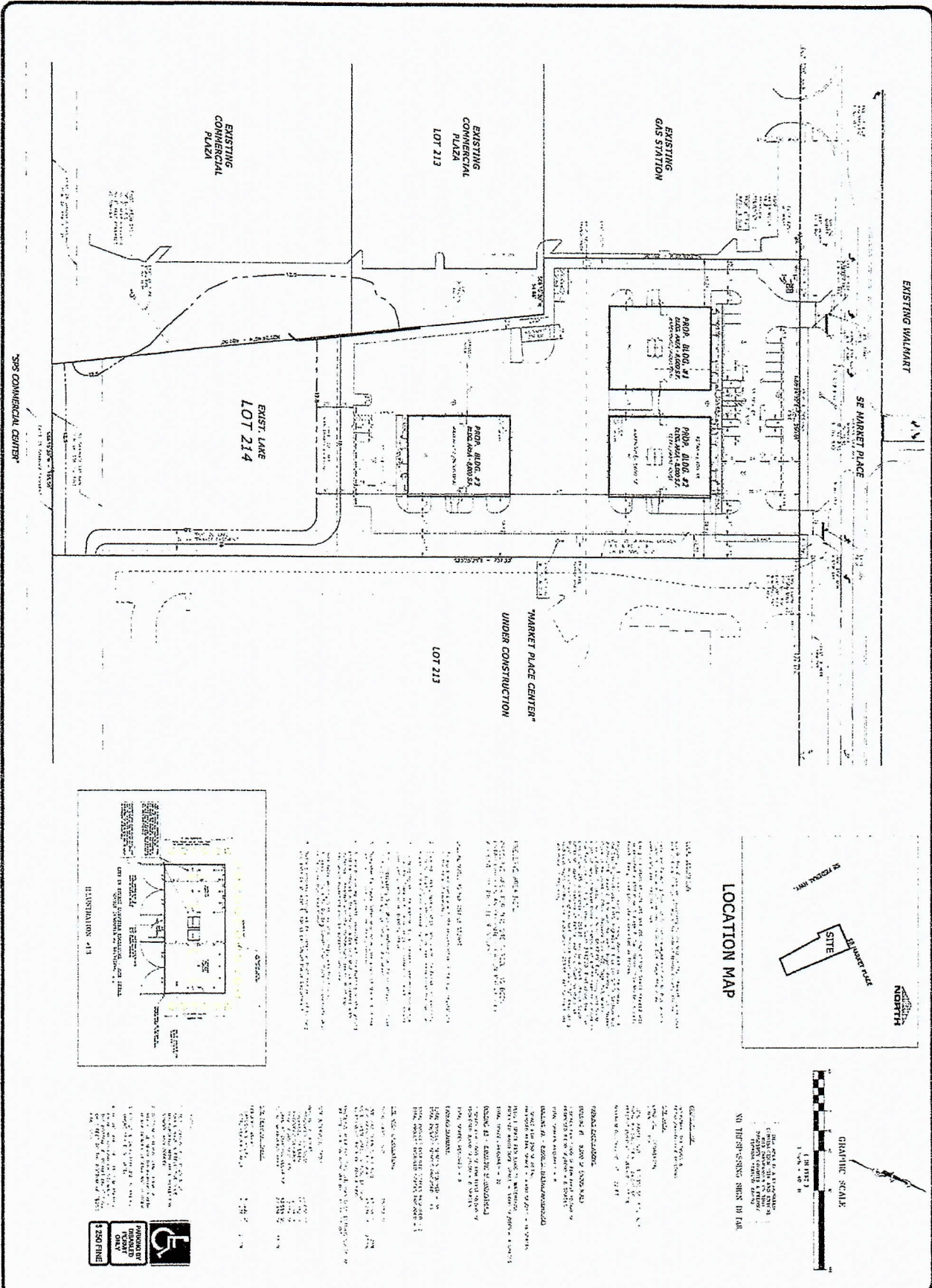


NTS

APPENDIX A

Site Plan

Report Date: 05/20/2014 09:00 AM Project: Lakeside Marketplace, 4750 SW 40th St, Ft. Lauderdale, FL 33309



APPENDIX B

Martin County 2018 LOS Report

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K ₅₀	Directional Distribution D ₁₀₀	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
Baker Rd	SR-5	CR-723	750	5,134	0.09	0.51	230	C	2.2%
Berry Ave	Golden Bear Wy	CR-714	750	3,496	0.09	0.50	157	C	0.9%
Berry Ave	CR-714	Sunset Tr	750	1,917	0.09	0.53	91	C	1.0%
Britt Rd	Pine Lake Dr	SR-5	750	4,538	0.08	0.58	208	C	0.5%
Citrus Blvd.	CR-714 (Martin Hwy)	Port St. Lucie Blvd.	1200	5,145	0.12	0.81	479	C	6.3%
Commerce Ave	Salerno Rd	Monroe St	750	6,810	0.10	0.60	413	D	2.5%
Commerce Ave	Monroe St	Indian St	750	6,726	0.11	0.60	432	D	1.2%
Country Club Dr	Palm Beach County	Island Way	750	2,978	0.08	0.53	120	C	4.2%
Country Club Dr	Island Way	Little Club Dr	750	3,665	0.08	0.59	164	C	4.4%
County Line Rd	Little Club Dr	SR-5	750	2,517	0.08	0.53	105	C	0.5%
Cove Rd	SR-76	Willoughby Blvd	880	13,912	0.10	0.51	681	C	3.3%
Cove Rd	Willoughby Blvd	SR-5	880	14,894	0.09	0.54	732	C	2.1%
Cove Rd	SR-5	CR-A1A	750	12,683	0.08	0.52	547	D	4.2%
Cove Rd	CR-A1A	End	675	5,547	0.09	0.57	285	C	0.5%
CR-609 (Allapattah Rd)	SR-710	CR-714	740	1,793	0.09	0.53	85	A/B	5.3%
CR-609 (Allapattah Rd)	CR-714	St Lucie County	740	1,812	0.09	0.65	106	A/B	6.0%
CR-707 (Beach Rd)	Palm Beach County	CR-708	675	1,928	0.09	0.63	111	C	5.3%
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	750	5,401	0.09	0.51	237	C	0.5%
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd.)	675	10,488	0.10	0.54	578	D	2.2%
CR-707 (Indian River Dr)	CR-707A	SR-732	675	5,683	0.08	0.53	241	C	0.5%
CR-707 (Indian River Dr)	SR-732	St. Lucie County	675	6,216	0.09	0.61	334	C	3.1%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB); CR-713 (PM/SB); Murphy Rd (PM/NB); SR-5 (AM/SB); SR-714 [Palm City Bridge] (PM/WB) and SR-714 (PM/WB).

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K ₃₀	Directional Distribution D ₁₀₀	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	2000	23,323	0.11	0.59	1,500	C	8.0%
CR-723 (Savanna Rd)	CR-707	NE 24th St	880	9,023	0.09	0.50	393	C	2.4%
CR-723 (Savanna Rd)	NE 24th St	CR-707A (Jensen Beach Blvd.)	880	10,500	0.09	0.53	473	C	1.6%
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	740	2,779	0.08	0.58	132	A/B	4.7%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	740	2,553	0.09	0.57	131	A/B	5.3%
CR-76A (Citrus Blvd.)	CR-726	SR-714	1200	4,204	0.09	0.55	215	A/B	5.6%
CR-76A (SW 96th St)	CR-726	Pennsylvania Ave	1200	3,768	0.09	0.56	190	A/B	4.7%
CR-76A (SW 96th St)	Pennsylvania Ave	SR-76	800	8,115	0.09	0.63	435	C	4.5%
CR-A1A (Dixie Hwy)	SR-5	CR-708	750	3,233	0.09	0.50	147	C	4.6%
CR-A1A (Dixie Hwy)	CR-708	Osprey St	880	7,508	0.11	0.53	454	C	3.6%
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	1190	6,641	0.08	0.55	292	A/B	4.1%
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	1190	7,348	0.09	0.54	341	A/B	4.7%
CR-A1A (Dixie Hwy)	Cove Rd	Salerno Rd	790	12,223	0.09	0.53	602	D	3.6%
CR-A1A (Dixie Hwy)	Salerno Rd	St. Lucie Blvd	750	16,587	0.09	0.51	753	E	3.1%
CR-A1A (Dixie Hwy)	St. Lucie Blvd	Jefferson St	750	13,991	0.10	0.50	700	D	2.5%
CR-A1A (Dixie Hwy)	Jefferson St	Indian St	1630	18,643	0.08	0.52	756	D	4.0%
CR-A1A (Dixie Hwy)	Indian St	SR-714	2000	16,285	0.10	0.50	790	C	0.9%
CR-A1A (Dixie Hwy)	SR-714	SE Fifth St	675	6,585	0.09	0.55	340	D	2.0%
Dr Martin Luther King Jr Blvd	Farm Rd	SR-710	675	2,169	0.07	0.53	83	C	4.0%
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	750	2,588	0.06	0.59	93	C	2.0%
Fox Brown Rd	SR-710	CR-714	740	333	0.08	0.60	16	A/B	0.0%

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K ₅₀	Directional Distribution D ₁₀₀	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
Goldenrod Rd	Britt Rd	SR-732	1630	4,838	0.08	0.61	242	C	0.5%
Goldenrod Rd	SR-732	SR-5	750	6,933	0.09	0.56	357	C	2.1%
Goldenrod Rd	SR-5	Westmoreland Blvd	750	4,350	0.09	0.73	273	C	4.6%
Gomez Ave	CR-708	Crossrip St	750	3,616	0.09	0.64	199	C	0.5%
Gomez Ave	Crossrip St	Osprey St	750	1,079	0.08	0.58	49	C	0.5%
Green River Parkway	Dixie Hwy	Baker Rd	750	6,728	0.10	0.64	444	D	5.2%
Green River Parkway	Baker Rd	SR-732	880	8,203	0.12	0.65	635	C	6.1%
Green River Parkway	SR-732	St. Lucie County	1190	8,395	0.10	0.63	513	C	4.2%
Horseshoe Point Rd	CR-A1A	Kubin Ave	675	5,725	0.08	0.53	252	C	0.5%
Indian St	SR-76	Willoughby Blvd	2000	28,668	0.10	0.58	1,679	C	7.0%
Indian St	Willoughby Blvd	SR-5	2000	28,304	0.08	0.50	1,189	C	3.9%
Indian St	SR-5	Commerce Ave	2000	22,456	0.09	0.54	1,031	C	0.5%
Indian St	Commerce Ave	CR-A1A	2000	24,848	0.09	0.50	1,068	C	1.0%
Indian St	CR-A1A	St Lucie Blvd	675	7,214	0.09	0.53	359	D	0.5%
Indian River Dr	Palmer St	CR-707	750	7,243	0.09	0.57	363	C	0.5%
Island Way	Palm Beach County	Jupiter Road	1200	4,326	0.10	0.58	261	A/B	2.6%
Island Way	Jupiter Road	Country Club Dr	750	5,230	0.08	0.52	204	C	3.1%
Jack James Rd	SR-76	Blue Water Wy	750	2,999	0.13	0.66	255	C	4.2%
Lares St	CR-708	CR-A1A	675	3,430	0.09	0.69	206	C	2.8%
Little Club Wy	Country Club Dr	Wooden Bridge Wy	675	2,382	0.08	0.55	103	C	1.2%
Locks Rd	Canal St	SR-76	675	3,722	0.08	0.53	154	C	1.1%

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K ₃₀	Directional Distribution D ₁₀₀	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
MacArthur Blvd	Sailfish Point	SR-A1A	675	5,386	0.10	0.58	306	C	0.5%
Mapp Rd	South End	CR-714	750	5,277	0.08	0.67	297	C	0.5%
Mapp Rd	CR-714	SR-714	750	11,742	0.09	0.53	529	D	0.5%
Mapp Rd	SR-714	Matheson Ave	750	5,650	0.09	0.53	275	C	1.9%
Mapp Rd	Matheson Ave	North End	750	7,637	0.08	0.54	322	C	0.5%
Market Pl	SR-5	Commerce Ave	790	4,431	0.08	0.54	187	C	1.9%
Matheson Ave	SR-714	Mapp Rd	750	5,077	0.09	0.61	279	C	0.5%
Monroe St	SR-5	Commerce Ave	750	1,775	0.11	0.64	130	C	1.7%
Murphy Rd	Mapp Rd	High Meadow Ave	750	5,986	0.10	0.51	302	C	0.5%
Murphy Rd	High Meadow Ave	St Lucie County	750	9,699	0.13	0.72	887	F	4.5%
Ocean Blvd	Flagler Ave	Palm Beach Rd	790	9,760	0.10	0.60	556	D	1.7%
Ocean Blvd	Palm Beach Rd	SR-714	1465	12,209	0.10	0.52	635	C	0.5%
Osprey St	SR-5	CR-A1A	750	5,057	0.07	0.54	197	C	1.0%
Osprey St	CR-A1A	Gomez Ave	750	1,864	0.09	0.61	100	C	0.5%
Palm Beach Rd	SR-714	Ocean Blvd	710	8,272	0.09	0.55	428	D	0.5%
Palm City Rd	SR-714	SR-5	750	7,323	0.08	0.59	363	C	1.1%
Palmer St	CR-707	Indian River Dr	750	3,007	0.11	0.61	205	C	1.8%
Pineapple Wy	CR-707A(Jensen Beach Blvd.)	SR-732	750	11,663	0.10	0.53	593	D	2.5%
Pomeroy St	SR-76	Willoughby Blvd	790	8,804	0.08	0.62	442	D	2.4%
Pomeroy St	Willoughby Blvd	SR-5	790	8,898	0.08	0.57	380	C	3.9%
Salerno Rd	SR-76	Willoughby Blvd	880	7,950	0.09	0.52	389	C	3.5%

Segments with shaded LOS require additional analysis.

The peaks are: CR-A1A (PM/5B); CR-713 (PM/5B); Murphy Rd (PM/5B); SR-5 (AM/5B); SR-714 [Palm City Bridge] (PM/5B) and SR-714 (PM/5B).

5 of 9
Effective February 18, 2019

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K ₅₀	Directional Distribution D ₁₀₀	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
Salerno Rd	Willoughby Blvd	SR-5	790	9,765	0.12	0.62	727	D	1.8%
Salerno Rd	SR-5	Commerce Ave	750	9,439	0.08	0.55	431	D	0.5%
Salerno Rd	Commerce Ave	CR-A1A	750	7,502	0.09	0.51	337	C	0.5%
Seabranh Blvd	Doubletree Dr	SR-5	2000	6,403	0.09	0.55	310	C	0.5%
Sewalls Pt Rd	SR-A1A	Palmer St	675	9,542	0.09	0.52	461	D	1.0%
Skyline Dr	CR-707A	CR-707	675	2,064	0.08	0.55	87	C	3.0%
SR-5 (US-1)	Palm Beach County	CR-A1A	3110	21,690	0.09	0.56	1,032	A/B	3.8%
SR-5 (US-1)	CR-A1A	CR-708	2000	17,113	0.09	0.68	1,094	C	3.1%
SR-5 (US-1)	CR-708	Osprey St	2000	24,451	0.10	0.65	1,589	C	2.0%
SR-5 (US-1)	Osprey St	Seabranh Blvd	2000	24,010	0.08	0.61	1,128	C	1.2%
SR-5 (US-1)	Seabranh Blvd	Cove Rd	3020	30,639	0.08	0.51	1,313	C	0.5%
SR-5 (US-1)	Cove Rd	Salerno Rd	3020	34,682	0.08	0.54	1,461	C	0.5%
SR-5 (US-1)	Salerno Rd	Monroe St	3020	42,146	0.08	0.52	1,775	C	0.9%
SR-5 (US-1)	Monroe St	Indian St	3020	45,627	0.08	0.52	1,922	C	1.3%
SR-5 (US-1)	Indian St	SR-714	3020	45,758	0.09	0.51	2,194	C	0.9%
SR-5 (US-1)	SR-714	SR-5A	3020	38,109	0.09	0.54	1,934	C	0.7%
SR-5 (US-1)	SR-5A(Cut-off Rd)	SR-76	3020	36,130	0.09	0.51	1,640	C	0.5%
SR-5 (US-1)	SR-76	Palm City Rd	2520	49,890	0.08	0.57	2,247	D	1.4%
SR-5 (US-1)	Palm City Rd	Joan Jefferson Wy	2520	55,868	0.08	0.64	2,860	F	0.8%
SR-5 (US-1)	Joan Jefferson Wy	Wright Blvd	3020	59,857	0.08	0.60	2,892	C	1.4%
SR-5 (US-1)	Wright Blvd	Baker Rd	3020	54,975	0.08	0.50	2,172	C	1.1%

Segments with shaded LOS require additional analysis.

The peaks are: CR-A1A (PM/MB); CR-713 (PM/MB); Murphy Rd (PM/MB); SR-5 (AM/MB); SR-714 [Palm City Bridge] (PM/MB) and SR-714 (PM/MB).

APPENDIX C

Intersection Analysis Data

MARTIN COUNTY TRAFFIC

Intersection: 83 SR-5 (US1) @ POMEROY/MARKET ST

PHASE	SBLT 1	NB 2	EBLT 3	WB 4	NBLT 5	SB 6	WBLT 7	EB 8
Min green	10	25	7	10	10	25	7	10
Vehicle Ext	4	4	3	3	3	4	3	3
Max 1	20	60	20	30	20	60	20	30
Max 2								
Yellow	4.4	4.8	3.7	4	4.4	4.8	3.7	4
Red Clear	2.3	2.1	3.4	3.1	2.6	2.1	2.7	3.4

Walk	0	7	0	5	0	7	0	5
Ped Clear	0	23	0	32	0	26	0	33

Start Up		Green				Green		
Locking Detector		X				X		
Veh. Recalls		Min				Min		

Assigned ph.			3				7	
Cross Switch Ph			8				4	

April 1, 2020

MARTIN COUNTY TRAFFIC

LOCATION: 83 SR-5 (US1) @ POMEROY/MARKET ST

Day Plan

Day 2 = Weekdays Day 1 = Weekends

<u>DAY</u>	<u>START</u>	<u>COBALT plan</u>					
1	9:00	1					
1	21:00	99	Free				
2	6:00	3					
2	9:30	5					
2	15:00	7					
2	18:30	9					
2	20:30	99	Free				

<u>Plan</u>		1		3	5	7	9	
OFFSET		94		66	89	37	21	
CYCLE LENGTH		160		160	160	160	140	
Cobalt Sequence		5		1	5	1	5	

<u>PHASE</u>		<u>SPLITS (SECONDS)</u>					
1	SBLT	44		39	39	39	36
2	NB	65		69	72	66	57
3	EBLT	22		25	22	20	18
4	WB	29		27	27	35	29
5	NBLT	25		23	22	31	23
6	SB	84		85	89	74	70
7	WBLT	26		25	22	30	20
8	EB	25		27	27	25	27

Lagging phase when **BOLD** type & gray box

Printed

04/01/20

TURNING MOVEMENT VOLUME COUNTS

CONTROL:

EW STREET, Pomeroy St / Market Pl

CITY: Stuart

INTERSECTION:

N/S STREET: US 1

FILENAME: Lake Side Market Place

COUNT DATE: 12/19/2017

REPORT DATE: 8/22/2019

DAY: Tuesday

ANALYSIS YEAR: 2021

15 Min Period	NBL			SBL			SBR			EBL			EBR			WBL			WBT			WBR			TOTAL			ONE HOUR SUM		
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM																
7:00-7:15	7	254	19	16	262	16	22	24	28	17	16	8	689	3167																
7:15-7:30	12	252	14	27	237	19	36	43	47	18	10	19	734	3378																
7:30-7:45	14	362	25	28	252	9	28	69	40	9	21	32	889	3480																
7:45-8:00	21	329	21	22	252	19	33	47	37	22	23	29	855	3371																
8:00-8:15	13	331	33	21	279	22	43	36	32	35	28	27	900	3434																
8:15-8:30	14	291	17	32	304	18	28	41	25	19	8	39	836																	
8:30-8:45	16	298	28	25	231	15	42	35	31	21	16	22	780																	
8:45-9:00	10	319	29	40	298	18	30	51	23	41	20	39	918																	

79

1263

128

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153

226

156

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245

535

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150

94

102

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345

473

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AM

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72

1526

120

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AM PEAK HOUR IS FROM:

7:30 AM TO 8:00 AM

Volumes	62	1313	96	103	1087	68	132	193	154	85	80	127	3480
Season Factor	66	1398	102	110	1158	72	141	206	143	91	85	135	3706
Growth	72	1526	112	120	1263	79	153	224	156	99	93	148	4043
In/Out	-	-	In	In	-	-	-	In	-	Out	Out	Out	-
Percentage	0%	0%	40%	40%	0%	0%	0%	10%	0%	40%	10%	40%	0%
PROJECT	0	0	8	8	0	0	0	2	0	3	1	3	0

Seasonal Factor: 1.065
 Trips In: 20
 Trips Out: 7
 Growth Rate: 1.022
 Years Growth: 4

C-3

Total 72 1526 120 128 1263 79 153 226 156 102 94 150 4067

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound			ONE HOUR SUM	
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	SUM
4:00-4:15	40	469	32	57	306	36	34	29	19	87	80	101	1290	4906
4:15-4:30	22	370	42	64	378	45	29	33	23	66	73	53	1198	4884
4:30-4:45	30	388	47	67	359	60	30	36	17	65	77	59	1235	4824
4:45-5:00	48	412	24	49	347	59	41	45	25	45	51	36	1188	4784
5:00-5:15	64	355	32	63	375	62	30	27	28	48	85	49	1218	4628
5:15-5:30	27	432	23	51	378	59	27	30	25	49	44	43	1188	
5:30-5:45	30	372	37	61	375	65	34	27	25	40	77	52	1195	
5:45-6:00	41	319	39	40	311	69	28	46	23	36	31	44	1027	

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Volumes	141	1659	145	237	1390	200	134	148	84	263	281	249	4906
Season Factor	150	1746	154	252	1480	213	143	152	89	280	299	265	5225
Growth	164	1904	168	275	1615	232	156	166	98	306	326	289	5700
In/Out	-	-	In	In	-	-	-	In	-	Out	Out	Out	-
Percentage	0%	0%	40%	40%	0%	0%	0%	10%	0%	40%	10%	40%	0%
PROJECT	0	0	8	8	0	0	0	2	0	14	4	14	0

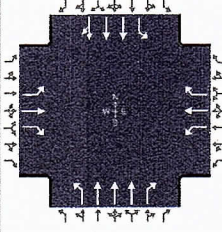
Seasonal Factor: 1.065
 Growth Rate: 1.022
 Trips In: 20
 Trips Out: 35
 Years Growth: 4

Total 164 1904 176 283 1615 232 156 168 98 320 330 303 5750

HCS7 Signalized Intersection Results Summary

General Information						Intersection Information													
Agency		O'Rourke Engineering & Planning				Duration, h		0.25											
Analyst		James Kemp		Analysis Date		Apr 14, 2020		Area Type		Other									
Jurisdiction		City of Stuart		Time Period		AM Peak Hour		PHF		0.95									
Urban Street		US 1		Analysis Year		2021		Analysis Period		1> 7:00									
Intersection		Market Place/Pomeroy		File Name		CH - US-1 & Market Place - AM - 4.14.20.xus													
Project Description		Lakeside Market Place																	
Demand Information						EB			WB			NB			SB				
Approach Movement						L	T	R	L	T	R	L	T	R	L	T	R		
Demand (v), veh/h						153	226	156	102	94	150	72	1526	120	128	1263	79		
Signal Information																			
Cycle, s	160.0	Reference Phase	2																
Offset, s	0	Reference Point	End																
Uncoordinated	No	Simult. Gap E/W	On																
Force Mode	Fixed	Simult. Gap N/S	On																
Green						9.7	4.0	85.3	10.3	4.9	18.5								
Yellow						4.4	0.0	4.8	3.7	0.0	4.0								
Red						2.6	0.0	2.1	2.7	0.0	3.1								
Timer Results						EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT						
Assigned Phase						3	8	7	4	5	2	1	6						
Case Number						1.1	3.0	1.1	3.0	2.0	3.0	2.0	4.0						
Phase Duration, s						21.6	30.5	16.7	25.6	16.7	92.2	20.6	96.2						
Change Period, (Y+R c), s						7.1	7.4	6.4	7.4	7.0	6.9	6.7	6.9						
Max Allow Headway (MAH), s						3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0						
Queue Clearance Time (g s), s						14.4	21.6	10.3	17.4	8.6		13.8							
Green Extension Time (g e), s						0.1	0.8	0.1	0.8	0.1	0.0	0.2	0.0						
Phase Call Probability						1.00	1.00	0.99	1.00	0.97		1.00							
Max Out Probability						0.60	0.19	0.00	0.28	0.00		0.00							
Movement Group Results						EB			WB			NB			SB				
Approach Movement						L	T	R	L	T	R	L	T	R	L	T	R		
Assigned Movement						3	8	18	7	4	14	5	2	12	1	6	16		
Adjusted Flow Rate (v), veh/h						161	238	164	107	99	158	76	1606	126	135	952	461		
Adjusted Saturation Flow Rate (s), veh/h/ln						1810	1900	1610	1810	1900	1610	1810	1725	1610	1810	1900	1840		
Queue Service Time (g s), s						12.4	19.6	15.5	8.3	7.8	15.4	6.6	33.6	6.4	11.8	23.6	23.6		
Cycle Queue Clearance Time (g c), s						12.4	19.6	15.5	8.3	7.8	15.4	6.6	33.6	6.4	11.8	23.6	23.6		
Green Ratio (g/C)						0.20	0.14	0.14	0.18	0.11	0.11	0.06	0.53	0.53	0.09	0.56	0.56		
Capacity (c), veh/h						295	274	232	172	216	183	109	2759	858	157	2120	1027		
Volume-to-Capacity Ratio (X)						0.547	0.867	0.706	0.623	0.458	0.863	0.694	0.582	0.147	0.856	0.449	0.449		
Back of Queue (Q), ft/ln (95 th percentile)						239.1	398.7	269.5	172.2	169.9	292.2	140.1	491.3	109.8	237.4	392.9	389.1		
Back of Queue (Q), veh/ln (95 th percentile)						9.6	15.9	10.8	6.9	6.8	11.7	5.6	19.7	4.4	9.5	15.7	15.6		
Queue Storage Ratio (RQ) (95 th percentile)						0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Uniform Delay (d 1), s/veh						55.8	67.0	65.2	58.4	66.3	69.7	73.7	25.3	18.9	72.1	20.9	20.9		
Incremental Delay (d 2), s/veh						0.6	16.2	4.3	1.4	0.6	19.5	2.9	0.9	0.4	5.1	0.7	1.4		
Initial Queue Delay (d 3), s/veh						0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
Control Delay (d), s/veh						56.4	83.2	69.5	59.8	66.9	89.2	76.7	26.2	19.3	77.1	21.6	22.3		
Level of Service (LOS)						E	F	E	E	E	F	E	C	B	E	C	C		
Approach Delay, s/veh / LOS						71.5	E		74.5	E		27.8	C		26.6	C			
Intersection Delay, s/veh / LOS						37.1						D							
Multimodal Results						EB			WB			NB			SB				
Pedestrian LOS Score / LOS						2.75	C		2.62	C		2.10	B		2.10	B			
Bicycle LOS Score / LOS						1.42	A		1.09	A		1.48	A		1.34	A			

HCS7 Signalized Intersection Results Summary

General Information						Intersection Information											
Agency		O'Rourke Engineering & Planning				Duration, h		0.25									
Analyst		James Kemp		Analysis Date		Apr 14, 2020		Area Type		Other							
Jurisdiction		City of Stuart		Time Period		PM Peak Hour		PHF		0.95							
Urban Street		US 1		Analysis Year		2021		Analysis Period		1> 7:00							
Intersection		Market Place/Pomeroy		File Name		CH - US-1 & Market Place - PM - 4.14.20.xus											
Project Description		Lakeside Market Place															
Demand Information						EB			WB			NB			SB		
Approach Movement						L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h						156	168	98	320	330	303	164	1904	176	283	1615	232
Signal Information																	
Cycle, s		160.0	Reference Phase		2												
Offset, s		0	Reference Point		End												
Uncoordinated		No	Simult. Gap E/W		On	Green	17.0	3.8	63.6	12.9	3.6	17.6					
						Yellow	4.4	4.4	4.8	3.7	3.7	4.0					
Force Mode		Fixed	Simult. Gap N/S		On	Red	2.6	2.3	2.1	3.4	2.7	3.4					
Timer Results						EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT				
Assigned Phase						3	8	7	4	5	2	1	6				
Case Number						1.1	3.0	1.1	3.0	2.0	3.0	2.0	4.0				
Phase Duration, s						20.0	25.0	30.0	35.0	24.0	70.5	34.5	81.0				
Change Period, (Y+R c), s						7.1	7.4	6.4	7.4	7.0	6.9	6.7	6.9				
Max Allow Headway (MAH), s						3.0	2.9	3.0	2.9	3.0	0.0	3.0	0.0				
Queue Clearance Time (g s), s						14.6	16.4	27.3	31.2	16.8		27.6					
Green Extension Time (g e), s						0.0	0.2	0.0	0.0	0.2	0.0	0.3	0.0				
Phase Call Probability						1.00	1.00	1.00	1.00	1.00		1.00					
Max Out Probability						1.00	1.00	1.00	1.00	0.01		0.23					
Movement Group Results						EB			WB			NB			SB		
Approach Movement						L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement						3	8	18	7	4	14	5	2	12	1	6	16
Adjusted Flow Rate (v), veh/h						164	177	0	337	347	21	173	2004	185	298	1322	623
Adjusted Saturation Flow Rate (s), veh/h/ln						1810	1900	1610	1810	1900	1610	1810	1899	1610	1810	1898	1775
Queue Service Time (g s), s						12.6	14.4	0.0	25.3	29.2	1.7	14.8	50.8	12.2	25.6	44.4	44.9
Cycle Queue Clearance Time (g c), s						12.6	14.4	0.0	25.3	29.2	1.7	14.8	50.8	12.2	25.6	44.4	44.9
Green Ratio (g/C)						0.21	0.12	0.12	0.29	0.18	0.18	0.12	0.41	0.41	0.62	0.48	0.48
Capacity (c), veh/h						210	233	197	369	352	298	219	2363	668	342	1825	853
Volume-to-Capacity Ratio (X)						0.782	0.760	0.000	0.914	0.988	0.071	0.788	0.848	0.277	0.871	0.724	0.730
Back of Queue (Q), ft/ln (95 th percentile)						270.2	306.4	0	509.9	631.2	31.5	288.7	801.4	213	475	695.6	683.4
Back of Queue (Q), veh/ln (95 th percentile)						10.8	12.3	0.0	20.4	25.2	1.3	11.5	32.1	8.5	19.0	27.8	27.3
Queue Storage Ratio (RQ) (95 th percentile)						0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d 1), s/veh						55.8	68.9	0.0	50.9	65.2	53.8	68.3	43.4	31.0	63.0	34.1	33.2
Incremental Delay (d 2), s/veh						15.8	12.3	0.0	26.0	44.6	0.0	6.4	4.0	1.0	15.6	2.5	5.4
Initial Queue Delay (d 3), s/veh						0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh						71.6	81.1	0.0	76.9	109.8	53.9	74.7	47.5	32.0	78.6	36.6	38.7
Level of Service (LOS)						E	F		E	F	D	E	D	C	E	D	D
Approach Delay, s/veh / LOS						76.5	E		92.4	F		48.2	D		42.8		D
Intersection Delay, s/veh / LOS						53.3						D					
Multimodal Results						EB			WB			NB			SB		
Pedestrian LOS Score / LOS						2.75	C		2.61	C		2.53	C		2.25	B	
Bicycle LOS Score / LOS						1.05	A		1.65	B		1.79	B		1.72	B	

APPENDIX D

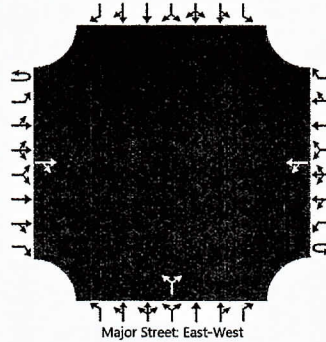
Driveway Analysis Data

HCS7 Two-Way Stop-Control Report

General Information

Analyst	James Kemp	Intersection	Project Driveway
Agency/Co.	O'Rourke Engineering	Jurisdiction	Martin County
Date Performed	4/14/2020	East/West Street	Market Place
Analysis Year	2021	North/South Street	Project Driveway
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.95
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Marketplace		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			305	8		2	205			7		4				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)					4.1				7.1		6.2					
Critical Headway (sec)					4.13				6.43		6.23					
Base Follow-Up Headway (sec)					2.2				3.5		3.3					
Follow-Up Headway (sec)					2.23				3.53		3.33					

Delay, Queue Length, and Level of Service

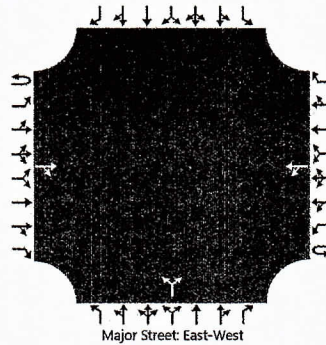
Flow Rate, v (veh/h)					2					12						
Capacity, c (veh/h)					1224					558						
v/c Ratio					0.00					0.02						
95% Queue Length, Q ₉₅ (veh)					0.0					0.1						
Control Delay (s/veh)					7.9					11.6						
Level of Service (LOS)					A					B						
Approach Delay (s/veh)					0.1				11.6							
Approach LOS									B							

HCS7 Two-Way Stop-Control Report

General Information

Analyst	James Kemp	Intersection	Project Driveway
Agency/Co.	O'Rourke Engineering	Jurisdiction	Martin County
Date Performed	4/14/2020	East/West Street	Market Place
Analysis Year	2021	North/South Street	Project Driveway
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.95
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Marketplace		

Lanes



Vehicle Volumes and Adjustments

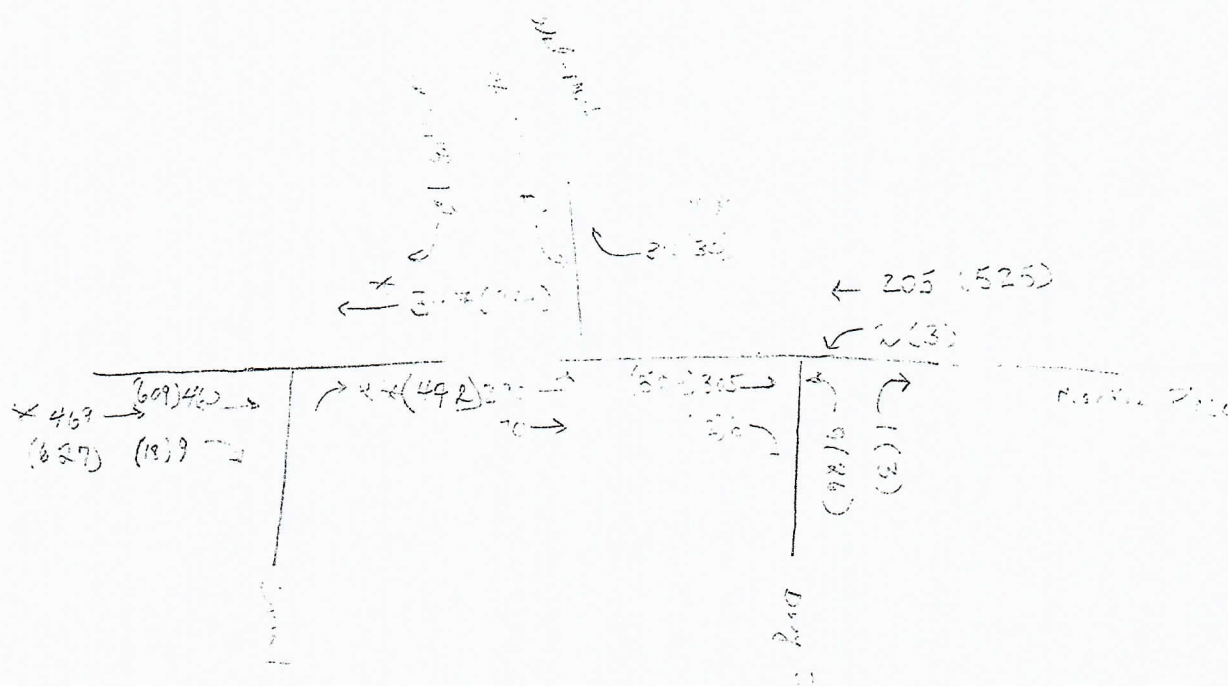
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			504	13		3	525			24		16				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)					4.1				7.1		6.2					
Critical Headway (sec)					4.13				6.43		6.23					
Base Follow-Up Headway (sec)					2.2				3.5		3.3					
Follow-Up Headway (sec)					2.23				3.53		3.33					

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					3					42						
Capacity, c (veh/h)					1020					303						
v/c Ratio					0.00					0.14						
95% Queue Length, Q ₉₅ (veh)					0.0					0.5						
Control Delay (s/veh)					8.5					18.8						
Level of Service (LOS)					A					C						
Approach Delay (s/veh)					0.1				18.8							
Approach LOS									C							



AM (ON)

D-3

LAKESIDE MARKET
2000 1/2 - 2000 1/2

↑



THOMAS A. FOGT, ESQ.
736 Colorado Avenue
Stuart, FL 34997

Pa rcel ID Number : 38-38-41-010-000-00020.80000

Warranty Deed

This Indentu re, Made this **J** day of January , 2019 A.O. Between
Ted Glasrud Associates FL, LLC, a Florida limited liability company

of the County of Martin , State of Florida , grantor, and
OK of Martin County, LLC, a Florida limited liability company

whose address is: 5945 SE General Lee Terrace, Stuart, FL 34997

of the County of Martin State of Florida , grantee.

Witnesseth that the GRANTOR, for and in consideration of the swn of

-----**TEN** DOLLARS (\$10)----- DOLLARS
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, h
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and 11SSigns forever, the following described Jund, situate,
lying and being in the County of Martin State of Florida to wit:

Unit# 2 Legal Description

A parcel of land lying in Lot B, The Exposition, according to the map
or plat thereof, as recorded in Plat Book **9, Page 17**, of the Public
Records of Martin County, Florida, being more particularly described
as follows:

Commence at the Northeast corner of said Lot B, The Exposition;
Thence South 23 degrees 12 minutes 20 seconds East along the East
line of said Lot B, a distance of 81.00 feet; Thence South 66 degrees
47 minutes 40 seconds West, a distance of 10.00 feet to the Point of
Beginning; Thence South 23 degrees 12 minutes 20 seconds East, a
distance of 80.00 feet; Thence South 66 degrees 47 minutes 40 seconds
West, a distance of 115.00 feet; Thence North 23 degrees 12 minutes
20 seconds West, a distance of 80.00 feet; Thence North 66 degrees 47
minutes 40 seconds East, a distance of 115.00 feet to the Point of
Beginning.

Being also known as Unit# 2, of MarketPlace At Stuart, a
condominium, according to the Declaration of Condominium thereof, as
recorded January 17, 2019, in Official Records Book 3037, Page 405,
of the Public Records of Martin County, Florida, and any amendments
and supplements thereto, together with its undivided share in the
common elements and the limited common elements appurtenant thereto.

AND Unit# 3 Legal Description
(Continued on Attached)

and the grantor docs hereby fully warrant the title to said land, and will defend the same against luwful claims of all persons whomsoever.

Warranty Deed -Page 2

J>yrcl ID Number: 38-38-41-010-000-00020. 80000

InWitness Whereof, the grantor has hereunto set his band and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Alicia Fischer
 Printed Name: Alicia Fischer
 Witness

David A. Christensen
 Printed Name: David A. Christensen
 Witness

Ted Glasrud Associates FL, LLC, a
 Florida limited liability company,
 by its manager, n Management, as
 By: *Theodore G. Glasrud*
 Theodore G. Glasrud
 as President
 P.O. Address: 759 South Federal Highway, Sic. 217
 Stuart, FL 34994

(Seal)

STATE OF
 COUNTY OF

The foregoing instrument was aL-knownledged before me this 17th day of January, 2019 by
 Theodore G. Glasrud, as President of Glasrud Management, Inc., as
 Manager of Ted Glasrud Associates FL, LLC, a Florida limited liability
 company

**AI**

co ifican

diame: t<qs-/ep. R. growo
 Notary Public

My Commission Expires: 'f /2..4- '2..(

Warranty Deed -Page 3

Parcel ID Number : 38-38-41-010-000-00020.80000

A parcel of land lying in Lot B, The Exposition, according to the map or plat thereof, as recorded in Plat Book 9, Page 17, of the Public Records of Martin County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Lot B, The Exposition; Thence South 23 degrees 12 minutes 20 seconds East along the East line of said Lot B, a distance of 316.00 feet ; Thence South 66 degrees 47 minutes 40 second West, a distance of 10.00 feet to the Point of Beginning; Thence South 23 degrees 12 minutes 20 seconds East, a distance of 80.00 feet; hence South 66 degrees 47 minutes 40 seconds West, a distance of 115.00 feet; Thence North 23 degrees 12 minutes 20 seconds West, a distance of 80.00 feet; Thence North 66 degrees 47 minutes 40 seconds East a distance of 115.00 feet to the Point of Beginning.

Being also known as Unit# 3, of Market Place At Stuart, a condominium, according to the Declaration of Condominium thereof, as recorded January 17, 2019, in Official Records Book 3037, Page 405, of the Public Records of Martin County, Florida, and any amendments and supplements thereto, together with its undivided share in the common elements and the limited common elements appurtenant thereto.

These units are subject to The Declaration of Protective Covenants for Stuart Business Park recorded in O.R. Book 450, Page 945, of the Public Records of Martin County, Florida, as amended, it being the intent to reimpose same.

Commercial PUD

Page 241 of 267

Project:	Lakeside Marketplace
Date	6.9.20

Adjacent N	Walmart CPUD
Adjacent S	County Industrial
Adjacent E	Marketplace Center CPUD
Adjacent W	Racetrac CPUD and retail
Total Floor Space (sq.ft)	24,000

LDR Reference	Land Development Regulations	CPUD REVIEW STATUS
2.07.00 E.1	Land Use Designation	COMPLY
2.07.00 E.2 a	Uses	COMPLY
2.07.00 E.2 b	Residential (<30%)	NOT APPLICABLE
2.07.00 E.2 c	Commercial Residential (<30%)	NOT APPLICABLE
2.07.00 E.2 c	Commercial Uses	COMPLY
2.07.03 E.3.b	Open Space (>25%)	COMPLY
2.07.03 E.3.c	Native Vegetation (>25%)	NOT APPLICABLE

AREA, IMPERVIOUS SURFACE, SETBACK AND HEIGHT

2.04.03	Supplemental impervious surface	EXCEPTION REQUESTED
2.04.04	Supplemental setback requirements	COMPLY
2.04.05	Waterfront setbacks	COMPLY
2.04.06	Certain street setbacks	COMPLY
2.04.07	Supplemental building height	COMPLY
2.06.00	Supplemental Use standards	REVIEWED AT SITE PLAN

4.04.01	Traffic Concurrency	COMPLY
4.09.00	School Concurrency	NOT APPLICABLE

RESOURCE PROTECTION

5.02.00	Environmental Assessment	COMPLY
5.03.02	Wetland Protection	COMPLY
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	NOT APPLICABLE

Comp Plan	Comprehensive Plan	COMPLY
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DEVELOPMENT STANDARDS

6.00.03	Principles of Design	COMPLY
6.00.04.A	Qualitative Design	COMPLY
6.00.04.B	Qualitative Design Standards	COMPLY

TRANSPORTATION

6.01.02	Streets	COMPLY
6.01.03	Rights of Way	COMPLY
6.01.04	Sidewalks/bikeways	COMPLY
6.01.05	Bike Ped (LCD)	COMPLY
6.01.06	Access	COMPLY
6.01.07	Drive-through	NOT APPLICABLE
6.01.08	Vehicular Access	COMPLY
6.01.09	Parking Code	COMPLY
6.01.18	Off-Street Loading	COMPLY
6.01.19	PILOP	NOT APPLICABLE

STORMWATER

6.03.01	Generally	REVIEWED AT SITE PLAN
6.03.04	Management	REVIEWED AT SITE PLAN
6.03.08	Erosion	REVIEWED AT SITE PLAN

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	COMPLY
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	TO BE REVIEWED
6.04.03 B.4	Mulch	COMPLY
6.04.03 B.5	Shoreline protection	NOT APPLICABLE
6.04.03 B.8	Visibility triangles	TO BE REVIEWED
6.04.06	Land Use Transitions	NOT APPLICABLE

LANDSCAPING - PARKING AREAS

6.04.07 A.1	Landscaped strip adjacent to street	COMPLY
6.04.07 A.2	Landscaped strip length linear feet	COMPLY
6.04.07 A.2a	Parking area adjacent to street	COMPLY
6.04.07 A.2b	Hedge/wall/berm on outside of strip	COMPLY
6.04.07 A.2c	Other Landscaping	COMPLY
6.06.07 A.2d	Grass	COMPLY
6.04.07 A.3	Shrubs/ground cover	COMPLY
6.04.07 B	parking screened from private property	COMPLY
6.04.07 B.1	Landscaped strip adjacent to private property	COMPLY
6.04.07 B.2a	Parking area adjacent to private property	COMPLY
6.04.07 B.2b	Hedge/wall/berm on outside of strip	COMPLY
6.04.07 B.2c	Other Landscaping	COMPLY
6.04.07 B.2d	Grass	COMPLY
6.04.07 B.3	Shrubs/ground cover	COMPLY
6.04.07 C.1	Parking Area (Major Dev't only)	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	TO BE REVIEWED
6.04.08	Tree Requirements	COMPLY
6.04.10	Loading Storage	COMPLY

COMMERCIAL DEVELOPMENT STANDARDS

6.05.02 B	Building Location	COMPLY
6.05.02 C	Building Orientation	COMPLY
6.05.02 D	Façade Design	COMPLY
6.05.02 E	Massing	NOT APPLICABLE
6.05.02 F	Other Features	NOT APPLICABLE

6.05.02 G	Transitional Elevations	TO BE REVIEWED
6.05.03 B	Blank Wall Area	COMPLY
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	COMPLY
6.05.07	Materials and Color	TO BE REVIEWED
6.06.00	Green Development	TO BE REVIEWED
6.07.00	Lighting	COMPLY
6.08.00	Dumpster & Recycling	COMPLY
6.09.05	Fences	COMPLY
6.11.00	Signs	TO BE REVIEWED

November 06, 2019

Mr. Kevin Freeman, Development Director
City of Stuart
121 SW Flagler Avenue
Stuart, FL 34994
Via Hand Delivery

**RE: Request for Proposed Development –
Planned Unit Development (PUD) Amendment Application
Project Name: Lakeside Marketplace
Address: 2700 S.E. Market Place, Stuart
Parcel ID# 38-38-41-010-000-00020.80000**

Dear Mr. Freeman:

The following information and attached documents are provided for review by the Development Department for the PUD Amendment Application Submittal:

Project Narrative:

This is a request for Site Plan Approval of a project located on the south side of S.E. Market Place between the gas station and Market Place Center.

The project consists of 3 buildings totaling 24, 000 s.f.

Existing Lake Relocation:

The Lakeside Marketplace project had previously received permission from South Florida Water Management District with Permit Number 43-101917-P to shift the existing lake southward. Therefore the proposed Site Plan shows the lake in the approved relocated location.

Other Conditions:

Proposed Utilities:
Sewer – Martin County Utilities
Water – Martin County Utilities
Irrigation – From Lake

- 1 Check in the amount of \$3,072.00, representing Application Fee.
- 1 Original Signed and Notarized Planned Unit Development (PUD) Amendment Application.
- 1 Original Development Conditions to the CPUD.
- 1 Copy Warranty Deed.

- 1 Original Special Power of Attorney of each the three property owners.
- 1 Original Signed and Sealed Traffic Study.
- 1 Environmental Assessment dated January 2019.
- 1 Original Signed and Sealed Site Plan.
- 1 Original Autoturn Plan.
- 1 Original Signed and Sealed Boundary and TOPO Survey.
- 1 Original Landscape Plan.
- 1 Original Signed and Sealed Architectural Elevation and Floor Plans.

Enclosed is a disk with all the above documents in PDF Format.

Should you have any questions or if I may be of further assistance, please do not hesitate to contact me.

Sincerely,



Holly Mathers

enclosures



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

Page 247 of 267
Reviewed By: _____

Application must be legible with all relevant fields completed.

Pre-App Conference Date:	Application Date:
Project Name: Lakeside Marketplace	
Parcel ID# 38-38-41-013-000-00001-0/ Director	Project Address: 2700 S.E. Market Place
Zoning/CRA Sub-district: CPUD Commercial Planned Unit Development	
Subdivision:	Lot(s):
Fees: Major PUD Amendment - \$3,072.00; Minor PUD Amendment: \$2,048.00; PUD Agreement Amendment (text change only): \$1,024.00 (<i>this does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees</i>)	
A Major Planned Unit Development Amendment is one which shall include any one of the following; ➤ A change of two (2) percent or more in the area of any land use designations shown on the site plan; ➤ Any change in the list of proposed uses; ➤ An increase in residential density of five (5) percent or more; ➤ An increase in nonresidential Building square footage of ten (10) percent or more; ➤ A change in the boundary of the PUD district; ➤ A change in the site plan or approval regarding any area(s) set aside and designated for future development; ➤ Any other change determined by the City Development Director to have a potentially significant impact on City services or the surrounding neighborhood; ➤ An amendment of greater than twelve (12) months to an originally approved timetable of development. Such an amendment may only be approved upon good cause shown to the City Commission. Any contributions conditioned as part of the original PUD agreement shall be revisited upon application for timetable extension. A timetable extension greater than twelve (12) months will require a full concurrency review. <i>(A Minor Planned Unit Development Amendment is any amendment that is not a Major Amendment.)</i>	
Submittal Requirements: A completed application form, the payment of fees, a site plan, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and any other information as may be required by the City Development Director in order to do a thorough review of the request. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan if a site plan has not previously been approved. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) <i>(The data requirements for a site plan and a concept plan are available at the Development Department)</i>	
Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application. For a Major PUD amendment, the Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. For both types of applications, the City Commission is required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.	
Justification: Written justification supporting the application and demonstrating how the application remains: (a) consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses and (b) complies with the relevant development standards of the City of Stuart Land Development Code.	

(over)

General Information
(Please Print or Type)

Page 248 of 267

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

Name:	Osiris Ramos
Title:	President / Director
Company:	Marketplace at Stuart Condominium Assoc., Inc
Company Address:	5640 S.E. Grouper Avenue

City/State/Zip Code:	Stuart, Florida 34997
Telephone Number:	(772) 463-8333
Facsimile Number:	(772) 463-8334
Email Address (optional):	coastallanddev@att.net

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:	William J. Mathers, P.E.
Title:	Engineer of Record
Company:	Mathers Engineering Corp.
Company Address:	2431 S.E. Dixie Highway

City/State/Zip Code:	Stuart, Florida 34996
Telephone Number:	(772) 287-0525
Facsimile Number:	
Email Address (optional):	mathersengineers@bellsouth.net

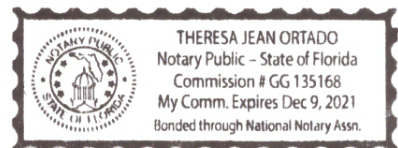
3. The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will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

Name:	Osiris Ramos
Title:	President / Director
Company:	Marketplace at Stuart Condominium Assoc. Inc.
Company Address:	5640 S.E. Grouper Avenue

City/State/Zip Code:	Stuart, Florida 34997
Telephone Number:	(772) 463-8333
Facsimile Number:	(772) 463-8334
Email Address (optional):	coastallanddev@att.net

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

4. Signed this 10th day of September, 2019.



Osiris Ramos

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

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 10th day of

Sept 2019 by Osiris Ramos who is personally known to me, or who has produced

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

Theresa Jean Ortado
Notary Signature

Commission expires: Dec 9, 2021

General Information
(Please Print or Type)

Page 249 of 267

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

Name:	Daniel Lawrence
Title:	Authorized Member
Company:	D Lawrence Properties LLC
Company Address:	1336 SW Alligator Street

City/State/Zip Code:	Palm City, Florida 34990
Telephone Number:	(772) 283-2383
Facsimile Number:	
Email Address (optional):	dan@danielsfence.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:	William J. Mathers, P.E.
Title:	Engineer of Record
Company:	Mathers Engineering Corp.
Company Address:	2431 S.E. Dixie Highway

City/State/Zip Code:	Stuart, Florida 34996
Telephone Number:	(772) 287-0525
Facsimile Number:	
Email Address (optional):	mathersengineers@bellsouth.net

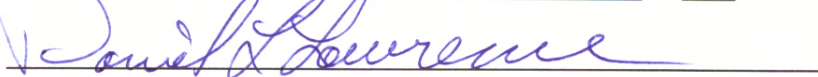
3. The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will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

Name:	Daniel Lawrence
Title:	Authorized Member
Company:	D Lawrence Properties LLC
Company Address:	1336 SW Alligator Street

City/State/Zip Code:	Palm City, Florida 34990
Telephone Number:	(772) 283-2383
Facsimile Number:	
Email Address (optional):	dan@danielsfence.com

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

4. Signed this 17th day of SEPT., 2019.

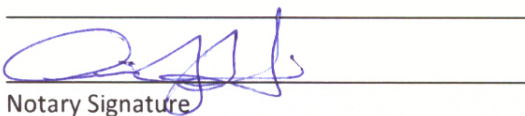


Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

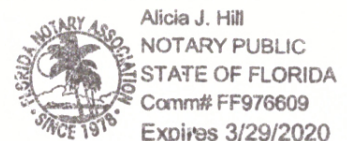
State of Florida, Martin County The foregoing instrument was acknowledged before me on this 17th day of

SEPT 2019 by DANIEL LAWRENCE who is personally known to me, or who has produced

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


Notary Signature

Commission expires:



General Information
(Please Print or Type)

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

Name:	Osiris Ramos
Title:	Manager
Company:	OK of Martin County LLC
Company Address:	5640 S.E. Grouper Avenue

City/State/Zip Code:	Stuart, Florida 34997
Telephone Number:	(772) 463-8333
Facsimile Number:	(772) 463-8334
Email Address (optional):	coastallanddev@att.net

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:	William J. Mathers, P.E.
Title:	Engineer of Record
Company:	Mathers Engineering Corp.
Company Address:	2431 S.E. Dixie Highway

City/State/Zip Code:	Stuart, Florida 34996
Telephone Number:	(772) 287-0525
Facsimile Number:	
Email Address (optional):	mathersengineers@bellsouth.net

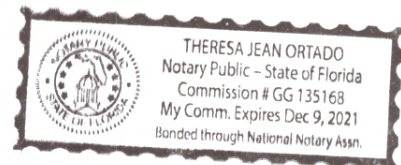
3. The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will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

Name:	Osiris Ramos
Title:	Manager
Company:	OK of Martin County LLC
Company Address:	5640 S.E. Grouper Avenue

City/State/Zip Code:	Stuart, Florida 34997
Telephone Number:	(772) 463-8333
Facsimile Number:	(772) 463-8334
Email Address (optional):	coastallanddev@att.net

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

4. Signed this 30th day of August, 2019.



[Signature]

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

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 30th day of

August 2019 by Osiris Ramos who is personally known to me, or who has produced

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

[Signature]
Notary Signature

Commission expires: Dec 9, 2021



South Florida Water Management District
Individual Environmental Resource Permit No. 43-101917-P
Date Issued: August 27, 2019

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Permittee: Ok Of Martin County, LLC
5640 SE Grouper Avenue
Stuart, FL 34997

Project: Osiris Lake Modifications

Application No. 190606-11

Location: Martin County, See Exhibit 1

Your application for an Individual Environmental Resource Permit is approved. This action is taken based on Chapter 373, Part IV, of Florida Statutes (F.S.) and the rules in Chapter 62-330, Florida Administrative Code (F.A.C.). Unless otherwise stated, this permit constitutes certification of compliance with state water quality standards under section 401 of the Clean Water Act, 33 U.S.C. 1341, and a finding of consistency with the Florida Coastal Management Program. Please read this entire agency action thoroughly and understand its contents.

This permit is subject to:

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

All documents are available online through the District's ePermitting site at www.sfwmd.gov/ePermitting.

If you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

The District does not publish notices of action. If you wish to limit the time within which a person may request an administrative hearing regarding this action, you are encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Legal requirements and instructions for publishing a notice of agency action, as well as a noticing format that can be used, are available upon request. If you publish a notice of agency action, please send a copy of the affidavit of publication provided by the newspaper to the District's West Palm Beach office for retention in this file.

If you have any questions regarding your permit or need any other information, please call us at 1-800-432-2045 or email ERP@sfwmd.gov.

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

**South Florida Water Management District
Individual Environmental Resource Permit No. 43-101917-P**

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Date Issued:	August 27, 2019	Expiration Date:	August 27, 2024
Project Name:	Osiris Lake Modifications		
Permittee:	Ok Of Martin County, LLC 5640 SE Grouper Avenue Stuart, FL 34997		
Operating Entity:	Ok Of Martin County, LLC 5640 SE Grouper Avenue Stuart, FL 34997		
Location:	Martin County		
Permit Acres:	3.00 acres		
Project Land Use:	Commercial		
Special Drainage District:	N/A		
Water Body Classification:	CLASS III		
FDEP Water Body ID:	3208C		
Conservation Easement to District:	No		
Sovereign Submerged Lands:	No		

Project Summary

District staff has reviewed the information submitted June 6, 2019, for the permitted development known as Osiris Lake Modifications, construction for which was originally authorized under Permit No. 43-00014-S Stuart Business Park (SBP). This modification authorizes the reconfiguration of the existing lake, with the addition of 125 feet of retaining wall at lake control elevation. The construction results in an increase of 0.03 acres of lake at the control elevation of the master stormwater management (SWM) Basin 1. No other modifications to the parcel or master SWM systems are proposed with this project.

Issuance of this permit constitutes certification of compliance with state water quality standards in accordance with Rule 62-330.062, F.A.C..

Site Description

The site is vacant land within the previously permitted Basin 1 of the SBP master SWM system. Please refer to Exhibit No. 1.0 Location Map. The project is located within Industrial Development Corporation Parcel 9 as identified in Application No. 120614-4, Exhibit 2.0 Page 2 of 6.

For information on wetland and surface water impacts, please see the Wetlands and Other Surface Water section of this permit.

Ownership, Operation and Maintenance

Perpetual operation and maintenance of the stormwater management system is the responsibility of Stuart Business Park Owners Association, Inc. as indicated in the submitted documents. Upon completion of construction and in conjunction with submittal of the construction completion certification, a request for transfer to the operating entity and recorded copies of its governing documents must be submitted in accordance with General Condition No. 7.

Engineering Evaluation:

Land Use

The applicant's engineer has demonstrated that the proposed lake area at 12.5 ft NAVD88 (SBP master SWM system Basin 1 control elevation) and 14.0 ft NAVD88 (1.29 and 1.46 acres, respectively) and resultant incremental storage volume (2.07 acre-feet) does not significantly differ from the existing lake area at 12.5 ft NAVD88 and 14.0 ft NAVD88 (1.26 and 1.53 acres, respectively) and resultant incremental storage volume (2.09 acre-feet).

Water Quality

The existing SBP master SWM system provides water quality treatment equivalent to 2.5 inches over the percent imperviousness (1.65 inches over Basin 1) for all existing projects and roadways connected to the SBP master SWM system.

All future projects connecting to the SBP master SWM system, including upland development on Parcel 9, shall provide water quality treatment equivalent to the greater of 1 inch or 2.5 inches times the percent imperviousness within the proposed project limits and 1/2 inch of dry pre-treatment for all commercial projects prior to discharging to the SBP master SWM system.

The project includes implementation of an Erosion Control Plan (Exhibit No. 2.0) as additional reasonable assurance of compliance with water quality criteria during construction and operation.

Water Quantity

Discharge

The project is consistent with the existing land use and site grading assumptions. used during the design of the master stormwater management system. Therefore, existing parcel discharge to the SBP master SWM system should remain unchanged.

Perimeter Berm

The project is located within the limits of SBP master SWM system Basin 1. The proposed lake top of bank meets the existing elevations of Parcel 9.

Certification, Operation, and Maintenance

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

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

maintenance in compliance with the terms and conditions of this permit.

In accordance with Section 373.416(2), F.S., unless revoked or abandoned, all SWM systems and works permitted under Part IV of Chapter 373, F.S., must be operated and maintained in perpetuity.

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The efficiency of SWM systems, dams, impoundments, and most other project components will decrease over time without periodic maintenance. The operation and maintenance entity must perform periodic inspections to identify if there are any deficiencies in structural integrity, degradation due to insufficient maintenance, or improper operation of projects that may endanger public health, safety, or welfare, or the water resources. If deficiencies are found, the operation and maintenance entity is responsible for correcting the deficiencies in a timely manner to prevent compromises to flood protection and water quality. See Section 12.4 of the Applicant's Handbook Volume I for Minimum Operation and Maintenance Standards.

Environmental Evaluation:

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Wetlands and Other Surface Waters

There are no wetlands on the site or in adjacent areas. The site contains a stormwater lake. Portions of the lake will be filled and uplands will be excavated, with a net increase of 0.03 acres in area. The lake was included in the stormwater management system authorized by Permit No. 43-00014-S (Application No. 030714-12). Therefore, pursuant to subsection 62-340.700(2)(a), F.A.C., the lake is not delineated as other surface waters.

Fish, Wildlife, and Listed Species

The project site does not contain significant habitat for wetland-dependent endangered or threatened wildlife species, or species of special concern. No wetland-dependent endangered or threatened species or species of special concern were observed onsite and the potential use of the site by such species is minimal.

This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if, in the future, endangered or threatened species or species of special concern are discovered on the site.

Related Concerns:

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Historical/ Archeological Resources

The District has received correspondence from the Florida Department of State, Division of Historical Resources indicating that no significant archaeological or historical resources are recorded on the project site; therefore the project is unlikely to have an effect upon any such resources.

This permit does not release the permittee from complying with any other agencies' requirements in the event that historical and/or archaeological resources are found on the site.

Water Use Permit Status

The applicant has indicated that irrigation is not required.

The District has determined that dewatering for this project qualifies for the permit by rule under Rule 40E-2.061, F.A.C.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation.

General Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.
5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms, and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex- "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit"[Form 62-330.310(3)]; or
 - b. For all other activities- "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
 - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
 - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as

applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations, and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

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b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
 - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 - b. Convey to the permittee or create in the permittee any interest in real property;
 - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the Agency in writing:
 - a. Immediately if any previously submitted information is discovered to be inaccurate; and
 - b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from

the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

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15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

Special Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.

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1. The construction authorization for this permit shall expire on the date shown on page 2.
2. Operation and maintenance of the stormwater management system shall be the responsibility of Stuart Business Park Owners Association, Inc. Upon completion of construction and in conjunction with submittal of the as-built certification, a request for transfer to the operating entity with supporting documentation must be submitted in accordance with General Condition No. 7.
3. Discharge facilities: through Existing Facilities.
4. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth.
5. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
6. Prior to initiating construction activities associated with this Environmental Resource Permit (ERP), the permittee is required to hold a pre-construction meeting with field representatives, consultants, contractors, District Environmental Resource Bureau (ERB) staff, and any other local government entities as necessary. The purpose of the pre-construction meeting is to discuss construction methods, sequencing, best management practices, identify work areas, staking and roping of preserves where applicable, and to facilitate coordination and assistance amongst relevant parties. To schedule a pre-construction meeting, please contact ERB staff from the Okeechobee Service Center at (863) 462-5260 or via e-mail at: pre-con@sfwmd.gov. When sending a request for a pre-construction meeting, please include the application number, permit number, and contact name and phone number.
7. Prior to any future construction, the permittee shall apply for and receive an Individual ERP. As part of the permit application, the applicant for that phase shall provide documentation verifying that the proposed construction is consistent with the design of the master stormwater management system, including the land use and site grading assumptions.
8. All commercial/industrial parcels shall provide a minimum dry pre-treatment volume of 1/2 inch of runoff prior to discharge into the master stormwater management system.
9. The exhibits and special conditions in this permit apply only to this application. They do not supersede or delete any requirements for other applications covered in Permit No. 43-00014-S unless otherwise specified herein.
10. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code

for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to: FWCConservationPlanningServices@MyFWC.com.

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Project Work Schedule for Permit No. 43-101917-P

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The following activities are requirements of this Permit and shall be completed in accordance with the Project Work Schedule below. Please refer to both General and Special Conditions for more information. Any deviation from these time frames will require prior approval from the District's Environmental Resources Bureau and may require a minor modification to this permit. Such requests must be made in writing and shall include: (1) reason for the change, (2) proposed start/finish and/or completion dates, and (3) progress report on the status of the project.

Condition No.	Date Added	Description	Due Date	Date Satisfied
GC 4	08/27/2019	Construction Commencement Notice	48 hours prior to Construction	
GC 6	08/27/2019	Submit Certification	30 Days After Construction Completion	
GC 7	08/27/2019	Submit Operation Entity Documentation	Within 30 days of Certification	
SC 6	08/27/2019	Pre-Construction Meeting	Prior to Construction	

GC = General Condition

SC = Special Condition

Distribution List

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William Mathers, Mathers Engineering Corporation

US Army Corps of Engineers - Permit Section

Martin County Board of County Commissioners

Martin County Growth Management Department

Martin County Engineering Department

Exhibits

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The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website at <http://my.sfwmd.gov/ePermitting> and searching under this application number 190606-11.

[Exhibit No. 1.0 Location Map](#)

[Exhibit No. 2.0 SWM Plans](#)

NOTICE OF RIGHTS

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406. Page 266 of 267
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

INITIATION OF ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401–405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.

June 10, 2020

Mr. Thomas Reetz, Senior Planner
City of Stuart Development Department
121 SW Flagler Avenue
Stuart, FL 34994

**RE: Engineer Statement for the Lakeside Marketplace CPUD
Property located at 2700 SE Market Place, Stuart**

Dear Mr. Reetz:

The proposed project consists of 3 buildings totaling 24,000 SF with required parking area. The total site is 4.02 acres. The project is summarized as follows:

Access:

- Ingress and egress will be off of Market Place owned by the City of Stuart.

Utilities:

- Water and wastewater service will be provided by existing utilities within Market Place that are owned and operated by Martin County Utilities.

Drainage:

- The Lake at the South end of the property is owned by a new owner but is maintained by Stuart Business Park Association. A separate SFWMD permit was obtained for Basin I Master Drainage System. A copy of the this SFWMD permit is attached.

The project's storage and discharge will meet the Stuart Business Park's Master South Florida Water Management District's permit requirements as verified by the agency's permit to be issued prior to site plan final approval. Onsite storage will be provided by exfiltration trenches, landscape and grassed areas, and limited pavement storage. The allowable maximum discharge will be controlled by the discharge structure into the existing modified onsite lake on the South side of the property.

Sincerely,



William J. Mathers, P.E.
WJM/hmm
enclosure