City of Stuart

AGENDA

COMMUNITY REDEVELOPMENT BOARD
JULY 7, 2026
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

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

ADMINISTRATIVE

CRA Executive Director - Pinal Gandhi-Savdas
Board Secretary - Susej T. Meleqi

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

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

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

(RC) next to an item denotes there is a City Code requirement for a Roll Call vote.
(QJ) next to an item denotes that it is a quasi-judicial matter or public hearing.

CALL TO ORDER

ROLL CALL

1. BOARD REORGANIZATION - SELECTION OF CHAIR

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

2. APPROVAL OF 06/02/2026 CRB MINUTES

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

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

3. STREET TREE INFILL PROGRAM MASTER PLAN WITHIN THE PUBLIC RIGHT-OF-WAY OF THE COMMUNITY REDEVELOPMENT AREA (RC):

RESOLUTION No. 04-2026 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING THE STREET TREE INFILL PROGRAM MASTER PLAN; AUTHORIZING THE IMPLEMENTATION OF THE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY OF THE COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

4. 228 SW DIXIE HIGHWAY — MAJOR URBAN CODE CONDITIONAL USE (QUASI-JUDICIAL)(RC):

RESOLUTION No. 50-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A MAJOR URBAN CODE CONDITIONAL USE TO THE PROPERTY LOCATED AT 228 S.W. DIXIE HIGHWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO DEVIATE FROM ON-SITE PARKING REQUIREMENTS AS OUTLINED SECTION 3.01.03.A.3. TO ALLOW OFF-SITE PARKING TO RENOVATE THE EXISTING 1,170 SQUARE-FOOT BUILDING AND TO INCLUDE A 452 SQUARE FOOT BUILDING FOOTPRINT EXPANSION TO ALLOW FOR KITCHEN AREA, AND A 369 SQUARE FOOT COVERED OUTDOOR SEATING AREA; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**.**

STAFF UPDATE

ADJOURNMENT

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

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

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

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

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Board

Meeting Date: 7/7/2026 **Prepared by:** Susej Meleqi

Title of Item:
BOARD REORGANIZATION - SELECTION OF CHAIR

Summary Explanation/Background Information on Agenda Request:
Per the City code Sec. 2-107. - Membership; officers and staff.

(d) *Officers.* Regular officers of the CRB shall include a chair and a vice-chair who shall be appointed by the CRB at its annual reorganization meeting. The chair shall preside at all CRB meetings and shall execute instruments in the name of the CRB as may be required. The vice-chair, in the absence, disqualification, resignation or death or disability of the chair or at the chair's discretion, shall exercise the functions of the chair. Upon vacancy in the office of chair and/or vice-chair, the CRB members shall select one of them to fill the position at the next regular meeting following the creation of vacancy.

Funding Source:
N/A

Recommended Action:
Board Members to make a motion to elect a Chair.

ATTACHMENTS:

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Board

Meeting Date: 7/7/2026 **Prepared by:** Susej Meleqi

Title of Item:
APPROVAL OF 06/02/2026 CRB MINUTES

Summary Explanation/Background Information on Agenda Request:
APPROVAL OF 06/02/2026 CRB MINUTES

Funding Source:
N/A

Recommended Action:
Approve minutes.

ATTACHMENTS:
1. 06022026 CRB Minutes

MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
JUNE 2, 2026
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

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

ADMINISTRATIVE

CRA Executive Director - Pinal Gandhi-Savdas
Board Secretary - Susej T. Meleqi

CALL TO ORDER

4:00 PM

ROLL CALL

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

4:01 PM MOTION: Approve, moving Item #4 before Item #2.
MOVED BY: Philip DeBerard
SECONDED BY: Bonnie Moser
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 05/05/2026 CRB MINUTES

4:01 PM MOTION: Approve.
MOVED BY: Philip DeBerard
SECONDED BY: Scott Whalen
Motion approved unanimously.

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

4.

PRESENTATION OF THE APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FOR FY 2026 (RC):

RESOLUTION No. 03-2026 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING AWARD TO APPLICANTS FROM THE BUSINESS IMPROVEMENT GRANT PROGRAM FOR FISCAL YEAR 2026

Jordan Pinkston, CRA Program Manager, presented the BIRP program, background, past improvements, program accomplishments, program goals, public outreach, and individual FY 26 applications.

1. Avonlea Commerce Center application is for painting and way finding signs.

4:08 PM MOTION: Approve.
MOVED BY: Bonnie Moser
SECONDED BY: William Laughlin
Motion approved unanimously.

2. Geary Law Building, application is for existing parking improvements.

PUBLIC COMMENT:
1. Raj Patel - Palm City; Stated that the parking improvement is visual appearance to the community.

Mr. Geary says he has a lot of people who park there and stated this is a tripping hazard for those who walk and said that after any rain it does flood.

4:16 PM MOTION: Approve.
MOVED BY: Philip DeBerard
SECONDED BY: Jeff Manera
VOTE: MOTION PASSES 6/1.
YES: Bonnie Moser, Jeff Manera, Frederick James, Scott Whalen, William Laughlin, Philip DeBerard
NO: Frank McChrystal

3. Geiger Downtown, LLC application is for exterior painting and awnings on 61 SW Osceola St.

4:18 PM MOTION: Approve.
MOVED BY: Bonnie Moser
SECONDED BY: Philip DeBerard
Motion approved unanimously.

4. Kaiser Dermatology application is for parking lot improvements and landscaping.

4:21 PM MOTION: Approve.
MOVED BY: Philip DeBerard
SECONDED BY: Frederick James
Motion approved unanimously.

5. Owl House Properties application is for parking lot improvements and impact windows.

4:25 PM MOTION: Approve.
MOVED BY: Philip DeBerard
SECONDED BY: Bonnie Moser
Motion approved unanimously.

2.

MINOR URBAN CODE CONDITIONAL USE - MURAL ON FLAGLER PARK RESTROOMS LOCATED AT 221 SW FLAGLER AVENUE (QUASI-JUDICIAL)(RC):

RESOLUTION No. 02-2026 CRB; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK (MURAL) NAMED “HERITAGE VITALIS” ON A PROPERTY LOCATED AT 221 SW FLAGLER AVENUE, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO PAINT A MURAL ON THE EXTERIOR SOUTHERN, WESTERN AND EASTERN WALL OF A BUILDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Board Members provided ex parte communications.

Lee Baggett, City Attorney swore in 2 people — Jordan Pinkston, CRA Program Manager, and George Missimer, Board Member of Stuart Main Street.

Ms Pinkston presented the history of the item, minor code conditional use, proposed mural, and staff recommendation.

Chair McCrystal referenced comments made by board members at the previous meeting, noting that one member questioned why the item was being presented to the board for the first time at that stage of the process, while another requested that representatives from Stuart Main Street provide an overview of the review and approval process leading up to the board's consideration of the item.

City Attorney Baggett explained that the CRA deviated from the City's standard public art selection process by authorizing Stuart Main Street to independently commission the artwork using its own funds. As a result, the board was not involved in the artist selection process and was instead tasked with reviewing the completed proposal and determining whether the artwork met the applicable public art criteria, noting that the board had final approval authority.

Board Members had a brief discussion on the process and how it would be moving forward.

Mr. Missimer presented Stuart Main Street's mission, different projects done by Stuart Main Street, the art mural RFP process, why public art, and the mural that was selected.

Board Member briefly discussed the art mural.

4:50 PM MOTION: Approve the Resolution with the updates provided by the artist for the meeting today.
MOVED BY: Philip DeBerard
SECONDED BY: Bonnie Moser
VOTE: MOTION PASSES 5/2
YES: Bonnie Moser, Jeff Manera, Frederick James, William Laughlin, Philip DeBerard
NO: Frank McChrystal, Scott Whalen

3.

MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND APPLICANT OF 221 SW FLAGLER AVENUE (RC):

RESOLUTION No. 01-2026 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND STUART MAIN STREET ASSOCIATION, LLC., WHO IS THE APPLICANT, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF $3,000 TO INSTALL A MURAL ON THE EXTERIOR SOUTHERN, WESTERN AND EASTERN WALL OF A BUILDING LOCATED AT 221 SW FLAGLER AVENUE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Ms. Pinkston, presented program description, past murals, location of the proposed mural, art work of the proposed mural, and staff recommendation.

Board Member Laughlin thinks these are public funds going to an artist that does not belong to our City and asked how the outreach was done to get to our local artist.

Nancy Turrell, Martin Arts Council Director, stated they made a broad network just as they would promote any other call to artists.

Candace Callahan, Stuart Main Street Executive Director, stated that the selection process evaluated artists based on the quality of their work, experience, and professionalism rather than residency, noting that the current procedures did not require consideration of local artists. She expressed support for working with staff to review and

potentially revise the public art procedures in the future. Ms. Callahan further explained that the mural project was intended to enhance and draw attention to Flagler Park, encourage future park improvements, and serve as a catalyst for continued investment in the area.

PUBLIC COMMENT:

1. Nancy Turrell - Stuart; In favor to support the grant.

5:04 PM MOTION: Approve.
MOVED BY: Philip DeBerard
SECONDED BY: Bonnie Moser
VOTE: MOTION PASSES 6/1.
YES: Bonnie Moser, Jeff Manera, Frederick James, Scott Whalen, William Laughlin, Philip DeBerard
NO: Frank McChrystal

STAFF UPDATE

ADJOURNMENT

5:07 PM

_____ _____

Susej T. Meleqi, Board Secretary **, Chair**

Minutes to be approved at the CRB Meeting this 7th day of July, 2026.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Board

Meeting Date: 7/7/2026 **Prepared by:** Pinal Gandhi-Savdas

Title of Item:
STREET TREE INFILL PROGRAM MASTER PLAN WITHIN THE PUBLIC RIGHT-OF-WAY OF THE COMMUNITY REDEVELOPMENT AREA (RC):

RESOLUTION No. 04-2026 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING THE STREET TREE INFILL PROGRAM MASTER PLAN; AUTHORIZING THE IMPLEMENTATION OF THE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY OF THE COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The Community Redevelopment Agency (CRA) engaged Kimley-Horn to prepare a Street Tree Infill Program Master Plan for areas within the Community Redevelopment Area. The purpose of the Master Plan is to evaluate existing street tree canopy conditions, identify opportunities for additional tree planting, and establish a framework for future implementation of street tree improvements throughout the CRA.

The Master Plan provides a comprehensive inventory of existing street trees, identifies planting opportunities, and recommends tree species. The Plan is divided into zones that identify existing canopy areas and tree opportunity zones. It quantifies the number of tree planting opportunities within each zone by analyzing existing canopy coverage and available planting locations within the public right-of-way. The zones were prioritized based on canopy deficiencies, the concentration of tree opportunity zones, and the overall impact that additional tree planting could have on the streetscape and public realm. Following adoption of the Master Plan, staff will further evaluate the priority areas to determine appropriate tree species, site constraints, utility conflicts, maintenance requirements, and implementation feasibility within the public right-of-way.

Implementation of the Street Tree Infill Program will support the goals of the CRA Redevelopment Plan by enhancing neighborhood aesthetics, improving pedestrian comfort and walkability, mitigating urban heat impacts, strengthening environmental sustainability, and contributing to the overall character and economic vitality of areas within the Community Redevelopment Area.

The Master Plan is intended to serve as a guiding document for future tree planting projects and funding opportunities within the Community Redevelopment Area. Adoption of the Plan does not authorize construction or commit funding for implementation. Future tree planting projects will be prioritized and brought forward for CRA Board consideration as funding becomes available.

Funding Source:
There is no fiscal impact associated with the approval of the Street Tree Infill Program Master Plan. Future implementation projects will be subject to separate budget appropriations and CRA Board approval.

Recommended Action:
Staff recommends that the Community Redevelopment Board (CRB) recommend that the Community Redevelopment Agency (CRA) approve and adopt the Street Tree Infill Program Master Plan.

ATTACHMENTS:

1. R04-2026 CRA - Street Tree In-Fill Program Master Plan within the ROW of the CRA
2. EXHIBIT A - Street Tree Infill Program Master Plan

BEFORE THE CITY REDEVELOPMENT AGENCY
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 04-2026 CRA

A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING THE STREET TREE INFILL PROGRAM MASTER PLAN; AUTHORIZING THE IMPLEMENTATION OF THE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY OF THE COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Community Redevelopment Agency (CRA) of the City of Stuart is authorized pursuant to Part III, Chapter 163, Florida Statutes, to undertake redevelopment activities within the Community Redevelopment Area; and

WHEREAS, the CRA recognizes the importance of maintaining and enhancing the urban tree canopy to improve aesthetics, provide environmental benefits, increase pedestrian comfort, and support economic vitality within the redevelopment area; and

WHEREAS, the CRA engaged Kimley-Horn to prepare a Street Tree Infill Program Master Plan to evaluate existing tree canopy conditions and identify opportunities for future street tree planting within the public right-of-way throughout the Community Redevelopment Area; and

WHEREAS, the Street Tree Infill Program Master Plan provides a comprehensive framework for identifying existing canopy areas, tree opportunity zones, prioritization of planting locations, species selection, and implementation strategies for future street tree planting projects within the public right-of-way throughout the Community Redevelopment Area; and

WHEREAS, the Street Tree Infill Program Master Plan identifies existing canopy areas and tree opportunity zones, quantifies potential tree planting opportunities, and establishes a prioritization strategy for future implementation; and

WHEREAS, the CRA Board finds that adoption of the Street Tree Infill Program Master Plan is consistent with the goals and objectives of the Community Redevelopment Plan and promotes the health, safety, welfare, and quality of life of residents, businesses, and visitors within the CRA District.

NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA that:

SECTION 1: The CRA Board hereby approves the Street Tree Infill Program Master Plan, attached hereto as Exhibit "A," and authorizes staff to utilize the Plan as a guide for future tree planting, maintenance, and capital improvement projects within the public right-of-way of the Community Redevelopment Area.

SECTION 2: The CRA Executive Director, or designee, is authorized to implement the recommendations of the Street Tree Infill Program Master Plan, subject to the availability of funding and any additional approvals required by the board.

SECTION 3: This resolution shall become effective immediately upon adoption.

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

	YES	NO	ABSENT	ABSTAIN
SEAN REED, CHAIRPERSON				
VACANT, VICE CHAIR				
EULA R. CLARKE, BOARD MEMBER				
LAURA GIOBBI, BOARD MEMBER				
CAMPBELL RICH, BOARD MEMBER				
PHILIP DEBERARD, EX-OFFICIO BOARD MEMBER				
FREDERICK JAMES, EX-OFFICIO BOARD MEMBER				

ADOPTED this _____ day of _____, 2026.

ATTEST:

_____ _____

MARY KINDEL
CITY CLERK

SEAN REED
CHAIRPERSON

APPROVED AS TO FORM AND
CORRECTNESS:

_____

LEE J. BAGGETT, ESQ
CITY ATTORNEY

COMMUNITY REDEVELOPMENT AGENCY STREET TREE IN-FILL PROGRAM

- CITY OF STUART CRA -

Table of Contents

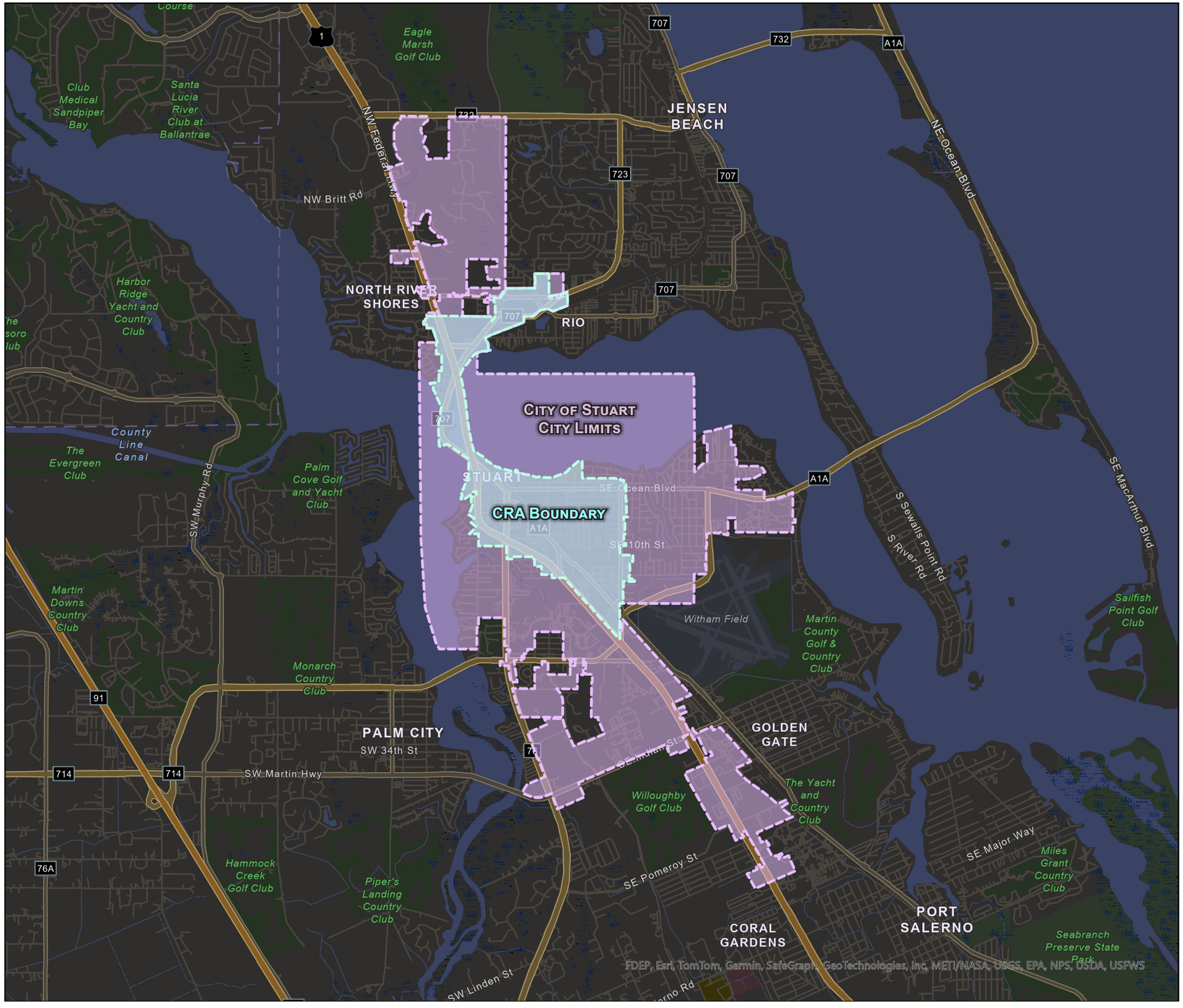
Project Background 1

Section 01: Plant Material Information 2

City of Stuart - Approved Street Tree Plant Palette 3
American Elm (Ulmus americana) 4
Bald Cypress (Taxodium distichum) 5
Black Olive (Terminalia buceras) 6
Cabbage Palm (Sabal palmetto) 7
Dahoon Holly (Ilex cassine) 8
Foxtail Palm (Wodyetia bifurcata) 9
Geiger Tree (Cordia sebestena) 10
Green Buttonwood (Conocarpus erectus) 11
Gumbo Limbo (Bursera simaruba) 12
Live Oak (Quercus virginiana) 13
Pigeon Plum (Coccoloba diversifolia) 14
Purple Trumpet Tree (Tabebuia impetiginosa) 15
Pygmy Date Rupicola Hybrid (Phoenix roebelenii x rupicola) 16
Royal Palm (Roystonea regia) 17
Silver Buttonwood (Conocarpus erectus sericeus) 18
Slash Pine (Pinus elliottii) 19
Southern Magnolia (Magnolia grandiflora) 20
Sycamore (Platanus occidentalis) 21
Florida Power and Light “Right Tree, Right Place” Five-Step Policy 22
Tree Application Matrix 23
Opinion of Probable Cost (OPC) 24

Section 02: Street Tree Opporutinity Mapping 25

CRA Overall Zone Map 26
Zone 01 Enlargement 27
Zone 02 Enlargement 28
Zone 03 Enlargement 29
Zone 04 Enlargement 30
Zone 05 Enlargement 31
Zone 06 Enlargement 32
Zone 07 Enlargement 33
Zone 08 Enlargement 34
Zone 09 Enlargement 35
Zone 10 Enlargement 36
Zone 11 Enlargement 37
Zone 12 Enlargement 38
Zone 13 Enlargement 39



Kimley»Horn
Expect More. Experience Better.

CITY OF STUART · FLORIDA · INCORPORATED 1914 · SAILFISH CAPITAL OF THE WORLD

Project Objective

The City of Stuart's CRA Street Tree In-Fill Program offers exciting opportunities to enhance streetscapes within the CRA. Encompassing approximately 1,168.6 acres—about 19.3 percent of Stuart's total land area—this significant portion of the city offers a unique opportunity to engage a diverse set of stakeholders in transforming the urban landscape into something truly remarkable.

The primary objective of this initiative is to assess public corridors and public rights-of-way within the CRA and identify key areas for impactful community improvements. Additionally, it documents existing street tree features, whether through prior enhancements or naturally occurring vegetation and tree canopies. These areas of opportunity are crucial for cultivating a vibrant urban character and for creating public spaces that are not only welcoming but also harmonious.

The findings from this analysis will empower the CRA to strategically prioritize future streetscape investments. By guiding improvements that enhance walkability, visual appeal, and overall public quality, we can create a more accessible and attractive urban environment. Together, let's collaborate with stakeholders to shape a community that everyone can take pride in.

Section 01: Plant Material Information

CRA - Approved Street Tree Plant Palette

American Elm
Ulmus americana

Bald Cypress
Taxodium distichum

Black Olive
Terminalia buceras

Cabbage Palm
Sabal palmetto

Dahoon Holly
Ilex cassine

Foxtail Palm
Wodyetia bifurcata

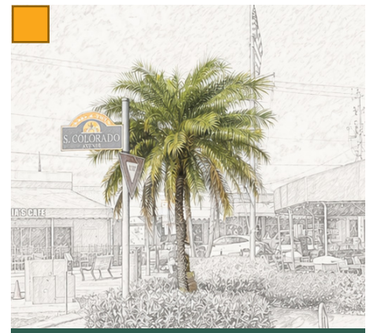
Geiger Tree
Cordia sebestena

Green Buttonwood
Conocarpus erectus

Gumbo Limbo
Bursera simaruba

Live Oak
Quercus virginiana

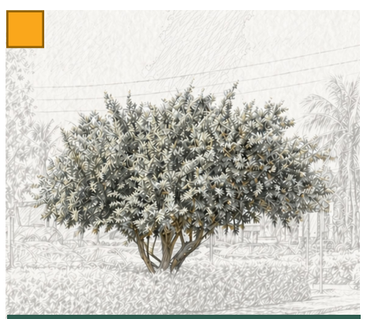
Pigeon Plum
Coccoloba diversifolia



Pygmy Date Rupicola Hybrid
Phoenix roebelenii x rupicola

Royal Palm
Roystonea regia

Royal Poinciana
Delonix regia



Silver Buttonwood
Conocarpus erectus sericeus

Slash Pine
Pinus elliottii

Southern Magnolia
Magnolia grandiflora

Sycamore
Platanus occidentalis

Prior approval as part of
'Residential Tree Planting Program'

Prior approval as part of
'Federal Highway Tree Program'

American Elm (Ulmus americana)

Typical planning data for landscape/specification use.

TREE IMAGE LOCATION

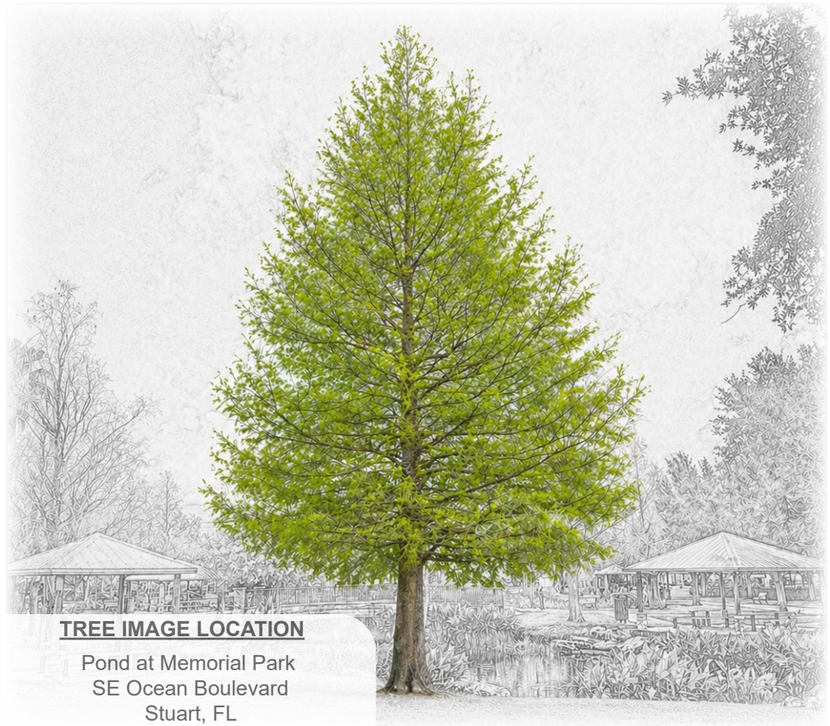
Parking Lot near N. Roundabout
S. Dixie Highway
Stuart, FL

Application Category	Applicability
Narrow Strip (3-4')	Not recommended
Medium Strip (4-6')	Not recommended
Wide Strip (>6')	Conditional
Sidewalk Cutout / Tree Pit	Not recommended
Small Island (<100 sf)	Not recommended
Medium Island (100-200 sf)	Not recommended
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Conditional
Near Overhead Powerlines	Not recommended

Field	Information
General Specifications and Characteristics	Large, vase-shaped shade tree with a broad arching canopy. Best reserved for big parks, campuses, and expansive streetscapes where long-term root and branch spread can be accommodated.
Typical Canopy Spread	50-70 ft
Typical Height	70-90 ft
Typical Growth Rate	Fast
Evergreen / Semi-Evergreen / Deciduous	Deciduous
Soil Type Preferences	Highly adaptable; clay, sand, or loam; acidic to alkaline; tolerates wet to well-drained soils.
Moisture Requirements	Moderate; appreciates consistent moisture but has good drought tolerance once established.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Shallow, extensive root system; large surface roots can develop and hardscape conflict is likely where soil volume is restricted.
Shade Provided at Maturity	High
General Maintenance Required	Needs structural pruning when young; monitor branch attachments; seed litter can be messy on pavement.
Application Standards	Best streetscape uses: large landscape islands and streets without sidewalks.
Root Barrier Requirements	Recommended near sidewalks, curbs, or parking edges; generous soil volume still needed.
Other Applications w/ Root Barrier	Wide tree lawns adjacent to pavement, broad medians, and large islands bordering parking can be considered only with root barrier plus ample uncompacted soil.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST649

Bald Cypress (Taxodium distichum)

Typical planning data for landscape/specification use.



Application Category	Applicability
Narrow Strip (3-4')	Not recommended
Medium Strip (4-6')	Appropriate
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Appropriate
Small Island (<100 sf)	Appropriate
Medium Island (100-200 sf)	Appropriate
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Not recommended

Field	Information
General Specifications and Characteristics	Strong, upright native conifer that handles urban conditions well and is one of the best large trees for wet soils, stormwater edges, and spacious parking lot landscapes.
Typical Canopy Spread	25-35 ft
Typical Height	60-80 ft
Typical Growth Rate	Fast
Evergreen / Semi-Evergreen / Deciduous	Deciduous
Soil Type Preferences	Adaptable to sand, loam, or clay; performs in wet soils and also in moist, well-drained sites.
Moisture Requirements	Moderate to high; grows fastest with moisture but becomes drought tolerant once established.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Root system is generally not considered a hardscape problem in landscape settings.
Shade Provided at Maturity	Medium-High during Summer and Fall
General Maintenance Required	Low to moderate; little pruning needed; annual needle drop is expected in fall/winter.
Application Standards	Best streetscape uses: medium strips, wide strips, sidewalk cutouts, small landscape islands, medium landscape islands, large landscape islands, streets without sidewalks, and medians / boulevards.
Root Barrier Requirements	Usually not necessary.
Other Applications w/ Root Barrier	Not typically required for standard applications.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST620

Black Olive (Terminalia buceras)

Typical planning data for landscape/specification use.

TREE IMAGE LOCATION

Flamingo Park - East
Meridian Avenue
Miami, FL

Application Category	Applicability
Narrow Strip (3-4')	Not recommended
Medium Strip (4-6')	Appropriate
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Not recommended
Small Island (<100 sf)	Not recommended
Medium Island (100-200 sf)	Conditional
Large Island (>200 sf)	Conditional
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Not recommended

Field	Information
General Specifications and Characteristics	Dense-canopied evergreen shade tree for frost-free landscapes. Useful as a streetscape or specimen tree where a heavy, rounded canopy is desired and sufficient crown room is available.
Typical Canopy Spread	35-50 ft
Typical Height	40-50 ft
Typical Growth Rate	Moderate to fast
Evergreen / Semi-Evergreen / Deciduous	Evergreen
Soil Type Preferences	Adaptable to sand, loam, or clay; acidic or alkaline; best in moist but well-drained soil.
Moisture Requirements	Moderate; drought tolerant after establishment.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Roots are generally not considered problematic at the surface.
Shade Provided at Maturity	High
General Maintenance Required	Prune for strong structure; dense canopy may need canopy raising; fruit from fruiting forms can stain walks/pavement.
Application Standards	Best streetscape uses: medium strips, wide strips, streets without sidewalks, and medians / boulevards.
Root Barrier Requirements	Usually not necessary.
Other Applications w/ Root Barrier	Not typically required for standard applications.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST102

Cabbage Palm (Sabal palmetto)

Typical planning data for landscape/specification use.

TREE IMAGE LOCATION

Flagler Park
SW. Flagler Avenue
Stuart, FL

Application Category	Applicability
Narrow Strip (3-4')	Conditional
Medium Strip (4-6')	Appropriate
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Conditional
Small Island (<100 sf)	Appropriate
Medium Island (100-200 sf)	Appropriate
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Not recommended

Field	Information
General Specifications and Characteristics	Native, single-trunk fan palm with a narrow footprint and strong regional character. Excellent where vertical emphasis is desired and horizontal canopy spread must stay limited.
Typical Canopy Spread	10 ft
Typical Height	40-50 ft
Typical Growth Rate	Slow to moderate
Evergreen / Semi-Evergreen / Deciduous	Evergreen
Soil Type Preferences	Adaptable to sandy, limestone, or other well-drained soils; tolerant of salt spray but less tolerant of high salts in the root zone.
Moisture Requirements	Low to moderate once established.
Sunlight Requirements	Full sun
Root Growth Characteristics	Palm root system is fibrous/adventitious and typically non-invasive; roots regenerate from the trunk base after transplanting.
Shade Provided at Maturity	Low
General Maintenance Required	Low; occasional removal of spent inflorescences/fruits or dead fronds for appearance/clearance.
Application Standards	Best streetscape uses: medium strips, wide strips, small landscape islands, medium landscape islands, large landscape islands, streets without sidewalks, and medians / boulevards.
Root Barrier Requirements	Not usually necessary.
Other Applications w/ Root Barrier	Not typically required for standard applications.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST575

Dahoon Holly (Ilex cassine)

Typical planning data for landscape/specification use.

TREE IMAGE LOCATION

FoundCare Clinic
Broadway
Riviera Beach, FL

Application Category	Applicability
Narrow Strip (3-4')	Appropriate
Medium Strip (4-6')	Appropriate
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Appropriate
Small Island (<100 sf)	Conditional
Medium Island (100-200 sf)	Conditional
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Conditional

Field	Information
General Specifications and Characteristics	Small to medium evergreen native tree with a narrow canopy and fine texture. Useful where a modest-sized tree is needed for moist sites, urban strips, or naturalized landscapes.
Typical Canopy Spread	8-12 ft
Typical Height	20-30 ft
Typical Growth Rate	Moderate
Evergreen / Semi-Evergreen / Deciduous	Evergreen
Soil Type Preferences	Clay, sand, or loam; slightly alkaline to acidic; especially good in moist soils but adaptable to wet through well-drained sites.
Moisture Requirements	Moderate; prefers moisture, especially when establishing.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Roots are generally not considered a hardscape problem.
Shade Provided at Maturity	Medium
General Maintenance Required	Low; little pruning usually required; berry drop may occur on female trees.
Application Standards	Best streetscape uses: narrow strips, medium strips, wide strips, sidewalk cutouts / tree pits, large landscape islands, streets without sidewalks, and medians / boulevards.
Root Barrier Requirements	Usually not necessary.
Other Applications w/ Root Barrier	Not typically required for standard applications.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST299

Foxtail Palm (Wodyetia bifurcata)

Typical planning data for landscape/specification use.

TREE IMAGE LOCATION

Parking Island near Confusion Corner
SW. Flagler Avenue
Stuart, FL

Application Category	Applicability
Narrow Strip (3-4')	Conditional
Medium Strip (4-6')	Appropriate
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Conditional
Small Island (<100 sf)	Conditional
Medium Island (100-200 sf)	Appropriate
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Conditional
Median / Boulevard	Appropriate
Near Overhead Powerlines	Not recommended

Field	Information
General Specifications and Characteristics	Showy single-trunk palm with a clean tropical look and a moderate canopy spread. Often used as an accent or boulevard palm in warm climates.
Typical Canopy Spread	12 ft
Typical Height	30-40 ft
Typical Growth Rate	Moderate
Evergreen / Semi-Evergreen / Deciduous	Evergreen
Soil Type Preferences	Best in well-drained, slightly acidic sandy/loamy soils; performs poorly on strongly alkaline soils.
Moisture Requirements	Moderate; drought tolerant after establishment but looks best with regular moisture.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Fibrous palm roots are typically non-invasive at pavement edges.
Shade Provided at Maturity	Low
General Maintenance Required	Low to moderate; manage nutrient deficiencies on alkaline soils; periodic frond/fruit cleanup may be needed.
Application Standards	Best streetscape uses: medium strips, wide strips, medium landscape islands, large landscape islands, and medians / boulevards.
Root Barrier Requirements	Not usually necessary.
Other Applications w/ Root Barrier	Not typically required for standard applications.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/FR304

Geiger Tree (Cordia sebestena)

Typical planning data for landscape/specification use.

TREE IMAGE LOCATION

The Bass Museum - South
21st Street
Miami, FL

Application Category	Applicability
Narrow Strip (3-4')	Appropriate
Medium Strip (4-6')	Appropriate
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Appropriate
Small Island (<100 sf)	Appropriate
Medium Island (100-200 sf)	Appropriate
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Conditional

Field	Information
General Specifications and Characteristics	Small evergreen flowering tree prized for bright orange flowers and coastal toughness. Good where ornamental interest is more important than dense shade.
Typical Canopy Spread	20-25 ft
Typical Height	25-30 ft
Typical Growth Rate	Slow
Evergreen / Semi-Evergreen / Deciduous	Evergreen
Soil Type Preferences	Clay, sand, or loam; acidic or alkaline; best in well-drained soils.
Moisture Requirements	Low to moderate; high drought tolerance once established.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Roots are generally not considered problematic.
Shade Provided at Maturity	Medium
General Maintenance Required	Moderate; prune for strong structure and clearance; fruit and leaves can create some litter.
Application Standards	narrow strips, medium strips, wide strips, sidewalk cutouts, small landscape islands, medium landscape islands, large landscape islands, streets without sidewalks, and medians / boulevards.
Root Barrier Requirements	Usually not necessary.
Other Applications w/ Root Barrier	Not typically required for standard applications.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST182

Green Buttonwood (Conocarpus erectus)

Typical planning data for landscape/specification use.

TREE IMAGE LOCATION

Flamingo Park - East
Meridian Avenue
Miami, FL

Application Category	Applicability
Narrow Strip (3-4')	Appropriate
Medium Strip (4-6')	Appropriate
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Appropriate
Small Island (<100 sf)	Appropriate
Medium Island (100-200 sf)	Appropriate
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Not recommended

Field	Information
General Specifications and Characteristics	Tough evergreen coastal tree that can be grown as a specimen, hedge, or multi-trunk screen. Very adaptable for urban and seaside use.
Typical Canopy Spread	20-30 ft
Typical Height	30-45 ft
Typical Growth Rate	Moderate
Evergreen / Semi-Evergreen / Deciduous	Evergreen
Soil Type Preferences	Adaptable to clay, sand, or loam; acidic or alkaline; accepts wet or well-drained soils.
Moisture Requirements	Low to moderate; drought tolerant once established.
Sunlight Requirements	Full sun
Root Growth Characteristics	Roots are generally not considered a major hardscape problem.
Shade Provided at Maturity	Medium-High
General Maintenance Required	Low to moderate; can be clipped as hedge/screen or trained as tree; occasional structural pruning helpful.
Application Standards	narrow / medium / wide strips, sidewalk cutouts / tree pits, small landscape islands, medium landscape islands, large landscape islands, streets without sidewalks, and medians / boulevards.
Root Barrier Requirements	Usually not necessary.
Other Applications w/ Root Barrier	Not typically required for standard applications.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST179

Gumbo Limbo (Bursera simaruba)

Typical planning data for landscape/specification use.

TREE IMAGE LOCATION

Miami World Center - West
NE 1st Avenue
Miami, FL

Application Category	Applicability
Narrow Strip (3-4')	Not recommended
Medium Strip (4-6')	Conditional
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Not recommended
Small Island (<100 sf)	Not recommended
Medium Island (100-200 sf)	Appropriate
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Not recommended

Field	Information
General Specifications and Characteristics	Medium to large semi-evergreen tropical tree with picturesque branching and exfoliating bark. Good for spacious, low-maintenance coastal landscapes and large streetscapes.
Typical Canopy Spread	25-50 ft
Typical Height	25-50 ft
Typical Growth Rate	Moderate
Evergreen / Semi-Evergreen / Deciduous	Semi-evergreen
Soil Type Preferences	Adaptable to sand, loam, or clay; acidic or alkaline; best in well-drained soil.
Moisture Requirements	Low to moderate; drought tolerant after establishment.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Can form large surface roots and should not be crowded against hardscape.
Shade Provided at Maturity	Medium
General Maintenance Required	Low to moderate; little pruning needed, though canopy raising and structure may be managed; seasonal leaf drop is possible.
Application Standards	Best streetscape uses: wide strips, medium landscape islands, large landscape islands, streets without sidewalks, and medians / boulevards.
Root Barrier Requirements	Recommended near sidewalks, curbs, or parking surfaces in constrained sites.
Other Applications w/ Root Barrier	Wide strips, medians, and larger islands adjacent to pavement become more feasible with root barrier and generous soil volume.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST104

Live Oak (Quercus virginiana)

Typical planning data for landscape/specification use.

TREE IMAGE LOCATION

Memorial Park - Plaza
SE Ocean Boulevard
Stuart, FL

Application Category	Applicability
Narrow Strip (3-4')	Not recommended
Medium Strip (4-6')	Not recommended
Wide Strip (>6')	Conditional
Sidewalk Cutout / Tree Pit	Not recommended
Small Island (<100 sf)	Not recommended
Medium Island (100-200 sf)	Not recommended
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Conditional
Near Overhead Powerlines	Not recommended

Field	Information
General Specifications and Characteristics	Iconic broad-canopied oak for major shade and long-term landscape structure. Excellent in large open spaces, but it must have very generous soil volume and setbacks from hardscape.
Typical Canopy Spread	60-120 ft
Typical Height	60-80 ft
Typical Growth Rate	Moderate
Evergreen / Semi-Evergreen / Deciduous	Semi-evergreen
Soil Type Preferences	Very adaptable; clay, sand, or loam; acidic or alkaline; occasionally wet to well-drained.
Moisture Requirements	Moderate; drought tolerant once established.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Large, wide-spreading root system can form major surface roots and lift sidewalks, curbs, and paving when confined.
Shade Provided at Maturity	High
General Maintenance Required	Moderate; structural pruning is important when young; limb management and acorn/leaf litter should be expected at maturity.
Application Standards	Best streetscape uses: large landscape islands and streets without sidewalks.
Root Barrier Requirements	Strongly recommended when adjacent to sidewalks, curbs, or parking, but barriers do not replace the need for large soil area and setbacks.
Other Applications w/ Root Barrier	Wide strips, very large medians, and large islands near hardscape are possible only with root barrier plus exceptional soil volume and setback.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST564

Pigeon Plum (Coccoloba diversifolia)

Typical planning data for landscape/specification use.

TREE IMAGE LOCATION

Landscape Island near Kiwanis Youth Park
S Colorado Avenue
Stuart, FL

Application Category	Applicability
Narrow Strip (3-4')	Appropriate
Medium Strip (4-6')	Appropriate
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Conditional
Small Island (<100 sf)	Conditional
Medium Island (100-200 sf)	Appropriate
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Conditional

Field	Information
General Specifications and Characteristics	Evergreen native tree with dense foliage and good coastal performance. Useful as a specimen, informal screen, or medium-sized urban tree where salt tolerance is needed.
Typical Canopy Spread	20-35 ft
Typical Height	20-40 ft
Typical Growth Rate	Moderate
Evergreen / Semi-Evergreen / Deciduous	Evergreen
Soil Type Preferences	Adaptable to clay, sand, or loam; acidic or alkaline; best in moist but well-drained soils.
Moisture Requirements	Low to moderate once established.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Roots are generally not considered problematic.
Shade Provided at Maturity	High
General Maintenance Required	Moderate; structural pruning helpful; fruit and leaf litter should be expected.
Application Standards	Best streetscape uses: narrow strips, medium strips, wide strips, medium landscape islands, large landscape islands, streets without sidewalks, and medians / boulevards.
Root Barrier Requirements	Usually not necessary.
Other Applications w/ Root Barrier	Not typically required for standard applications.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST174

Pygmy Date Rupicola Hybrid (Phoenix roebelenii x rupicola)

Typical planning data for landscape/specification use. Note: this hybrid entry includes approximate values.

TREE IMAGE LOCATION

Roundabout north of Confusion Corner
S Colorado Avenue & SW Osceola Street
Stuart, FL

Application Category	Applicability
Narrow Strip (3-4')	Appropriate
Medium Strip (4-6')	Appropriate
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Conditional
Small Island (<100 sf)	Appropriate
Medium Island (100-200 sf)	Appropriate
Large Island (>200 sf)	Conditional
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Appropriate

Field	Information
General Specifications and Characteristics	Small to medium single-trunk feather palm used as an accent or specimen. Hybrid values are approximate and based on parent species plus nursery-trade descriptions.
Typical Canopy Spread	8-15 ft
Typical Height	12-20 ft
Typical Growth Rate	Moderate
Evergreen / Semi-Evergreen / Deciduous	Evergreen
Soil Type Preferences	Best in well-drained sandy or loamy soils; generally prefers good drainage and does not like prolonged saturation.
Moisture Requirements	Low to moderate; regular irrigation helps establishment.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Fibrous palm roots are typically non-invasive; main caution is spiny petioles rather than roots.
Shade Provided at Maturity	Low
General Maintenance Required	Moderate; spiny leaf bases/petioles require siting away from tight pedestrian edges; periodic frond and fruit cleanup may be needed.
Application Standards	narrow strips, medium strips, wide strips, small landscape islands, medium landscape islands, streets without sidewalks, medians / boulevards, and planting near overhead powerlines.
Root Barrier Requirements	Not usually necessary.
Other Applications w/ Root Barrier	Not typically required for standard applications.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST441

Royal Palm (Roystonea regia)

Typical planning data for landscape/specification use.

TREE IMAGE LOCATION

Memorial Park - War Memorial
SE Ocean Boulevard
Stuart, FL

Application Category	Applicability
Narrow Strip (3-4')	Not recommended
Medium Strip (4-6')	Conditional
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Not recommended
Small Island (<100 sf)	Not recommended
Medium Island (100-200 sf)	Conditional
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Not recommended

Field	Information
General Specifications and Characteristics	Large, stately palm for boulevards, parks, civic landscapes, and grand commercial entries. Strong vertical character but too tall for most small residential settings.
Typical Canopy Spread	15-25 ft
Typical Height	50-80 ft
Typical Growth Rate	Moderate to fast with ample water/fertilizer
Evergreen / Semi-Evergreen / Deciduous	Evergreen
Soil Type Preferences	Clay, sand, or loam; slightly alkaline to acidic; occasionally wet to well-drained; avoid high salts in the root zone.
Moisture Requirements	Moderate; grows best with moisture but becomes fairly drought tolerant when established.
Sunlight Requirements	Full sun to part sun
Root Growth Characteristics	Surface roots are usually not a problem; fibrous palm root system is generally pavement-friendly.
Shade Provided at Maturity	Low-Medium
General Maintenance Required	Low pruning need, but very heavy self-cleaning fronds and fruit create litter and can damage property if allowed to fall over occupied areas; monitor nutrition on alkaline soils.
Application Standards	Best streetscape uses: wide strips, large landscape islands, streets without sidewalks, and medians / boulevards.
Root Barrier Requirements	Usually not necessary.
Other Applications w/ Root Barrier	Not typically required for standard applications.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST574

Royal Poinciana (Delonix regia)

Typical planning data for landscape/specification use.

TREE IMAGE LOCATION
City Hall Parking Lot - City of Stuart
SW Flagler Avenue
Stuart, FL

Application Category	Applicability
Narrow Strip (3-4')	Appropriate
Medium Strip (4-6')	Appropriate
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Conditional
Small Island (<100 sf)	Appropriate
Medium Island (100-200 sf)	Appropriate
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Appropriate

Field	Information
General Specifications and Characteristics	Medium flowering tree; valued for showy pink-purple spring bloom. Best used as an accent or ornamental small tree rather than a heavy shade tree.
Typical Canopy Spread	10-15 ft
Typical Height	12-18 ft
Typical Growth Rate	Slow
Evergreen / Semi-Evergreen / Deciduous	Deciduous
Soil Type Preferences	Adaptable to clay, sand, or loam; acidic or alkaline; requires good drainage and flowers best in richer soils.
Moisture Requirements	Low to moderate; highly drought tolerant once established.
Sunlight Requirements	Full sun
Root Growth Characteristics	Surface roots are usually not a problem.
Shade Provided at Maturity	Low-Medium
General Maintenance Required	Moderate; prune for structure and clearance; thin canopy provides limited shade; generally low litter.
Application Standards	narrow/medium/wide strips, smal/medium/large landscape islands, streets w/o sidewalks, medians / boulevards, and planting near overhead powerlines.
Root Barrier Requirements	Usually not necessary.
Other Applications w/ Root Barrier	Not typically required for standard applications.
Primary Source URLs	https://hort.ifas.ufl.edu/database/documents/pdf/tree_fact_sheets/tabimpa.pdf

Silver Buttonwood (Conocarpus erectus sericeus)

Typical planning data for landscape/specification use.

TREE IMAGE LOCATION

Parking Lot near N. Roundabout
S. Dixie Highway
Stuart, FL

Application Category	Applicability
Narrow Strip (3-4')	Appropriate
Medium Strip (4-6')	Appropriate
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Appropriate
Small Island (<100 sf)	Appropriate
Medium Island (100-200 sf)	Appropriate
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Appropriate

Field	Information
General Specifications and Characteristics	Smaller silver-foliaged form of buttonwood used as a coastal accent, screen, or small tree. Useful where salt tolerance and a compact footprint are important.
Typical Canopy Spread	15-20 ft
Typical Height	15-20 ft
Typical Growth Rate	Moderate
Evergreen / Semi-Evergreen / Deciduous	Evergreen
Soil Type Preferences	Adaptable to clay, sand, or loam; acidic or alkaline; occasionally wet to well-drained.
Moisture Requirements	Low to moderate; drought tolerant once established.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Roots are generally not considered a hardscape problem.
Shade Provided at Maturity	Medium
General Maintenance Required	Low to moderate; prune for strong structure or maintain as clipped hedge/tree form.
Application Standards	narrow / medium / wide strips, sidewalk cutouts, small / medium / large landscape islands, streets w/o sidewalks, medians / boulevards, and near overhead utilities.
Root Barrier Requirements	Usually not necessary.
Other Applications w/ Root Barrier	Not typically required for standard applications.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST180

Slash Pine (Pinus elliottii)

Typical planning data for landscape/specification use.

TREE IMAGE LOCATION

Stuart Middle School - North
SE Ocean Boulevard
Stuart, FL

Application Category	Applicability
Narrow Strip (3-4')	Not recommended
Medium Strip (4-6')	Not recommended
Wide Strip (>6')	Conditional
Sidewalk Cutout / Tree Pit	Not recommended
Small Island (<100 sf)	Not recommended
Medium Island (100-200 sf)	Not recommended
Large Island (>200 sf)	Conditional
Street w/o Sidewalk	Not recommended
Median / Boulevard	Conditional
Near Overhead Powerlines	Not recommended

Field	Information
General Specifications and Characteristics	Tall native pine best suited to open areas, restoration work, buffers, and large-scale landscapes. Its size, surface roots, and litter make it a poor choice for tight urban hardscape zones.
Typical Canopy Spread	35-50 ft
Typical Height	75-100 ft
Typical Growth Rate	Fast
Evergreen / Semi-Evergreen / Deciduous	Evergreen
Soil Type Preferences	Clay, sand, or loam; acidic to slightly alkaline; well-drained to occasionally wet.
Moisture Requirements	Low to moderate; drought tolerant after establishment.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Can form large surface roots; not ideal adjacent to pavement in constrained spaces.
Shade Provided at Maturity	Medium-Low
General Maintenance Required	Low pruning demand, but needle and cone litter are significant; monitor wind exposure and branch breakage.
Application Standards	Conditional for wide strips, large landscape islands, and medians / boulevards.
Root Barrier Requirements	Recommended when planted near sidewalks, curbs, or parking, though setbacks/open soil area are still preferred.
Other Applications w/ Root Barrier	Wide strips and large medians near pavement are only marginally suitable and should include root barrier plus generous setbacks.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST463

Southern Magnolia (Magnolia grandiflora)

Typical planning data for landscape/specification use.

TREE IMAGE LOCATION

Fifield Hall - University of Florida Campus
Parking Lot facing Hull Road
Gainesville, FL

Application Category	Applicability
Narrow Strip (3-4')	Not recommended
Medium Strip (4-6')	Conditional
Wide Strip (>6')	Appropriate
Sidewalk Cutout / Tree Pit	Not recommended
Small Island (<100 sf)	Not recommended
Medium Island (100-200 sf)	Conditional
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Appropriate
Near Overhead Powerlines	Not recommended

Field	Information
General Specifications and Characteristics	Classic evergreen specimen and shade tree with a formal pyramidal form when young and large glossy leaves. Best in roomy landscapes where leaf and fruit litter are acceptable.
Typical Canopy Spread	30-40 ft
Typical Height	60-80 ft
Typical Growth Rate	Moderate
Evergreen / Semi-Evergreen / Deciduous	Evergreen
Soil Type Preferences	Adaptable to clay, sand, or loam; slightly alkaline to acidic; prefers moist, well-drained, organically improved soil.
Moisture Requirements	Moderate; more drought tolerant with age but benefits from even moisture.
Sunlight Requirements	Full sun to partial shade
Root Growth Characteristics	Surface roots are usually not a major problem, but the root system is broad and extends far beyond the canopy.
Shade Provided at Maturity	High
General Maintenance Required	Low to moderate; little pruning needed, but leaf/fruit/seed-pod litter can be heavy; lower branches may need clearance pruning.
Application Standards	Best streetscape uses: wide strips, large landscape islands, streets without sidewalks, and medians / boulevards.
Root Barrier Requirements	Usually not necessary, though extra setback/soil volume is still advised near major paving.
Other Applications w/ Root Barrier	Where placed close to pavement, root barrier can be considered as a supplemental protection measure, but adequate rooting area is more important.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST371

Sycamore (Platanus occidentalis)

Typical planning data for landscape/specification use.

TREE IMAGE LOCATION

Lake Lily Park
Lake Lily Drive
Maitland, FL

Application Category	Applicability
Narrow Strip (3-4')	Not recommended
Medium Strip (4-6')	Not recommended
Wide Strip (>6')	Conditional
Sidewalk Cutout / Tree Pit	Not recommended
Small Island (<100 sf)	Not recommended
Medium Island (100-200 sf)	Not recommended
Large Island (>200 sf)	Appropriate
Street w/o Sidewalk	Appropriate
Median / Boulevard	Conditional
Near Overhead Powerlines	Not recommended

Field	Information
General Specifications and Characteristics	Very large deciduous shade tree with strong trunk character and dense summer canopy. Best only in spacious sites with moist soil and wide setbacks from pavement.
Typical Canopy Spread	50-70 ft
Typical Height	75-90 ft
Typical Growth Rate	Fast
Evergreen / Semi-Evergreen / Deciduous	Deciduous
Soil Type Preferences	Adaptable to clay, sand, or loam; acidic or alkaline; prefers moist soil but tolerates wet through well-drained conditions.
Moisture Requirements	Moderate to high; best performance with regular soil moisture.
Sunlight Requirements	Full sun
Root Growth Characteristics	Aggressive surface roots can heave sidewalks and curbs; large rooting area and setbacks are essential.
Shade Provided at Maturity	High
General Maintenance Required	Moderate; generally little pruning, but expect leaf/twig/bark litter and a messy seasonal habit.
Application Standards	Best streetscape uses: large landscape islands and streets without sidewalks.
Root Barrier Requirements	Strongly recommended near sidewalks, curbs, or parking edges; even then, large setbacks are preferred.
Other Applications w/ Root Barrier	Wide strips, large islands, and broad medians adjacent to pavement are only feasible with root barrier and generous offset from hardscape.
Primary Source URLs	https://ask.ifas.ufl.edu/publication/ST484

Florida Power and Light “Right Tree, Right Place” Five-Step Policy

Step 01. Find the Right Tree

Trees come in all shapes and sizes, and often change dramatically over their lifetimes. Some grow tall, some grow wide and some have extensive root systems. Before selecting your tree, make sure you know how tall, wide and deep it will be at maturity. For lists of recommended trees for your region of Florida, please visit the University of Florida’s “Trees and Power Lines” website.

Step 02. Choose the Right Spot

If you’re planting trees on your property, look up and note the location of power lines. Before you plant, keep in mind the setback dimensions in our diagram. Think about how your tree will impact existing utility lines as it grows taller, wider and deeper. Keeping trees away from power lines means that, in the event they blow over or tree limbs become loose, they’re much less likely to hit a power line and knock out power. This also keeps debris farther away from the lines to speed power restoration efforts.

Step 03. Call Before You Dig

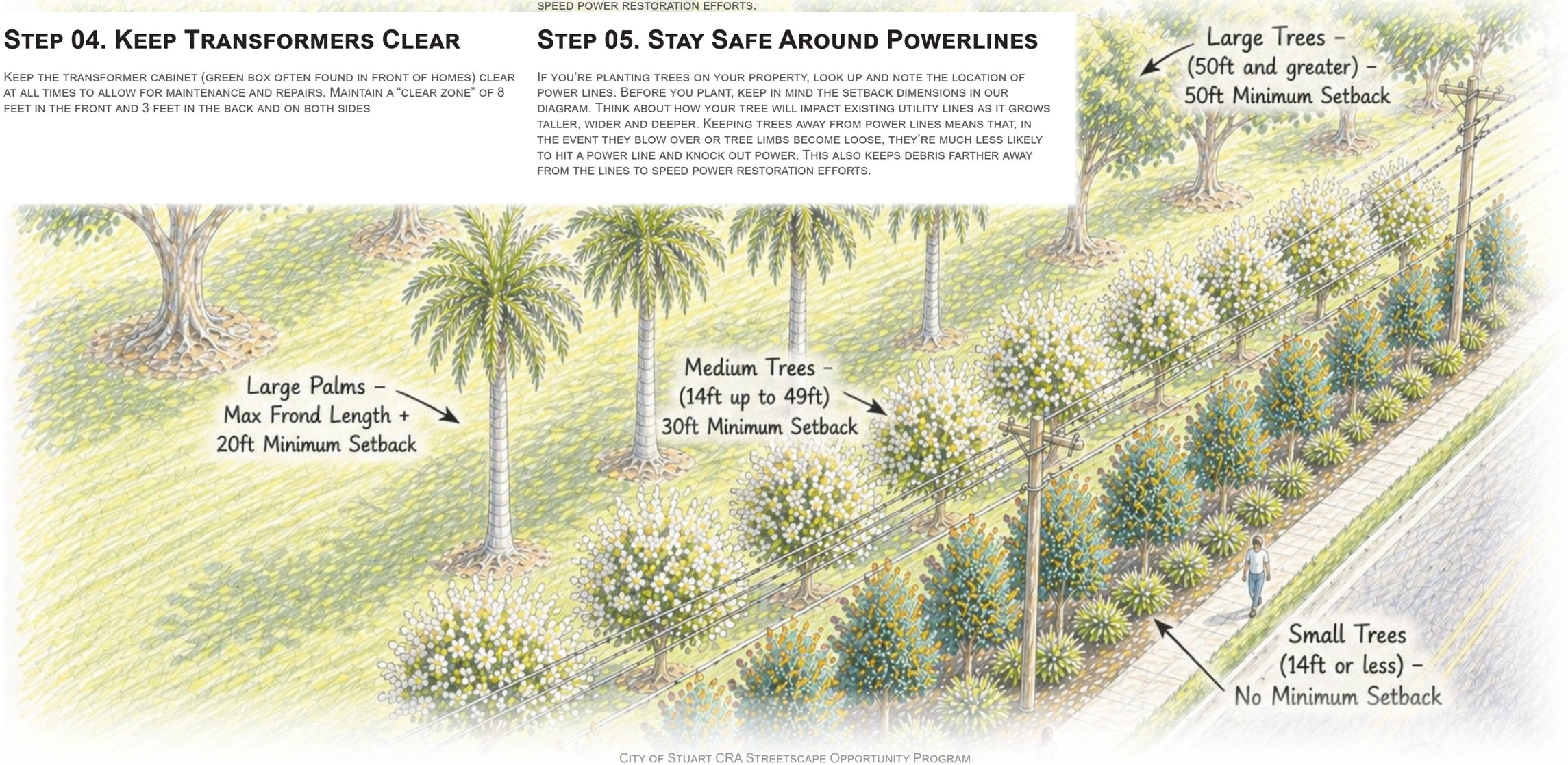
If you’ll be performing work in your yard that involves digging, Florida law requires you call 811 before you begin so FPL and other utilities can show you where cables and pipes are. Call at least two business days before you begin to avoid unintentionally hitting underground utility lines. This free service helps keep everyone safe. You can also submit your request online at www.Sunshine811.com.

Step 04. Keep Transformers Clear

Keep the transformer cabinet (green box often found in front of homes) clear at all times to allow for maintenance and repairs. Maintain a “clear zone” of 8 feet in the front and 3 feet in the back and on both sides

Step 05. Stay Safe Around Powerlines

If you’re planting trees on your property, look up and note the location of power lines. Before you plant, keep in mind the setback dimensions in our diagram. Think about how your tree will impact existing utility lines as it grows taller, wider and deeper. Keeping trees away from power lines means that, in the event they blow over or tree limbs become loose, they’re much less likely to hit a power line and knock out power. This also keeps debris farther away from the lines to speed power restoration efforts.



Tree Application Matrix

Common Name	Scientific Name	Narrow Strip (3-4')	Medium Strip (4-6')	Wide Strip (>6')	Sidewalk Cutout / Tree Pit	Small Island (<100 sf)	Medium Island (100-200 sf)	Large Island (>200 sf)	Street w/o Sidewalk	Median / Boulevard	FPL Recommended Application*
American Elm	Ulmus americana	**N**	**N**	**C**	**N**	**N**	**N**	**Y**	**Y**	**C**	**N**
Bald Cypress	Taxodium distichum	**N**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**N**
Black Olive	Terminalia buceras	**N**	**Y**	**Y**	**N**	**N**	**C**	**C**	**Y**	**Y**	**N**
Cabbage Palm	Sabal palmetto	**C**	**Y**	**Y**	**C**	**Y**	**Y**	**Y**	**Y**	**Y**	**N**
Dahoon Holly	Ilex cassine	**Y**	**Y**	**Y**	**Y**	**C**	**C**	**Y**	**Y**	**Y**	**C**
Foxtail Palm	Wodyetia bifurcata	**C**	**Y**	**Y**	**C**	**C**	**Y**	**Y**	**C**	**Y**	**N**
Geiger Tree	Cordia sebestena	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**C**
Green Buttonwood	Conocarpus erectus	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**N**
Gumbo Limbo	Bursera simaruba	**N**	**C**	**Y**	**N**	**N**	**Y**	**Y**	**Y**	**Y**	**N**
Live Oak	Quercus virginiana	**N**	**N**	**C**	**N**	**N**	**N**	**Y**	**Y**	**C**	**N**
Southern Magnolia	Magnolia grandiflora	**N**	**C**	**Y**	**N**	**N**	**C**	**Y**	**Y**	**Y**	**N**
Pigeon Plum	Coccoloba diversifolia	**Y**	**Y**	**Y**	**C**	**C**	**Y**	**Y**	**Y**	**Y**	**C**
Purple Trumpet Tree	Tabebuia impetiginosa	**Y**	**Y**	**Y**	**C**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**
Pygmy Date Rupicola Hybrid	Phoenix roebelenii x rupicola	**Y**	**Y**	**Y**	**C**	**Y**	**Y**	**C**	**Y**	**Y**	**Y**
Royal Palm	Roystonea regia	**N**	**C**	**Y**	**N**	**N**	**C**	**Y**	**Y**	**Y**	**N**
Silver Buttonwood	Conocarpus erectus sericeus	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**
Slash Pine	Pinus elliottii	**N**	**N**	**C**	**N**	**N**	**N**	**C**	**N**	**C**	**N**
Sycamore	Platanus occidentalis	**N**	**N**	**C**	**N**	**N**	**N**	**Y**	**Y**	**C**	**N**

Legend code	Meaning	Legend code	Meaning	Legend code	Meaning
Y	Appropriate / generally recommended	**C**	Conditional	**N**	Generally not recommended

** For further guidance regarding 'FPL Recommended Application', please refer to page 23 (Florida Power and Light "Right Tree, Right Place" Five-Step Policy)*

Opinion of Probable Cost (OPC)

Estimated Pricing as of June 2026

Code Minimum Trees
(Minimum 12ft Height and 6ft Spread)

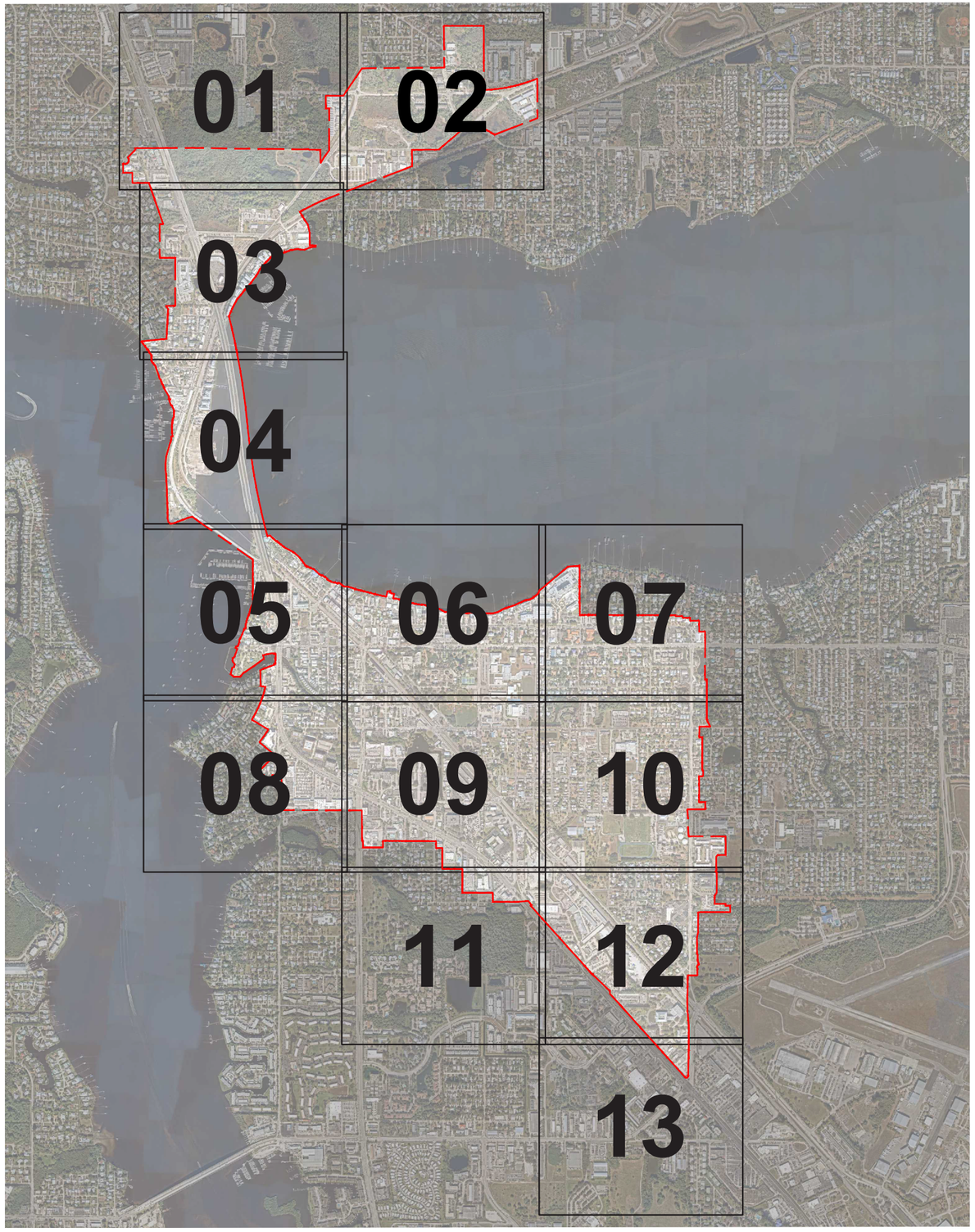
Species	Range of Availability	Price per Tree
American Elm	Moderately Available	$675 - $825
Bald Cypress	Regionally Available	$775 - $950
Black Olive	Moderately Available	$650 - $800
Cabbage Palm	Readily Available	$600 - $725
Dahoon Holly	Regionally Available	$950 - 1,150
Foxtail Palm	Readily Available	$800 - $1,000
Geiger Tree	Readily Available	$1,050 - $1,300
Green Buttonwood	Regionally Available	$950 - $1,150
Gumbo Limbo	Regionally Available	$1,175 - 1,450
Live Oak	Readily Available	$750 - $900
Southern Magnolia	Limited / Hard to Procure	$1,475 - $1,800
Pigeon Plum	Readily Available	$550 - $650
Purple Trumpet Tree	Readily Available	$1,500 - $1,800
Pygmy Date Palm Hybrid	Readily Available	$800 - $1,000
Royal Palm	Readily Available	$4,850 - $6,000
Silver Buttonwood	Regionally Available	$725 - $875
Slash Pine	Readily Available	$800 - $975
Sycamore	Difficult to Source	$1,025 - $1,250

CRA-Preferred Trees
(Height and Spread vary by Species)

Species	Range of Availability	Price per Tree
American Elm	Difficult to Source	$1,300 - $1,575
Bald Cypress	Regionally Available	$1,225 - $1,500
Black Olive	Moderately Available	$825 - $1,000
Cabbage Palm	Readily Available	$600 - $725
Dahoon Holly	Moderately Available	$1,500 - $1,825
Foxtail Palm	Readily Available	$975 - $1,200
Geiger Tree	Moderately Available	$3,000 - $3,650
Green Buttonwood	Regionally Available	$1,225 - $1,500
Gumbo Limbo	Regionally Available	$3,000 - $3,650
Live Oak	Readily Available	$1,100 - $1,325
Southern Magnolia	Limited / Hard to Procure	$2,425 - $2,950
Pigeon Plum	Moderately Available	$6,075 - $7,425
Purple Trumpet Tree	Regionally Available	$2,025 - $2,475
Pygmy Date Palm Hybrid	Moderately Available	$9,125 - $11,150
Royal Palm	Readily Available	$12,150 - $14,850
Silver Buttonwood	Regionally Available	$2,300 - $2,800
Slash Pine	Regionally Available	$2,100 - $2,550
Sycamore	Difficult to Source	$1,300 - $1,575

Note: 'Range of Availability' classifications are based on the nearest confirmed nursery stock location relative to the City of Stuart. "Readily Available" applies to stock found within 50 miles; "Regionally Available" within 100 miles; "Moderately Available" within 150 miles; "Difficult to Source" within 200 miles; and "Limited / Hard to Procure" when stock is not identified closer than 250 miles. All price ranges reflects field-grown trees and pricing available at time of document procurement. Installation of material included is in price range.

Section 02: Street Tree Opportunity Mapping



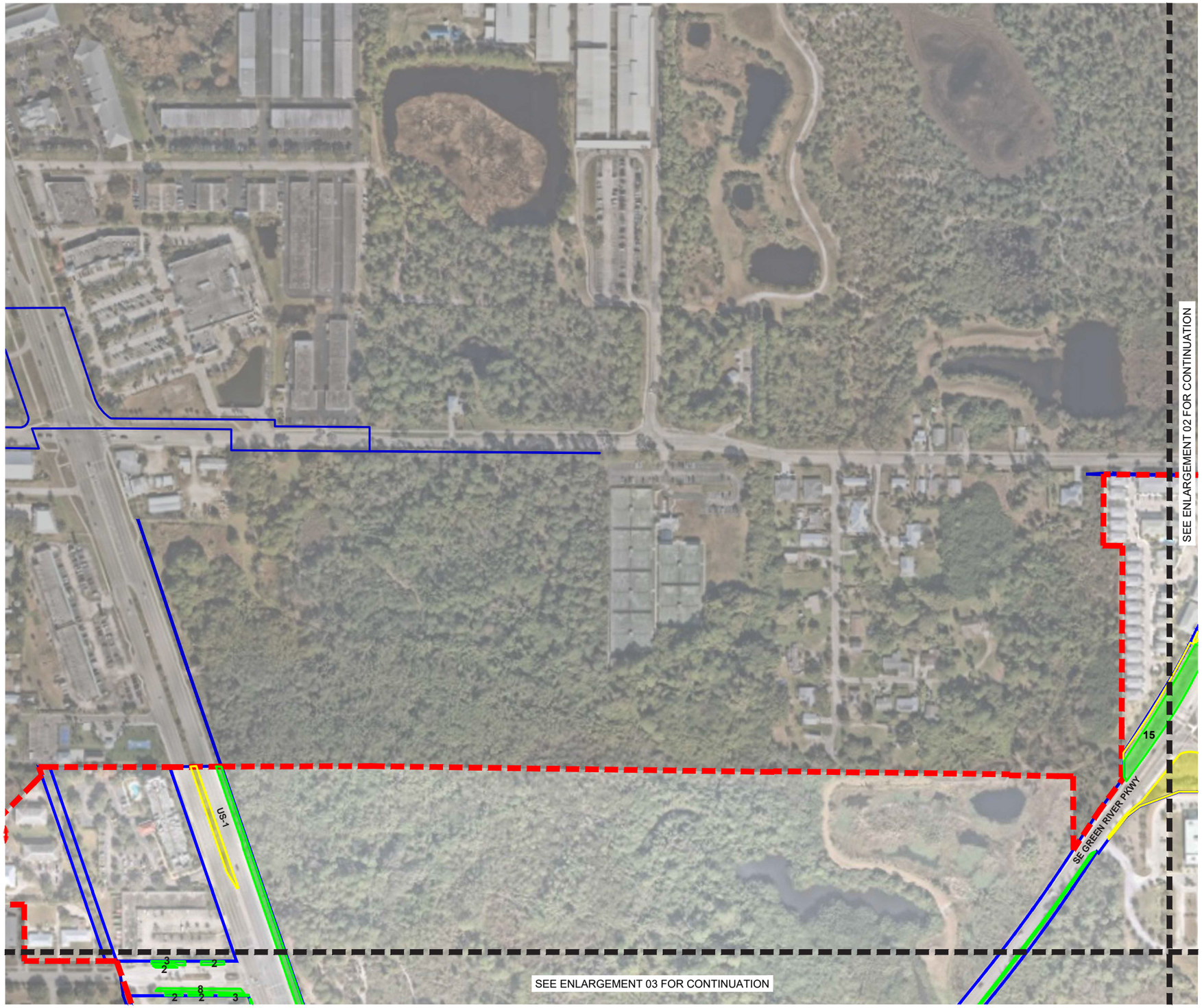
CRA Overall Zone Map

PHASE	ZONE	ADDITIONAL STREET TREE OPPORTUNITIES
PHASE 03	ZONE 01	37
	ZONE 02	333
	ZONE 03	251
	ZONE 04	63
PHASE 02	ZONE 05	124
	ZONE 06	182
	ZONE 07	370
	ZONE 08	114
PHASE 01	ZONE 09	514
	ZONE 10	637
	ZONE 11	24
	ZONE 12	504
	ZONE 13	10
	TOTAL*:	**3163**

NORTH

GRAPHIC SCALE IN FEET
0 500 1000 2000

** Based upon the utilization of one (1) large shade/ canopy tree per thirty (30) linear feet.*



ZONE 01 ENLARGEMENT

LARGE SHADE TREE OPPORTUNITIES: 37 (TOTAL)

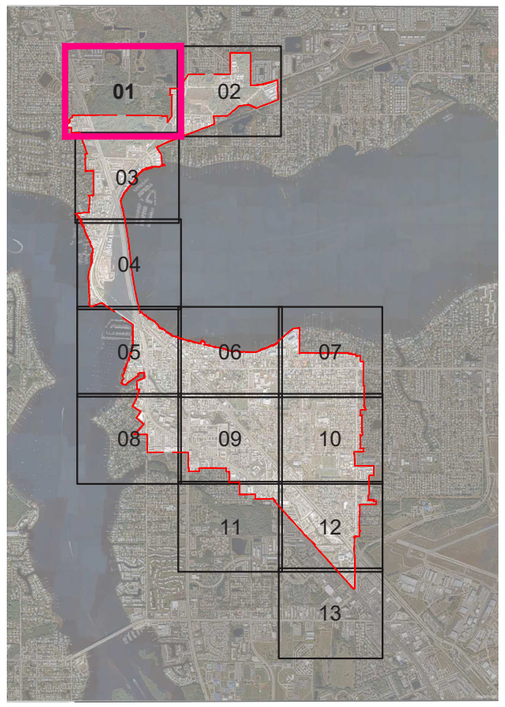
- TREE OPPORTUNITY ZONES
- EXISTING CANOPY ZONES
- RIGHT-OF-WAY
- CRA BOUNDARY
- ## NO. OF TREE OPPORTUNITIES / ZONE

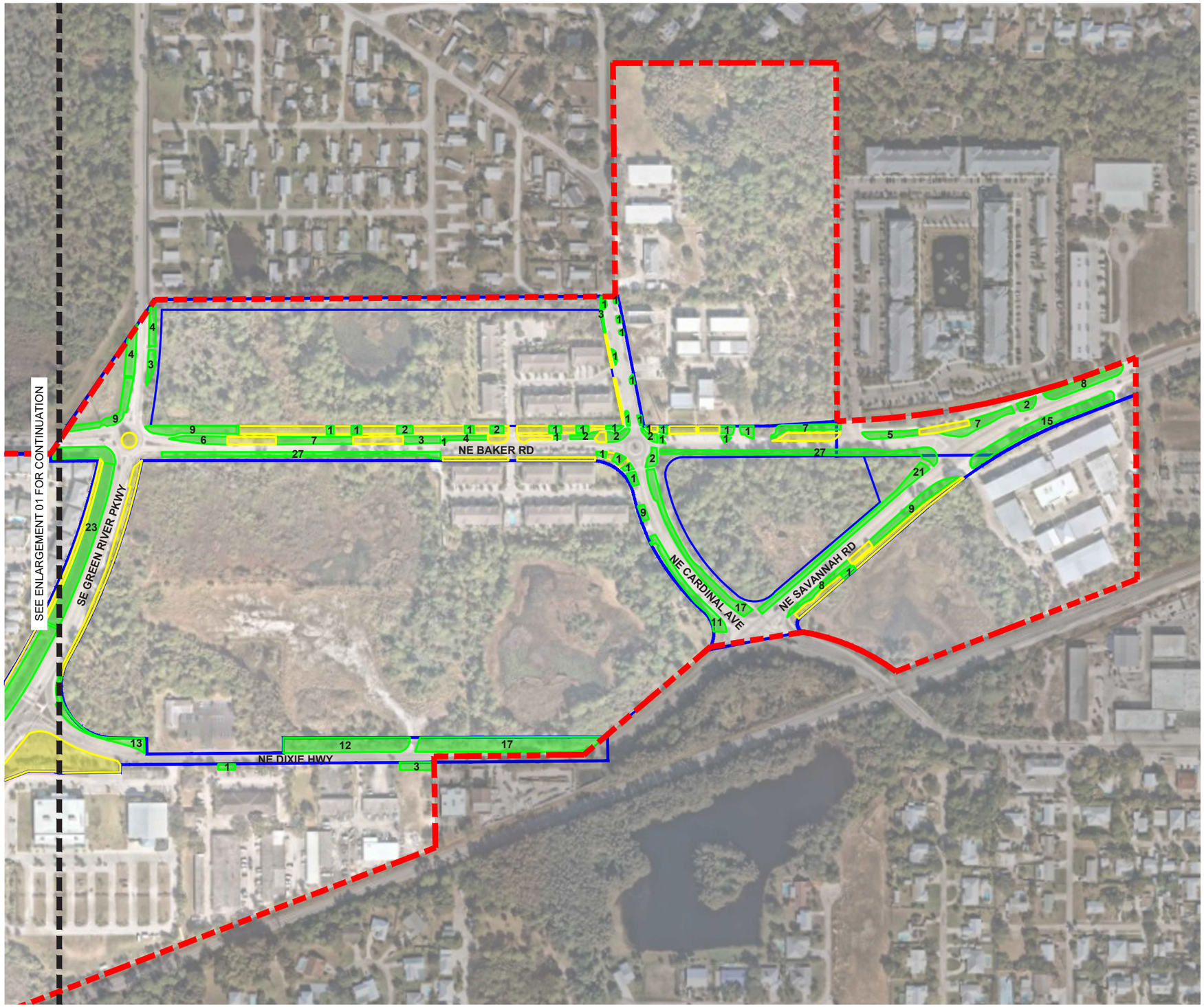
NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP





ZONE 02 ENLARGEMENT

LARGE SHADE TREE OPPORTUNITIES: 333 (TOTAL)

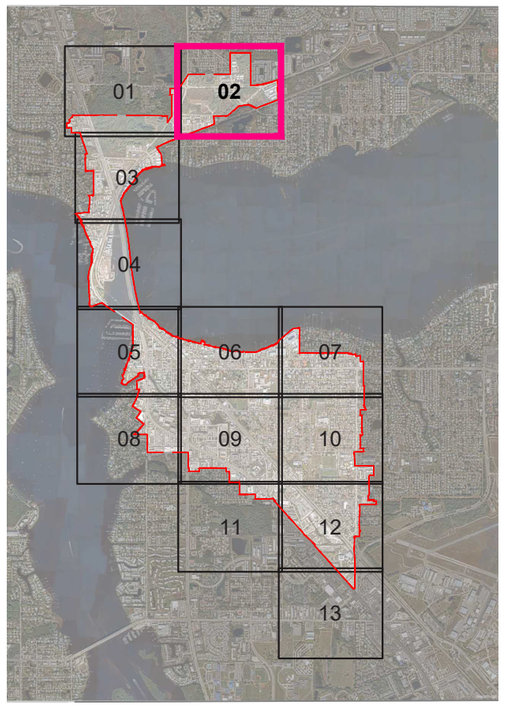
- TREE OPPORTUNITY ZONES
- EXISTING CANOPY ZONES
- RIGHT-OF-WAY
- CRA BOUNDARY
- ## NO. OF TREE OPPORTUNITIES / ZONE

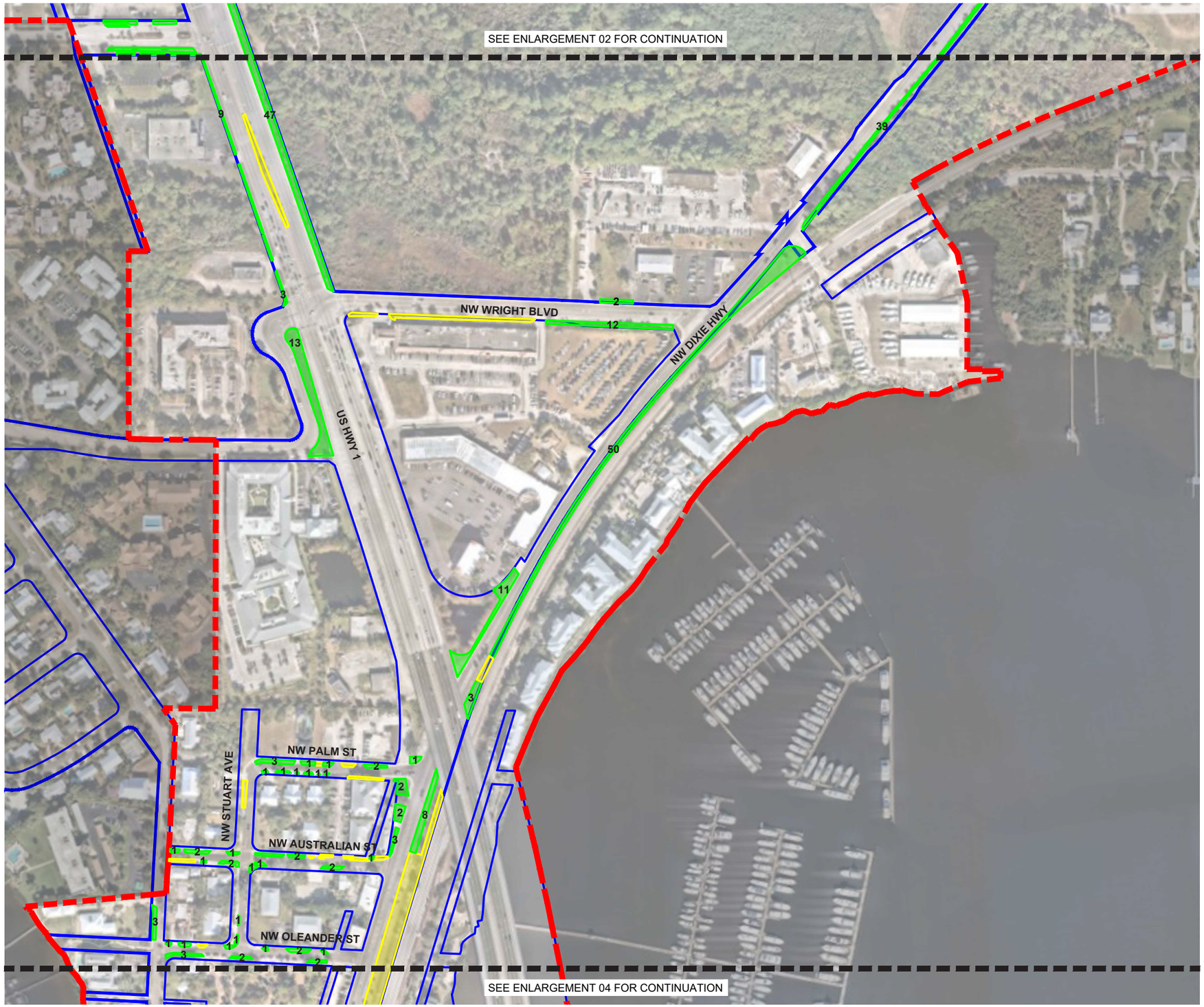
NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP





ZONE 03 ENLARGEMENT

LARGE SHADE TREE OPPORTUNITIES: 251 (TOTAL)

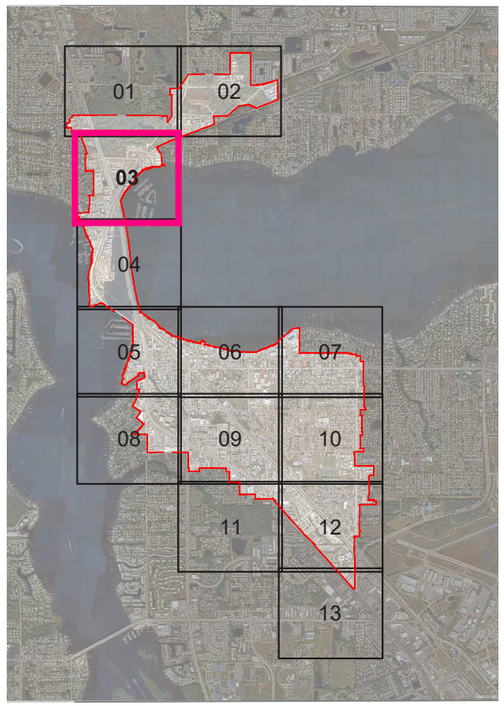
- TREE OPPORTUNITY ZONES
- EXISTING CANOPY ZONES
- RIGHT-OF-WAY
- CRA BOUNDARY
- ## NO. OF TREE OPPORTUNITIES / ZONE

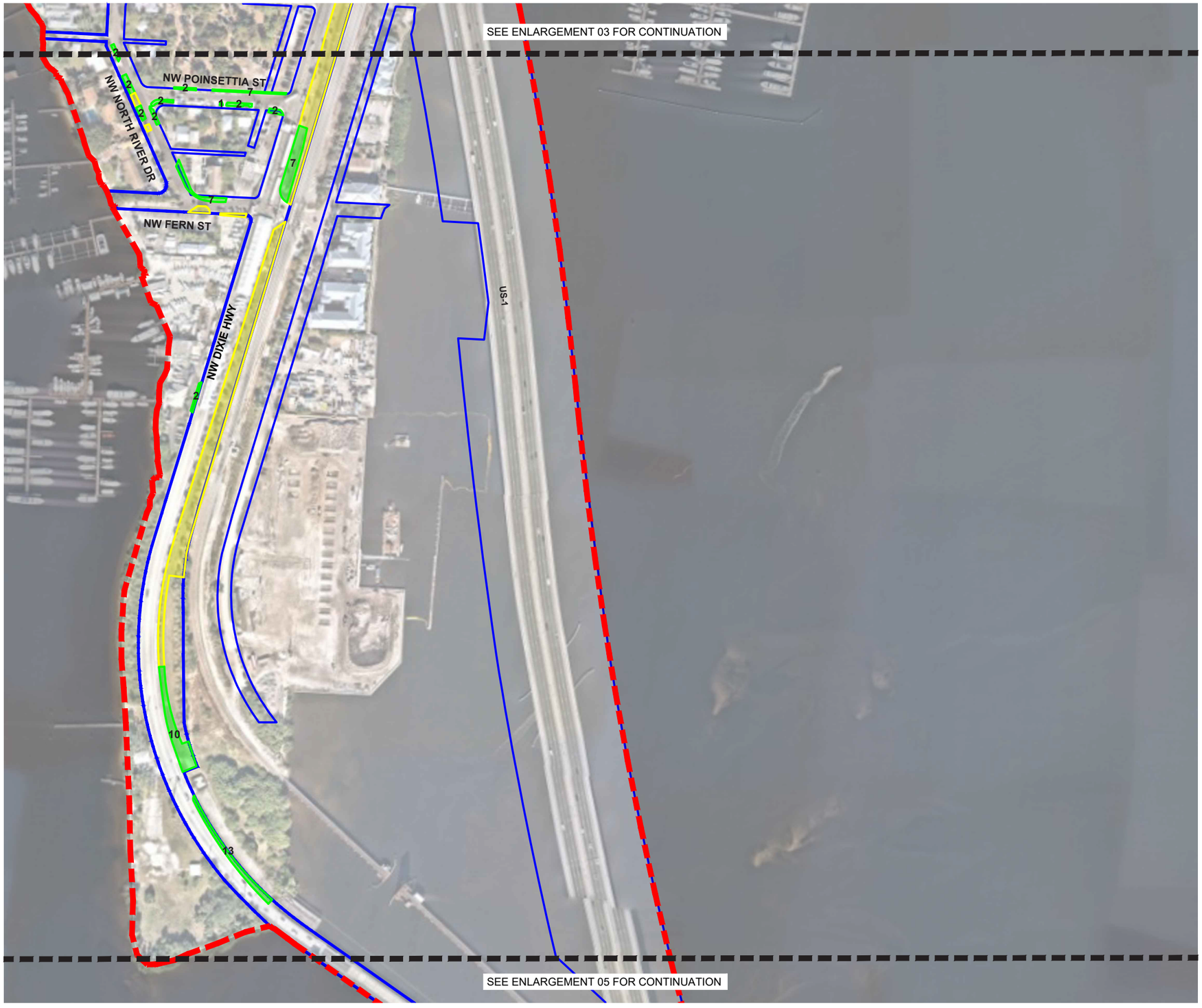
NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP





ZONE 04 ENLARGEMENT

LARGE SHADE TREE OPPORTUNITIES: 63 (TOTAL)

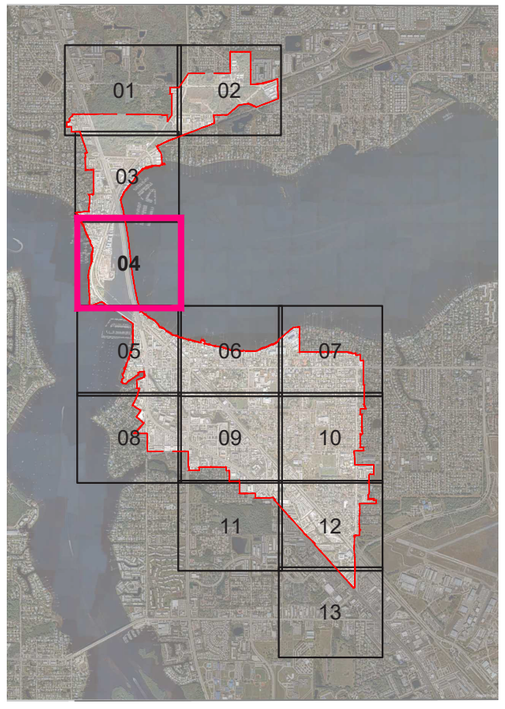
- TREE OPPORTUNITY ZONES
- EXISTING CANOPY ZONES
- RIGHT-OF-WAY
- CRA BOUNDARY
- ## NO. OF TREE OPPORTUNITIES / ZONE

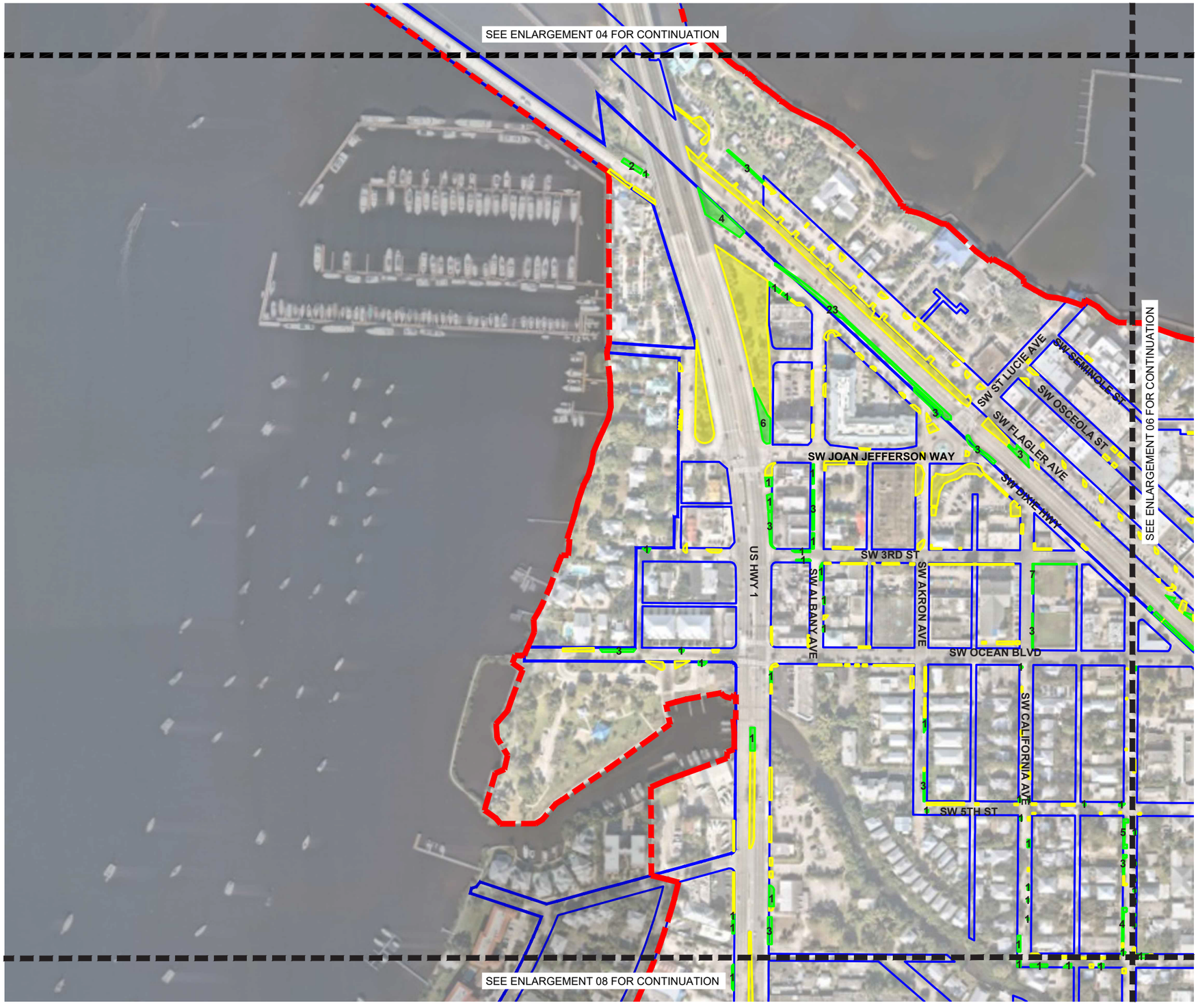
NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP





Zone 05 Enlargement

LARGE SHADE TREE OPPORTUNITIES: 124 (TOTAL)

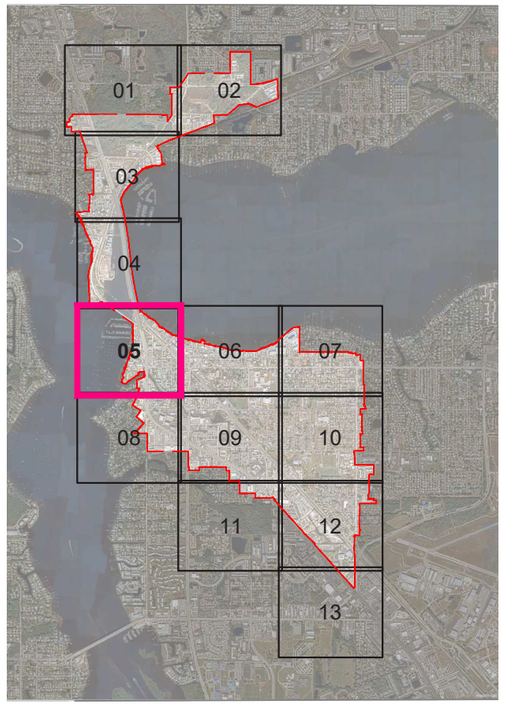
- TREE OPPORTUNITY ZONES
- EXISTING CANOPY ZONES
- RIGHT-OF-WAY
- CRA BOUNDARY
- ## NO. OF TREE OPPORTUNITIES / ZONE

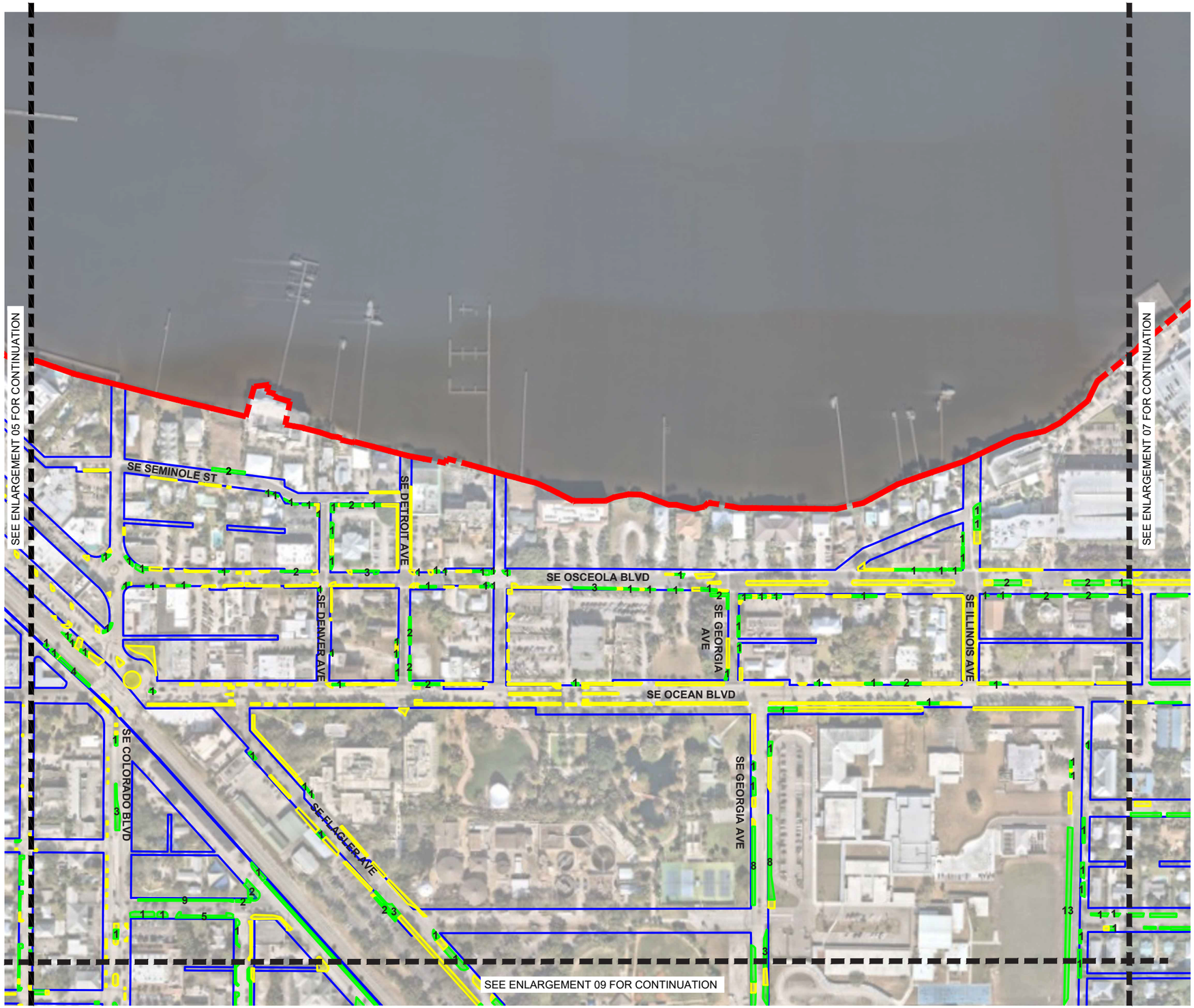
NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP





Zone 06 Enlargement

LARGE SHADE TREE OPPORTUNITIES: 182 (TOTAL)

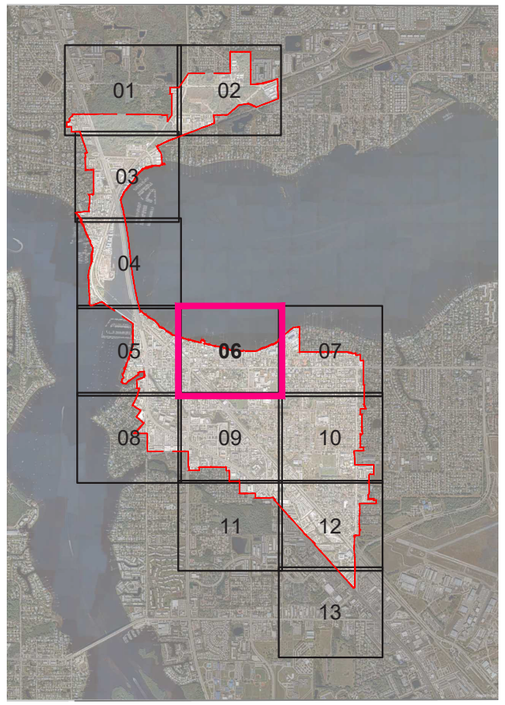
- TREE OPPORTUNITY ZONES
- EXISTING CANOPY ZONES
- RIGHT-OF-WAY
- CRA BOUNDARY
- ## NO. OF TREE OPPORTUNITIES / ZONE

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP



Zone 07 Enlargement

LARGE SHADE TREE OPPORTUNITIES: 370 (TOTAL)

TREE OPPORTUNITY ZONES

EXISTING CANOPY ZONES

RIGHT-OF-WAY

CRA BOUNDARY

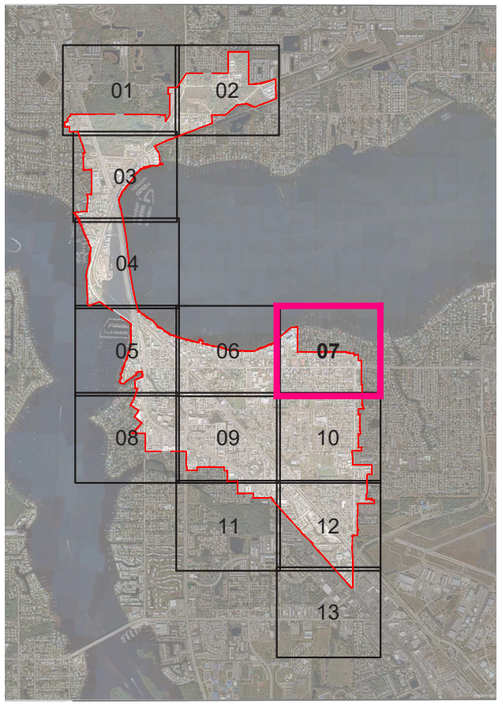
NO. OF TREE OPPORTUNITIES / ZONE

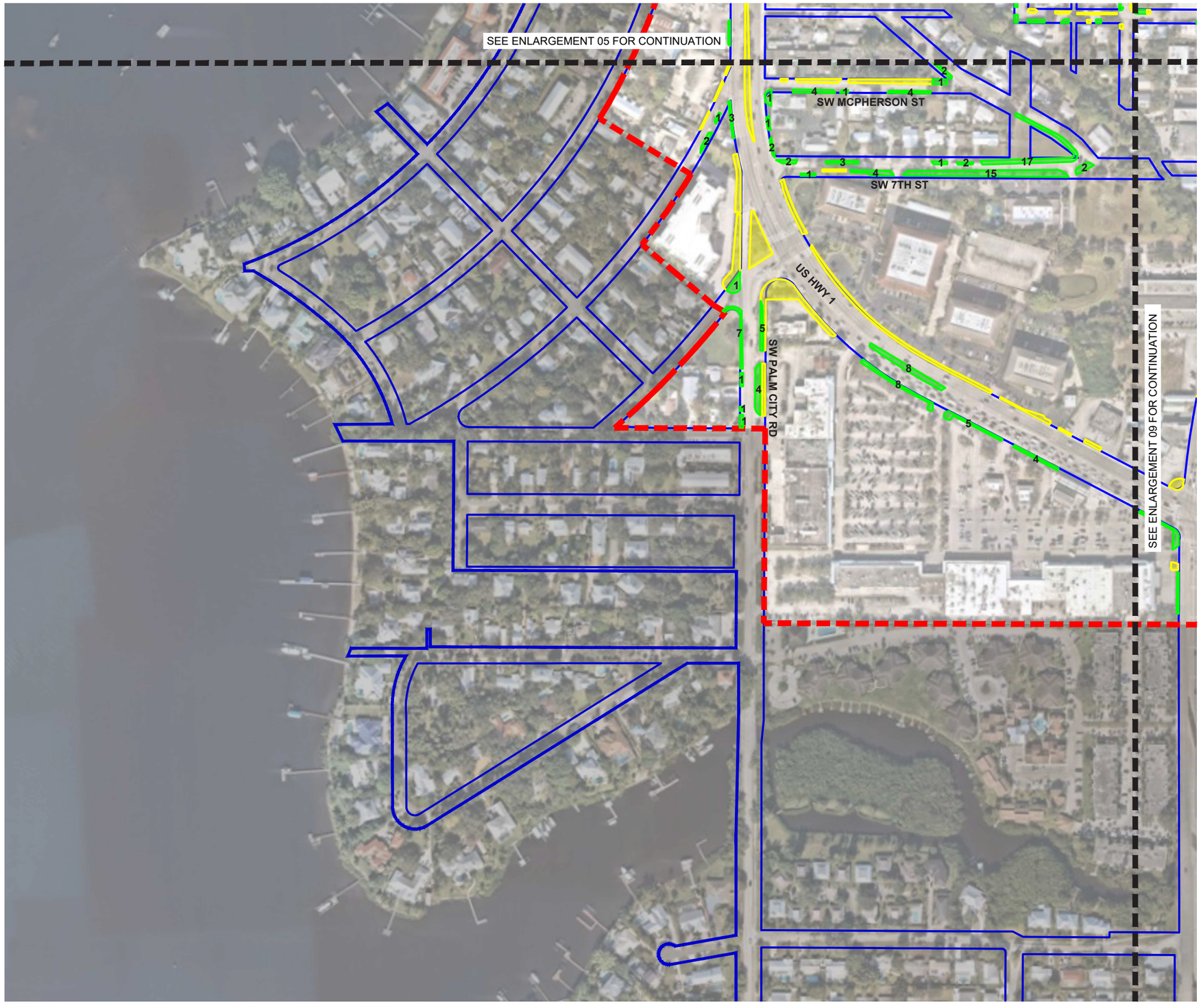
NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP





ZONE 08 ENLARGEMENT

LARGE SHADE TREE OPPORTUNITIES: 114 (TOTAL)

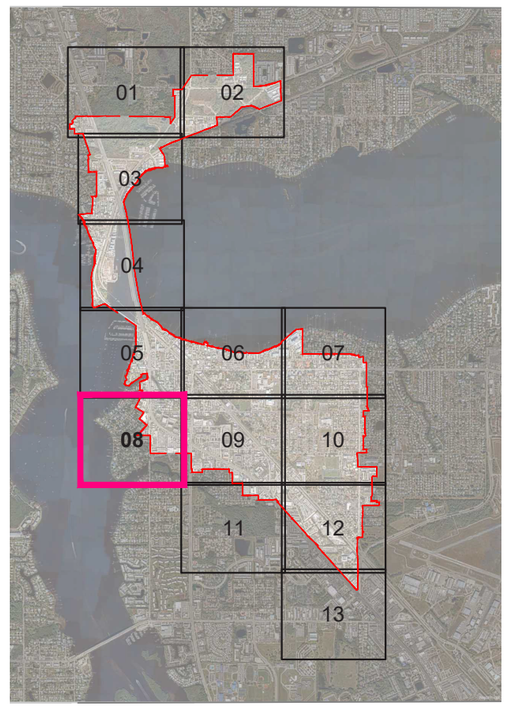
- TREE OPPORTUNITY ZONES
- EXISTING CANOPY ZONES
- RIGHT-OF-WAY
- CRA BOUNDARY
- ## NO. OF TREE OPPORTUNITIES / ZONE

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP



ZONE 09 ENLARGEMENT

LARGE SHADE TREE OPPORTUNITIES: 514 (TOTAL)

TREE OPPORTUNITY ZONES

EXISTING CANOPY ZONES

RIGHT-OF-WAY

CRA BOUNDARY

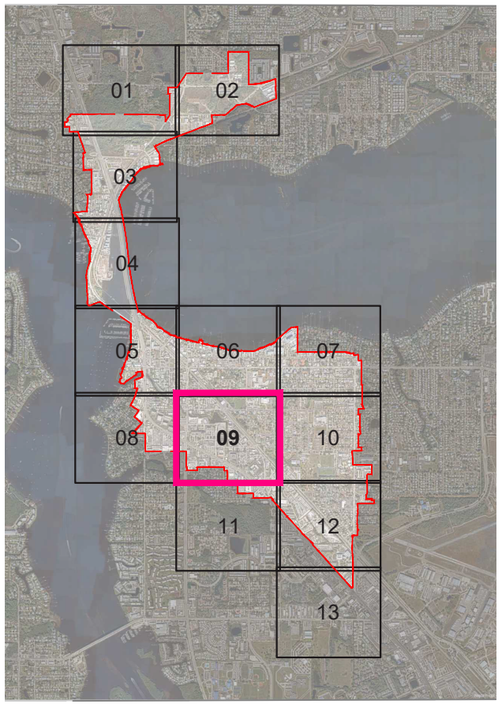
NO. OF TREE OPPORTUNITIES / ZONE

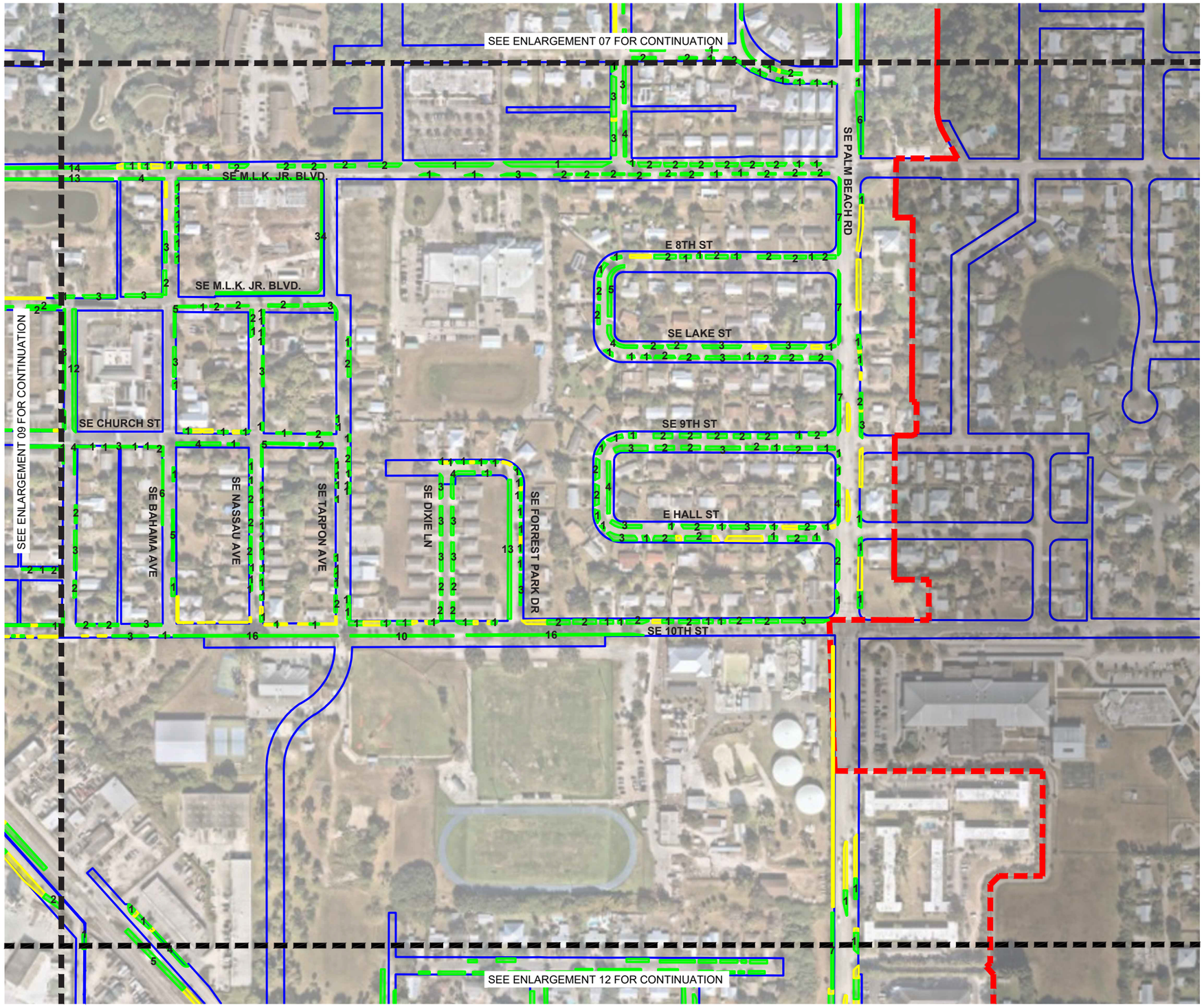
NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP





Zone 10 Enlargement

LARGE SHADE TREE OPPORTUNITIES: 637 (TOTAL)

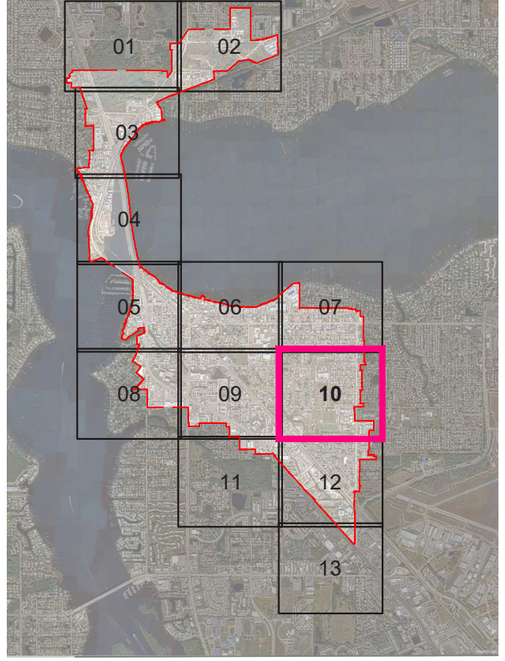
- TREE OPPORTUNITY ZONES
- EXISTING CANOPY ZONES
- RIGHT-OF-WAY
- CRA BOUNDARY
- ## NO. OF TREE OPPORTUNITIES / ZONE

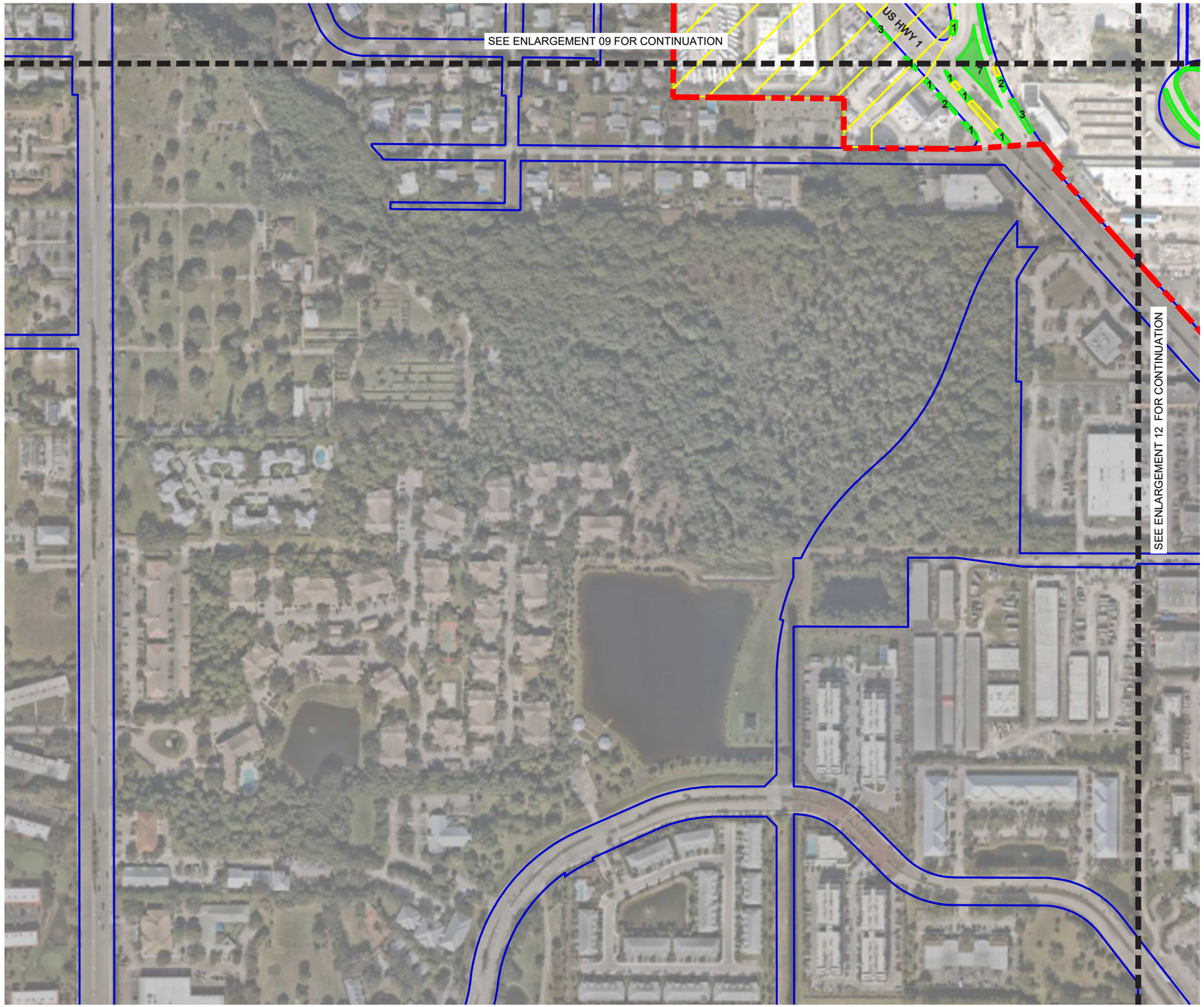
NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP





Zone 11 Enlargement

LARGE SHADE TREE OPPORTUNITIES: 24 (TOTAL)

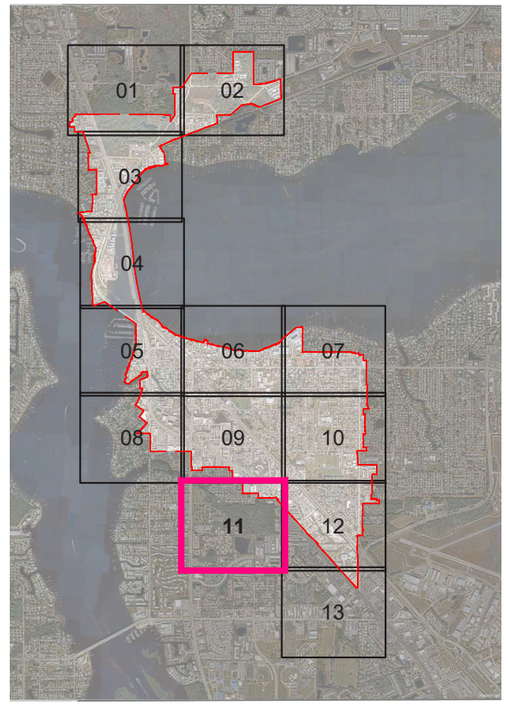
- TREE OPPORTUNITY ZONES
- EXISTING CANOPY ZONES
- RIGHT-OF-WAY
- CRA BOUNDARY
- ## NO. OF TREE OPPORTUNITIES / ZONE

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP



ZONE 12 ENLARGEMENT

LARGE SHADE TREE OPPORTUNITIES: 504 (TOTAL)

SEE ENLARGEMENT 10 FOR CONTINUATION

SEE ENLARGEMENT 11 FOR CONTINUATION

SEE ENLARGEMENT 13 FOR CONTINUATION

E 14TH ST

E 15TH ST

SE 16TH ST

SE PATHFINDER AVE

SE ARAPAHO AVE

SE APACHE AVE

SE PALM BEACH RD

SE DIXIE HWY

TREE OPPORTUNITY ZONES

EXISTING CANOPY ZONES

RIGHT-OF-WAY

CRA BOUNDARY

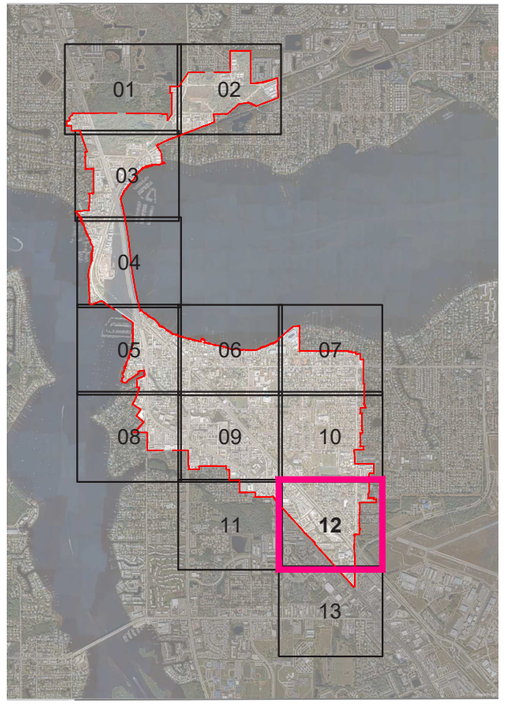
NO. OF TREE OPPORTUNITIES / ZONE

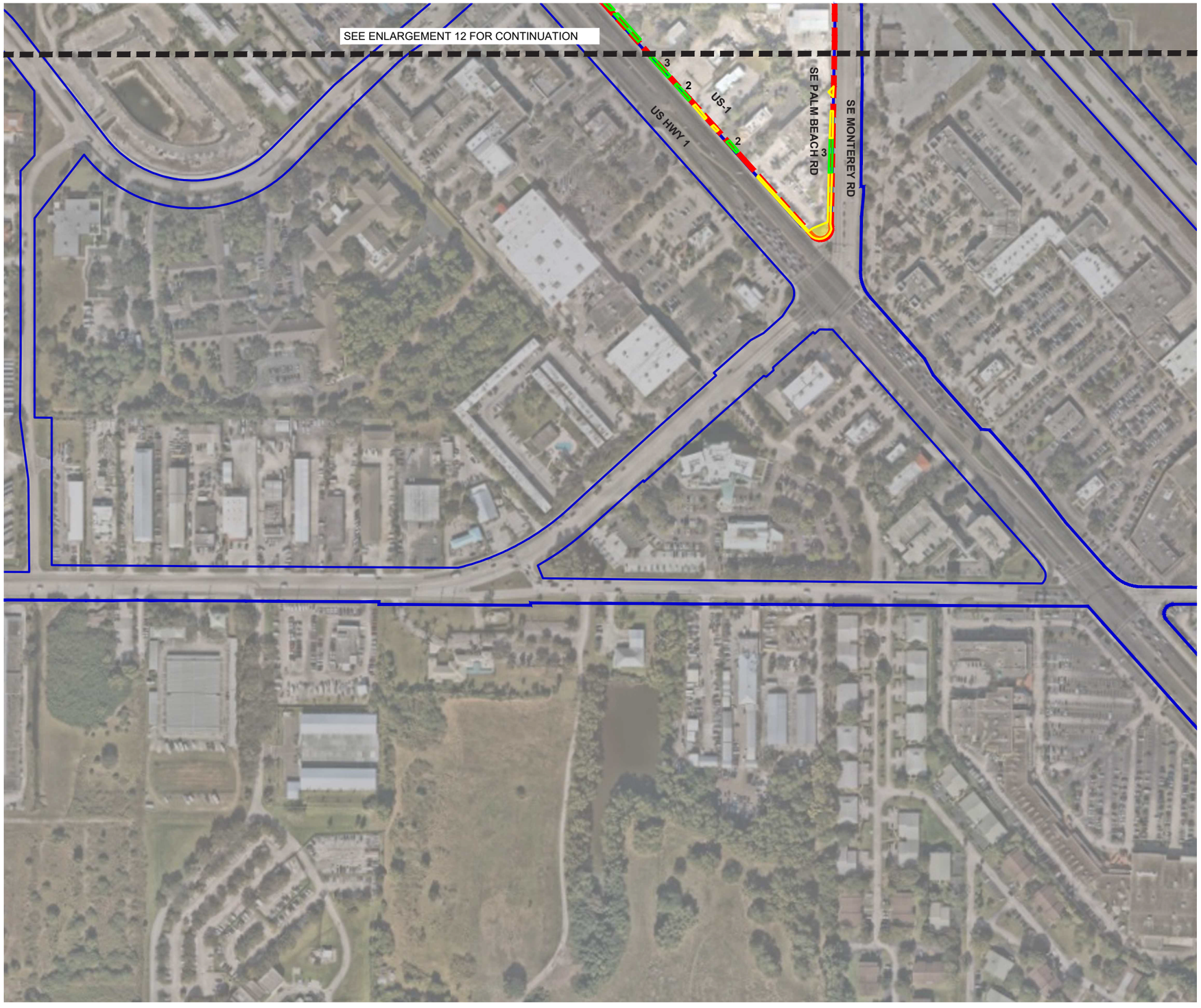
NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP





Zone 13 Enlargement

LARGE SHADE TREE OPPORTUNITIES: 10 (TOTAL)

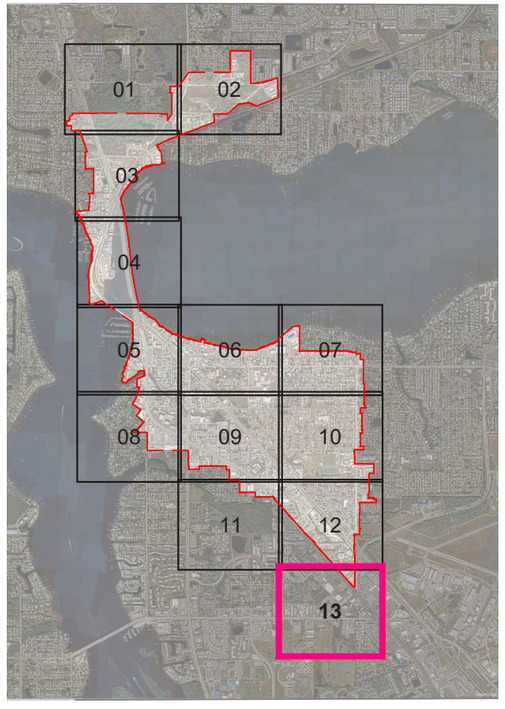
- TREE OPPORTUNITY ZONES
- EXISTING CANOPY ZONES
- RIGHT-OF-WAY
- CRA BOUNDARY
- ## NO. OF TREE OPPORTUNITIES / ZONE

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

SHEET ORIGINAL SIZE: ANSI D (22" x 34")

KEY MAP



CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Board

Meeting Date: 7/7/2026 **Prepared by:** Jodi Nentwick

Title of Item:
228 SW DIXIE HIGHWAY — MAJOR URBAN CODE CONDITIONAL USE (QUASI-JUDICIAL)(RC):

RESOLUTION No. 50-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A MAJOR URBAN CODE CONDITIONAL USE TO THE PROPERTY LOCATED AT 228 S.W. DIXIE HIGHWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO DEVIATE FROM ON-SITE PARKING REQUIREMENTS AS OUTLINED SECTION 3.01.03.A.3. TO ALLOW OFF-SITE PARKING TO RENOVATE THE EXISTING 1,170 SQUARE-FOOT BUILDING AND TO INCLUDE A 452 SQUARE FOOT BUILDING FOOTPRINT EXPANSION TO ALLOW FOR KITCHEN AREA, AND A 369 SQUARE FOOT COVERED OUTDOOR SEATING AREA; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**.**

Summary Explanation/Background Information on Agenda Request:

The applicant proposes an in-fill redevelopment of the site by renovating the existing 1,170-square-foot building for use as a restaurant with both indoor and outdoor seating. Proposed site improvements include a 452-square-foot building expansion, a 369-square-foot covered outdoor seating area, onsite landscaping, pedestrian benches, bicycle racks, a trash enclosure, a grease trap, and the addition of five (5) parallel on-street parking spaces adjacent to the site, consisting of two (2) spaces along SE California Avenue and three (3) spaces along SW 3rd Street. The site will not provide vehicular access, and all required parking for the proposed restaurant use will be accommodated off-site.

Additionally, the applicant requesting to deviate from LDC Section 3.01.03.A.3. – Parking which states all parking areas shall be located behind the principal building or screened from public rights-of-way by a streetwall, other screening approved by the city development director, or landscape buffer as described in section 6.043.00. Landscaping, of this Code.

The site was originally developed in the 1960s as an automotive service garage and contains an existing 1,161-square-foot building situated at the southwest corner of the property, adjacent to the intersection of SW Colorado Avenue and SW 3rd Street.

The proposed redevelopment includes the adaptive reuse of the existing building as a restaurant with indoor and outdoor seating. To accommodate the proposed use, the applicant is requesting an expansion of the existing building footprint to provide additional kitchen space. The site plan identifies the proposed building expansion, landscaping, outdoor seating areas, bicycle parking, pedestrian amenities, and a trash refuse collection area. Parking for the development will be accommodated through adjacent on-street parallel parking spaces located along SE California Avenue and SW 3rd Street.

Funding Source:
N/A

Recommended Action:
Staff is requesting the Community Redevelopment Board forward a recommendation of approval top the City Commission.

ATTACHMENTS:

1. R50-2026- Conditional Use 228 SW Dixie Hwy
2. CRB Staff Report
3. Major Urban Code Conditional Use Application (08-30-2024)
4. Site & Civil Plans
5. Major Urban Conditional Use Questionaire (1)
6. Landscape Plan
7. Architectural Plans
8. Photometric Plan
9. Sanitation Autoturn Plan
10. Survey
11. Traffic Rerport

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 50-2026

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A MAJOR URBAN CODE CONDITIONAL USE TO THE PROPERTY LOCATED AT 228 S.W. DIXIE HIGHWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO DEVIATE FROM ONSITE PARKING REQUIREMENTS AS OUTLINED SECTION 3.01.03.A.3. TO ALLOW OFF-SITE PARKING TO RENOVATE THE EXISTING 1,170 SQUARE-FOOT BUILDING AND TO INCLUDE A 452 SQUARE FOOT BUILDING FOOTPRINT EXPANSION TO ALLOW FOR KITCHEN AREA, AND A 369 SQUARE FOOT COVERED OUTDOOR SEATING AREA; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City Commission has adopted the City's Comprehensive Plan within which goals, objectives and policies related to zoning and land development are included; and

WHEREAS, pursuant to Section 3.01.06.A.2. Urban Code Conditional Use Requirements under the of the City's Land Development Code, requests for conditional use approvals are subject to the procedures for major conditional use review described in 11.01.11 of the Land Development Code; and

WHEREAS, the Applicant, Yelena Snopka for Progreen Technology, LLC., is the property owner of the subject property, which is located at 228 SW Dixie Highway, Stuart

Florida, within the Urban District and the Community Redevelopment Area (CRA) Special District of the City of Stuart; and

WHEREAS, the subject parcel is 0.15 acres in size and has an Urban Center (UC) zoning designation. Permitted uses within the UC designation, in relevant part, includes Restaurant (Convenience & General) as outlined in Section 3.01.03.F.2. However, on-site parking must comply with the development standards identified in Section 3.01.03.A.3 of the Urban Center zoning designation within the City of Stuart's Land Development Code; and

WHEREAS, the Applicant is requesting a Major Urban Code Conditional Use to request approval of deviation from the Urban Code to allow for all onsite parking requirements to be allocated off-site pursuant to Section 3.01.03.A.3 of the Land Development Code; and

WHEREAS, at the hearing, the Applicant showed by substantial competent evidence that the application does not create any detrimental effects on adjacent land uses within three hundred (300) feet of the proposed location; and

WHEREAS, the City's Community Redevelopment Board ("CRB") held a properly noticed hearing at a regularly scheduled CRB meeting to consider the request of the application of the Applicant and recommended approval of the East Stuart Major Urban Code Conditional Use on July 7, 2026; and

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission meeting to consider the application of the Applicant and ***(approve/denied)*** the East Stuart Major Urban Code Conditional Use on _____, 2026; and

WHEREAS, the conditional use approval shall run with the land and shall ensure the benefit of the property owner and its successors and assigns.

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

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

SECTION 2: Subject to the conditions attached hereto, the City Commission hereby approves the East Stuart Major Code Conditional Use approval for the Applicant, owner of certain real property located at 228 SW Dixie Highway, as detailed within the attached legal description.

SECTION 3: A legal description of the Property is set forth in **"Exhibit A"** attached hereto and made a part hereof by reference. The location of the subject property on a map is set forth in **"Exhibit B"** attached hereto and made a part hereof by reference.

SECTION 4: The conditions of approval are attached hereto as **"Exhibit C"** and made part hereto by **reference and shall constitute one of the Development Documents as described herein.**

SECTION 5: The following documents on file as public records of the City of Stuart, at the office of the Development Department in City Hall, and attached hereto as **"Exhibit D"**, applicable to the subject property and shall replace any earlier approvals:

1. tbd

SECTION 6: This resolution shall take effect immediately upon its adoption.

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

	YES	NO	ABSENT	ABSTAIN
SEAN REED, MAYOR				
VACANT, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
LAURA GIOBBI, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED this ___ day of _____, 2026.

ATTEST:

_____
MARY R. KINDEL, MMC
CITY CLERK

_____
SEAN REED
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ.
CITY ATTORNEY

Exhibit "A" - Legal Description

ALL OF BLOCK 6, POTSDAM, A SUBDIVISION IN THE CITY OF STUART, STATE OF FLORIDA, ACCORDING TO THE PLAT THEREOF FILED AUGUST 26, 1897K, RE3CORDED IN PLAT BOOK B, PAGE 2, DADE COUNTY, FLORIDA PUBLIC RECORDS; TRANSCRIPT FILE MARCH 25, 1910, RECORDED IN PLAT BOOK 1, PAGE 28, PIBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN MARTIN COUNTY, FLORIDA.

PARCEL I.D. NUMBER: 05-38-41-0214-006-00000-4

PROPERTY ADDRESS: 228 SW Dixie Highway, Stuart FL 34994

Exhibit "B" - Location Map

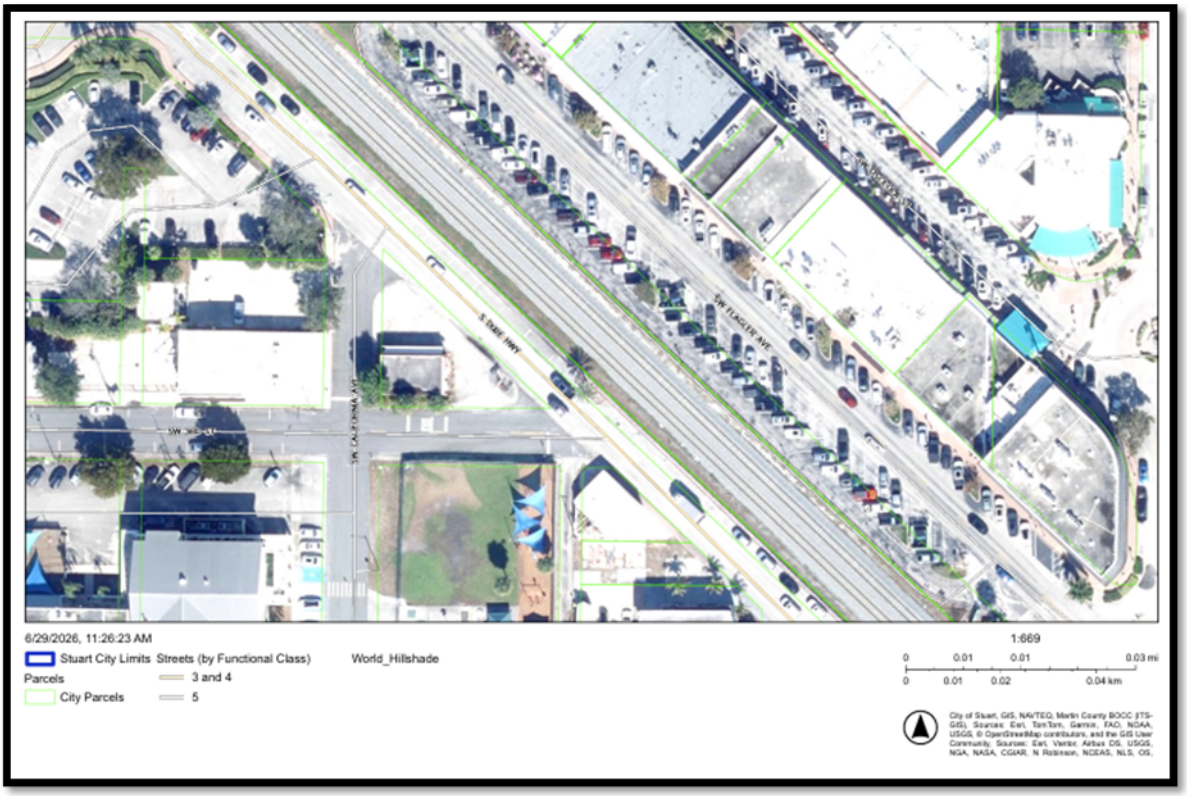


Exhibit "C" - Development Documents

The following "Development Documents" are on file as public records of the City of Stuart, at the office of the Development Department in City Hall, and shall be deemed a part of the conditions applicable to the 228 SW Dixie Highway, and shall replace any earlier approvals:

Exhibit "D" - Conditions of Approval

1. Within thirty (30) days of approval of the Conditional Use, the applicant shall dedicate sufficient land to accommodate the planned streetscape improvements along the portion of the property abutting SE Dixie Highway, as depicted on the approved site plan. The CRA shall provide the legal description and survey necessary for the transfer.

2. Within thirty (30) days of approval of the Conditional Use, the applicant shall contribute $10,738.32 to the City for the six (6) parking spaces located within the City right-of-way adjacent to the subject property, as depicted on the approved site plan.

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

4. All required fees must be paid, and applicable accounts (water, sewer, sanitation) must be established before activating services.

5. The Applicant, property owner, developer, and/or successor in interest is responsible for ensuring drainage will not encroach or adversely affect adjacent properties of the public-right-of-way.

6. Sidewalks or roads damaged during construction shall be repaired or replaced by the Applicant. property owner, developer, and/or successor in interest according to the City of Stuart standards.

7. Temporary or freestanding storage units shall be prohibited on the property following completion of construction.

8. As a condition of the Major Urban Code Conditional Use application, the Applicant, property owner, developer, and/or successor in interest will be required to submit a Minor Urban Code Conditional application to comply with the Public Art requirements outlined in Section 3.01.08 of the Land Development Code, Public Art requirement shall apply to all new developments and substantial renovations in the Urban Code Districts and shall equal not less than one (1) percent of the total costs of vertical construction. Public Arts may include fountains, murals, sculptures, paintings, or other generally acceptable art forms as directed by the Community Redevelopment Board. All public art requr4ed shall be readily visible from a public right-of-way or its exterior to a building must be approve byte hg Community Redevelopment Board as a Minor Urban Code Conditional Use. The submittal requirements for Minor Urban Code Conditional Use for Public Art are specified in the Stuart Land Development Code, Section 3.01.08.

9. All signage associated with the project shall require a separate approval by zoning and permit prior to installation.

City of Stuart

TO: Community Redevelopment Board (CRB)

FROM: Jodi Kugler, Development Director

MEETING DATE: Tuesday, July 7, 2026

SUBJECT: Restaurant – 228 S.W. Dixie Highway
Major Urban Code Conditional Use (Project No. MJCU-25-3)

AGENDA REQUEST:

The applicant proposes an in-fill redevelopment of the site by renovating the existing 1,170-square-foot building for use as a restaurant with both indoor and outdoor seating. Proposed site improvements include a 452-square-foot building expansion, a 369-square-foot covered outdoor seating area, on-site landscaping, pedestrian benches, bicycle racks, a trash enclosure, a grease trap, and the addition of five (5) parallel on-street parking spaces adjacent to the site, consisting of two (2) spaces along SE California Avenue and three (3) spaces along SW 3rd Street. The site will not provide vehicular access, and all required parking for the proposed restaurant use will be accommodated off-site.

GENERAL INFORMATION:

Property Owner/Applicant: Yelena Snopko
Progreen Technology LLC
12443 Antille Drive
Boca Raton, FL 33428

Agent of Record: Leo Giangrande, P.E., Principal
Giangrande Engineering & Planning
151 NW Flagler Avenue
Stuart FL 34994

Location: 228 S.W. Dixie Highway

Parcel ID#: 05-38-41-014-0206-00000-4

Parcel Size: +/-0.15-acres

Existing Future Land Use: Downtown Redevelopment

Existing Zoning: UC: Urban Center

Existing Use: Auto Repair Shop

Proposed Use: Restaurant

Overlay District: Community Redevelopment Area (CRA)

ANALYSIS BACKGROUND

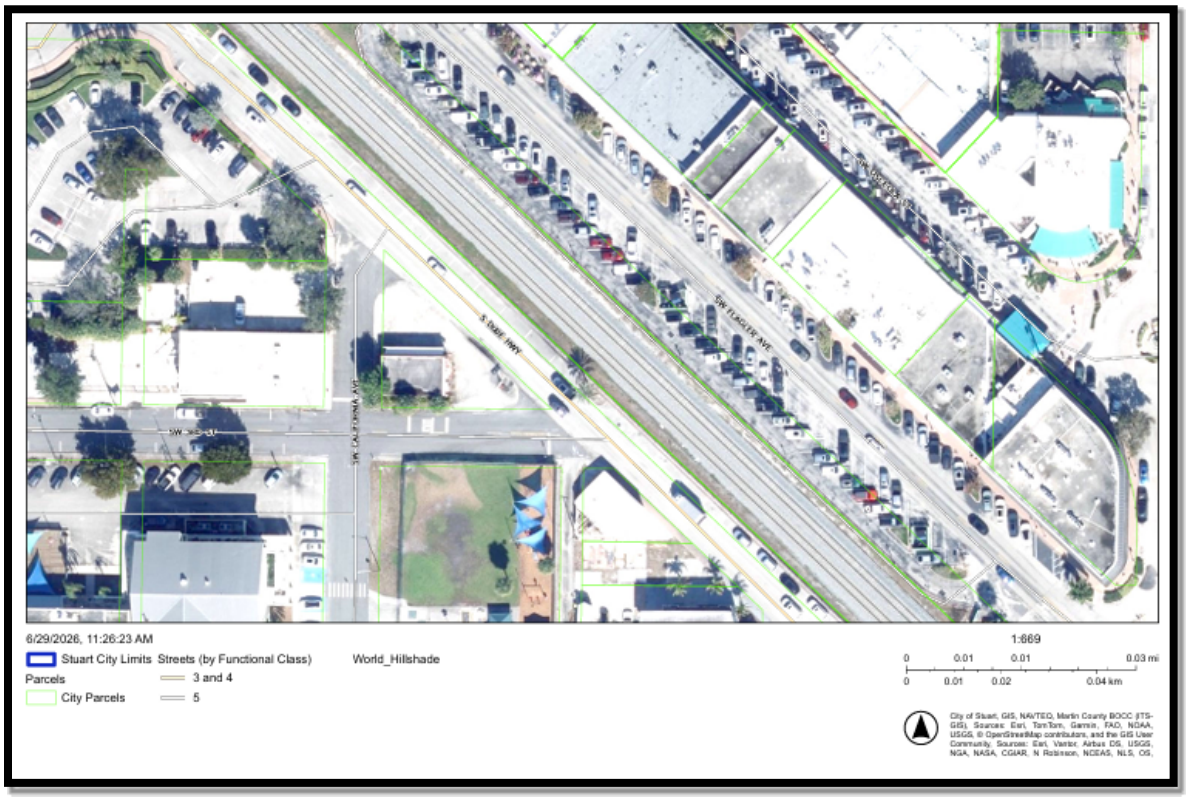
The applicant is requesting redevelopment of a 0.15-acre parcel located on the south side of Dixie Highway in Downtown Stuart, between SW Colorado Avenue and SW 3rd Street. The property is zoned Urban Center (UC), has a Downtown Future Land Use designation, and is located within the City's Community Redevelopment Area (CRA).

Additionally, the applicant requests to deviate from LDC Section 3.01.03.A.3.a. – Parking which states all parking areas shall be located behind the principal building or screened from public rights-of-way by a streetwall, other screening approved by the city development director, or landscape buffer as described in section 6.043.00. Landscaping, of this Code.

The site was originally developed in the 1960s as an automotive service garage and contains an existing 1,161-square-foot building situated at the southwest corner of the property, adjacent to the intersection of SW Colorado Avenue and SW 3rd Street.

The proposed redevelopment includes the adaptive reuse of the existing building as a restaurant with indoor and outdoor seating. To accommodate the proposed use, the applicant is requesting an expansion of the existing building footprint to provide additional kitchen space. The site plan identifies the proposed building expansion, landscaping, outdoor seating areas, bicycle parking, pedestrian amenities, and a trash refuse collection area. Parking for the development will be accommodated through adjacent on-street parallel parking spaces located along SE California Avenue and SW 3rd Street.

Location Map



LAND USE AND ZONING

The subject site currently has a City of Stuart Future Land Use Designation of Downtown, and a City of Stuart Zoning Designation of Urban Center. The existing uses, zoning districts, and future land use designations of the adjacent properties are summarized in Table 1 below.

Table 1. Existing Use, Zoning and Land-Use Designations

Location		Zoning District	Future Land Use	Existing Land Use
Subject Property		**Urban Center *(UC)***	**Downtown**	**FKA: Creative Auto Proposed: Restaurant**
Adjacent Parcels	**North**	Urban Center *(UC)*	Downtown	SW Dixie Highway & FEC Railroad ROW
	South	Urban Center *(UC)*	Downtown	First Baptist Church
	East	Urban Center *(UC)*	Downtown	SW Dixie Highway & FEC Railroad ROW
	West	Urban Center *(UC)*	Downtown	Treasure Coast Presbyterian Church

Future Land Use: The existing Future Land Use designation of the subject property is **Downtown Redevelopment.**

Policy 1.A7.1.L: The Downtown Redevelopment future land use designation applies only to land area within the Stuart Community Redevelopment Area. General uses permitted include low density residential, multi-family residential, office, commercial, recreation, lodging, public facilities, conservation, and mixed-use projects. Individual projects and sites may consist of single uses. However, a mix of residential uses and non-residential uses shall be required within this designation as a whole. Also, electric distribution substations are allowed.

Current Zoning: The existing Zoning Designation of the subject property is **Urban Center,**

LDC Sec. 3.01.03. *Urban center ("UC"),* inclusive of the "historic downtown," characterized by relatively dense, walkable, mixed-use, development pattern generally located at or near the established downtown area. The UC is the most urban in terms of density, mix of uses, pedestrian activity, historic restoration, and civic/cultural venues. In the South Point, UC is generally located in portions of the Potsdam subdivision (that triangular portion bound by Albany Avenue, West Ocean Boulevard, and SR 707/Dixie Highway), along both sides of the historic downtown core block (Osceola Street and Flagler Avenue), along portions of SE Ocean Boulevard.

In accordance with LDC 11.01.11.a., the Community Redevelopment Board *(CRB)* shall hear from all interested parties regarding whether the application complies with the requirements of this Code and the Comprehensive

Plan. The CRB shall consider the application, written comments of each responding department, consultant, and agency, as well as the compliance recommendation of the Development Department.

Specifically, the CRB and City Commission shall consider the following criteria:

a. The proposed use is not contrary to the established land uses in the immediate area.

b. The proposed use would not significantly depart from the densities or intensities of use in the surrounding area and thereby increase or overtax the load on public facilities such as schools, utilities, and streets and other public infrastructure.

c. The proposed use will not be contrary to the future land use designation and will not have an adverse effect on the goals, policies, and objectives of the Comprehensive Plan.

d. The existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

e. The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety.

f. The proposed use will not create drainage or a storm water quality problem.

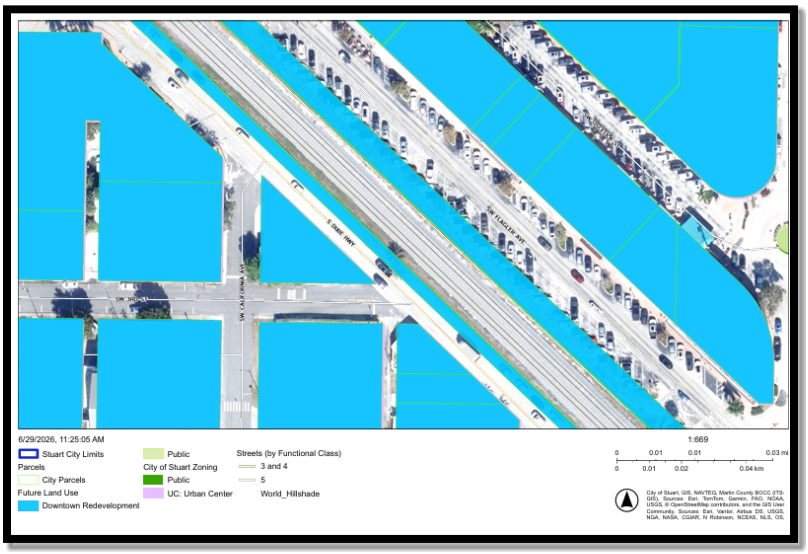
g. The proposed use will not significantly reduce light or air to adjacent areas.

h. The proposed use is less burdensome on neighboring properties and on public infrastructure than uses permitted by right in the district.

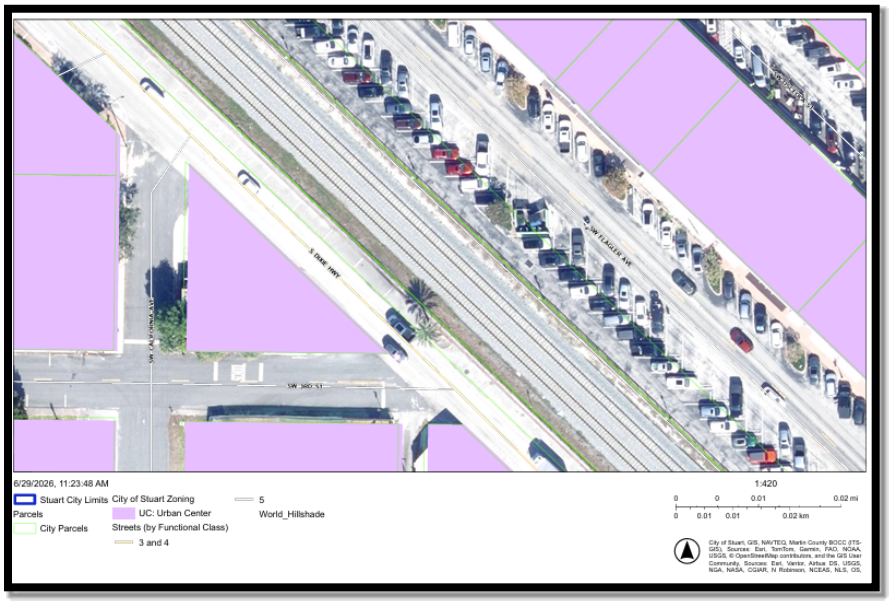
i. The proposed use is not out of scale with the uses permitted by right in the district and with the existing uses in the neighborhood.

j. There are no other adequate sites for the proposed use in districts in which the proposed use is permitted within the city.

City of Stuart Existing Future Land Use Map



City of Stuart Existing Zoning Designation



STAFF RECOMMENDATION

Staff are requesting that the Community Commission approve Resolution No. 50-2026 as submitted.

City of Stuart
121 SW Flagler Ave.
Stuart, FL 34994
development@ci.stuart.fl.us
(772) 288-5326

Received by: _____
Reviewed by: _____

Urban Code Conditional Use Application

Project ID#_____
(Staff Entry)

Pre-App Conference Date: 01-11-24	Application Date: 08-28-24

SITE INFORMATION

Project Name: Restaurant- 228 Dixie Hwy Stuart FL	Parcel ID#: 05-38-41-014-006-00000-4
Site Address: 228 SW DIXIE HIGHWAY, STUART FL 34994	
Subdivision:	Lot(s):
Site Acreage: 0.15	Flood Zone/Base Flood Elevation:
Current Zoning District / CRA Subdistrict (if applicable): UC	
Current Comprehensive Plan Future Land Use Designation:	
Existing Land Use:	Proposed Land Use:
Proposed Square Footage (if applicable):	Proposed Density (if applicable):

PETITIONER INFORMATION

Property Owner: PROGREEN TECHNOLOGY LLC	Phone Number / Email Address: 617-642-0852 sharonys@yahoo.com
Property Owner's Mailing Address: 12443 ANTILLE DRIVE BOCA RATON FL 33428	
Applicant (if not Owner):	Phone Number / Email Address:
Applicant's Mailing Address:	
Agent/Contact Person: YELENA SNOPKO	Phone Number / Email Address: SAME
Agent's Mailing Address: SAME	
Architect: BC ARCHITECTS, BRIAN CARNES 772-287-7318	Engineer: GIANGRANDE ENGINEERING&PLANNING 772-888-9076
Planner:	Landscape Architect: MICHAEL FLAUGH 772-419-0024

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared YELENA SNOPKO

Who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting approval of a 228 SW DIXIE HWY. STUART FL 34944 in the City of Stuart, FL.
3. That he/she has appointed YAROSLAV SNOPKO to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: YELENA SNOPKO

Signature of Owner

MANAGER

By: Name/Title

12443 ANTILLE DR.

Street Address

BOCA RATON FL 33428

City, State, Zip Code

P.O. Box

City, State, Zip Code

617-642-0852

Telephone Number

Fax Number

SHARONYS@YAHOO.COM

Email Address:

STATE OF FLORIDA, COUNTY OF Palm Beach

Sworn and subscribed before me by means of [X] physical presence or [ ] online notarization, this

28th day of August, 2024 By Yelena Snopko.

Personally Known OR Produced Identification

Type of Identification Produced: FL DRVL

Notary Public

My Commission expires:

10/25/24.

JUAN MONTOYA
Commission # HH 046220
Expires October 25, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Financial Responsibility Form

(Please Print or Type)

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: YELENA SNOPKO	City/State/Zip Code: BOCA RATON FL 33428
Title: MANAGER	Telephone Number: 617-642-0852
Company: PROGREEN TECHNOLOGY LLC	Facsimile Number: 617-642-4683
Company Address: 12443 ANTILLE DRIVE	Email Address (optional): SHARONYS@YAHOO.COM

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

1. Signed this 28 day of August, 2024.

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

Application Requirements

Fee:

- $1,598.00 – Major Urban Code Conditional Use Permit (Community Redevelopment Board and City Commission Approval)
- $532.00 – Minor Urban Code Conditional Use Permit (Community Redevelopment Board)

Amendment of Conditions attached to Major UCCU (City Commission)

(This does not include fees that may be charged as a result of application reviews by the City's consultants or any required recording fees)

- A Minor Urban Code Conditional Use Permit shall be required for relief from the following regulations of the urban code; paint colors; public art, and architectural materials.
- A Major Urban Code Conditional Use Permit shall be required for relief from the following regulations of the urban code; density, permitted uses, setbacks, location of parking, location of buildings and structures, conflicts with utilities, curb cuts, historic buildings, pitched roofs in the old downtown district, number of stories, building height not to exceed 45 feet, parking located within a building envelope, location of a formula business, and architectural requirements.

Submittal Requirements: A completed application form, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, the payment of fees, and pertinent information per application type as determined by the Development Director.

Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application for the Community Redevelopment Board (CRB) public hearing (if required) followed by a recommendation to the City Commission.

Justification: Please provide justification supporting the request for an Urban Code Conditional Use Permit (include additional pages if needed).

Proposal for conversion of old Auto Service Shop into a Restaurant

I'm writing to propose redeveloping the site to utilize the existing structure and convert the old Auto Service Shop into a new Restaurant.

This proposal aims to revitalize a currently underutilized property and contribute to the community's economy, enhancing the visual appeal of the area and social vitality. The renovation plans include modernizing the interior and improving the exterior to blend with the neighborhood aesthetic. Also, will adhere to all zoning laws, building codes, and permits to ensure a safe and compliant establishment.

The restaurant will serve as a community gathering spot, fostering social interactions and contributing to the vibrancy of the neighborhood.

I seek your support, and your endorsement will be instrumental in bringing this project to fruition and contributing to the community's growth.

Thank you for considering this proposal.

(over)

CONSTRUCTION PLANS & SPECIFICATIONS FOR
228 DIXIE
MARTIN COUNTY, FLORIDA

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE GOVERNED BY THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, DESIGN STANDARDS, FY 2023–24.

GOVERNING STANDARDS AND SPECIFICATIONS:
FDOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION, FY 2023–24.

THE FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, FY 2023–24.

THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), REVISION 3, JULY 2022.

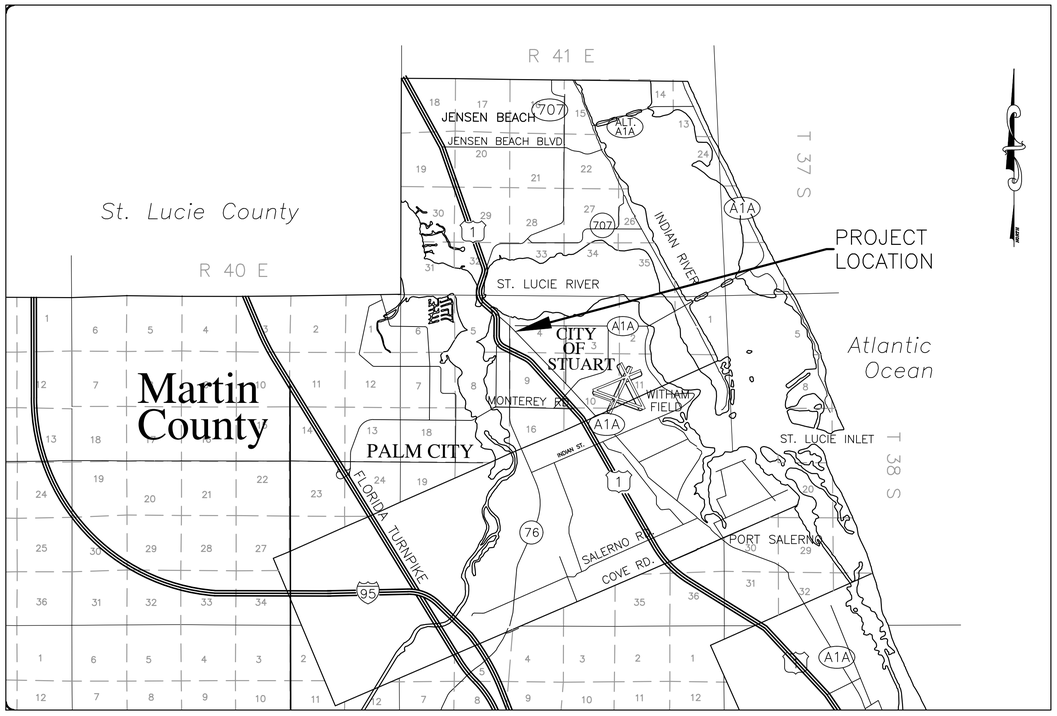
AND CITY OF STUART UTILITIES & ENGINEERING STANDARD SPECIFICATIONS AND DETAILS, OCTOBER 2021.

OWNER:
PROGREEN TECHNOLOGY LLC
12443 ANTILLE DRIVE
BOCA RATON, FL 33428

CIVIL ENGINEER:
GIANGRANDE ENGINEERING & PLANNING
710 SE OCEAN BLVD.
STUART, FL 34996
(772) 888-9076

ARCHITECT:
BC ARCHITECTS, INC.
900 SE OCEOLA STREET
STUART, FL 34994

LANDSCAPE ARCHITECT:
MICHAEL FLAUGH LANDSCAPE ARCHITECT
3744 EAST OCEAN BLVD
(1) STUART, FL 34996



VICINITY MAP
NOT TO SCALE

Sheet List Table	
SHEET NUMBER	SHEET TITLE
G–1	COVER SHEET
G–2	GENERAL NOTES
EX–1	EXISTING CONDITIONS & DEMOLITION PLAN
SS–1	SIGNAGE & STRIPING PLAN
P–1	PAVING, GRADING, & DRAINAGE PLAN
U–1	UTILITY PLAN
D–1	DETAILS
D–2	DETAILS
D–3	DETAILS
D–4	DETAILS

811 Know what's below. Call before you dig.

OCTOBER 2024

REV 4	02/06/2026	REVISIONS PER CITY OF STUART COMMENTS
REV 3	11/03/2025	REVISIONS PER CITY OF STUART COMMENTS
REV 2	07/01/2025	REVISIONS PER CITY OF STUART COMMENTS
REV 1	12/02/2024	REVISIONS PER CITY OF STUART SITE PLAN COMMENTS

GIANGRANDE ENGINEERING AND PLANNING
710 SE OCEAN BLVD.
STUART, FLORIDA 34994
PH. (772) 888-9076
Cert. No. 30901

LEO D. GIANGRANDE, PE
License No: 66387

SHEET
G-1

Drawing Names: S:\Shared folders\gep projects\2024\24-026 228 dixie\design\24-026 General Notes.dwg Layout Name: GEP - Plotted By: Jarrod - Date: 2/12/2026 - 9:10 AM - Geogrande Engineering & Planning

SUPPLEMENTAL CONDITIONS

SCOPE OF WORK: THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, SUPERVISION, TRANSPORTATION AND INCIDENTALS NECESSARY TO CONSTRUCT THE PAVING, DRAINAGE, UTILITIES AND ASSOCIATED IMPROVEMENTS, IN ACCORDANCE WITH THE PROVISIONS OF THESE SUPPLEMENTAL CONDITIONS, SPECIFICATIONS AND THE DRAWINGS, ENTITLED, "CONSTRUCTION PLANS & SPECIFICATIONS FOR 228 DIXIE PROJECT", PREPARED BY GIANGRANDE ENGINEERING AND PLANNING, LLC, 710 SE OCEAN BLVD., STUART, FLORIDA 34994, (772) 888-9076. IT IS THE OBJECTIVE OF THESE DOCUMENTS TO ASSURE THE TOTAL COMPLETION OF THE WORK REQUIRED TO PROVIDE PAVING, GRADING, AND DRAINAGE IMPROVEMENTS FOR THE '228 DIXIE PROJECT".

PERMITS AND LICENSES: CONSTRUCTION PERMITS FOR CERTAIN ELEMENTS OF THE PROJECT WORK ARE REQUIRED, AND THE DESIGN AND CONSTRUCTION REQUIREMENTS OF THE PROJECT REFLECT CONSTRAINTS AND CONDITIONS IMPOSED BY THESE PERMITS. THESE INCLUDE CONSTRUCTION PERMITS FROM MARTIN COUNTY, AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

THE CONTRACTOR SHALL PERFORM HIS WORK AND SHALL CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PERMITS AND APPROVALS, COPIES OF WHICH ARE AVAILABLE FOR REVIEW AND USE FROM THE ENGINEER, UPON REQUEST. THE CONTRACTOR SHALL SECURE ALL WORK PERMITS, APPROVALS OR LICENSES REQUIRED TO PERFORM THE WORK, AND HE SHALL PERFORM THE WORK IN STRICT ACCORDANCE WITH THOSE PERMITS, APPROVALS OR LICENSES.

REFERENCE TO OTHER DOCUMENTS: FOR BREVITY, REFERENCE MAY BE MADE TO OTHER SPECIFICATIONS OR DOCUMENTS WHICH WILL BE USED TO SPECIFY OR CONTROL THE MATERIALS PLACED IN THE WORK, THE CONSTRUCTION METHODS TO BE USED, THE TOLERANCES THAT WILL BE ACCEPTABLE, AND CONTRACTUAL OR LEGAL OBLIGATIONS. THE SPECIFICATIONS OR DOCUMENTS SHALL INCLUDE:

1. "STANDARD GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT." THE LATEST EDITION, PREPARED BY THE ENGINEER'S JOINT CONTRACT DOCUMENTS COMMITTEE AND PUBLISHED BY THE NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS. REFERENCE SHALL BE MADE: "GENERAL CONDITIONS."
2. "FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, FY 2023-23," PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. REFERENCE SHALL BE MADE: "FDOT SPECIFICATIONS."
3. "STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION, FY 2023-24" PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. REFERENCE SHALL BE MADE "FDOT INDEX" OR "FDOT STANDARDS."
4. "AMERICAN SOCIETY FOR TESTING AND MATERIALS SPECIFICATIONS", LATEST EDITION REFERENCE SHALL BE MADE: "ASTM."
5. CITY OF STUART UTILITIES & ENGINEERING STANDARD SPECIFICATIONS AND DETAILS, OCTOBER 2021. REFERENCE SHALL BE MADE AS "CITY CODE" OR "CITY STANDARDS" OF CITY DETAILS".

BY REFERENCE, THE DOCUMENTS CITED ABOVE ARE MADE PART OF THESE SUPPLEMENTAL CONDITIONS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE COPIES OF EACH IN HIS POSSESSION FOR USE THROUGHOUT THE BIDDING AND CONSTRUCTION OF THIS PROJECT WORK AND/OR BE FAMILIAR WITH THE APPLICABLE SECTIONS OF EACH DOCUMENT AND BE ABLE TO VERITY THAT ALL MATERIALS AND CONSTRUCTION METHODS ARE CONFORMANCE WITH THESE DOCUMENTS AND SPECIFICATIONS.

ADDITIONALLY, THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL OTHER APPLICABLE LOCAL, REGIONAL, STATE AND FEDERAL LAWS, REGULATIONS AND CODES, ESPECIALLY OSHA STANDARD 29 CFR, SECTION 1926.650 SUBPART P, WHICH IS PART OF THE TRENCH SAFETY ACT AS PART OF LAWS OF FLORIDA, CHAPTER 90-96.

CONTRACT ISSUES

GENERAL CONDITIONS: UNLESS OTHERWISE STATED IN THESE SUPPLEMENTAL CONDITIONS, THE PROVISIONS OF THE "STANDARD GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT," REFERENCED ABOVE, SHALL BE USED TO GOVERN ALL ISSUES ADDRESSED IN THOSE GENERAL CONDITIONS FOR THIS PROJECT.

OWNER-ENGINEER RELATIONSHIP: ANY AGREEMENT BETWEEN OWNER AND ENGINEER SHALL NOT BE CONSTRUED TO PROVIDE ANY OBLIGATION FROM THE ENGINEER TO ANY THIRD PARTIES INCLUDING, BUT NOT LIMITED TO, ARCHITECTS, OTHER ENGINEERS, ANY CONTRACTORS (GENERAL OR SUB), NOR TO ANY SUCCESSORS TO THE OWNER. THE RIGHTS UNDER ANY AGREEMENT BETWEEN OWNER AND ENGINEER INURE ONLY TO THOSE TWO PARTIES.

ERRORS OR OMISSIONS IN THE DRAWINGS OR SPECIFICATIONS: PRIOR TO INITIATION OF THE WORK, THE CONTRACTOR SHALL CHECK DIMENSIONS, GRADES, ELEVATIONS AND THE SUMMARY OF ESTIMATED QUANTITIES SHOWN ON THE DRAWINGS TO ASSURE HIMSELF THAT THEY ARE CORRECT AND THAT THE WORK CAN BE ACCOMPLISHED AS INTENDED. THE CONTRACTOR SHALL TAKE NO ADVANTAGE OF ANY APPARENT ERROR OR OMISSION WHICH HE MIGHT DISCOVER, BUT SHALL IMMEDIATELY NOTIFY THE ENGINEER OF SUCH DISCOVERY, WHO WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS HE DEEMS NECESSARY FOR REFLECTING THE ACTUAL SPIRIT AND INTENT OF THE DRAWINGS AND SPECIFICATIONS.

BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION WAS PROVIDED BY KIN SURVEYORS, (888) 396-7770.

SOIL AND SUB-SURFACE CONDITIONS: IT IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR TO:

1. PLACE HIS OWN INTERPRETATION ON ANY AND ALL SOIL AND SUB-SOIL DATA PORTRAYED ON THE DRAWINGS.
2. PERFORM HIS OWN SOIL AND SUB-SURFACE INVESTIGATION TO DETERMINE THE NATURE, CHARACTER, LOCATION AND EXTENT OF ALL SOIL AND SUB-SURFACE CONDITIONS THAT MAY AFFECT HIS WORK; AND
3. INCLUDE IN HIS CONTRACT PRICE CONSIDERATION FOR ALL WORK NECESSARY TO ASSURE THAT THE SOIL AND SUB-SURFACE CONDITIONS WILL MEET THE REQUIREMENTS OF THE SPECIFICATIONS.

HORIZONTAL AND VERTICAL CONTROL: THE CONTRACTOR SHALL CONSTRUCT THE REQUIRED IMPROVEMENTS IN THE LOCATIONS SHOWN ON THE DRAWINGS, AND SHALL USE AS HORIZONTAL CONTROL POINTS THE EXISTING PROPERTY CORNERS AS SHOWN ON THE PLAN SHEET. THE HORIZONTAL CONTROL POINTS WERE PROVIDED BY KIN SURVEYORS, (888) 396-7770. AS VERTICAL CONTROL, BENCHMARKS SHALL BE PROVIDED AT THE SITE, FOR USE IN ESTABLISHING THE NECESSARY ELEVATIONS AND GRADES AT THE LOCATIONS SHOWN ON THE PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL CONTROL POINTS AND TO RE-ESTABLISH SAID POINTS AS NECESSARY. REMAINING HORIZONTAL AND VERTICAL CONTROL WORK SHALL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS AND DETAILS.

WRITTEN DIMENSIONS ARE PROVIDED FOR CLARITY. WHERE WRITTEN AND SCALED DIMENSIONS CONFLICT, WRITTEN DIMENSIONS SHALL GOVERN.

COORDINATION OF WORK WITH OTHERS: THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OR IMPROVEMENTS OF OTHERS WITH REGARD TO NEW CONSTRUCTION, OR FOR THE NEED OF REMOVAL, RELOCATION OR ALTERATION OF EXISTING IRRIGATION AND DRAINAGE FACILITIES. THIS INCLUDES, BUT IS NOT LIMITED TO, THE OWNER, HIS CONTRACTORS, SUBCONTRACTORS OR AGENTS.

THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE PUBLIC AGENCIES PRIOR TO COMMENCING THE WORK WITHIN THEIR JURISDICTION.

SHOP DRAWINGS: ONE DIGITAL COPY OF SIGNED SHOP DRAWINGS AND SIGNED AND SEALED DESIGN DATA SHALL BE SUBMITTED PRIOR TO ORDERING MATERIALS. ALLOW 10 WORK DAYS TURNAROUND FOR SUBMITTALS.

STANDARDS FOR QUALITY AND WORKMANSHIP: ALL MATERIALS, EQUIPMENT AND SUPPLIES FURNISHED BY THE CONTRACTOR FOR PERMANENT INCORPORATION IN THE WORK SHALL BE NEW AND OF THE QUALITY STANDARDS SPECIFIED. WORKMANSHIP SHALL BE FIRST-CLASS AND THE FINISHED PRODUCT EQUAL TO THE BEST ACCEPTED STANDARDS OF THE TRADE FOR THE CATEGORY OF WORK PERFORMED.

RECORDS DRAWINGS: THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL ACTIVITIES AT SITE. RECORD DRAWINGS SHALL BE COMPILED AT SUBMISSION OF EVERY PAY REQUEST FOR THE WORK COMPLETED FOR THAT PERIOD. AT THE END OF THE PROJECT, BEFORE SUBSTANTIAL COMPLETION CERTIFICATE IS ISSUED, THE CONTRACTOR SHALL PROVIDE A FULL SET OF AS-BUILT DRAWINGS PREPARED AND SIGNED/SEALED BY A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF FLORIDA. THIS EFFORT SHALL BE INCIDENTAL TO THE OTHER PAY ITEMS IN THE CONTRACT AND SHALL NOT BE PAID FOR SEPARATELY.

TEMPORARY UTILITIES: ALL ARRANGEMENTS AND COSTS FOR TEMPORARY POWER, WATER AND WASTEWATER FACILITIES DURING CONSTRUCTION SHALL BE RESPONSIBILITY OF THE CONTRACTOR.

OBSERVING THE WORK: THE PROGRESS AND QUALITY OF THE WORK WILL BE OBSERVED BY THE OWNER'S ENGINEER OR ENGINEER'S APPOINTED EMPLOYEE. NO OBSERVER IS AUTHORIZED TO CHANGE ANY PROVISIONS OF THE SPECIFICATIONS WITHOUT WRITTEN AUTHORIZATION OF THE OWNER'S ENGINEER, NOR SHALL THE PRESENCE NOR THE ABSENCE OF AN OBSERVER RELIEVE THE CONTRACTOR FROM ANY REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS.

THE CONTRACTOR SHALL GIVE THE ENGINEER A MINIMUM OF 48 HOURS NOTICE PRIOR TO REQUIRED INSPECTIONS, AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.

IN ADDITION TO THE REQUIREMENTS PREVIOUSLY REFERENCED, THE FOLLOWING MINIMUM CONSTRUCTION CONTROL CHECKPOINTS SHALL BE ADHERED TO, AND THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE FOR OBSERVATION:

1. PRIOR TO ANY DEVIATION FROM THE DRAWINGS;
2. PRIOR TO ANY BACKFILLING TRENCHES CONTAINING HYDRAULIC CONDUITS, SO THAT JOINTING MAY BE INSPECTED;
3. PRIOR TO TESTING OF ALL HYDRAULIC CONDUITS.
4. PRIOR TO PLACEMENT OF ROADWAY BASE MATERIAL, CONCRETE OR ASPHALTIC CONCRETE.
5. UPON COMPLETION OF CONSTRUCTION FOR FINAL INSPECTION WITH THE CONTRACTOR OR HIS REPRESENTATIVE.

TESTING: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE INDEPENDENT TESTING LABORATORY DESIGNATED BY THE OWNER, THE TESTING AND RETESTING NECESSARY TO ASSURE THAT THE WORK HAS BEEN PERFORMED IN STRICT COMPLIANCE WITH THE SPECIFICATIONS. COST FOR THE INITIAL TESTING SHALL BE BORNE BY THE OWNER. ANY RETESTS REQUIRED DUE TO FAILURE TO MEET THE MINIMUM REQUIREMENTS SHALL BE PERFORMED AT THE EXPENSE OF THE CONTRACTOR. THE NAME OF OWNER'S TESTING LABORATORY SHALL BE SUPPLIED AT THE PRECONSTRUCTION MEETING.

EXISTING UTILITIES AND STRUCTURES: EXISTING UTILITIES, STRUCTURES AND FACILITIES SHOWN ON THE DRAWINGS WERE LOCATED AS ACCURATELY AS POSSIBLE FROM THE RECORDS EXAMINED. NO GUARANTEE IS MADE THAT ALL EXISTING FACILITIES ARE SHOWN OR THAT THOSE SHOWN ARE ENTIRELY ACCURATE. THE CONTRACTOR SHALL ASSURE THEMSELF OF THE ACTUAL LOCATION OF THE UTILITIES, STRUCTURES OR FACILITIES PRIOR TO PERFORMANCE OF ANY WORK IN THE VICINITY. THE UTILITY COMPANIES OR UTILITY AGENCIES WILL CO-OPERATE WITH THE CONTRACTOR IN LOCATING UNDERGROUND UTILITIES THAT MAY BE SUBJECT TO DAMAGE OR INTERRUPTION OF SERVICES DURING THE CONTRACTOR'S OPERATIONS. PRIOR TO START OF THE WORK, THE CONTRACTOR SHALL REQUEST THAT EACH UTILITY AGENCY ADVISE HIM OF THE LOCATION OF THEIR FACILITIES IN THE VICINITY. THE OWNER WILL ASSUME NO LIABILITY FOR DAMAGES SUSTAINED OR COSTS INCURRED BECAUSE OF THE CONTRACTOR'S OPERATION IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, OR TO THE TEMPORARY BRACING AND SHORING OF SAME. IN THE EVENT THAT IT IS NECESSARY TO SHORE, BRACE OR SWING A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION SECURED AS TO THE METHOD USED FOR ANY SUCH WORK.

THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.

THE CONTRACTOR SHALL NOTIFY UTILITY OWNER THROUGH SUNSHINE STATE ONE CALL OF FLORIDA (800-432-4770) AND UTILITY OWNERS LISTED BELOW AT LEAST TWO BUSINESS DAYS (OR 10 DAYS IF ON THE JOB SITE).

RESTORATION OF DAMAGED STRUCTURES OR UTILITIES: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR, REBUILD OR RESTORE TO ITS FORMER CONDITION, ANY AND ALL PORTIONS OF EXISTING UTILITIES, STRUCTURES, EQUIPMENT, APPURTENANCES OR FACILITIES. OTHER THAN THOSE TO BE PAID FOR UNDER THIS CONTRACT, WHICH MAY BE DISTURBED OR DAMAGED DUE TO THIS CONSTRUCTION OPERATION, AT NO COST TO THE OWNER.

FINAL CLEANUP: UPON COMPLETION OF THE WORK BUT BEFORE FINAL PAYMENT WILL BE MADE, THE CONTRACTOR SHALL CLEAR AND REMOVE FROM THE PROJECT AREA, ALL FALSE WORK, EQUIPMENT, SURPLUS AND DISCARDED MATERIALS, RUBBISH AND TEMPORARY STRUCTURES WHICH RESULT FROM THE WORK UNDER THIS AGREEMENT, AND SHALL RESTORE IN AN ACCEPTABLE MANNER ALL PROPERTY WHICH HAS BEEN DAMAGED DURING THE EXECUTION OF THE WORK.

GUARANTEE: ALL MATERIALS AND THE INSTALLATION THEREOF WHICH ARE FURNISHED AND INSTALLED BY THE CONTRACTOR, UNDER THE TERMS OF THE AGREEMENT, SHALL BE GUARANTEED BY THE CONTRACTOR AGAINST DEFECTIVE WORKMANSHIP, MECHANICAL AND PHYSICAL DEFECTS, LEAKAGE, BREAKAGE, AND OTHER DAMAGES AND FAILURE UNDER NORMAL OPERATION FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL PAYMENT, SAID DATE TO CONSTITUTE THE COMMENCEMENT OF THE ONE (1) YEAR WARRANTY PERIOD.

ALL MATERIALS AND INSTALLATIONS PROVING TO BE DEFECTIVE WITHIN THE SPECIFIED PERIOD OF THE GUARANTY SHALL BE REPLACED, WITHOUT COST TO THE OWNER, BY THE CONTRACTOR. THE PERIOD OF GUARANTY OF EACH SUCH REPLACEMENT SHALL BE FROM AND AFTER THE DATE IN INSTALLATION THEREOF.

TECHNICAL SPECIFICATIONS

MATERIALS, CONSTRUCTION METHODS, TESTING AND TOLERANCES FOR ALL WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS, AND WITH THE SPECIFICATIONS REFERENCED UNDER THE "SUPPLEMENTAL CONDITIONS." IN THE EVENT OF CONFLICT, THE MORE STRINGENT PROVISION SHALL APPLY.

1. MOBILIZATION/DEMOBILIZATION: THE WORK SPECIFIED IN THIS SECTION CONSISTS OF THE PREPARATORY WORK AND OPERATIONS IN MOBILIZING FOR BEGINNING WORK ON THE PROJECT, INCLUDING, BUT NOT LIMITED TO, THOSE OPERATIONS NECESSARY FOR THE MOVEMENT OF PERSONNEL, EQUIPMENT, SUPPLIES, AND INCIDENTALS TO THE PROJECT SITE, AND FOR THE ESTABLISHMENT OF TEMPORARY OFFICES, BUILDINGS, SAFETY EQUIPMENT AND FIRST AID SUPPLIES, SANITARY AND OTHER FACILITIES, AS REQUIRED BY THESE SPECIFICATIONS, THE SPECIAL PROVISIONS, AND STATE AND LOCAL LAWS AND REGULATIONS. ALL COSTS FOR BONDS, PERMITS AND ANY REQUIRED INSURANCE, AND ANY OTHER PRECONSTRUCTION EXPENSE NECESSARY FOR THE START OF THE WORK, AS WELL THE COST OF THE REMOVAL OF THE ABOVE ITEMS, SHALL ALSO BE INCLUDED IN THIS SECTION.
2. CONSTRUCTION SURVEYING: THE CONTRACTOR SHALL CONSTRUCT THE REQUIRED IMPROVEMENTS AT THE LOCATIONS SHOWN ON THE PLANS. AS OUTLINED IN THE "SUPPLEMENTAL CONDITIONS," THE OWNER SHALL PROVIDE BASIC REFERENCE POINTS FOR HORIZONTAL CONTROL AND BENCHMARKS IN THE VICINITY OF THE WORK. ALL OTHER CONSTRUCTION STAKING FOR BOTH HORIZONTAL AND VERTICAL CONTROL NEEDED BY THE CONTRACTOR FOR CONTROL OF HIS WORK SHALL BE PERFORMED BY THE CONTRACTOR.
3. CLEARING AND GRUBBING: CLEARING AND GRUBBING SHALL BE PERFORMED WITHIN THE LIMITS OF THE PROJECT AS SHOWN ON THE PLANS, INCLUDING BUT NOT LIMITED TO, THE AREAS OF CONSTRUCTION FOR THE ON-SITE IMPROVEMENTS AND OFF-SITE IMPROVEMENTS IN ACCORDANCE WITH SECTION 110, DOT SPECIFICATION, AND SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF GRASS, TREES, BRUSH, STUMPS, ROOTS, WEEDS, RUBBISH (UNLESS OTHERWISE SHOWN ON PLANS), AND ALL OTHER OBSTRUCTIONS TO A DEPTH OF 18 INCHES BELOW NATURAL GROUND OR DESIGN GRADE, WHICHEVER IS LOWER. ALSO, THE REMOVAL AND DISPOSAL OF ALL ASPHALT AND CONCRETE PAVEMENT AND ALL DEMOLITION PRODUCT AND DEBRIS. TREES NOT MARKED ON PLANS AS "REMOVE" OR "RELOCATE" ARE NOT TO BE DISTURBED.

   TOPSOIL ONSITE IS TO REMAIN.

   ALL MATERIAL SHALL BE REMOVED FROM THE SITE OF THE PROJECT, AND SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, REGIONAL, STATE AND FEDERAL LAWS, REGULATIONS OR ORDINANCES.
4. EARTHWORK AND GRADING: SHALL BE PERFORMED AS REQUIRED TO ATTAIN THE FINAL GRADES, TYPICAL SECTIONS AND ELEVATIONS AND TO ACCOMPLISH THE OBJECTIVES SHOWN ON THE PLANS FOR THE AREAS TO BE PAVED, GRADED, CLEARED, SODDED, OR LANDSCAPED. MATERIALS AND CONSTRUCTION METHODS SHALL MEET THE REQUIREMENTS OF SECTION 120 AND 125, FDOT SPECIFICATIONS.

   ANY PLASTIC OR ORGANIC MATERIAL WITHIN 36" OF THE FINISHED GRADE OF THE ROADWAY AREA SHALL BE REMOVED AND REPLACED WITH APPROVED FILL MATERIAL. IN ADDITION, ANY STRUCTURES, FOUNDATIONS, PIERS PIPES AND SUBSURFACE IMPEDIMENTS SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.

   ALL CLEAN EXCESS MATERIAL SUITABLE FOR FILL RESULTING FROM THE EXCAVATION SHALL BE INCORPORATED INTO THE ON-SITE FILLING OR DISPOSED OF AS DIRECTED BY THE OWNER. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE A BILL OF LOADING AND/OR RECORDS FOR ALL SUCH MATERIALS.

   FINISH SOIL / TOP SOIL IS TO BE PLACED IN ALL AREAS THAT ARE TO BE STABILIZED. THIS MATERIAL IS TO BE IN ACCORDANCE WITH FDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 987. GEO TEXTILE FABRICS IF REQUIRED ARE TO BE IN ACCORDANCE WITH FDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 985.

   GEOSYNTHETIC REINFORCEMENT IS TO BE PER FDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 145.

   PRIOR TO FILL PLACEMENT, AREAS ARE TO BE CLEARED AND GRUBBED. THE FILL PLACEMENT SHALL BE IN ACCORDANCE WITH SECTION 120 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. MATERIAL GENERATED ONSITE MEETING THE REQUIREMENTS ABOVE ARE TO BE UTILIZED AND SHALL BE SEGREGATED TO ALLOW FOR ORIGINAL TOPSOIL PLACEMENT OVER THE PROPOSED FILL AREAS, AS APPLICABLE. MAXIMUM TOPSOIL THICKNESS SHALL BE 6-INCHES.

   ALL FILL PLACEMENT SHALL BE COMPACTED TO 95% IN UNPAVED AREAS AND TO 98% IN PAVED AREAS. MINIMUM DENSITY PER MODIFIED PROCTOR AS PER AASHTO T-180 METHOD, IN 1-FOOT MAXIMUM LIFTS. COMPACTION SHALL BE REQUIRED IN 2,500 SQUARE FOOT MAXIMUM RECTANGULAR GRIDS.

   THE WORK SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING:
   THE SHAPING OF THE PROPOSED DRY RETENTION AREAS. SWALES, ROADWAYS, DRIVEWAYS, PARKING AREAS, AND PERIMETER BERMS.
5. DRAINAGE IMPROVEMENTS: THE CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND LABOR NECESSARY TO COMPLETE THE PROJECT WORK FOR THE DRAINAGE IMPROVEMENTS AT THE LOCATION, SIZE AND TYPE SHOWN ON THE PLANS FOR THE FOLLOWING ITEMS IN ACCORDANCE WITH FDOT SPECIFICATIONS. INCLUDED IN THE UNIT COSTS FOR EACH ITEM SHALL BE THE COSTS ASSOCIATED WITH THE DESIGN AND CONSTRUCTION, BY THE CONTRACTOR, TO COMPLY WITH THE TRENCH SAFETY ACT, LAWS OF FLORIDA, CHAPTER 90-96.

   BACKFILL AND COMPACTION OF TRENCHING FOR CULVERT INSTALLATION UNDER THIS SECTION SHALL BE IN ACCORDANCE WITH SECTION 125-8.3, FDOT SPECIFICATIONS. DENSITY TESTS SHALL BE PROVIDED AT THE FOLLOWING VERTICAL LOCATIONS:

   - TWO TESTS* AT SPRINGLINE (ONE EACH SIDE OF THE PIPE);
   - ONE TEST* AT ONE-FOOT ABOVE PIPE; AND
   - ONE TEST* AT ONE-FOOT BELOW SUBGRADE OR FINISH GRADE.
   - *DENSITY OF AT LEAST 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T -99, METHOD C.

   THE MINIMUM NUMBER OF HORIZONTAL TEST LOCATIONS IS TWO PER CULVERT INSTALLATION, ONE PER 100 LINEAL FEET OF PIPE AND/OR ONE PER 20 FEET OF PAVEMENT CROSSING WHICHEVER IS GREATER. ADDITIONAL TESTS MAY BE REQUIRED AT MORE FREQUENT INTERVALS IF DEEMED NECESSARY BY THE ENGINEER.

   IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH AN INDEPENDENT TESTING LABORATORY. THE TESTING AND RETESTING NECESSARY TO ASSURE THAT THE WORK HAS BEEN PERFORMED IN STRICT COMPLIANCE WITH THESE ACTIONS. COST FOR THE INITIAL TESTING SHALL BE BORNE BY THE OWNER. ANY RETEST REQUIRED DUE TO FAILURE TO MEET THE MINIMUM REQUIREMENTS ABOVE SHALL BE PERFORMED AT THE EXPENSE OF THE CONTRACTOR.

   A. CULVERTS: CONSTRUCTION METHODS FOR DRAINAGE CULVERTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 125 AND 430, FDOT SPECIFICATIONS. PIPE MATERIAL AS SPECIFIED ON THE PLANS.

   B. DRAINAGE STRUCTURES: PRE-CAST CONCRETE CATCH BASINS SHALL MEET THE REQUIREMENTS OF ASTM SPECIFICATIONS C-478 AND FOOT STANDARD SPECIFICATION 425. CONCRETE FOR PRE-CAST BASINS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. SHOP DRAWINGS ARE REQUIRED.
6. ROADWAY IMPROVEMENTS: ROADWAY CONSTRUCTION SHALL BE AT THE LOCATIONS AND TO THE ELEVATIONS SHOWN ON THE PLANS, AND IN ACCORDANCE WITH THESE SPECIFICATIONS, AND CITY OF STUART SPECIFICATIONS.

   1) STABILIZED SUBGRADE SHALL HAVE A MINIMUM LBR OF 40, AND MINIMUM DENSITIES SHALL BE 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 METHOD D. MATERIALS, CONSTRUCTION METHODS, AND TESTING SHALL CONFORM TO FDOT SPECIFICATIONS SECTION 160, "STABILIZATION" AND SHALL BE PAID FOR AS PART OF THE WORK UNDER THIS SECTION.

   2) BASE COURSE SHALL CONSIST OF LIMEROCK OR CEMENTED COQUINA WITH A MINIMUM LBR OF 100. AFTER COMPACTION, THE BASE SHALL HAVE A DENSITY THAT IS 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 METHOD. MATERIALS, CONSTRUCTION METHODS, AND TESTING SHALL CONFORM TO FDOT SPECIFICATIONS SECTION 200, FOR THE BASE MATERIAL USED. THIS BASE COURSE SHALL BE USED FOR ALL ROADS.

   3) ASPHALT WEARING SURFACE FOR PAVED AREAS SHALL CONSIST OF SP-9.5 OR SP-12.5 ASPHALTIC CONCRETE. THE ASPHALTIC WEARING SURFACE MUST BE PLACED ON AN ADEQUATELY COMPACTED AND UNYIELDING BASE COURSE. MATERIALS, CONSTRUCTION METHODS, AND TESTING SHALL CONFORM TO FDOT SPECIFICATIONS SECTION 334.

   4) ADDITIONAL TESTS MAY BE REQUIRED FOR THE DRIVEWAY CONSTRUCTION OR AT MORE FREQUENT INTERVALS IF DEEMED NECESSARY BY THE ENGINEER.

   5) THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND THE OWNER THE NAME, LOCATION(S) OF ALL IMPORTED SOIL AND AGGREGATE MATERIALS. CONTRACTOR SHALL ALSO PROVIDE PARTICLE SIZE ANALYSIS / GRADING ANALYSIS FOR THESE MATERIALS.

   6) IN PROPOSED PARKING/DRIVE AREAS, A MINIMUM FREQUENCY OF ONE IN-PLACE DENSITY TEST FOR EACH 2,500 SQUARE FEET OF AREA SHALL BE USED. EACH 12-INCH LIFT OF FILL, AS WELL AS THE STABILIZED SUBGRADE (WHERE APPLICABLE) AND BASE SHALL BE TESTED AT THIS FREQUENCY.
7. EROSION AND POLLUTION CONTROL: THE CONTRACTOR SHALL TAKE SUFFICIENT PRECAUTIONS TO PREVENT WATER POLLUTION WITH AQUATIC WEEDS, FUELS, OILS, BITUMINOUS, CALCIUM CHLORIDE OR OTHER HARMFUL MATERIALS. ALSO, THEY SHALL CONDUCT AND SCHEDULE HIS OPERATIONS SO AS TO AVOID POLLUTION OR SILTATION OF WATER BODIES OR TO INTERFERE WITH INDIGENOUS WILDLIFE. THE INSTALLATION OF TEMPORARY EROSION AND POLLUTION CONTROL FEATURES SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONTRACT. ANY EROSION OR SHOALING SHALL BE CORRECTED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE. DUE TO UNANTICIPATED CONDITIONS, THE ENGINEER MAY DIRECT THE USE OF CONTROL FEATURES OR METHODS OTHER THAN THOSE INCLUDED IN THE ORIGINAL CONTRACT. IN SUCH EVENT THIS ADDITIONAL WORK WILL BE PAID FOR AS UNFORESEEABLE WORK.

   1) SEDIMENT BARRIERS SHALL BE PLACED PRIOR TO ANY WORK ON THE SITE. SEDIMENT BARRIERS SHALL BE PLACED AS DEPICTED AS SHOWN ON THE CONSTRUCTION PLANS.

   2) WETLAND AND WETLAND BUFFER AREAS ARE TO REMAIN UNDISTURBED. VEHICLE AND CONSTRUCTION EQUIPMENT TRAFFIC IS PROHIBITED WITHIN THESE AREAS.

   3) DAMAGED TURBIDITY CONTROLS SHALL BE REPAIRED PROMPTLY AND BEFORE ANY SUBSEQUENT RAINFALL.

   4) TURBIDITY CONTROLS SHALL REMAIN IN PLACE AND MAINTAINED AND REMOVED ONLY AFTER UPLAND CONSTRUCTION AREAS HAVE BEEN STABILIZED AS APPROVED BY THE ENGINEER OF RECORD

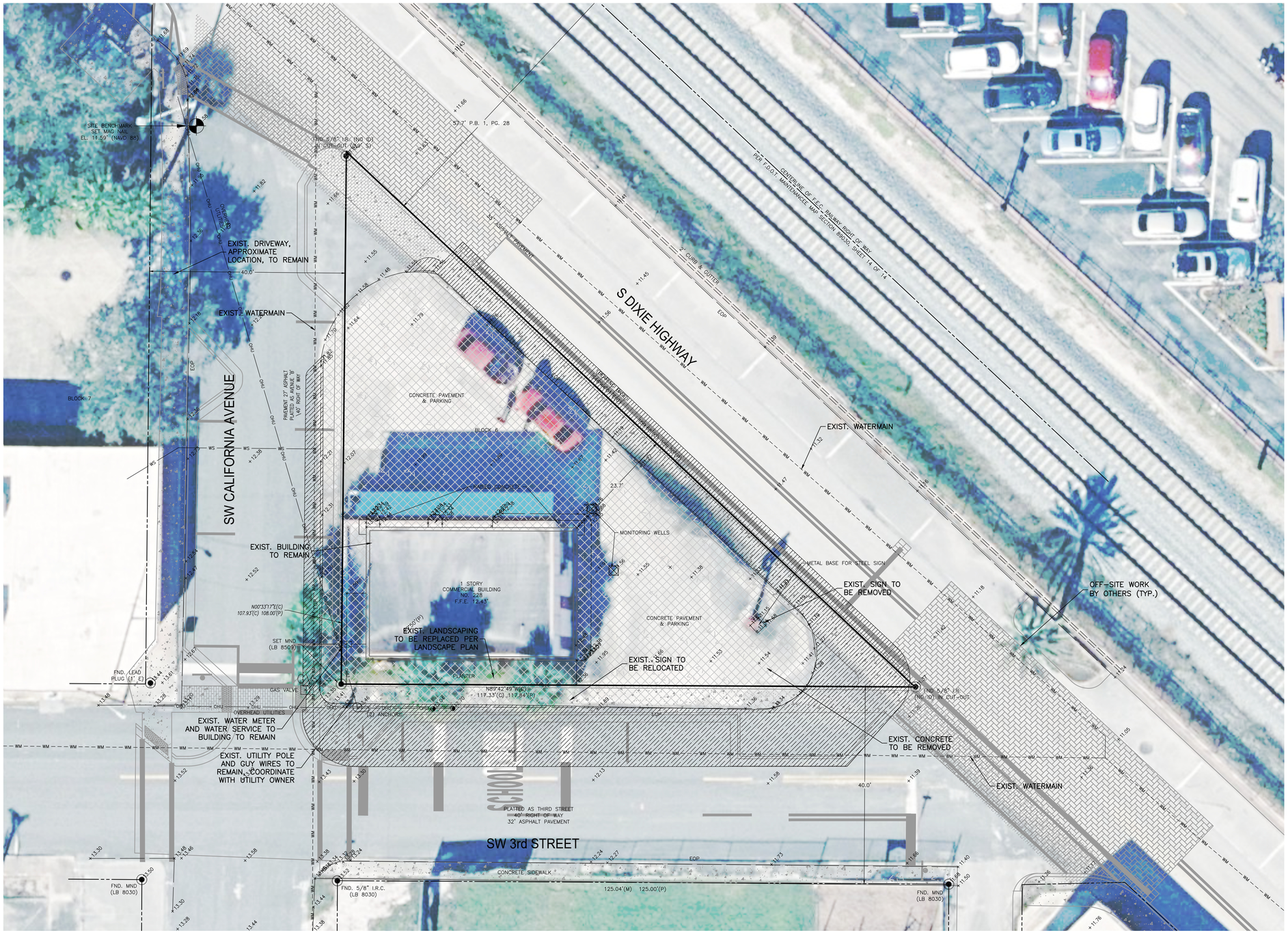
   5) CONTRACTOR SHALL COMPLY WITH NPDES AND EPA DISCHARGE ELIMINATION PERMIT, IN PARTICULAR SEDIMENT AND EROSION CONTROLS AND STORM WATER MANAGEMENT MEASURES SHALL BE STRICTLY FOLLOWED.

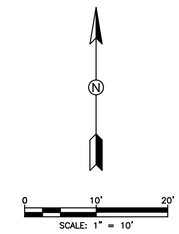
   6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF THE NPDES AND RELATED STORM WATER PLAN FOR THE DURATION OF THE PROJECT. UPON COMPLETION THE CONTRACTOR SHALL REMOVE ALL TEMPORARY STORM WATER MANAGEMENT MEASURES AND SHALL DISPOSE OF THEM AS REQUIRED.

   7) DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 7 DAYS SHALL BE STABILIZED WITH SEED & MULCH NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THOSE AREAS. THE SEEDING SHALL FOLLOWING TYPICAL CONSTRUCTION PRACTICES TO INSURE A YEAR ROUND STABILIZED AREA.

   8) CONTRACTOR SHALL COMPLY WITH SPILL PREVENTION, CONTROL AND COUNTER MEASURES (SPEC) REQUIREMENTS PURSUANT TO EPA RULES AND REGULATIONS.

   9) ALL CONSTRUCTION WASTE MATERIAL, INCLUDING BUT NOT LIMITED TO THE EXISTING BARB WIRE FENCING AND POSTS, SHALL BE COLLECTED AND STORED IN A SECURED METAL DUMPSTER RENTED / LEASED FROM A LOCAL WASTE MANAGEMENT COMPANY. THE DUMPSTER SHALL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURES FOR





LEGEND

- EX. EDGE OF PAVEMENT
- EX. EDGE OF CONCRETE
- EX. WATERMAIN
- EX. WATER SERVICE
- EXIST. STRIPING
- EXIST. BUILDING
- EXIST. CONCRETE TO BE REMOVED
- IMPACTED AREA

NOTES:

1. ELEVATIONS REFERENCE NAVD88.
2. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ENGINEER AND/OR OWNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SITE PREPARATION DEBRIS ON A REGULAR BASIS TO PREVENT LARGSHOULD UNSUITABLE MATERIAL BE ENCOUNTERED DURING SITE PREPARATION, CONTRACTOR SHALL INFORM THE ENGINEER AND/OR OWNER PRIOR TO REMOVING MATERIAL.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE PREPARATION ACTIVITIES.
5. ALL AREAS DISTURBED IN THE RIGHT OF WAY SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER.
6. CLEARED AREAS SHALL BE SODDED OR OTHER APPROVED STABILIZATION METHOD INSTALLED WITHIN 30 DAYS OF VEGETATION REMOVAL.

DATE	BY	REVISIONS
02/06/2026	JS	REVISIONS PER CITY OF STUART SITE PLAN COMMENTS
11/03/2025	JS	REVISIONS PER CITY OF STUART COMMENTS
07/01/2025	JS	REVISIONS PER CITY OF STUART SITE COMMENTS
12/02/2024	JS	REVISIONS PER CITY OF STUART SITE PLAN COMMENTS

Date: 9/10/2024
Scale: 1:10
Design By: JS
Drawn By: RF
Check By: LDG

228 DIXIE HIGHWAY
STUART, FLORIDA
MARTIN COUNTY

EXISTING CONDITIONS &
DEMOLITION PLAN

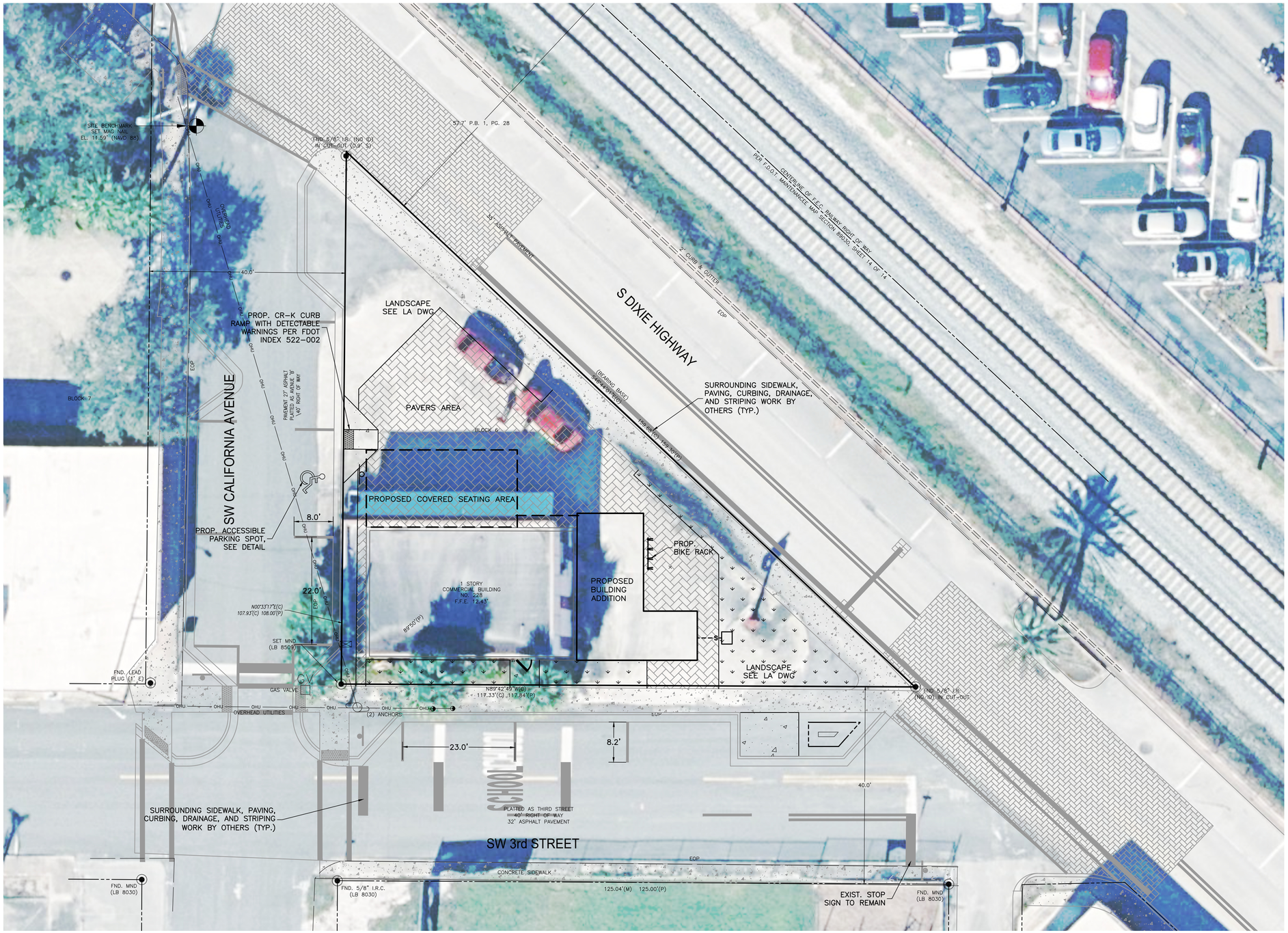
GIANGRANDE ENGINEERING AND PLANNING
710 SE OCEAN BLVD.
STUART, FLORIDA 34994
PH. (772) 888-9076
leo@gep.llc
Cert. No. 30901

LEO D. GIANGRANDE, P.E.
License No: 66387

PROJECT #: 24-026

EX-1

Drawing Name: S:\Shared Folders\gep projects\2024\24-026 228 dixie\design\24-026 Demo Plan.dwg Layout Name: D-1 – Plotted by: Jarrod – Date: 2/12/2026 – 9:08 AM



0 10' 20'

SCALE: 1" = 10'

LEGEND

- EX. EDGE OF PAVEMENT
- EX. EDGE OF CONCRETE
- PROP. BUILDING
- PROP. STRIPING
- EXIST. BUILDING
- PROP. TOB
- PROP. TOE
- EXIST. PAVEMENT
- PROP. PAVEMENT
- PROP. CONCRETE
- PROP. LANDSCAPE

NOTE:
ALL STRIPING WITHIN RIGHT OF WAY SHALL BE THERMOPLASTIC.

DATE	BY	REVISIONS
02/06/2026	JS	REVISIONS PER CITY OF STUART SITE PLAN COMMENTS
11/03/2025	JS	REVISIONS PER CITY OF STUART COMMENTS
07/01/2025	JS	REVISIONS PER CITY OF STUART SITE PLAN COMMENTS
12/02/2024	JS	REVISIONS PER CITY OF STUART SITE PLAN COMMENTS

Date: 9/10/2024
Scale: 1:10
Design By: JS
Drawn By: RF
Check By: LDG

228 DIXIE HIGHWAY
STUART, FLORIDA
MARTIN COUNTY

SIGNAGE & STRIPING PLAN

GIANGRANDE ENGINEERING AND PLANNING
710 SE OCEAN BLVD.
STUART, FLORIDA 34994
PH. (772) 888-9076
leo@gep.llc
Cert. No. 30901

LEO D. GIANGRANDE, P.E.
License No: 66387

PROJECT #: 24-026

SS-1

Drawing Name: S:\shared folders\gep projects\2024\24-026 228 dixie\design\24-026 Striping Plan.dwg Layout Name: SS-1 Plotted by: Jarrod Date: 2/12/2026 - 9:09 AM - Giangrande Engineering & Planning

NOTES:
1. ELEVATIONS REFERENCE NAVD88.
2. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ENGINEER AND/OR OWNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SITE PREPARATION DEBRIS ON A REGULAR BASIS TO PREVENT LARGE STOCKPILES FROM FORMING AT THE SITE.
4. SHOULD UNSUITABLE MATERIAL BE ENCOUNTERED DURING SITE PREPARATION, CONTRACTOR SHALL INFORM THE ENGINEER AND/OR OWNER PRIOR TO REMOVING MATERIAL.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE PREPARATION ACTIVITIES.
6. ALL AREAS DISTURBED IN THE RIGHT OF WAY SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER.
7. CLEARED AREAS SHALL BE SODDED OR OTHER APPROVED STABILIZATION METHOD INSTALLED WITHIN 30 DAYS OF VEGETATION REMOVAL.
8. TIE INTO SURROUNDING SIDEWALKS AND ROADS TO ENSURE POSITIVE GRADING AWAY FROM THE BUILDING, MATCHING EXISTING DRAINAGE PATTERNS.

0 10' 20'
SCALE: 1" = 10'

LEGEND
- EX. EDGE OF PAVEMENT
- EX. EDGE OF CONCRETE
- PROP. BUILDING
- PROP. STRIPING
- SF — SF PROP. SILT FENCE
- EXIST. BUILDING
- PROP. TOB
- PROP. TOE
- EXIST. PAVEMENT
- EXIST. CONCRETE
- PROP. PAVEMENT
- PROP. CONCRETE
- PROP. LANDSCAPE
- PROP. PAVERS

SITE BENCHMARK SET MAG NAIL EL. 11.59' (NAVD 88)
FND 5/8" I.R. (NO ID) IN CUT-OUT (0.0' S)
57.7' P.B. 1, PG. 28
S DIXIE HIGHWAY
CENTERLINE OF F.E.C. RAILWAY RIGHT OF WAY PER F.D.O.T. MAINTENANCE MAP - SECTION 89010, SHEET 14 OF 14
35' ASPHALT PAVEMENT
2' CURB & GUTTER
EOP
SW CALIFORNIA AVENUE
BLOCK 7
PROP. CR-C WITHOUT SIDEWALK CURB PER FDOT INDEX 522-002
PAVEMENT 27' ASPHALT PLACED AT ANGLE 3' W/ FROM R/W
LANDSCAPE SEE LA DWG
PAVERS AREA
BLOCK 6
(BEARING BASIS) S44°49'01"E(C)
154.68'(C) 154.70'(P)
SURROUNDING SIDEWALK, PAVING, CURBING, DRAINAGE, AND STRIPING BY OTHERS (TYP.)
PROPOSED COVERED SEATING AREA
1 STORY COMMERCIAL BUILDING NO. 228 F.F.E. 12.43'
PROPOSED BUILDING ADDITION FFE: 12.46
PROP. BIKE RACK
B-B D-1
A-A D-1
C-C D-1
N00°33'17"E(C) 107.93'(C) 108.00'(P)
RIP/50"(P)
SET MND (LB 8509)
FND. LEAD PLUG (1" E)
GAS VALVE
OVERHEAD UTILITIES
(2) ANCHORS
N89°42'45"W(C) 117.33'(C) 117.84'(P)
FND 5/8" I.R. (NO ID) IN CUT-OUT
LANDSCAPE SEE LA DWG
BIOSWALE
TOE @ 10.6
1:6 SLOPE
COORDINATE WITH UTILITY OWNER ON EXISTING POLE
SURROUNDING SIDEWALK, PAVING, CURBING, DRAINAGE, AND STRIPING BY OTHERS (TYP.)
PLATTED AS THIRD STREET 40' RIGHT-OF-WAY 32' ASPHALT PAVEMENT
SW 3rd STREET
PROP. ROLLOUT TRASH BINS PULLOUT LOCATION.
CONCRETE SIDEWALK
FND. MND (LB 8030)
FND. 5/8" I.R.C. (LB 8030)
125.04'(M) 125.00'(P)
FND. MND (LB 8030)

DATE	BY	REVISIONS
02/06/2026	JS	REVISIONS PER CITY OF STUART SITE PLAN COMMENTS
11/03/2025	JS	REVISIONS PER CITY OF STUART COMMENTS
07/01/2025	JS	REVISIONS PER CITY OF STUART SITE COMMENTS
12/02/2024	JS	REVISIONS PER CITY OF STUART SITE PLAN COMMENTS

Date: 9/10/2024
Scale: 1:10
Design By: JS
Drawn By: RF
Check By: LDG

228 DIXIE HIGHWAY
STUART, FLORIDA
MARTIN COUNTY

PAVING, GRADING, & DRAINAGE PLAN

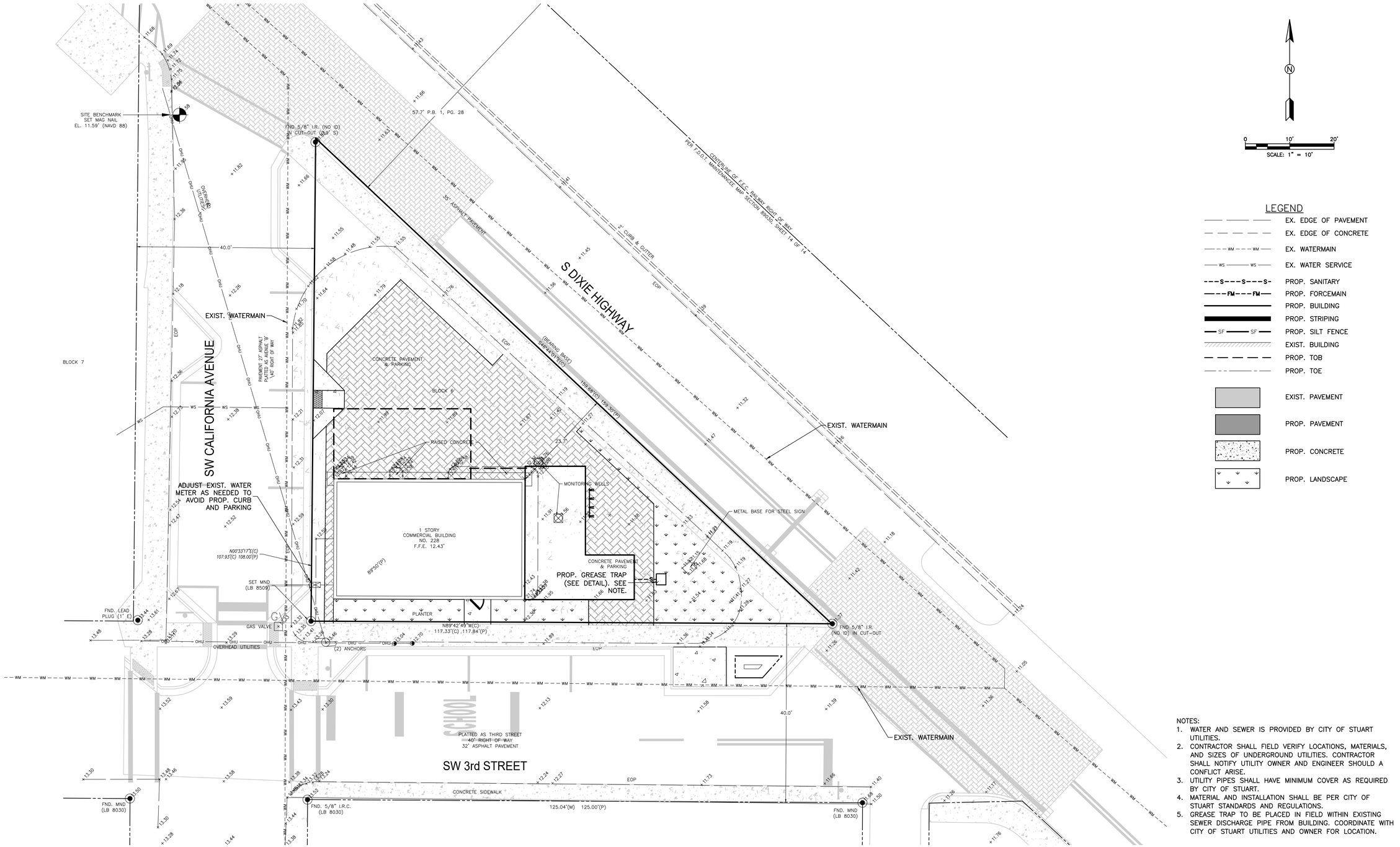
GIANGRANDE ENGINEERING AND PLANNING
710 SE OCEAN BLVD.
STUART, FLORIDA 34994
PH. (772) 888-9076
leo@gep.llc
Cert. No. 30901

LEO D. GIANGRANDE, P.E.
License No: 66387

PROJECT #: 24-026

P-1

Drawing Name: S:\Shared folders\gep projects\2024\24-026 228 dixie\design\24-026 P&G Plan.dwg Layout Name: P-1 Plotted by: Jsmod Date: 2/12/2026 9:10 AM Giangrande Engineering & Planning



NOTES:
1. WATER AND SEWER IS PROVIDED BY CITY OF STUART UTILITIES.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, MATERIALS, AND SIZES OF UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY UTILITY OWNER AND ENGINEER SHOULD A CONFLICT ARISE.
3. UTILITY PIPES SHALL HAVE MINIMUM COVER AS REQUIRED BY CITY OF STUART.
4. MATERIAL AND INSTALLATION SHALL BE PER CITY OF STUART STANDARDS AND REGULATIONS.
5. GREASE TRAP TO BE PLACED IN FIELD WITHIN EXISTING SEWER DISCHARGE PIPE FROM BUILDING. COORDINATE WITH CITY OF STUART UTILITIES AND OWNER FOR LOCATION.

DATE	BY	REVISIONS
02/06/2026	JS	REVISIONS PER CITY OF STUART SITE PLAN COMMENTS
11/03/2025	JS	REVISIONS PER CITY OF STUART COMMENTS
07/01/2025	JS	REVISIONS PER CITY OF STUART SITE COMMENTS
12/02/2024	JS	REVISIONS PER CITY OF STUART SITE PLAN COMMENTS

Date: 9/10/2024
Scale: 1:10
Design By: JS
Drawn By: RF
Check By: LDG

228 DIXIE HIGHWAY
STUART, FLORIDA
MARTIN COUNTY

UTILITY PLAN

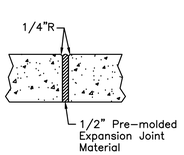
GIANGRANDE ENGINEERING AND PLANNING
710 SE OCEAN BLVD.
STUART, FLORIDA 34994
PH. (772) 888-9076
leo@gep.llc
Cert. No. 30901

LEO D. GIANGRANDE, P.E.
License No: 66387

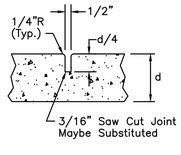
PROJECT #: 24-026

U-1

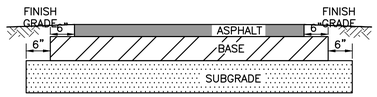
Drawing Name: S:\shared folders\gep projects\2024\24-026 228 dixie\design\24-026 Utility Plan.dwg Layout Name: U-1 -- Plotted by: Jarrod -- Date: 2/13/2026 - 9:08 AM -- Giangrande Engineering & Planning



EXPANSION JOINTS

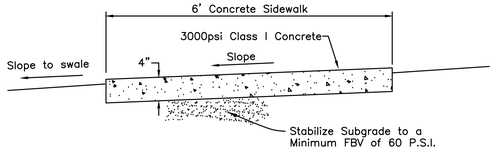


CONTRACTION JOINTS

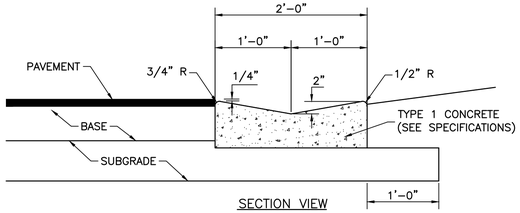


ASPHALT CONCRETE
PAVEMENT: 1 1/2" FDOT TYPE SP-12.5 (1ST LIFT)
1" FDOT TYPE SP-9.5 (2ND LIFT)
BASE: 8" COMPACTED LIMEROCK OR COQUINA BASE (LBR-100) SAME DENSITY AS SUBGRADE
SUBGRADE: 12" THICK COMPACTED SUBGRADE (LBR-40) DENSITY SHALL BE 98% OF MAXIMUM AS DETERMINED BY AASHTO T-180 METHOD

TYPICAL PAVEMENT SECTION
N.T.S



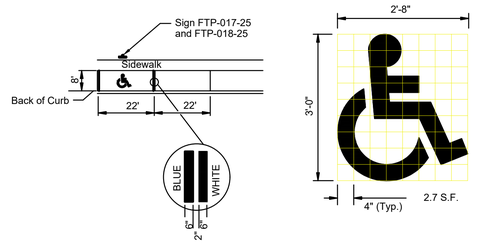
TYPICAL SIDEWALK N.T.S.



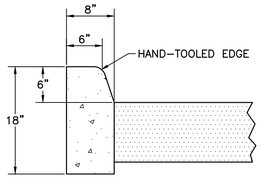
SECTION VIEW

NOTES:
1. SAW CUT CONTRACTION JOINTS ON 10' CENTERS MAX. WITHIN 48 HOURS AFTER POURING CURB.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 520 AND FDOT ROADWAY & TRAFFIC DESIGN STANDARDS INEX NUMBER 300.

VALLEY GUTTER DETAIL
N.T.S

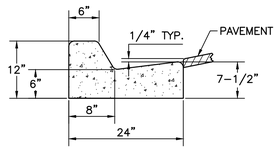


ACCESSIBLE PARALLEL PARKING STRIPING DETAIL
N.T.S.

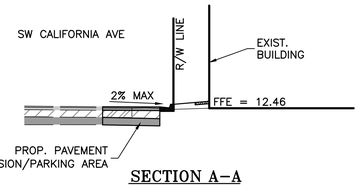


NOTE: CURBING TO BE INSTALLED PRIOR TO PAVEMENT

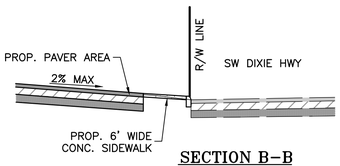
TYPE 'D' CURB DETAIL
N.T.S



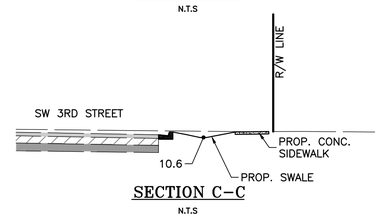
TYPE 'F' CURB DETAIL
N.T.S



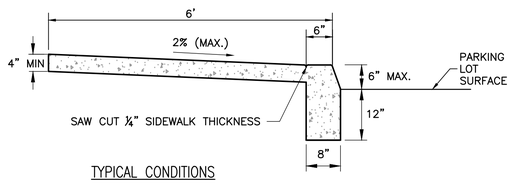
SECTION A-A
N.T.S



SECTION B-B
N.T.S



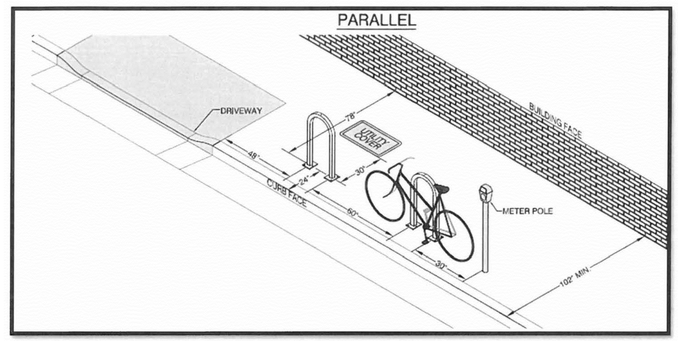
SECTION C-C
N.T.S



TYPICAL CONDITIONS

NOTES:
1. SIDEWALK MATERIALS AND CONSTRUCTION SHOWN HEREIN SHALL BE IN ACCORDANCE WITH APPLICABLE FDOT STANDARD SPECIFICATIONS 522 AND FDOT STANDARD PLANS INDEX 522.
2. FIBER-REINFORCED CONCRETE FOR CURBS AND SIDEWALKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS WITH A WATER TO CEMENT RATIO NOT MORE THAN 0.53 (LB/LB).
3. THICKENED EDGE SHALL CONTAIN APPLICABLE SUBGRADE COMPACTED TO 98% OF MAXIMUM DRY DENSITY (AASHTO T-99)

SIDEWALK ADJACENT TO PARKING DETAIL
N.T.S.



BIKE RACK DETAIL
N.T.S

DATE	BY	REVISIONS
02/06/2026	JS	REVISIONS PER CITY OF STUART SITE PLAN COMMENTS
11/03/2025	JS	REVISIONS PER CITY OF STUART COMMENTS
07/01/2025	JS	REVISIONS PER CITY OF STUART SITE PLAN COMMENTS
12/02/2024	JS	REVISIONS PER CITY OF STUART SITE PLAN COMMENTS

Date: 9/10/2024
Scale: ####
Design By: JS
Drawn By: RF
Check By: LDG

228 DIXIE HIGHWAY
STUART, FLORIDA
MARTIN COUNTY

DETAILS

GIANGRANDE ENGINEERING AND PLANNING
710 SE OCEAN BLVD.
STUART, FLORIDA 34994
PH. (772) 888-9076
leo@gep.llc
Cert. No. 30901

LEO D. GIANGRANDE, P.E.
License No: 66387

PROJECT #: 24-026

D-1

Drawing Name: S:\shared folders\gep projects\2024\24-026 228 dixie\design\24-026 Details.dwg Layout Name: D-1 -- Plotted by: Jarrod -- Date: 2/12/2026 - 9:09 AM

CITY OF STUART
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE CITY OF STUART.
2. WATER MAIN WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150 OR 235, DR (18).
3. MIN. CLASS 50 WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE, SHALL CONFORM TO ANSI/AWWA C-150/A-21.50 OR ANSI/AWWA C-151/A-21.51 AND SHALL BE PRESSURE CLASS 350 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR. ALL PIPE REQUIRES THHN TRACER WIRE.
5. FITTINGS SHALL BE CAST OR DUCTILE IRON, CONFORMING TO AWWA C-110 AND ANSI A21.11, CLASS 250 MINIMUM, CEMENT LINED, AND SEAL COATED.
6. GATE VALVES SHALL BE RESILIENT WEDGE SEAT. VALVES SHALL CONFORM TO AWWA C-509, AS WELL AS THE CITY OF STUART'S APPROVED PRODUCTS LIST.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE CITY OF STUART'S DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY THE CITY, THE COUNTY AND FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER AND CITY/COUNTY/FDOT.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, CITY OF STUART AND COUNTY/FDOT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, THE CITY, COUNTY/FDOT AND ANY OTHER APPLICABLE AGENCIES SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36" FOR MAINS 8" IN DIAMETER OR LESS AND 48" FOR MAINS 10" IN DIAMETER OR MORE, EXCEPT AS APPROVED BY THE ENGINEER AND CITY/COUNTY/FDOT.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-601 FOR DISINFECTION.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	WATER DISTRIBUTION NOTES		
	DATE: OCTOBER 2021	FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 1

CITY OF STUART
WATER DISTRIBUTION NOTES
(CONTINUED)

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE CITY OF STUART ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING SLEEVE AND VALVE. REVERSE TAPS ARE STRICTLY PROHIBITED (TAPS ON MAIN ARE TO BE ON THE SAME SIDE AS THE PROPSED METER LOCATION).
19. SAMPLE POINT TAPS SHALL BE PLACED APPROXIMATELY 3 FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINES, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS, AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
20. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND CITY OF STUART REQUIREMENTS, MORE STRINGENT SHALL APPLY.
21. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600.

$$L = \frac{SD(P)^{.5}}{133,200}$$

OR CURRENT AWWA STANDARD
L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

22. PRIOR TO ANY TESTING, ALL MAINS 3 INCHES IN DIA. AND LARGER SHALL HAVE A LINE SIZE SWAB PASSED THROUGH THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45° AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY. CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
23. 10 FEET MINIMUM HORIZONTAL AND 12 INCHES MINIMUM VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO (2) JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
24. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
25. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	WATER DISTRIBUTION NOTES		
	DATE: OCTOBER 2021	FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 2

CITY OF STUART
WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE CITY OF STUART.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) SDR-26, GREEN IN COLOR.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY, AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE CITY OF STUART DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY THE CITY. IN CASES WHERE AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISTING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO (2) JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, CITY OF STUART UTILITIES & ENGINEERING DEPT., COUNTY/FDOT AND ANY OTHER NECESSARY AGENCY SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE ENGINEER, CITY, OR COUNTY/FDOT.
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY THE CITY OF STUART 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18 (12" AND SMALLER), OR DR-21, AWWA C-905 (14" AND LARGER).
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR. WASTEWATER FORCE MAIN SHALL HAVE THHN WIRE & LOCATOR TAPE WITH "SEWER" MARKED ON TAPE.
15. FITTINGS SHALL BE CAST OR DUCTILE IRON, CONFORMING TO AWWA C-110 AND ANSI A21.11, CLASS 250 MINIMUM, CEMENT LINED, AND EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS COPPER WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	WASTEWATER CONSTRUCTION NOTES		
	DATE: OCTOBER 2021	FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 3

CITY OF STUART
WASTEWATER CONSTRUCTION NOTES
(CONTINUED)

17. MINIMUM COVER SHALL BE 48 INCHES, PIPES WITH LESS COVER REQUIRE PRIOR APPROVAL OF THE ENGINEER AND CITY OF STUART AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED.
19. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.
20. PRIOR TO ANY TESTING, ALL MAINS 3 INCHES IN DIA. AND LARGER SHALL HAVE A LINE SIZE SWAB PASSED THROUGH THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45° AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY. CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	WASTEWATER CONSTRUCTION NOTES		
	DATE: OCTOBER 2021	FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 4

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.

   WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN LESS THAN 12 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DIP AT THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARENCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.

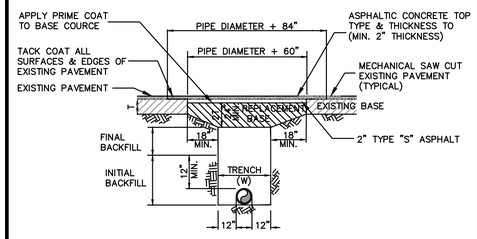
   ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).

   WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 12 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.
2. A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

   IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.

   WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
3. ALL DIP SHALL BE PRESSURE CLASS 350, MINIMUM. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	WATER & SEWER CONFLICT NOTES		
	DATE: OCTOBER 2021	FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 5



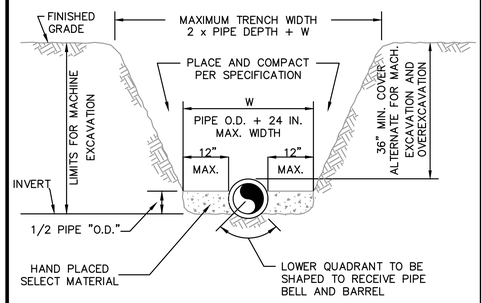
LIMEROCK, SAND-CLAY, SHELL, ETC. 6" LAYERS, COMPACTED THICKNESS. (METHOD:AASHTO T-180)

DENSITY REQUIREMENTS:
98% UNDER ROADWAY / WITHIN 3' OF E.O.P.
95% SHOULDER PAVEMENT.

NOTES:

PAVEMENT RESTORATIONS FOR LONGITUDINAL CUTS IN ARTERIAL STREETS SHALL INCLUDE FULL LANE WIDTH RESURFACING FOR EACH LANE WITHIN THE LIMITS OF THE CUT.

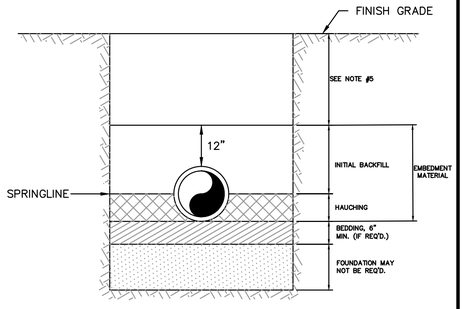
STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	UTILITY ROAD CUT PAVEMENT RESTORATION		
	DATE: OCTOBER 2021	FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 6



NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2. INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 98% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-180.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	TYPICAL TRENCH CONSTRUCTION		
	DATE: OCTOBER 2021	FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 10



NOTES:

1. IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2. BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3. HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4. INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE AND BE COMPACTED USING A HAND OPERATED TAMPING DEVICE.
5. BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6. DENSITY TEST SHALL BE PREFORMED AT AREAS DETERMINED BY THE DESIGN ENGINEER OR PERMIT AGENCY HAVING JURISDICTION.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	BACKFILLING REQUIREMENTS		
	DATE: OCTOBER 2021	FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 11

DATE	BY	REVISIONS
02/06/2026	JS	REVISIONS PER CITY OF STUART SITE PLAN COMMENTS
11/03/2025	JS	REVISIONS PER CITY OF STUART COMMENTS
07/01/2025	JS	REVISIONS PER CITY OF STUART SITE PLAN COMMENTS
12/02/2024	JS	REVISIONS PER CITY OF STUART SITE PLAN COMMENTS

Date: 9/10/2024
Scale: ####
Design By: JS
Drawn By: RF
Check By: LDG

228 DIXIE HIGHWAY
STUART, FLORIDA
MARTIN COUNTY

DETAILS

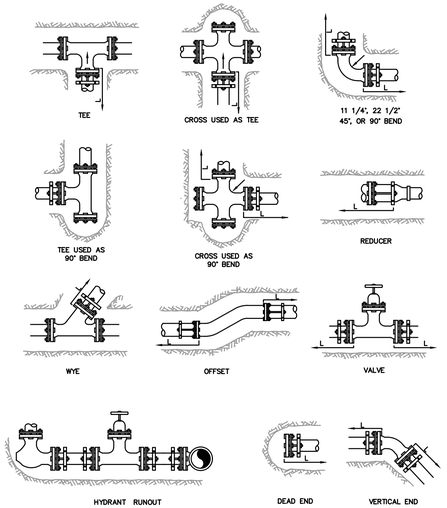
GIANGRANDE ENGINEERING AND PLANNING
710 SE OCEAN BLVD.
STUART, FLORIDA 34994
PH. (772) 888-9076
leo@gep.llc
Cert. No. 30901

LEO D. GIANGRANDE, P.E.
License No: 66387

PROJECT #: 24-026

D-2

Drawing Name: S:\Unfored folders\gep projects\2024\24-026 228 dixie\design\24-026 Details.dwg Layout Name: D-2 - Plotted by: Jsmod - Date: 2/13/2026 - 9:10 AM - Giangrande Engineering & Planning



L- RESTRAINT LENGTH (SEE SHEET #13)

MIN. LENGTH (IN FEET) OF PIPE TO BE RESTRAINED

(SOURCES: EBAA IRON RESTRAINT LENGTH CALCULATION PROGRAM FOR PVC PIPE, RELEASE 3.1, AND DIPRA THRUST RESTRAINT FOR DUCTILE IRON PIPE, RELEASE 3.2)

FITTING TYPE		PIPE SIZE 4"	6"	8"	10"	12"	16"	20"	24"
90° HORIZ. BEND		14	20	25	30	35	45	54	62
45° HORIZ. BEND		6	8	11	13	15	19	22	26
22.5° HORIZ. BEND		3	4	5	6	7	9	11	12
11.25° HORIZ. BEND		1	2	3	3	4	4	5	6
90° VERT. OFFSET	UPPER BEND	29	41	53	64	74	95	115	134
	LOWER BEND	7	10	13	16	19	25	30	35
45° VERT. OFFSET	UPPER BEND	12	19	24	29	34	39	48	56
	LOWER BEND	3	4	6	7	8	10	12	15
22.5° VERT. OFFSET	UPPER BEND	6	9	12	14	17	19	23	27
	LOWER BEND	1	2	4	4	4	5	6	7
11.25° VERT. OFFSET	UPPER BEND	3	4	6	7	8	9	11	13
	LOWER BEND	1	1	1	2	2	2	3	3
PLUG (DEAD END)		32	45	59	70	83	107	129	151
IN-LINE VALVE		32	45	45	45	45	55	65	80
TEE (BRANCH RESTRAINT)	4"X ø	23	–	–	–	–	–	–	–
	6"X ø	21	35	–	–	–	–	–	–
	8"X ø	18	34	47	–	–	–	–	–
	10"X ø	16	32	46	58	–	–	–	–
	12"X ø	13	30	44	57	69	–	–	–
	16"X ø	7	26	41	55	67	90	–	–
	20"X ø	1	21	38	52	65	88	109	–
	24"X ø	1	16	34	49	62	86	108	129
	30"X ø	1	8	28	44	58	83	106	127
	36"X ø	1	1	22	39	54	80	103	124
	42"X ø	1	1	15	33	49	77	100	122
	48"X ø	1	1	7	27	44	73	97	120
REDUCER (LARGER PIPE RESTRAINT)	6"X ø	23	–	–	–	–	–	–	–
	8"X ø	38	25	–	–	–	–	–	–
	10"X ø	57	43	24	–	–	–	–	–
	12"X ø	72	60	44	41	–	–	–	–
	16"X ø	99	90	78	75	45	–	–	–
	20"X ø	123	116	107	105	81	45	–	–
	24"X ø	146	140	132	131	111	82	45	–

NOTES :

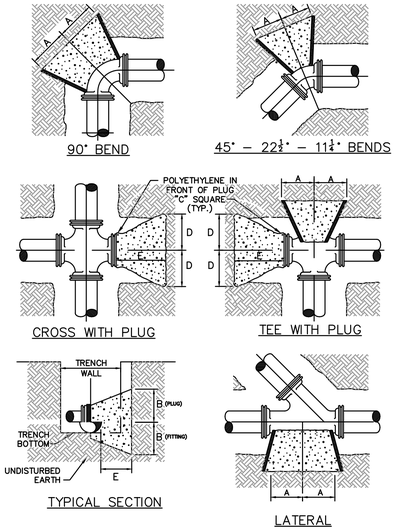
1. THE DATA IN THE ABOVE TABLE IS BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:
   SOIL TYPE: SAND — SAFETY FACTOR: 1.5 — MIN. PIPE LENGTH ALONG TEE
   TRENCH TYPE: 3 — DEPTH OF BURY: 3' — RUN: 5'
   TEST PRESSURE: 150 PSI — VERTICAL OFFSET: 3'
2. THE RESTRAINED PIPE LENGTHS APPLY TO DIP AND PVC PIPE.
3. ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.
4. RESTRAINED PIPE LENGTHS APPLY TO PIPE ON BOTH SIDES OF VALVES AND FITTINGS.

THRUST BLOCK SCHEDULE

PIPE SIZE	HOLD DIMENSIONS		150 P.S.I. TEST PRESSURE								
			90°	45°	22 ½°	11 ¼°	LAT.	TEE	PLUG		
INCHES	E MIN.	B	A	A	A	A	A	A	C	D	E
4	10"	7"	10"	6"	3"	3"	7"	7"	10"	7"	8"
6	16"	10"	15"	8"	4"	4"	10"	10"	12"	10"	8"
8	20"	14"	18"	10"	5"	5"	14"	14"	14"	14"	12"
10	28"	16"	24"	14"	7"	7"	16"	16"	16"	16"	14"
12	30"	20"	26"	16"	8"	8"	20"	20"	18"	20"	20"

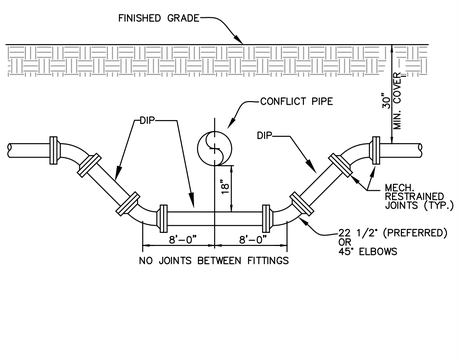
NOTES:

1. THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED MATERIAL, WHERE TRENCH WALL HAS BEEN DISTURBED EXCAVATE ALL LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL.
2. ON TEES AND BENDS EXTEND THRUST BLOCK THE FULL LENGTH AND PUT WOOD BLOCKING IN FRONT OF ALL PLUGS BEFORE POURING CONCRETE.
3. ALL WOOD UTILIZED FOR FORMS SHALL BE PRESSURE TREATED WOOD.
4. BACKFILL SHALL CONSIST ENTIRELY OF CLEAN SAND AND SMALL ROCK FRAGMENTS. ANY MUCK FOUND AROUND THE EXCAVATION SHALL BE REPLACED WITH COMPACTED ACCEPTABLE MATERIAL.
5. ALL THRUST BLOCKS SHALL BE CAST IN PLACE WITH 2,500 PSI CONCRETE.
6. ALL PIPES GREATER THAN 12" IN DIAMETER SHALL HAVE RESTRAINED JOINTS IN ACCORDANCE WITH RESTRAINED JOINT SPECIFICATION DETAILED IN SHEET #13.
7. PIPES SMALLER THAN 4" SHALL USE THRUST BLOCKS SIZED FOR 4" PIPES.



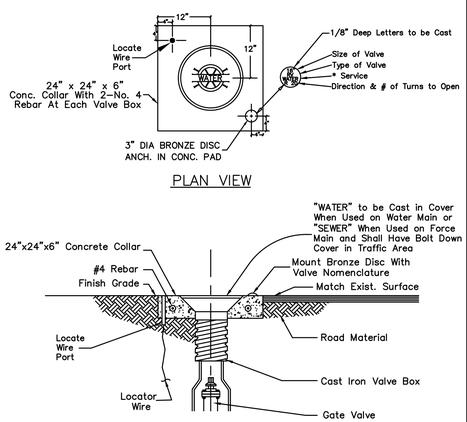
NOTE:

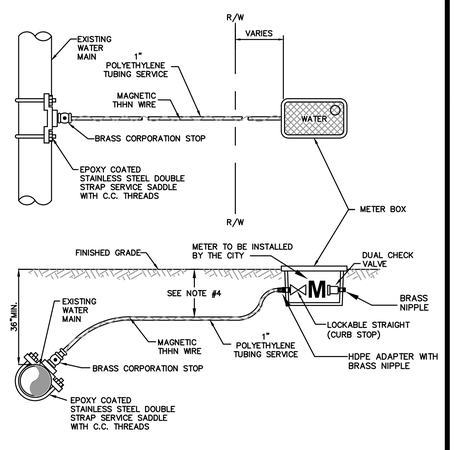
POLYETHYLENE (VISQUEEN OR EQUAL) SHALL BE PLACED BETWEEN CONCRETE AND PIPE. (MILLAGE TO BE DETERMINED BY IRCDUS).



NOTES:

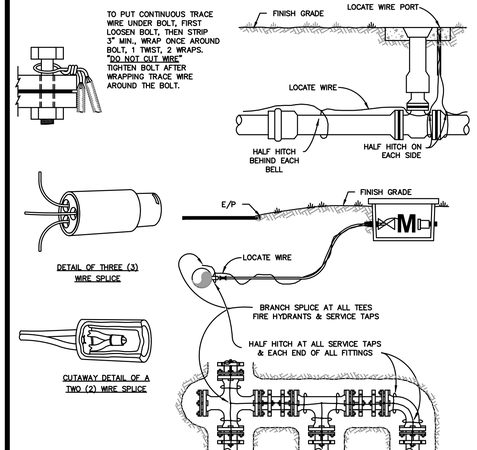
1. THESE METHODS ARE TO BE USED WHEN INSUFFICIENT COVER EXISTS TO ALLOW PRESSURE PIPE TO CROSS ABOVE CONFLICT PIPE MEETING FDEP VERTICAL SEPARATION GUIDLINES.
2. FITTINGS SHALL BE RESTRAINED WITH RETAINER GLANDS AND OR GRAVITY BLOCKS.





NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. ALL METER SIZES SHALL REQUIRE A LOCKABLE CURB STOP.
4. MINIMUM COVER IN UNPAVED AREAS IS 18", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. REVERSE TAPS ARE STRICTLY PROHIBITED.



NOTES:

1. LOCATE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER, AND SHOWN IN STANDARD DETAILS.
2. INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3. CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL LOCATE WIRE.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	MECHANICAL JOINT ANCHORING REQUIREMENTS	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 12	MECHANICAL JOINT REQUIREMENTS NOTES	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 13
STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	THRUST BLOCK SCHEDULE	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 14	THRUST BLOCK CONSTRUCTION	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 15
STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	PRESSURE PIPE CONFLICT	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 17	CONCRETE VALVE COLLAR	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 18
STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	SINGLE WATER SERVICE CONNECTION	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 23	LOCATE WIRE	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 35

DATE	BY	REVISIONS
02/06/2026	JS	REVISIONS PER CITY OF STUART SITE PLAN COMMENTS
11/03/2025	JS	REVISIONS PER CITY OF STUART COMMENTS
07/01/2025	JS	REVISIONS PER CITY OF STUART SITE COMMENTS
12/02/2024	JS	REVISIONS PER CITY OF STUART SITE PLAN COMMENTS

Date: 9/10/2024
Scale: ####
Design By: JS
Drawn By: RF
Check By: LDG

228 DIXIE HIGHWAY
STUART, FLORIDA
MARTIN COUNTY

DETAILS

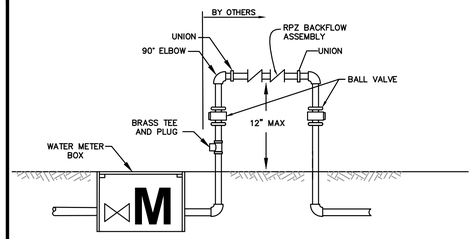
GIANGRANDE ENGINEERING AND PLANNING
710 SE OCEAN BLVD.
STUART, FLORIDA 34994
PH. (772) 888-9076
leo@gep.llc
Cert. No. 30901

LEO D. GIANGRANDE, P.E.
License No: 66387

PROJECT #: 24–026

D-3

Drawing Name: S:\Shared Folders\GEP projects\2024\24-026 228 dixie\Design\24-026 Details.dwg Layout Name: D-3 – Plotted by: Jarrod – Date: 2/12/2026 – 9:09 AM – Giangrande Engineering & Planning

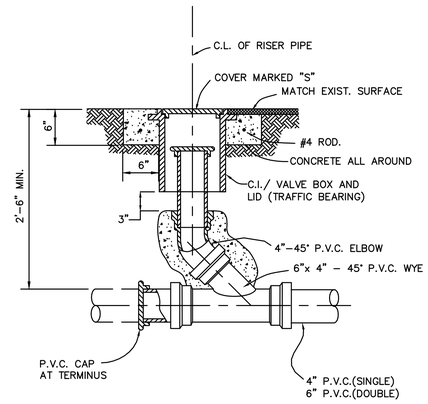


TYPICAL POTABLE / RECLAIMED WATER METER WITH BACKFLOW PREVENTION ASSEMBLY 5/8" - 3/4" (COMMERCIAL / IRRIGATON)

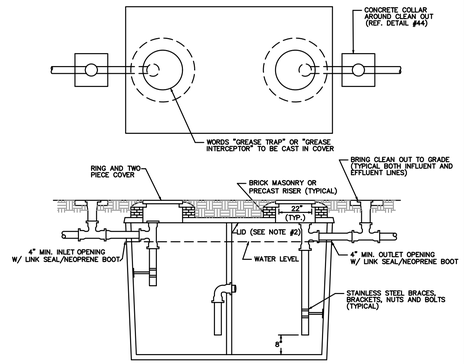
NOTES:

1. RECLAIMED WATER BACKFLOW PREVENTION ASSEMBLY MUST BE PAINTED PURPLE PANTONE 522.
2. METER TO BE SUPPLIED BY THE CITY OF STUART.
3. BACKFLOW PREVENTION ASSEMBLY MUST BE COVERED BY LANDSCAPE.
4. NO TAPS OR CONNECTION ALLOWED BETWEEN THE METER AND BACKFLOW PREVENTION DEVICE.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	**BACKFLOW PREVENTION ASSEMBLY**	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 30



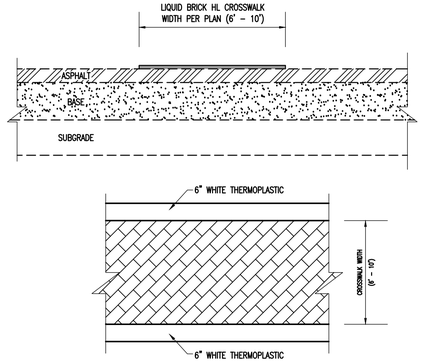
STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	**TERMINAL/SERVICE LATERAL CLEANOUT**	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 44



NOTES:

1. GREASE TRAPS SHALL MEET OR EXCEED ALL THE REQUIREMENTS FOR GREASE INTERCEPTORS/SEPTIC TANKS AS IN THE FLORIDA DEPT. OF HEALTH CHP. 64E-6.013, FL ADMINISTRATIVE CODE, AND CITY OF STUART "SPECIFICATIONS AND STANDARDS". THE SHOP DRAWINGS SHALL BE FORWARDED TO THE CITY FOR REVIEW AND APPROVAL.
2. LID TYPES:
   a. 4" REGULAR LID
   b. 8" TRAFFIC BEARING LID
3. TANKS WITH REMOVABLE BAFFLES, BAFFLES MUST BE SECURED IN PLACE.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	**GREASE TRAP**	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 48



NOTES:

1. THE STAMPED APPLICATION SHALL BE AN FDOT APPROVED LIQUID BRICK- HF W/ NATURA COLORED AGGREGATE WITH A HIGH FRICTION SURFACING SYSTEM COMPRISED OF A THERMOSETTING MODIFIED EPOXY COMPOUND MANUFACTURED BY ATLANTIC PAVING COMPANY INC., OR APPROVED EQUAL.
2. CROSSWALK EPOXY-AGGREGATE COMPOUND MAT MUST HAVE PARALLEL 12" WHITE STRIPING ON BOTH SIDES OF PATTERN OR 12" WHITE THERMOPLASTIC ON ADJACENT ASPHALT.
3. SUBSTITUTION REQUESTS MUST BE SUBMITTED AND APPROVED BY COUNTY ENGINEER BEFORE APPLICATION.

MARTIN COUNTY PUBLIC WORKS - STANDARD DETAILS		DETAIL R-120B
CROSSWALK (STAMPED)		DATE: 12/03/19

DATE	BY	REVISIONS
02/06/2026	JS	REVISIONS PER CITY OF STUART SITE PLAN COMMENTS
11/03/2025	JS	REVISIONS PER CITY OF STUART COMMENTS
07/01/2025	JS	REVISIONS PER CITY OF STUART SITE COMMENTS
12/02/2024	JS	REVISIONS PER CITY OF STUART SITE PLAN COMMENTS

Date: 9/10/2024
Scale: ####
Design By: JS
Drawn By: RF
Check By: LDG

228 DIXIE HIGHWAY
STUART, FLORIDA
MARTIN COUNTY

DETAILS

GIANGRANDE ENGINEERING AND PLANNING
710 SE OCEAN BLVD.
STUART, FLORIDA 34994
PH. (772) 888-9076
leo@gep.llc
Cert. No. 30901

LEO D. GIANGRANDE, P.E.
License No: 66387

PROJECT #: 24-026

D-4

Drawing Name: S:\shared folders\gep projects\2024\24-026 228 dixie\design\24-026 Details.dwg Layout Name: D-4 Plotted by: Jarrod Date: 2/12/2026 - 9:10 AM Giangrande Engineering & Planning

Section 3.01.06. Major and Minor Conditional Use Approval Application.

Please complete each question:

***Major Urban Code conditional use*. A major Urban Code conditional use shall be required for relief from the following regulations of the Urban Code; density, permitted uses, setbacks, location of parking, location of buildings and structures, conflicts with utilities, curb cuts, historic buildings, pitched roofs in the Old Downtown District, number of stories, building height not to exceed 45 feet, parking located within a building envelope, location of a formula business, and architectural requirements.**

a. *Review.* Upon submittal of an application for a major Urban Code conditional use, the city development department shall review all applicable portions of this code and the comprehensive plan and shall make a recommendation to the community redevelopment board followed by a recommendation to the city commission. Prior to its consideration by the city commission, the city community redevelopment board shall review the application and make an advisory recommendation thereon to the city commission. A major Urban Code conditional use may be granted by the city commission upon a determination that the design objectives set forth in this section and site qualitative design development standards set forth in section 6.00.04 have been substantially satisfied. Unless a longer timetable is granted by the community redevelopment board and city commission, a building permit shall be obtained no later than 12 months from the approval date of a major Urban Code conditional use. A certificate of occupancy shall be obtained no later than 30 months from the issuance of a building permit.

b. *Design objectives.* The design objectives established in this section are intended to promote superior site and building design and shall be applied by the city in the review of a development plan. In order to achieve substantial conformance with the design objectives the city commission may impose development conditions and operational requirements in order to satisfy the design objectives. A major Urban Code conditional use may be granted only when an applicant presents clear and convincing evidence that the proposed development will result in a superior product that is compatible with the surrounding neighborhood and achieves substantial conformance with the design objectives outlined in this section.

1. *Building height*. The proposed building is proportional and complimentary to surrounding buildings in the area.
2. *Additional building setbacks*. Three- and four-story buildings have an additional five-foot setback on each side.
3. *Mixed residential unit types*. The proposed development includes a mix of one- and two-bedroom rental apartments 1,000 square feet or less of gross floor area.
4. *Architectural treatments*. Architectural treatments on the principal building facade should be continued around all sides of the building that are visible from the public realm.
5. *Architectural features for mixed-use buildings*. In mixed-use buildings, the ground floor shall be differentiated from the upper floors through the use of strong cornice lines, awnings, distinct but compatible exterior colors or materials, exterior lighting, colonnades or overhangs that cover the sidewalks, increased setbacks for upper floors or similar treatments.
6. *Defined entrance*. The primary building entrance is a prominent feature that is well lit visible and directly accessible from a public street. To the extent possible, the primary building entrance should be defined and articulated with pediments, pilasters,

columns, porticoes, porches, overhangs, railings, or other architecturally compatible elements.

7. *Pedestrian amenities*. Pedestrian amenities in the form of benches, potted plants, flower boxes, outdoor patio area, murals, or other acceptable forms of amenities located adjacent to a public sidewalk and/or right-of-way.
8. *Patio gardens*. The proposed structure incorporates gardens which include a mixture of flower boxes, arbors, trellis, flowering vines, and other landscaping materials.
9. *Varying roof lines*. Roofs shall have three or more roof slope planes per primary facade, sloping roofs or have vertical roof changes with a minimum change in elevation of two feet.
10. *Elevation plane variation*. The elevation plane variation is identified as the exterior wall of a structure or building. For planes 50 feet or less, the secondary plane shall project at least two feet from the primary plane and make up at least five percent of the entire elevation. For planes larger than 50 feet, the secondary plane shall project at least two feet from the primary plane and make up at least 30 percent of the entire elevation.
11. *Blank walls*. Long, windowless, uninterrupted walls shall be avoided. Transparent windows or faux windows or shutters shall comprise at least 30 percent of the street and waterside exterior elevations and blank wall areas shall not exceed ten feet in the vertical direction and 20 feet in the horizontal direction of any facade.
12. *Solar hot water, electric, or air*. Installation of solar water heaters, photovoltaic panels, and/or solar space heating (either passive or active) systems. Solar facilities shall be installed for each individual residential or non-residential unit through a common system supplying each residential or non-residential unit. The solar unit shall be designed to be the primary heat or electrical source for the residential or non-residential unit being served.
13. *Enhanced landscaping*. Landscaping shall be planted over and above city code requirements with respect to size, quantity, and quality.
14. *Improvements to the surrounding neighborhood*. The applicant proposes to make improvements such as; burying utility lines, replacing existing sidewalks with stamped concrete or pavers, providing pedestrian walkways constructed of stamped concrete or pavers, or other improvements.
15. *Green Space*. The development preserves open space,

    a. A tot lot or park is provided on site.
    b. Land is donated to the city to use as public green space.
    c. A monetary contribution is made to the city public enhancement fund.
    d. An additional vista(s) of at least five feet is provided in the Urban Waterfront Subdistrict.

16. *Decorative paving*. The development includes the use of brick pavers or stamped or color concrete, in accordance with city specifications, on the site.
17. *Historic preservation*. For buildings identified in the City of Stuart update to the 1991 historic property survey dated April 2003 and any subsequent updates thereof; or any

other structure which has local architectural, historical, or cultural significance, the following shall apply:

a. The existing facades of historic structures are preserved and incorporated into the overall design of the proposed development.
b. Any expansion of an existing building is historically or architecturally consistent with the existing building.
c. Historic structures are relocated within the city limits, within Martin County, or outside Martin County.
d. A monetary contribution is made to the relocation of historic buildings fund.

PLANT SCHEDULE OVERALL

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES
TREES							
	2	POLYALTHIA LONGIFOLIA PENDULA	MAST TREE, 8FT	25 GAL		8` OA HT.	
	7	RADERMACHERA X `KUNMING` FRAGRANT BLOOMS	DWARF TREE JASMINE	15 GAL	SPECIMEN	4-5` OA HT.	
	5	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM, 12CT	B & B	HEAVY	12` CT HT., FF	
CODE REQUIRED TREES							
	1	ILEX CASSINE	DAHOON HOLLY (C)	45 GAL	3"CAL	12` HT., 6` SPRD.	CITY CANOPY TREE
	1	ILLEX OPACA	AMERICAN HOLLY (C)	B & B	3"CAL	12-14` X 6-8`	CITY CANOPY TREE
	1	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA (C)	B & B	3.5"CAL	12-14` HT. 6-7` SPRD	CITY CANOPY TREE INSTALL 3 BUBBLERS
SYMBOL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**	**NOTES**
SHRUBS							
	85	CHRYSOBALANUS ICACO `HORIZONTALIS`	HORIZONTAL COCOPLUM	3 GAL	24" OC	8"X12"	NATIVE
	16	CODIAEUM VARIEGA'UM `MAGNIFICENT`	MAGNIFICENT CROTON	3 GAL	30" O.C.	18"X12"	
	12	GARDENIA JASMINOIDES `MIAMI SURPREME`	GARDENIA	7 GAL	AS SHOWN	36" HT., GRAFTED, BUSH	
	78	NEOMARICA CAERULEA `REGINA`	REGINA IRIS	3 GAL	24" OC	24" HT., FULL	
	10	PHILODENDRON `ROJO CONGO`	RED CONGO PHILODENDRON	3 GAL	AS SHOWN	24"X24"	
SYMBOL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**INSTALL**	**SPECS**	**NOTES**
GROUND COVERS							
	95	CARISSA MACROCARPA	EMERALD BLANKET	1 GAL	18" O.C.	6"X8"	
	83	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL	18" O.C.	6"X8"	NATIVE
	44	HYMENOCALLIS LATIFOLIA	SPIDER LILY	3 GAL	18" O.C.	18"HT., 15" SPRD.	NATIVE
OTHER							
	75 SF	GB-113 SWFR (BOLT) SOUTHWEST GREENS OR APPROVED EQUAL. SSTABILIZED DOUBLE LYERED BACKING AND WOVEN POLYPROPYLENE, ATSM D418, 15-YEAR WARRANTY HYDROCHILL	SYNTHETIC TURF		SOD	TIGHT	1.5" PILE

PLANTING OVERALL

SYMBOL	DESCRIPTION	QTY	DPT. / HT.	SPECS	INSTALLATION
	PL-02	SOIL	13.73 CY	4"	1:1 SCREENED COMPOST AND TOPSOIL	TILLED IN, REMOVE EX SOIL AS NEEDED
	PL-03	MULCH	6.6 CY	3"	BLACK, SHREDDED, HARDWOOD, NON-CYPRESS	

TABLE OF CONTENTS

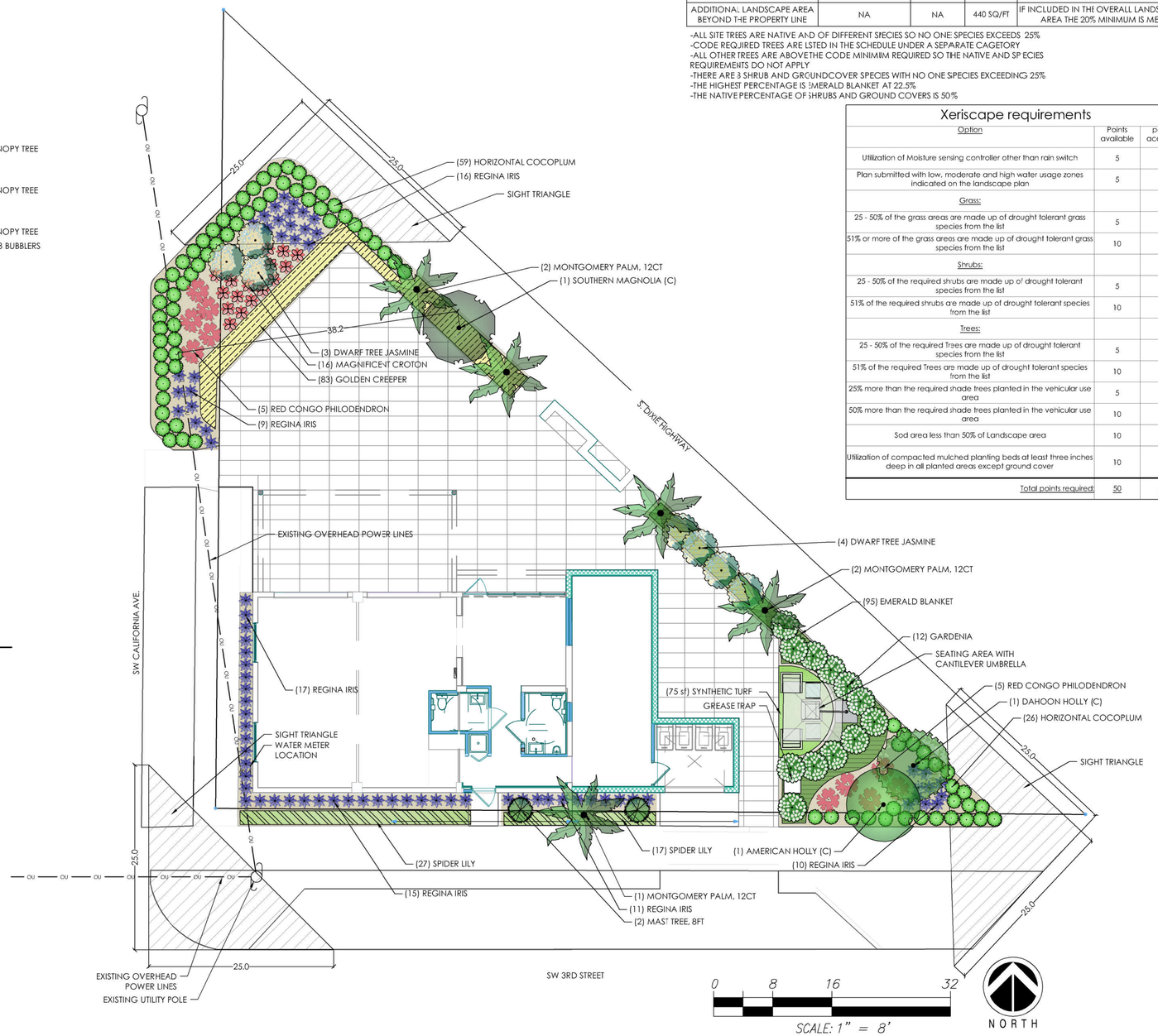
L1 - LANDSCAPE PLAN, PLANT SCHEDULE & PLANT PICTURES
L2 - VEGETATION REMOVAL PLAN
L3 - PLANTING DETAILS AND SPECIFICATIONS
IR-1 IRRIGATION PLAN
IR-2 IRRIGATION DRIP DETAILS
IR-3 IRRIGATION DETAILS

LANDSCAPE REQUIREMENTS				
SITE AREA: 6,340 SQ/FT				
CATEGORY	REQUIREMENT	REQUIRED	PROVIDED	STANDARDS
SITE TREES	1 PER 2,500 SQ/FT OF SITE AREA	3	3	50% NATIVE, FL#1, 12` OA HT. 6` SPREAD
LANDSCAPE AREA ON SITE	20% OF THE SITE	1,268 SQ/FT	1,090 SQ/FT	A VARIANCE IS REQUIRED
ADDITIONAL LANDSCAPE AREA BEYOND THE PROPERTY LINE	NA	NA	440 SQ/FT	IF INCLUDED IN THE OVERALL LANDSCAPE AREA THE 20% MINIMUM IS MET

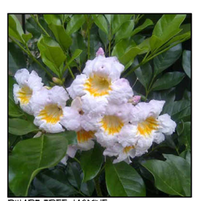
-ALL SITE TREES ARE NATIVE AND OF DIFFERENT SPECIES SO NO ONE SPECIES EXCEEDS 25%
-CODE REQUIRED TREES ARE LSTED IN THE SCHEDULE UNDER A SEPARATE CAGETORY
-ALL OTHER TREES ARE ABOVETHE CODE MINIMUM REQUIRED SO THE NATIVE AND SP ECIES REQUIREMENTS DO NOT APPLY
-THERE ARE 3 SHRUB AND GROUNDCOVER SPECIES WITH NO ONE SPECIES EXCEEDING 25%
-THE HIGHEST PERCENTAGE IS EMERALD BLANKET AT 22.5%
-THE NATIVE PERCENTAGE OF SHRUBS AND GROUND COVERS IS 50%

Xeriscape requirements

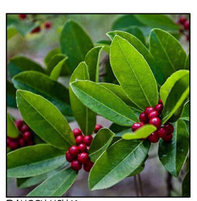
Option	Points available	points acquired
Utilization of Moisture sensing controller other than rain switch	5	5
Plan submitted with low, moderate and high water usage zones indicated on the landscape plan	5	5
Grass:		
25 - 50% of the grass areas are made up of drought tolerant grass species from the list	5	0
51% or more of the grass areas are made up of drought tolerant grass species from the list	10	0
Shrubs:		
25 - 50% of the required shrubs are made up of drought tolerant species from the list	5	0
51% of the required shrubs are made up of drought tolerant species from the list	10	10
Trees:		
25 - 50% of the required Trees are made up of drought tolerant species from the list	5	0
51% of the required Trees are made up of drought tolerant species from the list	10	10
25% more than the required shade trees planted in the vehicular use area	5	0
50% more than the required shade trees planted in the vehicular use area	10	0
Sod area less than 50% of Landscape area	10	10
Utilization of compacted mulched planting beds at least three inches deep in all planted areas except ground cover	10	10
Total points required:	50	50

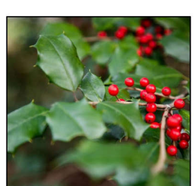


MAST TREE

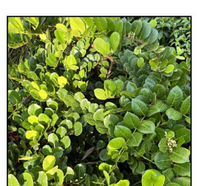

DWARF TREE JASMINE

MONTGOMERY PALM


DAHOON HOLLY


AMERICAN HOLLY

SOUTHERN MAGNOLIA


HORIZONTAL COCOPLUM

MAGNIFICENT CROTON

GARDENIA

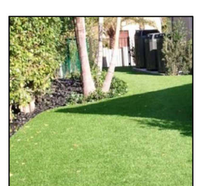
REGINA IRIS

RED CONGO PHILODENDRON

EMERALD BLANKET

GOLDEN CREEPER

SPIDER LILY


SYNTHETIC TURF

Michael Flaugh
LANDSCAPE ARCHITECT
www.MikeFlaughLA.com
FL Reg. #LA0001728
772.419.0024
STUART ISLAMORADA NAPLES

Michael Flaugh
Digitally signed by Michael Flaugh
Date: 2025.11.10 10:59:14 -05'00'

LANDSCAPE PLAN
TENANT IMPROVEMENT FOR:
PROGREEN TECHNOLOGY, LLC
228 S. Dixie Highway, STUART, FL 34994

NO.	REVISION	DATE
1	REVIEW COMMENTS	04/16/2025
2	REVIEW COMMENTS	10/01/2025
3	SITE PLAN REV	11/05/2025
-	-	-

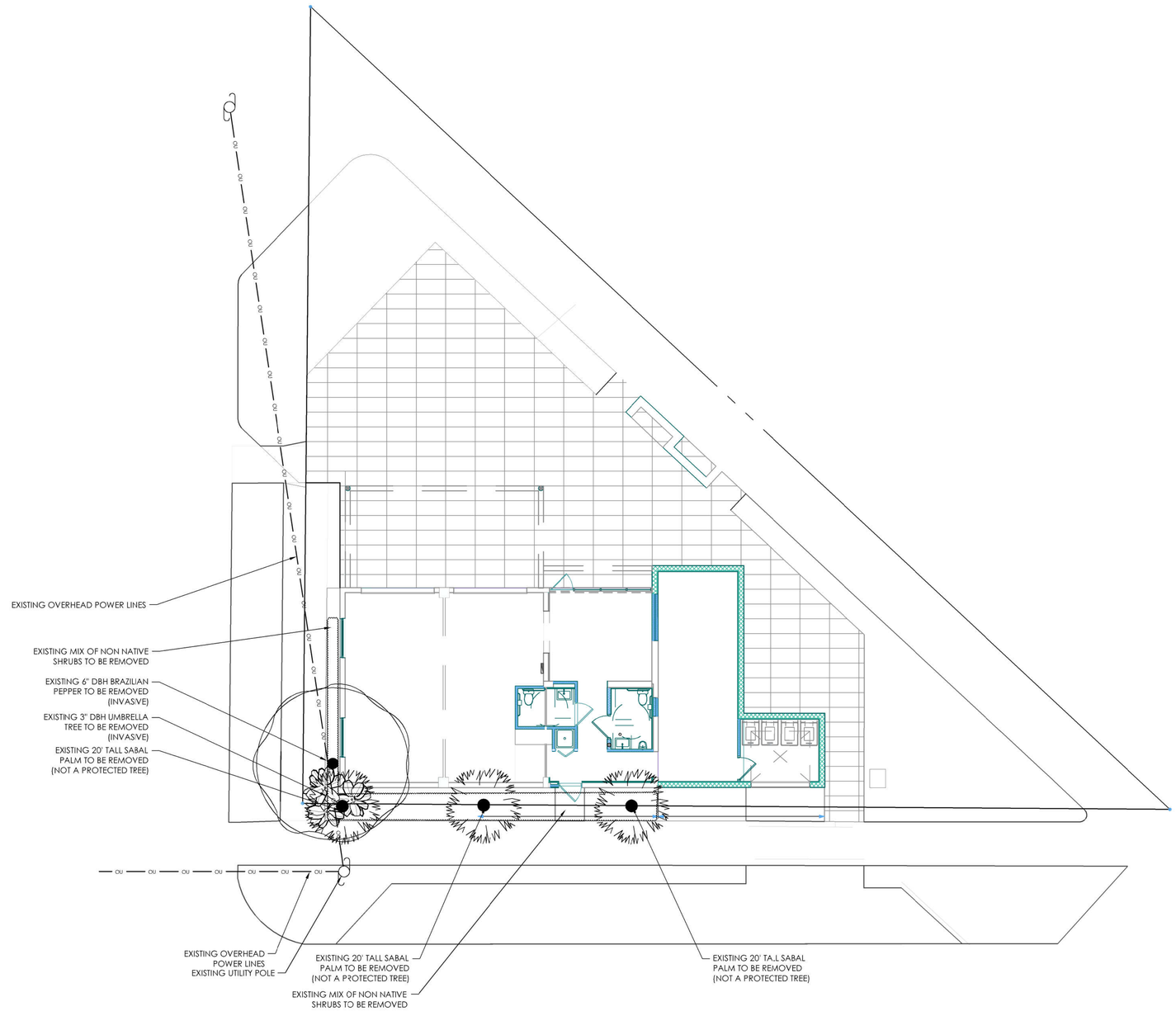
Date: 07/31/2024
Design by: MF, PA
Reviewed by: MF
Sheet
L1
PLANTING PLAN

Please note: This landscape plan is a professional interpretaton of existing and proposed site elements based on multiple sources of information. These sources may include property surveys, architectural plans, google aerial imagery, site observations, photographs and site plans. At times, these supporting documents are inaccurate or approximate at best and on-site adjustments to the design during installation are necessary. **It is the contractors' responsibility to verify all measurements and quantities prior to commencing work.**

0 8 16 32

SCALE: 1" = 8'

NORTH



ALL EXISTING PLAN MATERIAL IS TO BE REMOVE.
ALL SHRUBS TO BE REMOVED ARE NON-NATIVE
ALL TREES AND PALMS TO BE REMOVED ARE EITHER NOT PROTECTED IN STUART OR ON THE INVASIVE LIST.

Michael Flaugh
LANDSCAPE ARCHITECT
www.MikeFlaughLA.com
FL Reg. #LA0001728
772.419.0024
STUART | SLAMORADA | NAPLES

Michael Flaugh
Digitally signed by Michael Flaugh
Date: 2025.11.10 10:59:46 -05'00'

LANDSCAPE PLAN
TENANT IMPROVEMENT FOR:
PROGREEN TECHNOLOGY, LLC
228 S. Dixie Highway, STUART, FL 34994

REGISTERED LANDSCAPE ARCHITECT MICHAEL F. FLAUGH LA 6668 STATE OF FLORIDA

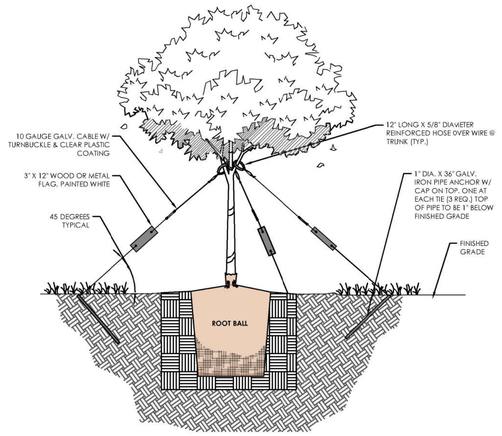
NO.	REVISION	DATE
1	REVIEW COMMENTS	04/16/2025
2	REVIEW COMMENTS	10/01/2025
3	SITE PLAN REV	11/05/2025
-	-	-
-	-	-

Date: 07/31/2024
Design by: MF, PA
Reviewed by: MF
Sheet
L2
VEGETATION REMOVAL PLAN

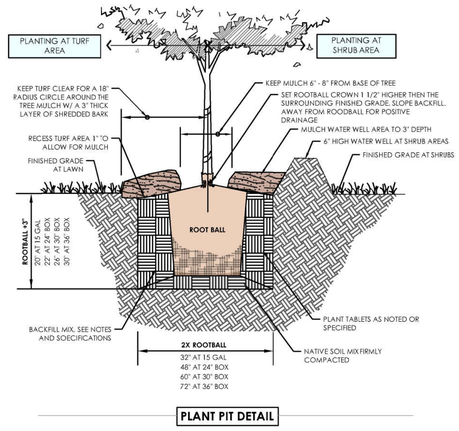
Please note: This landscape plan is a professional interpretaton of existing and proposed site elements based on multiple sources of information. These sources may include property surveys, architectural plans, google aerial imagery, site observations, photographs and site plans. At times, these supporting documents are inaccurate or approximate at best and on-site adjustments to the design during installation are necessary. **It is the contractors' responsibility to verify all measurements and quantities prior to commencing work.**

LANDSCAPE INSTALLATION NOTES:

1. The landscape contractor shall designate an English speaking, skilled crew foreman for the project, who will be available and accessible for the duration of the landscape installation.
2. All specifications must be satisfied. If there is a problem locating a material with given specifications, the contractor shall contact the landscape architect by email prior to installation. At the discretion of the landscape architect, a substitution may be made.
3. Landscape contractor is responsible to review and reconcile plan with landscape materials list, and analyze site conditions and access prior to submitting a proposal.
4. Landscape contractor must provide evidence of workman's compensation and liability insurance in proposal package.
5. The landscape contractor shall comply with all local and State laws, codes and ordinances.
6. All plant material furnished by the landscape contractor shall be Florida #1 or better (Grades and Standards for Nursery Plants, Florida Department of Agriculture and Consumer Services, Latest Edition), unless otherwise noted on the landscape materials list. As many species tolerate both sunny and shady growing conditions, The landscape contractor is responsible for acquiring all plant material grown in similar conditions to the site.
7. The landscape contractor shall complete all work according to the Florida Green Industries Best Management Practices.
8. The landscape contractor must specify start and completion dates, if awarded the project.
9. The landscape contractor is responsible for locating all underground utilities prior to commencing work.
10. All planting areas shall be prepared by removing all debris, including asphalt, concrete, or similar materials not suited for landscape planting.
11. Planting soil shall be clean of rocks, sticks, roots and weeds, and shall be well-draining.
12. All landscaped areas shall be finish graded such that finished elevation will be flush and level with surrounding paved surfaces. The finished grade after planting and mulching shall not impede the flow of drainage into landscaped areas and to prevent the backwash of mulch and debris into paved areas.
13. All planting beds must drain sufficiently prior to planting. If existing soil is not adequate for establishment of plant materials due to poor drainage or chemical properties, soil amendments shall be added prior to planting.
14. Plants shall not be placed too close to one another or any hardscapes. See landscape materials list and planting details for spacing and placement of all plants. A mulch strip shall be left between the plantings and walls, edge of sod, driveway or walkways. All plants shall be placed outside the eaves of the roof, unless otherwise indicated on the landscape plan.
15. All plants to be relocated shall be properly root pruned 6 to 10 weeks prior to relocation.
16. All new landscape plants shall be planted slightly higher than the existing grade leaving top of the root ball exposed.
17. All plant materials shall be thoroughly watered in at the time of planting.
18. 3" layer of organic mulch shall be laid in all landscape beds. No mulch shall be laid near tree trunks. No mulch shall be laid on top of citrus tree root balls.
19. Newly planted trees shall be staked only if the root ball moves in the wind or the trees are located in an area of windy conditions. All palms shall be staked. All wood braces and brace frames shall be stained dark brown. No nails shall be driven into any palm or tree.
20. Planting plan takes precedence over plant list.
21. The landscape bid shall include irrigation on a separate contract, expressed as a line-item proposal.
22. All landscape areas shall be irrigated with fully automatic irrigation system. The irrigation contractor shall provide 100% coverage in all irrigated planting areas. The irrigation system shall be designed according to accepted irrigation standards using water conservation principles with low-volume irrigation system. The system shall accommodate easy adjustments for seasonal irrigation need changes or local watering restrictions.
23. All sod and shrub areas shall be irrigated on separate zones, whenever possible. Planting areas with different watering needs shall be placed on separate zones.
24. All shrub & ground cover areas shall be irrigated with drip line or mist heads; trees and palms shall have bubblers. All heads in a given zone must have the same precipitation rate.
25. Spray heads shall be placed and adjusted to minimize over-spray on paved areas, roadways and curbing. No over-spray on buildings is acceptable.
26. if not installed per plan or if no irrigation plan has been provided as part of the landscape plan, at project closeout the contractor shall provide the owner with an irrigation record drawing.
27. The contractor(s) shall keep all work areas neat and tidy on a daily basis. At completion of the installation, the contractor shall remove from the property all temporary structures and garbage at his/her own expense.
28. The contractor(s) shall keep all plants watered, fertilized, mulched, pruned, staked and guyed as necessary to assure specified minimum grade of Florida #1 throughout the duration of the project construction period. Planting beds shall be kept free of itter and undesirable vegetation. The contractor(s) is responsible for keeping all the plant material healthy, vigorous, and undamaged throughout the duration of the project construction period.
29. at project closeout the contractor shall provide the owner with manuals and warranty information for all installed Furniture, fixtures and equipment.
30. The final payment is made upon completion of project and execution of lien release affidavit.
31. All shrubs and ground covers shall be warrantied for 90 days; all trees and palms shall be warranted for 1 year from the date of final acceptance and payment.



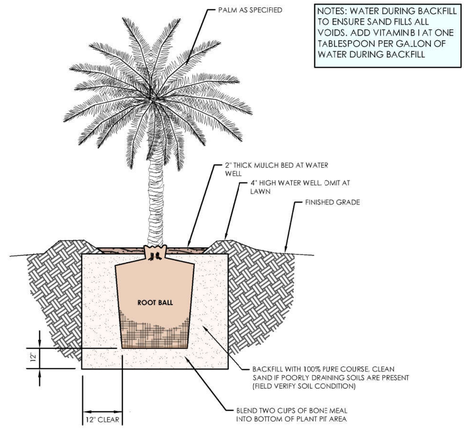
STAKING DETAIL



PLANT PIT DETAIL

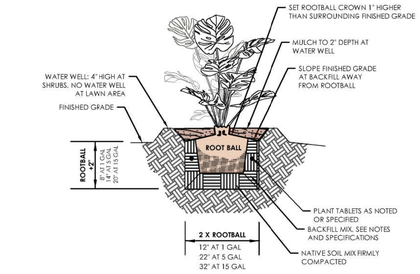
1 TREE GUY WIRING PLANTING

NOT TO SCALE



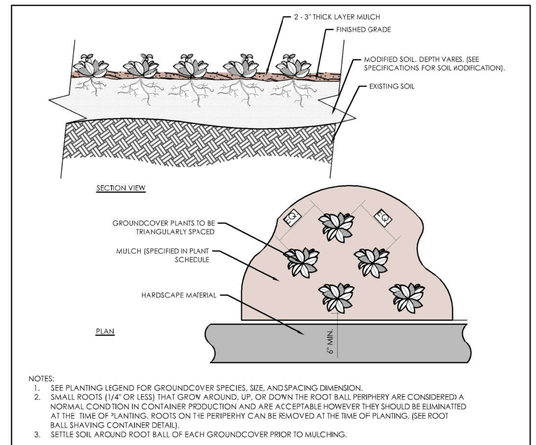
2 PALM PLANTING

NOT TO SCALE



3 SHRUB PLANTING

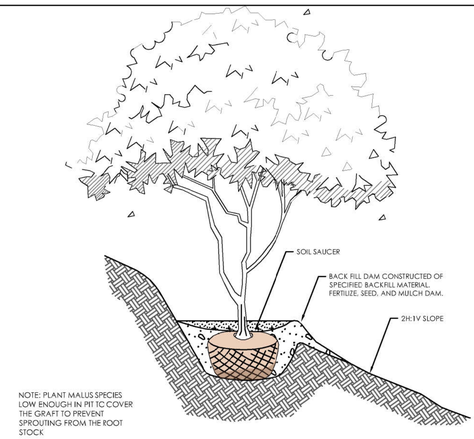
NOT TO SCALE



NOTES:
1. SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATTED AT THE TIME OF PLANTING. ROOTS ON THE PERIPERHY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

4 GROUNDCOVER

NOT TO SCALE



NOTE: PLANT MALLUS SPECIES LOW ENOUGH IN PIT TC COVER THE GRAFT TO PREVENT SPROUTING FROM THE ROOT STOCK

5 TREE PLANTING ON SLOPE

NOT TO SCALE

Michael Flaugh
LANDSCAPE ARCHITECT
FL Reg. #LA0001728
772.419.0024
www.MikeFlaughLA.com
STUART ISLAMORADA NAPLES

Michael Flaugh
Digitally signed by Michael Flaugh
Date: 2025.11.10 11:00:05 -05'00'

LANDSCAPE PLAN
TENANT IMPROVEMENT FOR:
PROGREEN TECHNOLOGY, LLC
228 S. Dixie Highway, STUART, FL 34994

REGISTERED LANDSCAPE ARCHITECT MICHAEL FLAUGH LA 0001728 STATE OF FLORIDA

NO.	REVISION	DATE
1	REVIEW COMMENTS	04/16/2025
2	SITE PLAN REV REVIEW COMMENTS	10/01/2025
3	SITE PLAN REV	11/05/2025

Date: 07/31/2024
Design by: MF, PA
Reviewed by: MF
Sheet
L3
PLANTING DETAILS & SPECIFICATIONS

Please note: This landscape plan is a professional interpretaton of existing and proposed site elements based on multiple sources of information. These sources may include property surveys, architectural plans, google aerial imagery, site observations, photographs and site plans. At times, these supporting documents are inaccurate or approximate at best and on-site adjustments to the design during installation are necessary. **It is the contractors' responsibility to verify all measurements and quantities prior to commencing work.**

IRRIGATION NOTES & SPECIFICATIONS

PLAN;
Irrigation design on this plan is diagrammatic and shows the intent of the scope of work. Due to the narrow planting areas with trees and utilities, some of the irrigation equipment and pipes are shown outside the planting area for clarity. Some bubblers, mainline, valves and other equipment / pipe are off-set from its intended location for clarity. Contractor is required to obtain utility / landscape plans to assist in bidding and planning his scope of work. It is the responsibility of the contractor to ensure that the system is installed to all applicable laws, codes, rules, regulations of the governing authorities, and according to manufactures recommended installation instructions. All required permits pertaining to the irrigation installation shall be obtained by the irrigation contractor prior to commencing work. Cost for all permits shall be included in his proposal.

SCOPE OF WORK:
Existing property, structures will be demolished and rebuilt. Existing irrigation system - none. Water meter is existing with a ¾" RPZ backflow preventer, water meter size un-known (Design based on ¾" water meter). Add 1" PVB back flow preventer for irrigation, connection to be between existing water meter and RPZ. Irrigation contractor to hire a license Plumber for installation of PVB. Contractor must visit site to take in consideration the additional work / material concerning existing obstructions such as narrow planting areas, where trees to remain, as well as on-site utilities. Contractor must work with and coordinate his work with other subs such as staking location of ; tree / palm locations, underground power line running to/from building, utilities and so on. Work with project manager for timing of installing under concrete slabs and walkways. Any concrete / asphalt to remain, irrigation contractor to provide owner with a change order for road drilling. Contractor must provide in his proposal a line item cost for road drilling for (4) sleeving locations (separately from his total bid).

Contractor and his crew must have experience in site renovating projects, and knowledge of the complexity that follows working in establish landscape and working on narrow planting areas with dense utilities. Contractor must have the ability to plan ahead based on expected hardship of working around newly installed utilities and work with landscape contractor to stake out tree/palm locations prior to commencing work. It is the irrigation contractors sole responsibility to keep close communication with G.C. and other subs during the entire project, concerning work schedule and areas to be worked on.

Contractor shall maintain a current as-build drawing on daily bases for review of owners representatives, General contractor, landscape architect when requested. Contractor must carefully read all notes, specification and details. If he has any question of concern of any items or needs clarification for anything, contractor must submit and RFI prior to submitting his bid. Submitting his bid, he agrees to all information in drawings, details, requirements and specifications are understood and included in his bid proposal. No change orders will be issued for required material, labor needed to complete the irrigation system as per plan intent.

The work contemplated by these plans, details and specifications consists of contractor providing a fully automatic and operable irrigation system for all areas to be landscaped with 100% coverage as outlined in plans. The plans and specifications have gone to great length to show in the intent of the project and may not include all items that are necessary to complete the system. This scope of work consists of furnishing all components necessary for the installation, testing, programming controller, and delivery of a complete, fully functional automatic landscape irrigation system that completely complies with the irrigation plans, specifications, notes, details and all applicable laws, regulations, codes and ordinances. This work shall include, but not be limited to, including and providing of all required material (pipe, valves, fittings, controllers, wire, primer, glue, etc.), layout, excavation, road drilling / cutting, assembly, installation, back filling, compacting, repair of hardscape - landscape- other subs work damage by contractor, controller, control wires, wire conduit, grounding, daily cleanup, maintenance, guarantee and as-built plans.

Contractor is solely responsible to protect the public / workers for all hazards created by his work according to O.S.H.A. regulations - with the use of but not limited to; barricades - warning tape.

The Irrigation Contractor shall completely familiarize himself with the site conditions and requirements of the irrigation plan prior to submitting his bid for the work in this irrigation project. Should the Contract Documents be at variance with the requirements of the authority having jurisdiction, notify Owner's Representative for instructions before proceeding with work affected.

Contractor shall verify all underground utilities 72 hours prior to commencement of work. A copy of the locating ticket shall be on site at all times. The information and location for the new utilities in this community may not be available to the locating services, contractor must work with owner / owners representative for location of newly installed site utility, and electrical lines.

Irrigation contractor shall coordinate his / her work with other contractors for the location of their under ground utilities and trees/palms for the installation of lateral and mainline pipe routing, sleeves through block walls, under roadways and paving, etc. Irrigation contractor shall repair or replace at no cost to owner all hardscape, utilities and landscape damaged by his/her work.

POINT OF CONNECTION

1" PVB back-flow preventer to be provided, installed and certified. 5/8-inch water meter shall have minimum 1" service line, pipe running from WM to back flow must be minimum 1" copper or 1.25" sch-40 PVC. Design flow and pressure minimums; 14 gpm @ 40 psi.

Prior to commencing work, irrigation contractor must pressure record water meter for (1) week 24/7 (use digital recorder with minimum 30 minute intervals). If pressure falls below minimum static pressure (40 psi) during normal irrigation hours, contractor must send a copy of recording to owners rep and landscape architect and wait for farther instructions.

CONTROLLER
Proposed location of controller as shown on plans. Controller: Hunter HPC-9 station controller. Controller shall be equipped with a power on/off switch, to power down controller for maintenance.

Controller conduit running to "Splice Box / valve box" by controller and valve boxes must be sealed with silicon rated for outdoor use. Controller shall be equipped with a Hunter wireless rain sensor, (receiver mount next to controller). Mount transmitter on roof gutter, verify good signal before fastening sensor. Sensor to be located in an area with minimum 6 foot radius, clear of vertical obstructions.

Zone Control Wire, 14 gauge solid strand rated for direct burial:
1. Controller shall have two White common wire legs, each running North and East of controller. Hot wires are to be red. Spare wire; 2 spare Brown wires in each direction.
2. All zone control wire shall be incased in an 1.25-inch Sch-40 conduit, using SCH-40 long sweep elbows in all directional changes.
3. All splice and valve boxes, contractor shall leave an additional 30-inch of loose cable (measured from top of valve box), rolled up to the side in valve box.
4. All wire conduits; contractor shall seal all conduits opening with silicone.

ELECTRICAL CONNECTIONS AND CONTROL WIRE
Confirm to the National Electrical Code (NEC) and local electrical codes. A license electrician shall install all 120v/S.PH. power for controller, power to controller and associated equipment by owner. Irrigation contractor to coordinate with owner prior to commencing work.

Hunter PGV zone control valves:
Solenoid valves shall be install according to detail #5-6. Place valve boxes no closer than 12-inches to walk ways, 18" to curbs and edge of footings to structures. Valve clusters (2 or more) shall be uniformly spaced 3 feet apart (between valve boxes) and parallel to each other. Valve box for wire splices, install as needed, shall be installed according to valve detail.

Valve boxes shall be install in shrub bed areas. Set valve box flush to top of mulch, to test; step on valve box and mulch, you must not feel any movement to valve box. Contractor to seal around cut out openings for pipe in valve boxes for soil intrusion.

GATE VALVE: Nibco T113. Installed as per detail. If gate valve needs to be set lower than detail shows, contractor shall use a 6-inch drain pipe to extend down to gate valve. Contractor must provide owner with (1) 24-inch valve key. All valve boxes including splice / pull boxes shall part of as-build drawing.

MAINLINE AND VALVE BOXES IN R.O.W.:
Not permitted.

BUBBLERS:
Bubbler may be off-set from there intended location for clarity. Contractor to stake all trees and palms before running mainline and or laterals. If ground slopes, place bubblers on high side of root ball. Maintenance; Adjusted (flow) as tree / palms mature. After tree /palms have established, drought tolerant plant material shall be cut off by capping (treaded PVC caps) bubblers. Leave removed bubblers with owner for future use.

DRIP;
See details on sheet IR-2.

PIPE;

All pipe shall be new and free from defects. Pipe PVC fittings to be manufactured by LASCO or Spears.

Threaded PVC nipples shall be Sch-80 per ASTM D2464

Laterals: SCH-40 IPS solvent weld pipe, ASTM D-2241, D-1784 solvent weld BE, installed with minimum 12" cover, measured from finished grade to top of pipe. All lateral pipe fittings up to 2.5" shall be Sch-40 ASTM D-2466. Above ground pipe and fittings; Sch-40 pipe with Sch-80 fittings. Use IPS 725 solvent weld (ASTM D2564) Blue cement with purple primer for welding SCH-40 & 80 PCV joints/fittings up to 4". When pipe ends are cut, contractor shall remove burrs from cut and cleaned pipe ends as per manufactures installation procedures. Apply solvent weld as per manufactures instructions and guidelines. See detail #17 for placement in trench.

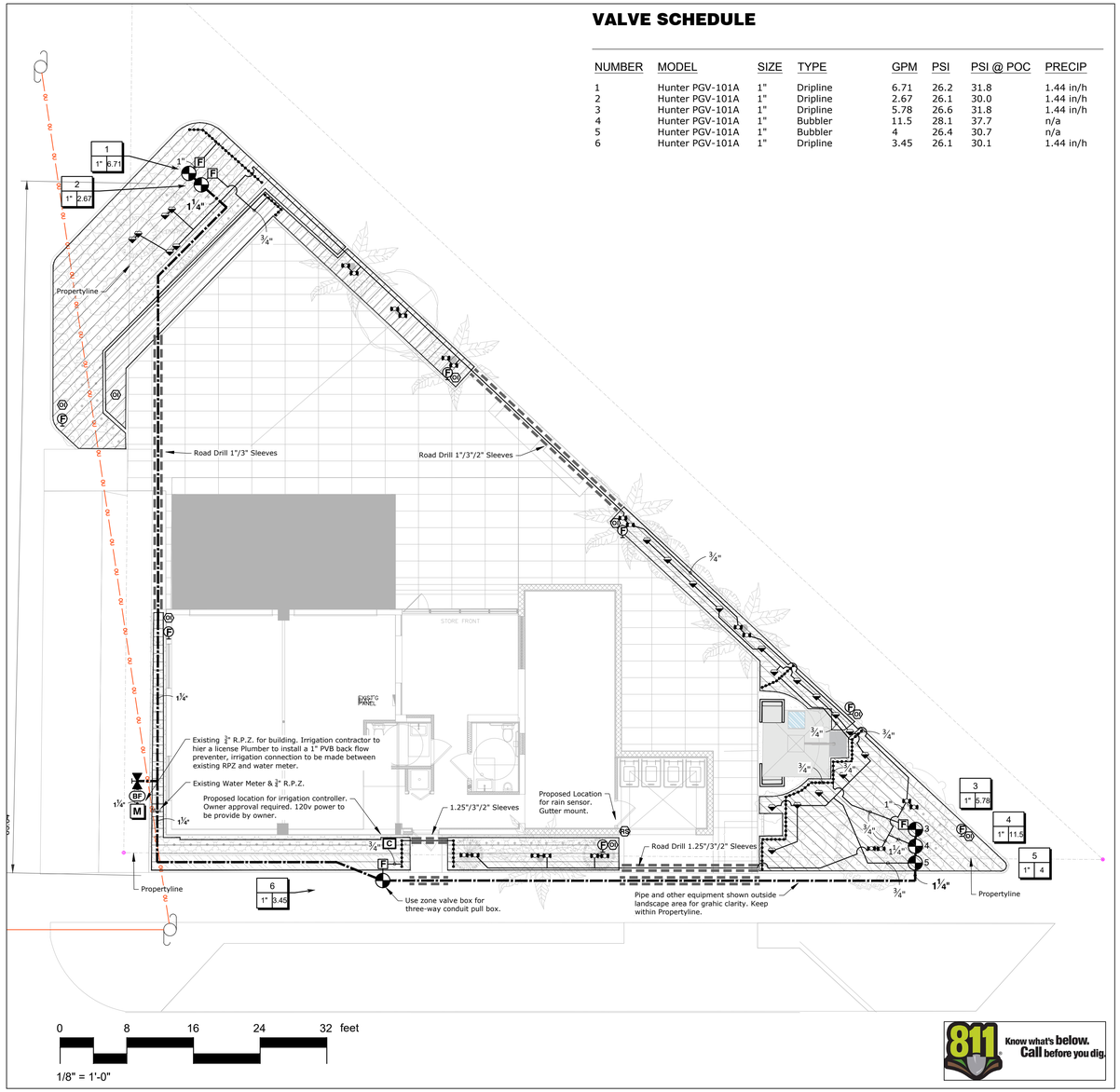
Mainline: SCH-40 IPS solvent weld PVC pipe, ASTM D-2241, D-1785. When pipe ends are cut, contractor shall remove burrs from cut and cleaned pipe end as per manufactures installation procedures. Installed mainline pipe up to 3-inches with minimum 24"cover, measured from finished grade to top of pipe. All mainline fittings shall be Sch-80 ASTM D-2467. Use only IPS 705 PVC Clear Median-body, medium setting cement (ASTM D2564) with purple primer for fittings. Apply solvent weld and primer as per manufactures instructions and guidelines.

SLEEVING
Sleeve minimal size 2-inch. Sleeves up to 4" shall be Sch-40 bell end, ASTM D-2466. Sleeves 6-inch or larger shall be Class 200 SDR 21 pipe, ASTM D-2241 solvent weld BE. Sleeve coverage and solvent weld same as mainline specifications above. Sleeve size to be two pipe sizes larger than carrying pipe, only one pipe per sleeve. See detail #19 for additional requirements. All sleeve ends locations shall be marked on as-build drawing. Irrigation Contractor must coordinate Irrigation plan with landscape and site plan to avoid placing sleeves directly under parking signs - towards Trees and or its root barrier - into utility pipe/equipment. Sleeves are to be installed prior to rock is laid. Irrigation Contractor shall coordinate sleeve placement with General Contractor.

Warranty:
Contractor to provide Owner with a written letter of warranty for one year on parts and labor on his letter head, starting from day of final acceptance. His warranty shall also cover repair of any depressions resulting from poor compaction and or non-sealed pipe

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1	Hunter PGV-101A	1"	Dripline	6.71	26.2	31.8	1.44 in/h
2	Hunter PGV-101A	1"	Dripline	2.67	26.1	30.0	1.44 in/h
3	Hunter PGV-101A	1"	Dripline	5.78	26.6	31.8	1.44 in/h
4	Hunter PGV-101A	1"	Bubbler	11.5	28.1	37.7	n/a
5	Hunter PGV-101A	1"	Bubbler	4	26.4	30.7	n/a
6	Hunter PGV-101A	1"	Dripline	3.45	26.1	30.1	1.44 in/h

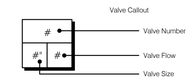


IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
25 50 10 20	Hunter PCB Flood Bubbler, 1/2in. FIPT.	
0.25 0.50	Hunter RZWS-SLEEVE-18-CV 18in. long RZWS with Filter Fabric Sleeve, .25 gpm or .50 gpm bubbler options, Check Valve, 1/2in. swing joint for connection to 1/2in. pipe	
F	Netafim TLFV-1 Automatic Flush Valve, with Insert Inlet	7
OI	Rain Bird OPERIND Drip System Operation Indicator, stem rises 6in. for clear visibility when drip system is charged to a minimum of 20psi. Includes 16in. of 1/4in. distribution tubing with connection fitting pre-installed.	7
	Hunter HDL-09-12-COP HDL-09-12-COP: Copper oxide-infused Hunter Dripline with 0.9 GPH flow. Light brown tubing with black striping. Emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	1,300 sq/ft

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PGV-101A 1in. Plastic Electric Remote Control Valve, Angle Configuration, With Flow Control.
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location.
BF	Proposed new Zurn 720A 1" Pressure Vacuum Breaker for new irrigation system. See notes and specifications for additional imformation.
C	Hunter HPC-400 w/ (1) PCM 300 Module 4 Station with (1) PCM 300 Module Outdoor Wi-Fi enabled, full-functioning controller with touchscreen. Plastic Cabinet
RS	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.
F	Hunter HY-100 1in. MPT x MPT threaded inlet and outlet filter with 150 mesh stainless steel screen

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
M	Water Meter 5/8" Existing Water meter and 3/4" R.P.Z.
	Irrigation Lateral Line: PVC Schedule 40 Schedule 40 solvent weld bell end PVC pipe. Use only Weld-On Medium body 721 Blue glue with P-70 purple primer. Apply solvent weld glue per manufactures instructions. See specifications and details for additional installation instructions.
	Irrigation Mainline: PVC Schedule 40 Schedule 40 solvent weld bell end PVC pipe. Use only Weld-On Medium body 721 Blue glue with P-70 purple primer. Apply solvent weld glue per manufactures instructions. See specifications and details for additional installation instructions.
	Pipe Sleeve: PVC Schedule 40 Solvent weld bell end PVC pipe. Use only Weld-On Medium body 721 Blue glue with P-70 purple primer. Apply solvent weld glue per manufactures instructions. Sleeving sizes 1.5-inch thru 4-inch shall be Sch-40, 6-inch and larger shall be Class 200 PVC pipe.



Scale: 1" = 8'
Design Date: 11-07-2025
Drawn By: RT
Last Date: Modified
Revisions: 1. 11-07-2025 Modified Drip Grids 2. 3. 4. 5. 6.

IRRIGATION PLAN

TENANT IMPROVEMENT FOR:
PROGREEN TECHNOLOGY, LLC.
228 S. Dixie Highway
Stuart, FL., 32994

Michael Flaugh
Digitally signed by Michael Flaugh
Date: 2025.11.10 11:00:49 -05'00'

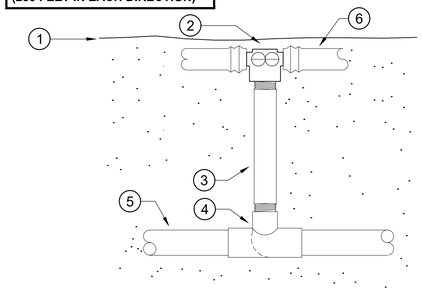
NORTH

REGISTERED LANDSCAPE ARCHITECT MICHAEL FLAUGH LAKE WORTH FLORIDA

IR-1

Project # 2025-1003_TIPT

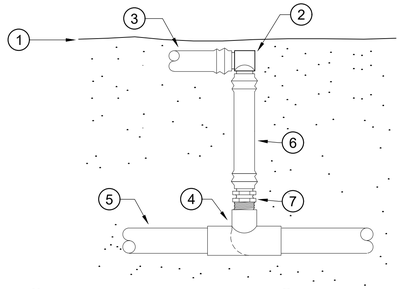
MAX 6.90 GPM FLOW PER RISER. (230 FEET IN EACH DIRECTION)



1. FINISHED GRADE
2. HUNTER PLD-075-TB-TEE. BARB TEE x 3/4" FPT.
3. 3/4" SCH-80 NIPPLE, LENGTH AS REQUIRED.
4. SCH-40 PVC TEE, (S x S x FPT).
5. PVC PIPE, DRIPLINE SUPPLY / EXHAUST HEADER.
6. DRIPLINE 2-INCHES BELOW FINISHED GRADE.

1 DRIPLINE SUPPLY HEADER CENTER FEED RISER

N.T.S. DRIPLINE SUPPLY HEADER CENTER FEED RISER

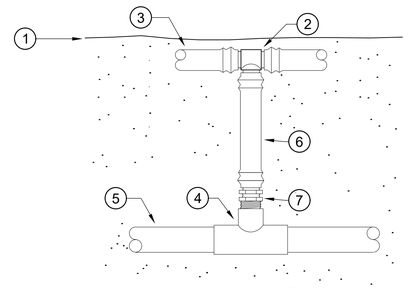


1. FINISHED GRADE
2. HUNTER PLD-ELB, ELBOW.
3. DRIPLINE, SEE SPECIFICATIONS FOR TYPE. PLACE 2-INCHES UNDER MULCH.
4. SCH-40 PVC ¾" TEE, (S x S x FPT) OR ¾" (S x FPT) ELBOW
5. PVC PIPE, DRIPLINE SUPPLY / EXHAUST HEADER.
6. BLANK TUBING.
7. HUNTER PLD-050 ADAPTOR.

MAX 3.45 GPM FLOW PER BLANK TUBING RISER. (230 feet tubing)

2 DRIPLINE SUPPLY / EXHAUST HEADER CONNECTION

N.T.S. DRIPLINE SUPPLY / EXHAUST HEADER CONNECTION



1. FINISHED GRADE
2. HUNTER PLD-TEE.
3. DRIPLINE, SEE SPECIFICATIONS FOR TYPE. PLACE 2-INCHES BELOW FINISHED GRADE.
4. SCH-40 PVC ¾" TEE, (S x S x FPT).
5. PVC PIPE, DRIPLINE SUPPLY / EXHAUST HEADER.
6. BLANK TUBING.
7. HUNTER PLD-050 ADAPTOR.

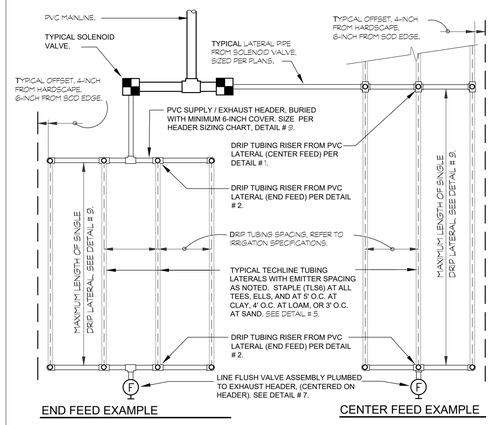
MAX 3.45 GPM FLOW PER BLANK TUBING RISER. (230 feet tubing)

3 DRIPLINE SUPPLY / EXHAUST HEADER CONNECTION

N.T.S. DRIPLINE SUPPLY / EXHAUST HEADER CONNECTION

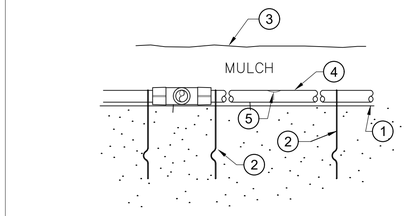
DRIP SPECIFICATIONS:

1. DRIP TUBING; HUNTER HDL-09-12-COP, ROW SPACING 12-INCHES. DRIP GRID LAY-OUT IS BASED ON 25 PSI. ALL DRIP ZONE VALVES HAVE A HUNTER ACCU SYNC PRESSURE REGULATOR (AS-ADJ) ON SOLENOID VALVE SET TO PRESSURE NOTED IN VALVE SCHEDULE.
2. INSTALL DRIP SYSTEM IN THE FOLLOWING ORDER: A). WITH ALL MAINLINE AND IT'S ASSOCIATE EQUIPMENT COMPLETELY INSTALLED, FLUSH MAINLINE TILL FREE AND CLEAR OF DEBRIS. B). INSTALL ALL LATERALS TO THE VARIOUS DRIP GRIDS, AND SUPPLY HEADERS WITH RISERS EXTENDED ABOVE GROUND. CENTER FEED RISERS, TEMPORARY EXTEND NIPPLES WITH PIPE AND COUPLINGS (DO NOT GLUE). FLUSH TILL FREE AND CLEAR OF DEBRIS, TEMPORARY CAP NIPPLES, SEAL BLANK TUBING (RISERS) WITH TAPE. C). INSTALL EXHAUST HEADERS - RISERS - FLUSH POINTS. D). INSTALL DRIP GRID, STAPLE TUBING PER DETAIL #5, CONNECT DRIP TUBING TO SUPPLY HEADER RISERS. FLUSH TILL FREE AND CLEAR OF DEBRIS. E). CONNECT DRIP GRID TO EXHAUST HEADER RISERS, FLUSH SYSTEM USING "FLUSH VALVE". PVC DISCHARGE AND EXHAUST HEADERS MUST BE BURIED WITH MINIMUM 6" COVER. MULCH IS NOT CONSIDERED AS COVERAGE.
3. INSTALL OPERATION INDICATORS "OI" WITHIN 12-INCHES OF FLUSH POD, ONE AT END OF EACH DRIP GRID. SEE DETAIL #6. ACTIVATE DRIP ZONE, ENSURE ALL OPERATION INDICATORS ARE FULLY EXTENDED, ADJUST STREAM SPRAY TO WHERE IT CAN EASILY BE SEEN BY MAINTENANCE PERSON.
4. PRESSURE TEST WITH OWNERS REPRESENTATIVE PRESENT; PER ZONE, TEMPORARY INSTALL (2) PRESSURE GAUGES (LIQUID FILLED PRESSURE GAUGES) ON (2) FLUSH POINTS, (1) ON LARGEST GRID "FLUSH POINT" AND THE OTHER ON FARTHEST GRID "FLUSH POINT". ACTIVATE ZONE, AFTER FLOW HAS STABILIZED, VERIFY ALL ZONE OPERATION INDICATORS ARE FULLY EXTENDED, CHECK PRESSURE ON BOTH GAUGES, PRESSURE MUST BE 20 PSI OR HIGHER TO PASS TEST. IF TEST FAILS, CONTRACTOR TO LOCATE AND CORRECT PROBLEM AND RETEST. IT IS IN THE CONTRACTORS BEST INTEREST TO PERFORM HIS OWN TEST BEFORE HE CALLS OWNERS REPRESENTATIVE PRESENTS TO AVOID RE-INSPECTION FEE'S.
5. PRESSURE TEST RESULTS SHALL BE NOTED AS-BUILD DRAWING BY THE "FLUSH VALVE" WHERE TESTS WAS TAKEN. ALL "FLUSH VALVE" LOCATIONS SHALL BE INCLUDED IN AS-BUILD DRAWINGS.



4 GENERAL DRIP EQUIPMENT PLACEMENT

N.T.S.



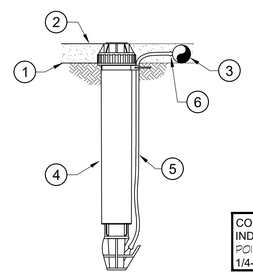
NOTES:

1. PLACE TIE DOWN STAKES EVERY 3-FEET IN SAND, 4-FEET IN LOAM, AND EVERY 5-FEET IN CLAY.
2. PLACE (1) DRIP STAKE ON EACH FITTING. IN LOOSE SANDY SOIL, PLACE DRIP STAKES ON A 60-DEGREE ANGLE (ALONG DRIPLINE), AND (2) STAKES ON 60 DEGREE ANGLE ON EACH DRIP FITTING.

1. FINISHED GRADE.
2. TIE DOWN STAKE, RAIN BIRD TDS-050 WITH BEND.
3. 3-INCH MULCH.
4. DRIPLINE.
5. DRIPPER.

5 RAIN BIRD TDS-050 (WITH BEND) DRIP STAKES

N.T.S.



1. FINISHED GRADE.
2. TOP OF MULCH.
3. ON SURFACE DRIP TUBING.
4. OPERATION INDICATOR.
5. 1/4" TUBING - PROVIDED WITH POP-UP.
6. CONNECT TO DRIP TUBING. RAIN BIRD 1/4" XBFICONN.

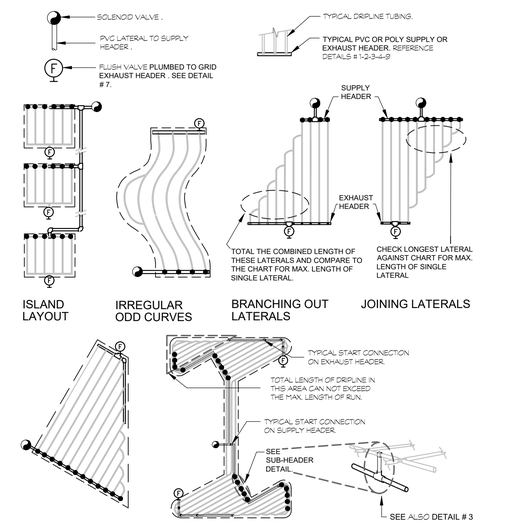
CONTRACTOR MUST PLACE OPERATION INDICATOR WITHIN 12-INCHES OF FLUSH POINT / VALVE ASSEMBLY. EXTEND 1/4-INCH TUBING AS NECESSARY.

NOTES:

1. USE XERIMAN TOOL XM-TOOL TO INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE MAY BE SET TO CLOSE, OR IF IT IS DESIRED TO SEE SPRAY FROM NOZZLE, SET THE ARC TO ¾ PATTERN. THE FLOW FROM NOZZLE MUST BE DIRECTED WITHIN PLANTING AREA, VISIBLE ENOUGH TO BE SEEN / LOCATED BY MAINTENANCE PERSON.

6 RAIN BIRD OPERATION INDICATOR

N.T.S.

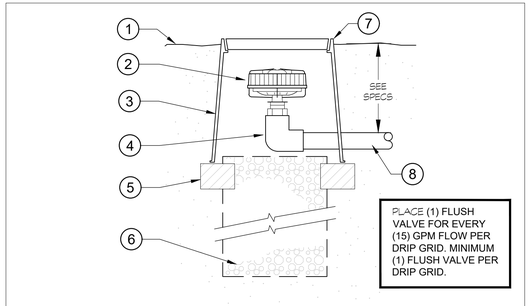


NOTES:

1. THESE TYPICAL LAY-OUT DRAWINGS ARE TO SHOW HOW THE WATER MOVEMENT IN DRIP LINES FLOW TOWARDS EXHAUST HEADER, AND WHAT REQUIRED CALCULATIONS ARE NEEDED TO BE PERFORMED BY CONTRACTOR.
2. MOST LANDSCAPE BEDS ARE IRREGULAR AND MAY NOT REFLECT THE SHAPE AND SIZE AS SHOWN IN THESE DETAILS. CONTRACTOR SHALL LAY-OUT SHRUB BED DRIP GRID BASE ON THE PRINCIPLES SHOWN IN THIS DETAIL AND ACCORDING TO ALL OTHER DETAILS SHOWN ON THIS SHEET.

10 TYPICAL DRIP GRID LAY-OUT

N.T.S.



PLACE (1) FLUSH VALVE FOR EVERY (15) GPM FLOW PER DRIP GRID. MINIMUM (1) FLUSH VALVE PER DRIP GRID.

1. FINISHED GRADE.
2. NETAFIM LINE FLUSH VALVE. TL050MFV-1 FOR FLOWS ABOVE 3.64 GPM. TLFV-1 FOR FLOWS UP TO 3.64 GPM .
3. RAIN BIRD VB-10RND VALVE BOX.
4. 1" SCH-40 ELBOW (S x FPT), WITH 1" x ½" BUSHING.
5. BRICKS - ONE OF THREE.
6. 3/4" GRAVEL SUMP (1 CUBIC FOOT).
7. RAIN BIRD PVB-6RND VALVE BOX. TOP OF VALVE BOX FLUSH WITH TOP OF MULCH.
8. 1-INCH PVC LATERAL FROM EXHAUST HEADER.

7 NETAFIM FLUSH VALVE - PLUMBED TO PVC

N.T.S.

HDL-CV DRIPLINE GENERAL GUIDELINES FOR WATERING TIME

	TURF			SHRUB & GROUND COVER		
	CLAY	LOAM	SANDY	CLAY	LOAM	SANDY
DIPPER FLOW (GPH)	0.40	0.60	0.90	0.40	0.60	0.90
DRIPPER INTERVAL	24"	12"	12"	24"	18"	12"
LATERAL (ROW) SPACING	18"–24"	12"	9"–12"	18"–24"	18"–24"	12"–18"
APPLICATION RATE (IN/HR)	.22–.17	.96	1.93–1.44	.22–.17	.43–.32	1.44–.96
TIME TO APPLY 1/4"	68–88	16	8 –10	68–88	35–47	10–16

8 HUNTER HDL-COP DRIPLINE TABLE -1

N.T.S.

HUNTER HDL-COP MAXIMUM LENGTH OF SINGLE LATERAL (FEET)

DRIPPER SPACING			12"				18"				24"	
DRIPPER FLOW RATE (GPH)				0.4	0.6	0.9	–	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE (PSI)		15	–	285	236	164	–	404	333	233	423	211
		20	–	339	280	192	–	475	395	273	501	292
		30	–	411	339	236	–	582	482	333	610	389
		40	–	463	385	267	–	657	545	376	688	451

HUNTER HDL-COP FLOW PER 100 FEET

DRIPPER SPACING			0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER	
	GPH	GPM	GPH	GPM	GPH	GPM	GPH	GPM
12"	–	–	40.00	0.67	60.00	1.00	90.0	1.50
18"	–	–	26.67	0.44	40.00	0.67	59.9	0.99
24"	–	–	20.00	0.33	30.00	0.50	45.0	0.75

SUPPLY AND EXHAUST HEADER SIZING CHART (UNLESS NOTED ON PLANS)

STEP 1: ADD LENGTH OF ALL TECHLINE LATERAL TUBING CONNECTED TO THE HEADER.
STEP 2: DIVIDE THIS TOTAL LENGTH BY 100 TO INDICATE THE LENGTH IN UNITS OF 100.
STEP 3: LOCATE THE GPM THAT APPLIES FOR EACH UNIT OF 100 FEET LENGTH ON THE CHART "TECHLINE FLOW PER 100 FEET". MULTIPLY THIS GPM NUMBER TIMES THE UNITS OF 100 FEET FOR THE TOTAL GPM AT THIS HEADER.
STEP 4: SIZE THE HEADER WITH THE FOLLOWING:
1 TO 6 GPM: 3/4" HEADER. 6 TO 10 GPM: 1" HEADER.
10 TO 20 GPM: 1 1/4" HEADER. 20 TO 30 GPM: 1 1/2" HEADER.

9 HUNTER HDL-COP DRIPLINE TABLE - 2

N.T.S.

Scale:	1" = 8'
Design Date:	11-07-2025
Drawn By:	RT
Last Date: Modified	

Revisions:
1. 11-07-2025 Modified Drip Grids
2.
3.
4.
5.
6.

IRRIGATION
DRIP DETAILS

TENANT IMPROVEMENT FOR:
PROGREEN TECHNOLOGY, LLC.
228 S. Dixie Highway
Stuart, FL., 32994

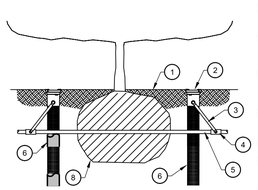
Michael Flaugh
Digitally signed by Michael Flaugh
Date: 2025.11.10 11:01:06 -05'00'

NORTH

REGISTERED LANDSCAPE ARCHITECT
MICHAEL J. FLAUGH
LA0001678
STATE OF FLORIDA

IR-2

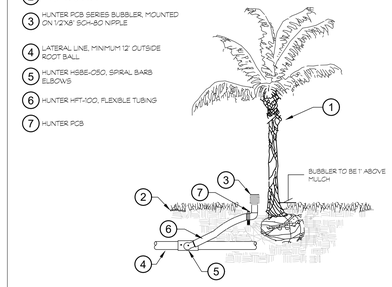
Project #
2025-1003_TIPT



1. FINISHED GRADE / TOP OF MULCH
2. RWS WITH PURPLE GRATE FLUSH WITH FINISHED GRADE.
3. RAIN BIRD SA-125050 SWING JOINT.
4. PVC SCH-40 SERVICE TEE
5. PVC LATERAL
6. SOCK FOR SANDY SOILS
7. 4" WIDE x 36" LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
8. PLANT ROOT BALL

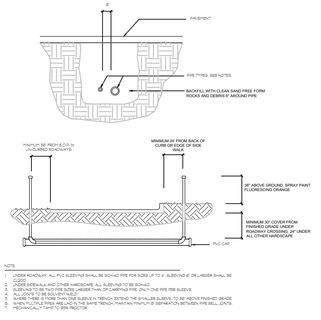
NOTES:
1. POSITION 2 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL TOP OF ROOT BALL EVEN WITH, OR SLIGHTLY ABOVE, FINISHED GRADE, OR THE TOP OF MULCH.
3. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1.9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
6. RWS–SOCK FOR USE IN SANDY SOILS

1 ROOT WATERING SYSTEM RWS-B-C-1402 W/ RWS-GRATE-P
NTS



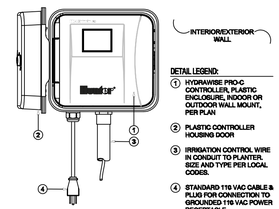
1. TREE OR PALM AS NOTED
2. FINISHED GRADE
3. HUNTER PCB SERIES BUBBLER, MOUNTED ON 1/2"X6" SCH-80 NIPPLE
4. LATERAL LINE, MINIMUM 12" OUTSIDE ROOT BALL
5. HUNTER HSBE-050, SPIRAL BARB ELBOWS
6. HUNTER HPT-100, FLEXIBLE TUBING
7. HUNTER PCB

2 HUNTER PCB BUBBLER, FIXED RISER
NTS. 62 01OT-05



NOTE:
1. UNDER ROADWAY, ALL PVC SLEEVING SHALL BE SCH-40 PIPE FOR SIZES UP TO 4". SLEEVING 6" OR LARGER SHALL BE CLASS 200.
2. UNDER SIDEWALKS AND OTHER HARDSCAPE, ALL SLEEVING TO BE SCH-40.
3. SLEEVING TO BE TWO PIPE SIZES LARGER THAN ZP CHARTY-TYPE ONLY ONE PIPE PER SLEEVE.
4. SLEEVING TO BE SCH-40 PVC.
5. WHERE THERE IS MORE THAN ONE SLEEVE IN TRENCH, EXTEND THE SHALLOW SLEEVE TO BE ABOVE FINISHED GRADE.
6. WHEN POLYPLE PIPES ARE LAID IN THE SAME TRENCH, THAN MIN. TRIPLE OF SEPARATION BETWEEN PIPE BELL JOINTS.
7. MECHANICALLY TAMPED OPEN TRENCH.

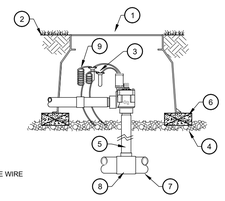
3 ROADWAY / HARDSCAPE SLEEVING
NTS.



DETAIL LEGEND:
1. HYDRAWISE PRO-C CONTROLLER, PLASTIC ENCLOSURE, INDOOR OR OUTDOOR WALL MOUNT, PER PLAN
2. PLASTIC CONTROLLER HOUSING DOOR
3. IRRIGATION CONTROL WIRE IN CONDUIT TO PLANTER, SIZE AND TYPE PER LOCAL CODES.
4. STANDARD 110 VAC CABLE & PLUG FOR CONNECTION TO GROUNDED 110 VAC POWER RECEPTACLE

NOTES:
A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
B. CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS A.C. @INTERNATIONAL MODELS
C. SEE PLAN LEGEND FOR MODEL NUMBER AND SPECIFICATIONS.
D. ALWAYS REFER TO PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION.
E. MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE.

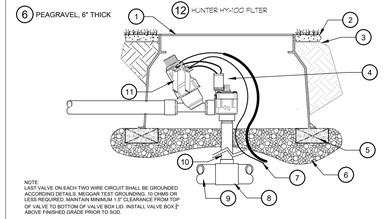
4 HYDRAWISE PRO-C CONTROLLER



1. RAIN BIRD VB-10RND VALVE BOX, LID FLUSH WITH SOD
2. FINISHED GRADE
3. 3M-DBY/R SPLICE KITS
4. 6" LAYER OF 3/4" GRAVEL
5. T SCH-80- NIPPLE, LENGTH AS REQUIRED
6. BRICKS (3)
7. MAINLINE, SEE SPECIFICATIONS FOR TYPE
8. MAINLINE FITTING, SEE SPECIFICATIONS FOR TYPE.
9. PAIGE, SINGLE SOLID STRAND PE WIRE RATED FOR DIRECT BURIAL.

NOTES:
1. CONTRACTOR MAY INSTALL MULTIPLE VALVES IN A RAIN BIRD VB-STD VALVE BOX.
2. IF SCH-40/80 PVC FITTINGS ARE SPECIFIED FOR MAINLINE, CONTRACTOR MAY USE SOLVENT WELD FITTINGS RATHER THAN STANDARD SLIP BY TREAD SERVICE TEE.
3. NO MALE ADAPTORS ARE TO BE USED ON SOLENOID VALVES.
4. COIL AN ADDITIONAL 24" LOOSE ZONE CONTROL WIRES IN VALVE BOX.
5. SEAL VALVE BOX OPENINGS FILTER FABRIC PRIOR TO BACK FILLING. COMPACT SOIL TO 95% DENSITY.
6. USE TEFLON TAPE ON ALL TREADED FITTINGS.
7. FLUSH MAINLINE PRIOR TO INSTALLING VALVES.

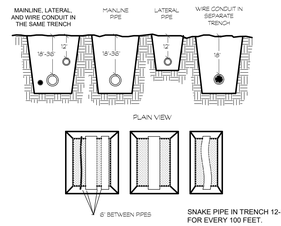
5 HUNTER PGV-101A, Angle configuration
NTS.



1. RAIN BIRD VB-STD VALVE BOX WITH VB-STDEXTB
2. SOD LAYER
3. FINISHED GRADE
4. HUNTER ACCU-SYNC AS-ADJ NOT SHOWN.
5. BRICK, ONE OF (4)
6. PEAGRAVEL, 6" THICK
7. PAIGE WIRE; 18 GAUGE SINGLE SOLID STRAND RATED FOR DIRECT BURIAL. RED AND BLUE.
8. MAINLINE FITTING, SEE SPECIFICATION FOR TYPE
9. MAINLINE PIPE, SEE SPECIFICATIONS FOR TYPE
10. SCH-80 NIPPLE, LENGTH AS REQUIRED
11. 3M-DBY SPLICE KIT (2)
12. HUNTER HY-100 FILTER

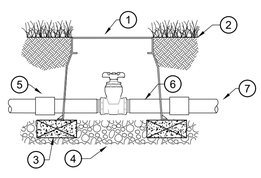
NOTE:
LAST VALVE ON EACH TWO WIRE CIRCUIT SHALL BE GROUNDED ACCORDING DETAILS. MEGGAR TEST GROUNDING, 10 OHMS OR LESS REQUIRED. MAINTAIN MINIMUM 1.5" CLEARANCE FROM TOP OF VALVE TO BOTTOM OF VALVE BOX LID. INSTALL VALVE BOX 2" ABOVE FINISHED GRADE PRIOR TO SOD.

6 HUNTER PGV-101A, WITH HY-100 FILTER AND HUNTER ACCU-SYNC AS-ADJ
NTS.



NOTE:
1. MINIMUM PIPE DEPTH SHALL BE PER DETAIL, HOME DEPOT SPEC'S / LOCAL / STATE CODES, FROSTLINE, WITCH EVER IS MOST STRINGENT
2. MAINLINE AND LATERAL PIPE, TYPE AND DEPTH UNLESS OTHERWISE NOTED IN SPECIFICATIONS.
3. PIPE IN THE SAME TRENCH SHALL HAVE MINIMUM 6" HORIZONTAL & VERTICAL SEPARATION.
4. IF ROCK OR OTHER DEBRIS IS ENCOUNTERED, CONTRACTOR SHALL SHALL HAVE MINIMUM IMBED PIPE 3/4"-2" IN 4" OF SAND, AND 3"- 4" IN 6" OF SAND. FOR LARGER PIPE. SEE SPECIFICATIONS
5. COMPACT BACKFILL TO 95% DENSITY.
6. CONTRACTOR TO REPAIR ALL SINK HOLES AND DEPRESSIONS UNDER WARRANTY PERIOD AT NO COST TO OWNER.

7 PIPE TRENCH DETAIL
NTS.



1. RAIN BIRD VB-10RND VALVE.
2. FINISHED GRADE
3. BRICKS, 1 OF 3
4. PEA GRAVEL, MIN. 6" DEEP
5. SCH-80 COUPLING
6. SCH-80 NIPPLE
7. MAINLINE, SEE PLAN SPECIFICATIONS FOR TYPE AND SIZE.

NOTES:
1. ADD VALVE BOX EXTENSIONS AS NECESSARY.
2. SEAL VALVE BOX SIDE WALL OPENINGS PRIOR TO BACK FILLING. COMPACT SOIL TO 95% DENSITY.
3. USE TEFLON TAPE ON ALL TREADED FITTINGS.

8 NIBCO T-113 GATE VALVE
NYS 8

Scale:	1" = 8'
Design Date:	11-07-2025
Drawn By:	RT
Last Date: Modified	

Revisions:
1. 11-07-2025 Modified Drip Circle
2.
3.
4.
5.
6.

IRRIGATION DETAILS

TENANT IMPROVEMENT FOR:
PROGREEN TECHNOLOGY, LLC.
228 S. Dixie Highway
Stuart, FL., 32994

Michael Flaugh
Digitally signed by Michael Flaugh
Date: 2025.11.10 11:01:20 -05'00'

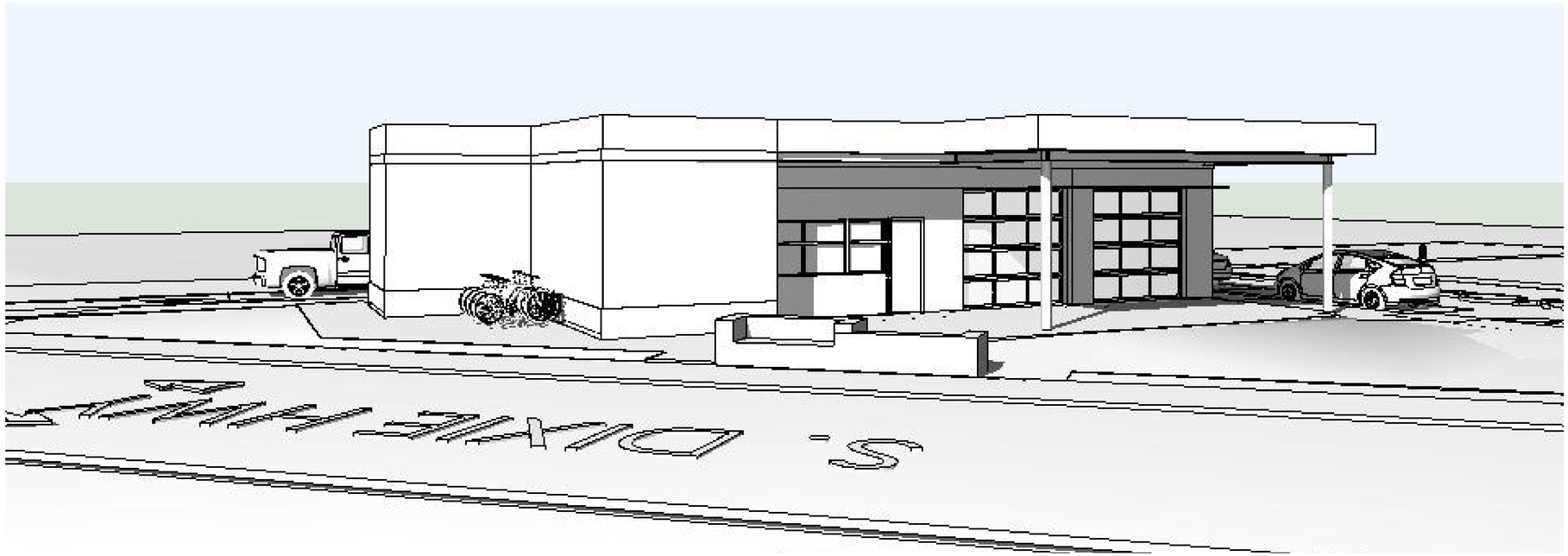
NORTH

REGISTERED LANDSCAPE ARCHITECT
MICHAEL FLAUGH
LA 6666678
STATE OF FLORIDA

IR-3

Project #
2025-1003_TIPT

TENANT IMPROVEMENT
228 S DIXIE HWY



DRAWING LIST

A1 VICINITY MAP

A2 SITE PLAN

A3 FLOOR PLAN

A4 FRONT REAR ELEVATIONS

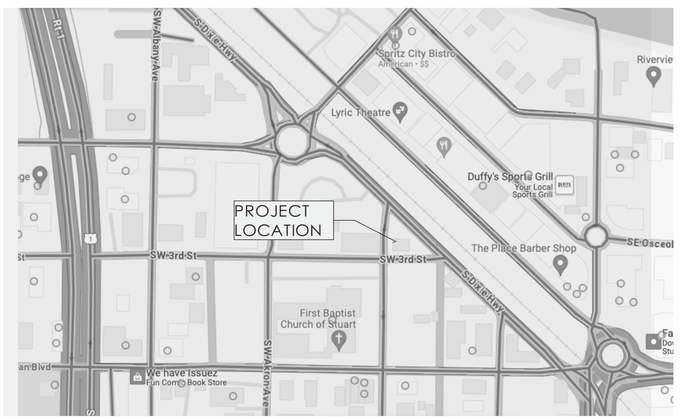
A5 SIDES ELEVATIONS

A6 RENDERING

ABBREVIATION

AFF	ABOVE FINISHED FLOOR	**FIN**	FINISH	**MO**	MASONRY OPENING	**REC.**	RECESSED
A.P.	ACCESS PANEL	**FIN. FL**	FINISH FLOOR	**MATL.**	MATERIAL	**REQ'D.**	REQUIRED
ACOUS.	ACOUSTICAL	**FIN. SL**	FINISH SLAB	**MAX.**	MAXIMUM	**RA**	RETURN AIR
ADJ.	ADJACENT	**FPRF.**	FIREPROOF	**MECH.**	MECHANICAL	**REV.**	REVISE/REVISION
A/C	AIR CONDITIONING	**FL.**	FLOOR	**MTL**	METAL	**RF**	ROOF
AL. FL.	ALIGN FLUSH	**FLUOR.**	FLUORESCENT	**MIN.**	MINIMUM	**RO**	ROUGH OPENING
AL.	ALUMINUM	**FT.**	FOOT/FEET	**MISC.**	MISCELLANEOUS	**SCHED.**	SCHEDULE
APPROX.	APPROXIMATE	**GL.**	GLASS	**MLDG.**	MOLDING	**SECT.**	SECTION
ARCH.	ARCHITECTURAL	**GRL.**	GRILLE	**MTD.**	MOUNTED	**SEW.**	SEWER
BLKG.	BLOCKING	**GYP.**	GYPSUM BOARD	**MUL.**	MULLION	**SHT.**	SHEET
BO	BY OTHER/OWNER	**HNDRL.**	HANDRAIL	**NOM.**	NOMINAL	**SIM.**	SIMILAR
CLG.	CEILING	**HDBD.**	HARDBOARD	**NA**	NOT APPLICABLE	**SC.**	SOLID CORE
C.H.	CEILING HEIGHT	**HDWD.**	HARDWOOD	**NIC**	NOT IN CONTRACT	**SQ. FT.**	SQUARE FOOT
CHAND.	CHANDELIER	**HVAC**	HEATING, VENT, & A/C	**NO.**	NUMBER	**S. STL.**	STAINLESS STEEL
CL	CENTER LINE	**HC**	HOLLOW CORE	**OC**	ON CENTER	**STD.**	STANDARD
CT	CERAMIC TILE	**HM**	HOLLOW METAL	**OPNG.**	OPENING	**STL.**	STEEL
COL.	COLUMN	**HORIZ.**	HORIZONTAL	**OPP./OPH**	OPPOSITE/OPPOSITE HANE	**STOR.**	STORAGE
CONC.	CONCRETE	**HB**	HOSE BIB	**PTD.**	PAINTED	**TEL.**	TELEPHONE
CONST.	CONSTRUCTION	**IN.**	INCHES	**PART.**	PARTITION	**TBD**	TO BE DETERMINED
CONT.	CONTINUOUS	**INSUL.**	INSULATION	**PL.**	PLASTER	**TYP.**	TYPICAL
DET.	DETAIL	**LAM.**	LAMINATE	**P.LAM.**	PLASTIC LAMINATE	**UNO**	UNLESS NOTED OTHERWISE
DIM.	DIMENSION	**LD**	LEADER	**PLYWD.**	PLYWOOD	**VIF**	VERIFY IN FIELD
DR	DOOR			**QTY.**	QUANTITY	**VCT.**	VINYL COMPOSITION TILE
DBL.	DOUBLE					**W/**	WITH
DN.	DOWN					**W/O**	WITHOUT
DWG.	DRAWING					**WD**	WOOD

LOCATION



Brian Carnes Llc. No. A-12305
These plans are the property of the architect. They are not to be used in any way without the express written permission and consent of BC Architects Inc. ©BC Architects Inc., llc. AA C0002008

BC Architects inc.
900 SE Osceola St. Stuart, FL 34994 772 • 287 • 7318 www.bcarchitectsinc.com

City of Stuart

Tenant Improvement for:
Progreen Technology, LLC
228 S Dixie Hwy
Stuart, FL

REVISIONS

STATE OF FLORIDA
BRIAN CARNES
NO.0012305
REGISTERED ARCHITECT

DATE 8-30-24
SHEET
T1

Copyright © 2024 · ALL RIGHTS RESERVED

Vicinity Map

Scale:1" = 20'

Location Map

NOT TO SCALE

Brian Carnes Llc. No. AA 12305
BC Architects inc.
900 SE Osceola St., Stuart, FL 34994 772 • 287 • 7318 www.bcarchitectsinc.com

These plans are the property of the architect. They are not to be used in any way without the express written permission and consent of BC Architects Inc. ©, inc. AA C022008

Tenant Improvement for:
Progreen Technology, LLC
228 S Dixie Hwy
Stuart, FL

City of Stuart

REVISIONS

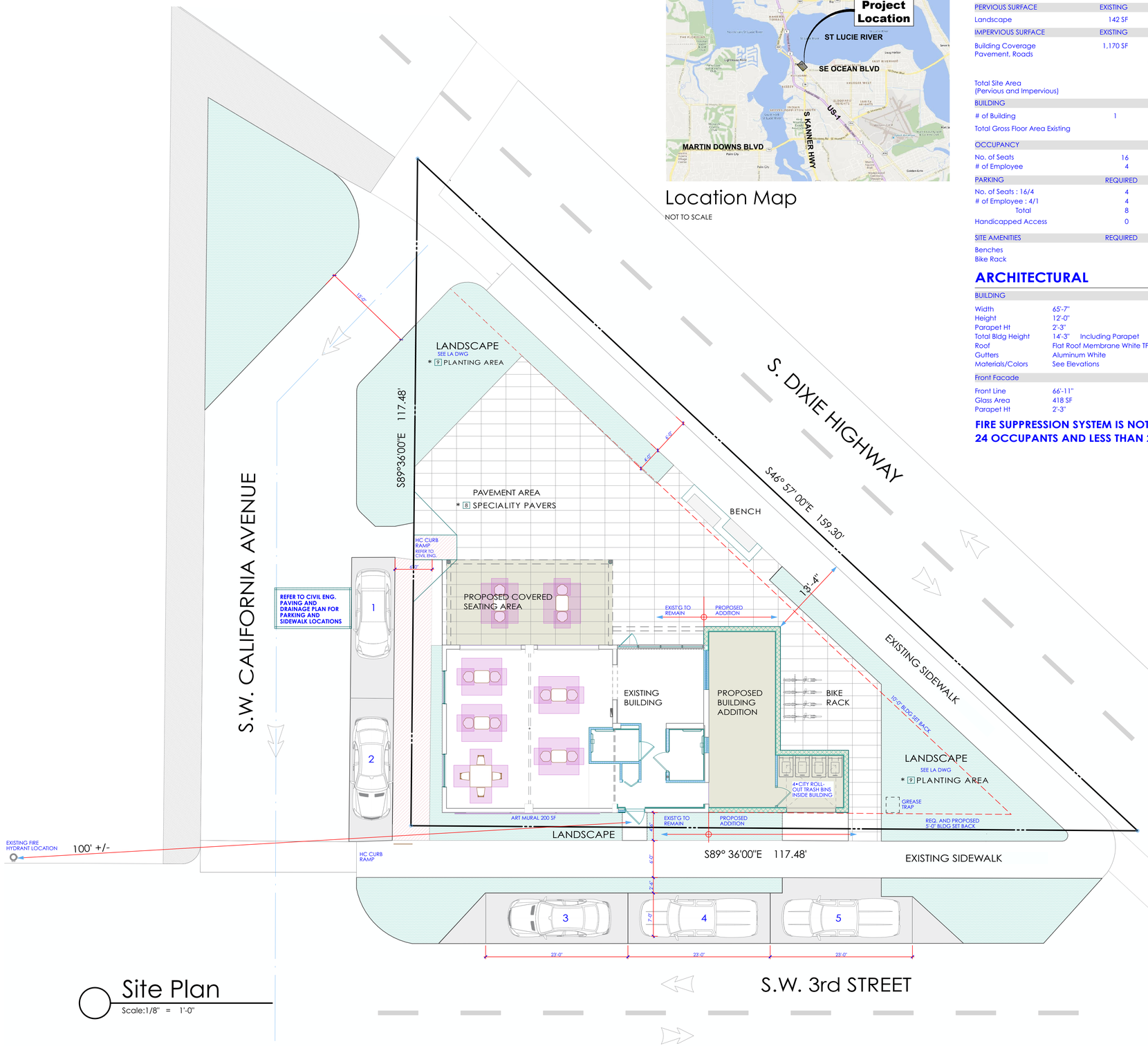
STATE OF FLORIDA
BRIAN CARNES
NO.0012305
REGISTERED ARCHITECT

DATE 8-30-24
SHEET
A1

Copyright © 2024 ALL RIGHTS RESERVED

Location Map

NOT TO SCALE



Site Plan

Scale:1/8" = 1'-0"

SITE DATA

SITE DATA		SQ. FT.		%
Total Site Area		6,340 SF		100%
Zoning	Urban Center (UC)			
Future Land Use	Downtown			
PCN	05-38-41-014-006-00000-4			
Existing Use	Vacant Automotive Garage			
Proposed Use	Restaurant			
PERVIOUS SURFACE		EXISTING	PROPOSED	
Landscape		142 SF	1,090 SF	17.2 %
IMPERVIOUS SURFACE		EXISTING	PROPOSED	
Building Coverage		1,170 SF	1,622 SF (452 SF Add.)	25.6 %
Pavement, Roads			3,621 SF	57.2 %
			5,243 SF	82.7 %
Total Site Area (Pervious and Impervious)			6,340 SF	100.0 %
BUILDING			SQ. FT.	
# of Building		1		
Total Gross Floor Area Existing			1,622 SF	18.5 %
OCCUPANCY				
No. of Seats		16		
# of Employee		4		
PARKING		REQUIRED	PROVIDED	
No. of Seats : 16/4		4	0	
# of Employee : 4/1		4	0	
Total		8	5	NOT on site - Provided on street
Handicapped Access		0	0	
SITE AMENITIES		REQUIRED	PROVIDED	
Benches			2	
Bike Rack			4	

ARCHITECTURAL

BUILDING		
Width	65'-7"	
Height	12'-0"	
Parapet Ht	2'-3"	
Total Bldg Height	14'-3"	Including Parapet
Roof	Flat Roof Membrane White TPO	
Gutters	Aluminum White	
Materials/Colors	See Elevations	
Front Facade		
Front Line	66'-11"	100%
Glass Area	418 SF	
Parapet Ht	2'-3"	

FIRE SUPPRESSION SYSTEM IS NOT REQUIRED WITH 24 OCCUPANTS AND LESS THAN 2000 SQ FT.

LAND DEVELOPMENT CODE SECTION 3.01.06 (A)(2)(b)(1-17)

1. Building height. The proposed building is proportional and complimentary to surrounding buildings in the area.	YES
2. Additional building setbacks. Three- and four-story buildings have an additional five-foot setback on each side.	N/A
3. Mixed residential unit types. The proposed development includes a mix of one- and two-bedroom rental apartments 1,000 square feet or less of gross floor area.	N/A
4. Architectural treatments. Architectural treatments on the principal building facade should be continued around all sides of the building that are visible from the public realm.	
5. Architectural features for mixed-use buildings. In mixed-use buildings, the ground floor shall be differentiated from upper floors through the use of strong cornice lines, awnings, distinct but compatible exterior colors or materials, exterior lighting, colonnades or overhangs that cover the sidewalk, increased setback for upper floors or similar treatments.	N/A
6. Defined entrance. The primary building entrance is a prominent feature that is well lit and visible and directly accessible from a public street. To the extent possible, the primary building entrance should be defined and articulated with pediments, pilasters, columns, porticoes, porches, overhangs, railings, or other architecturally compatible elements.	YES WITH OVERHANG AND ALL GLASS WALL ALL ADJACENT WALLS BESIDE PORCH IS SOLID
7. Pedestrian amenities. Pedestrian amenities in the form of benches, potted plants, flower boxes, outdoor patio area, murals, or other acceptable forms of amenities located adjacent to a public sidewalk and/or right-of-way.	YES BENCH AT SIDEWALK
8. Patio gardens. The proposed structure incorporates gardens which include a mixture of flower boxes, arbors, trellis, flowering vines, and other landscaping materials.	N/A
9. Varying roof lines. Roofs shall have three or more roof slope planes per primary facade, sloping roofs or have vertical roof changes with a minimum change in elevation of two feet.	N/A
10. Elevation plane variation. The elevation plane variation is identified as the exterior wall of a structure or building. For planes 50 feet or less, the secondary plane shall project at least two feet from the primary plane and make up at least five percent of the entire elevation. For planes larger than 50 feet, the secondary plane shall project at least two feet from the primary plane and make up at least 30 percent of the entire elevation.	YES ONLY WALL CONTINUOUS 50' OR MORE IS REAR. 6' OF RAISED PARAPET ADDED FOR 12% VARIATION
11. Blank walls. Long, windowless, uninterrupted walls shall be avoided. Transparent windows or faux windows or shutters shall comprise at least 30 percent of street and water side exterior elevations and blank wall areas shall not exceed ten feet in vertical direction and 20 feet in horizontal direction of any facade.	YES MURAL
12. Solar hot water, electric, or air. Installation of solar water heaters, photovoltaic panels, and/or solar space heating (either passive or active) systems. Solar facility shall be installed for each individual residential or non-residential unit through a common system supplying each residential or non-residential unit. The solar unit shall be designed to be the primary heat or electrical source for the residential or non-residential unit being served.	YES 16kW SOLAR PANELS ON FLAT ROOF
13. Enhanced landscaping. Landscaping shall be planted over and above city code requirements with respect to size, quantity, and quality.	YES
14. Improvements to the surrounding neighborhood. The applicant proposes to make improvements such as; burying utility lines, replacing existing sidewalks with stamped concrete or pavers, providing pedestrian walkways constructed of stamped concrete or pavers, or other improvements.	
15. Green Space. The development preserves open space. a. A tot lot or park is provided on site. b. Land is donated to the city to use as public green space. c. A monetary contribution is made to the city public enhancement fund. d. An additional vista(s) of at least five feet is provided in the Urban Waterfront Subdistrict.	YES
16. Decorative paving. The development includes the use of brick pavers or stamped or color concrete, in accordance with city specifications, on the site.	YES
17. Historic preservation. For buildings identified in the City of Stuart update to the 1991 historic property survey dated April 2003 and any subsequent updates thereof; or any other structure which has local architectural, historical, or cultural significance, the following shall apply: a. The existing facades of historic structures are preserved and incorporated into the overall design of the proposed development. b. Any expansion of an existing building is historically or architecturally consistent with the existing building. c. Historic structures are relocated within the city limits, within Martin County, or outside Martin County. d. A monetary contribution is made to the relocation of historic buildings fund.	N/A

LAND DEVELOPMENT CODE SECTION 11.01.11 (G)(5)(a-j)

5. At the conclusion of the public hearing or within 30 working days thereafter, the city commission or community redevelopment board shall determine whether the application is in compliance with the requirements of this Code and the Comprehensive Plan. The factors that the city commission or community redevelopment board shall consider when making its determination are as follows:	
a. The proposed use is not contrary to the established land uses in the immediate area.	NOT CONTRARY
b. The proposed use would not significantly depart from the densities or intensities of use in the surrounding area and thereby increase or overtax the load on public facilities such as schools, utilities, and streets and other public infrastructure.	NOT DEPART
c. The proposed use will not be contrary to the future land use designation and will not have an adverse effect on the goals, policies and objectives of the Comprehensive Plan.	NOT CONTRARY
d. The existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.	N/A
e. The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety.	TO BE DETERMINED
f. The proposed use will not create drainage or a storm water quality problem.	LESS THAN EXIST
g. The proposed use will not significantly reduce light or air to adjacent areas.	NOT REDUCE
h. The proposed use is less burdensome on neighboring properties and on public infrastructure than uses permitted by right in the district.	TO BE DETERMINED
i. The proposed use is not out of scale with the uses permitted by right in the district and with the existing uses in the neighborhood.	NOT OUT OF SCALE
j. There are no other adequate sites for the proposed use in districts in which the proposed use is permitted by right within the city.	N/A

WAIVER TABLE

LAND DEVELOPMENT CODE	REQUIREMENT	PROPOSED DEVIATION
Section 3.01.03(F)(2) and Section 6.01.12	On-site parking for restaurant use requires a minimum of one space per 4 seats	Requesting to deviate from the on-site parking requirement and to approve a shared-parking agreement for 14 off-site parking to serve the proposed use.

BC Architects inc.
900 SE Osceola St., Stuart, FL 34994
772 • 287 • 7318
www.bcarchitectsinc.com
Brian Carnes Llc. No. AA 12305
BC Architects Inc. lic. no. AA C002008

These plans are the property of the architect. They are not to be used in any way without the express written permission and consent of BC Architects Inc.

City of Stuart

Tenant Improvement for:
Progreen Technology, LLC
228 S Dixie Hwy
Stuart, FL

REVISIONS

STATE OF FLORIDA
BRIAN CARNES
NO.0012305
REGISTERED ARCHITECT

DATE 8-30-24

SHEET

A2

Copyright © 2024 - ALL RIGHTS RESERVED

DEMO LEGEND

DASH LINES DENOTE TO BE REMOVED

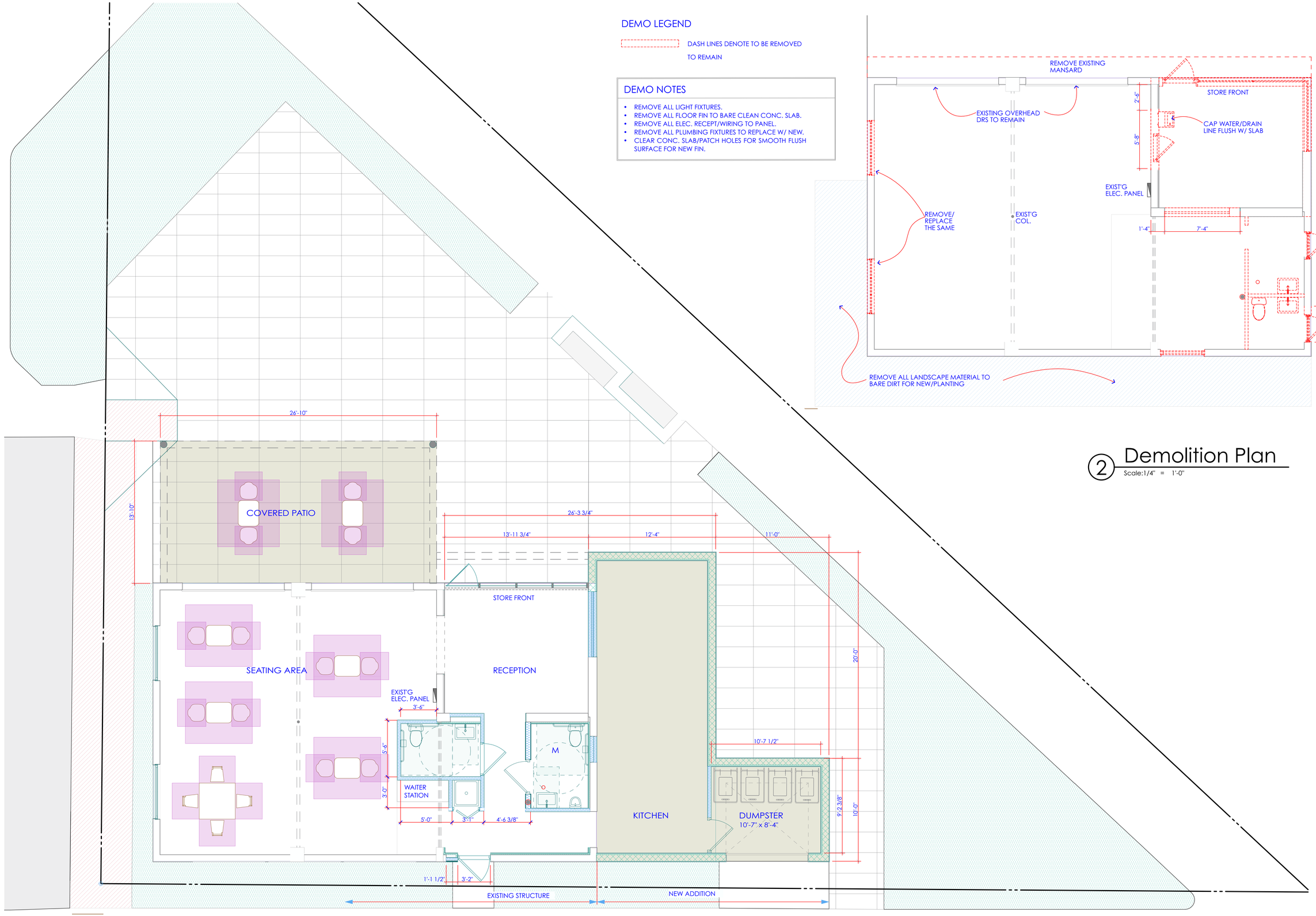
TO REMAIN

DEMO NOTES

- REMOVE ALL LIGHT FIXTURES.
- REMOVE ALL FLOOR FIN TO BARE CLEAN CONC. SLAB.
- REMOVE ALL ELEC. RECEPT/WIRING TO PANEL.
- REMOVE ALL PLUMBING FIXTURES TO REPLACE W/ NEW.
- CLEAR CONC. SLAB/PATCH HOLES FOR SMOOTH FLUSH SURFACE FOR NEW FIN.

2 Demolition Plan

Scale:1/4" = 1'-0"



1 Floor Plan

Scale:1/4" = 1'-0"

BC Architects inc.
900 SE Osceola St., Stuart, FL 34994
772 • 287 • 7318
www.bcarchitectsinc.com
Brian Cairnes Lic. No. AA 12305
Brian Cairnes Lic. No. AR C012008

These plans are the property of the architect. They are not to be used in any way without the express written permission and consent of BC Architects Inc.

City of Stuart

Tenant Improvement for:
Progreen Technology, LLC
228 S Dixie Hwy
Stuart, FL

REVISIONS

STATE OF FLORIDA
BRIAN CAIRNES
NO.0012305
REGISTERED ARCHITECT

DATE 8-30-24
SHEET
A3

Copyright © 2024 - ALL RIGHTS RESERVED

Description		
The shopfront is a frontage type along the sidewalk level of the ground story, typically associated with commercial uses. Shopfronts are frequently shaded by awnings or arcades. Quarterballs and waterfall type awnings are not permitted.		
Dimensions		
Width, length of facade	70% min.	Ⓚ
Door recess	10 feet max.	
Storefront base	1 foot min., 3 feet max.	Ⓡ
Glazing height	8 feet min.	Ⓢ
Optional Awning		
Depth	3 feet min.	Ⓗ
Height, ground level clear	8 feet min.	Ⓙ
Width, length of facade	70% min.	Ⓚ
Set back from curb	2 feet min.	Ⓝ
Facade Transparency		
Ground level	40% min.	

DESIGN STATEMENT:

The preferred architecture style "Shop Front Frontage" is the same as indicated. The use of garage doors do not make it a garage. It provides Shop storefront glass in an operable format, similar to a folding glass wall system as installed on many downtown restaurants.

The follow complies to all aspects of the Municode CD-20 Shop Front

•The foremost front elevation wall is 54' wide. (70 % = 37.8')
The total wall of glass and supports is 39'.

•Glass height is 10' tall with zero base

•Front door recess is 3 ' (1'< 3' <10')

Canopy / awning

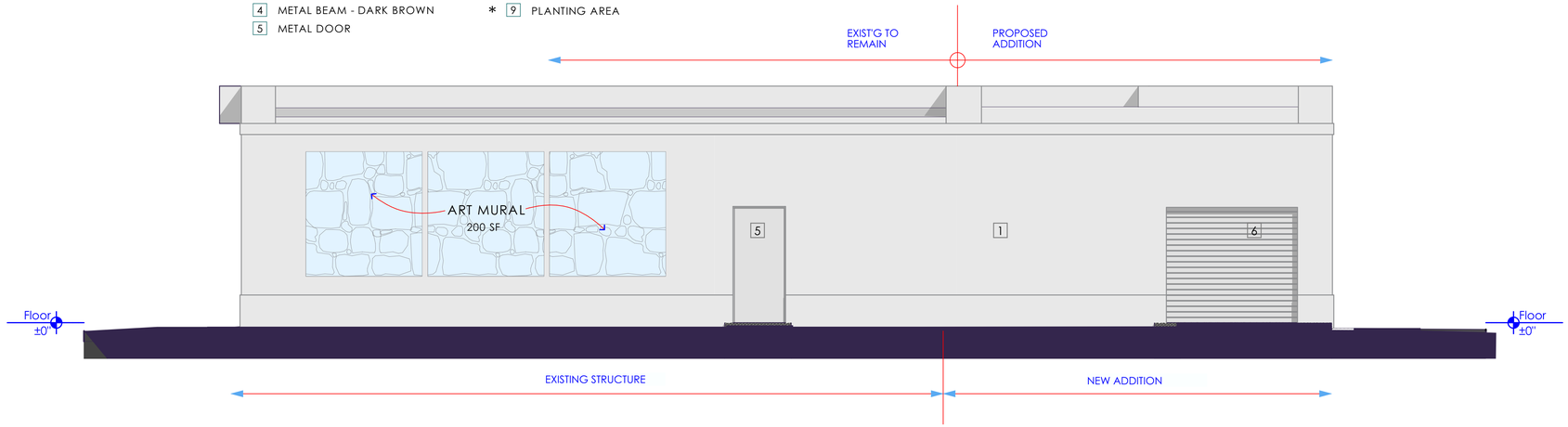
•Canopy depth is 3' - 14' (3' min.)
•Canopy height is 14'-3" (8' min.)
•Canopy width is 41' (70 % = 37.8')
•Canopy set back greater than 2'

Facade Transparency
Front facade 648 sq ft (40 % = 260)
glass area = 330

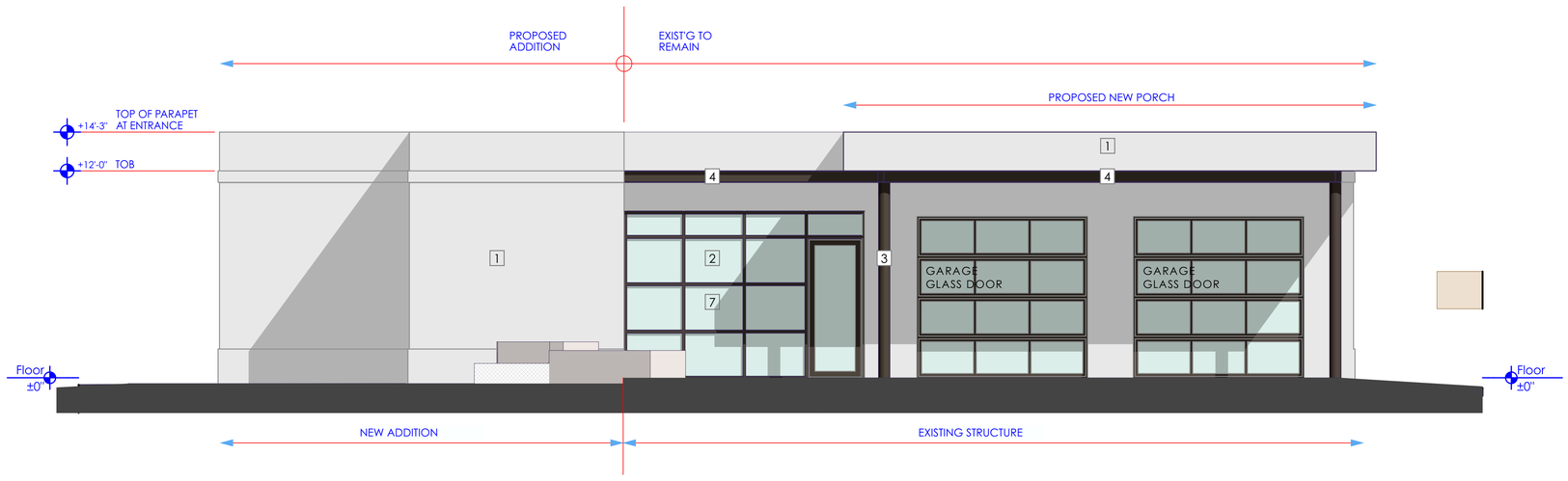
EXTERIOR MATERIALS

* ARCHITECTURAL ELEMENT

1 SMOOTH STUCCO - WHITE
* 2 STOREFRONT - DARK BROWN
3 STEEL POST - DARK BROWN
4 METAL BEAM - DARK BROWN
5 METAL DOOR
6 ROLL UP GARAGE DOOR
* 7 DISPLAY WINDOWS
* 8 SPECIALITY PAVERS
* 9 PLANTING AREA



2 Rear Elevation
Scale:1/4" = 1'-0"



1 Front Elevation
Scale:1/4" = 1'-0"

Brian Cramer Lic. No. AR 12305
These plans are the property of the architect. They are not to be used in any way without the express written permission and consent of BC Architects Inc. ©, inc. AA C002008

BC Architects inc.
900 SE Osceola St., Stuart, FL 34994
772 • 287 • 7318
www.bcarchitectsinc.com

City of Stuart

Tenant Improvement for:
Progreen Technology, LLC
228 S Dixie Hwy
Stuart, FL

REVISIONS

STATE OF FLORIDA BRIAN CRAMER NO.0012305 REGISTERED ARCHITECT

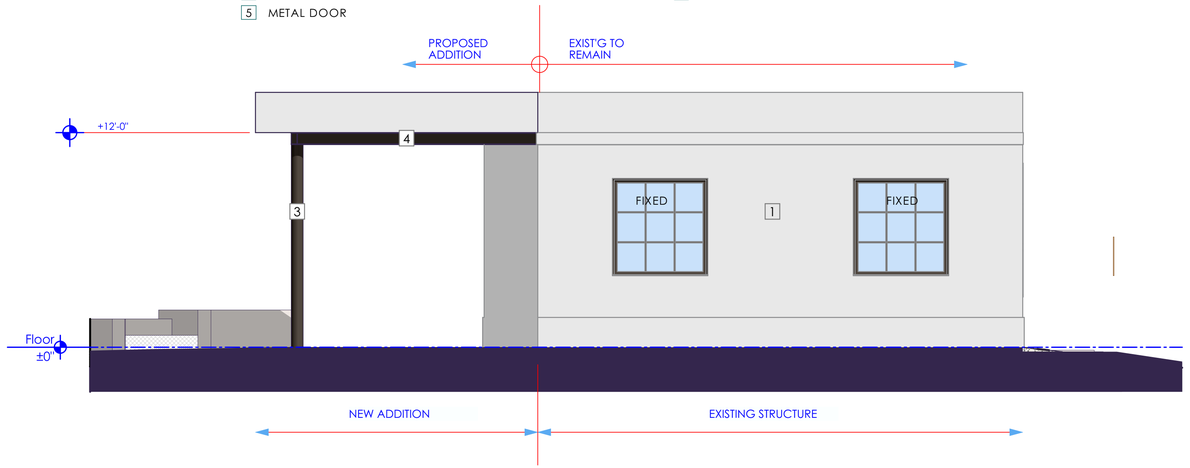
DATE 8-30-24
SHEET
A4

Copyright © 2024 - ALL RIGHTS RESERVED

EXTERIOR MATERIALS

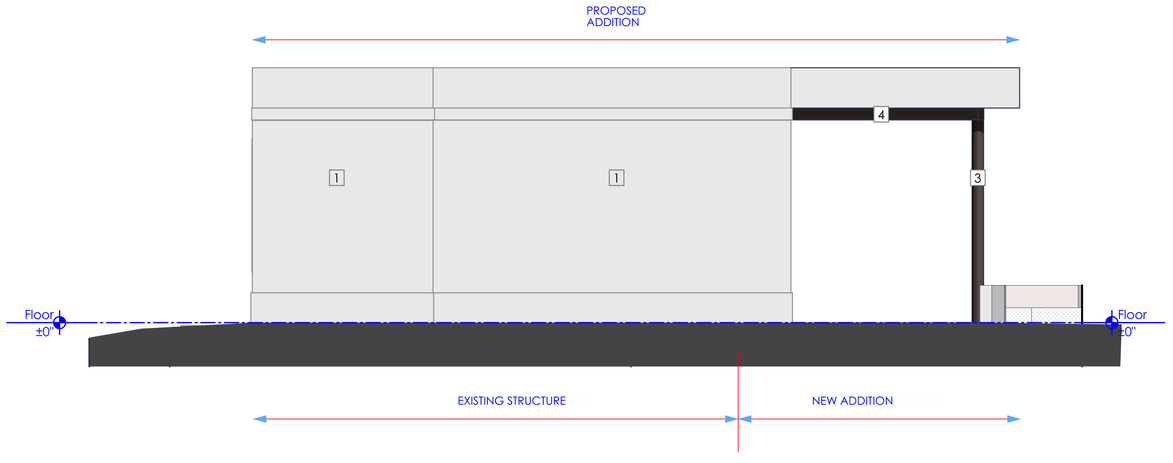
* ARCHITECTURAL ELEMENT

1 SMOOTH STUCCO - WHITE
* 2 STOREFRONT - DARK BROWN
3 STEEL POST - DARK BROWN
4 METAL BEAM - DARK BROWN
5 METAL DOOR
6 ROLL UP GARAGE DOOR
* 7 DISPLAY WINDOWS
* 8 SPECIALITY PAVERS
* 9 PLANTING AREA



4 Right Side Elevation

Scale:1/4" = 1'-0"



3 Left Side Elevation

Scale:1/4" = 1'-0"

Brian Cairnes Lic. No. AR 12305
These plans are the property of the architect. They are not to be used in any way without the express written permission and consent of BC Architects Inc. ©BC Architects Inc., Inc. AA C002008

BC Architects inc.
900 SE Osceola St., Stuart, FL 34994 772 • 287 • 7318 www.bcarchitectsinc.com

City of Stuart

Tenant Improvement for:
Progreen Technology, LLC
228 S Dixie Hwy
Stuart, FL

REVISIONS

STATE OF FLORIDA BRIAN CAIRNES NO.0012305 REGISTERED ARCHITECT

DATE 8-30-24
SHEET
A5

Copyright © 2024 - ALL RIGHTS RESERVED

Copyright © 2024 · ALL RIGHTS RESERVED

Brian Carnes: Lic. No. Ar 12305
These plans are the property of the architect. They are not to be used in any way without the express written permission and consent of BC Architects inc. · lic. no. AA C002008

SHEET A6

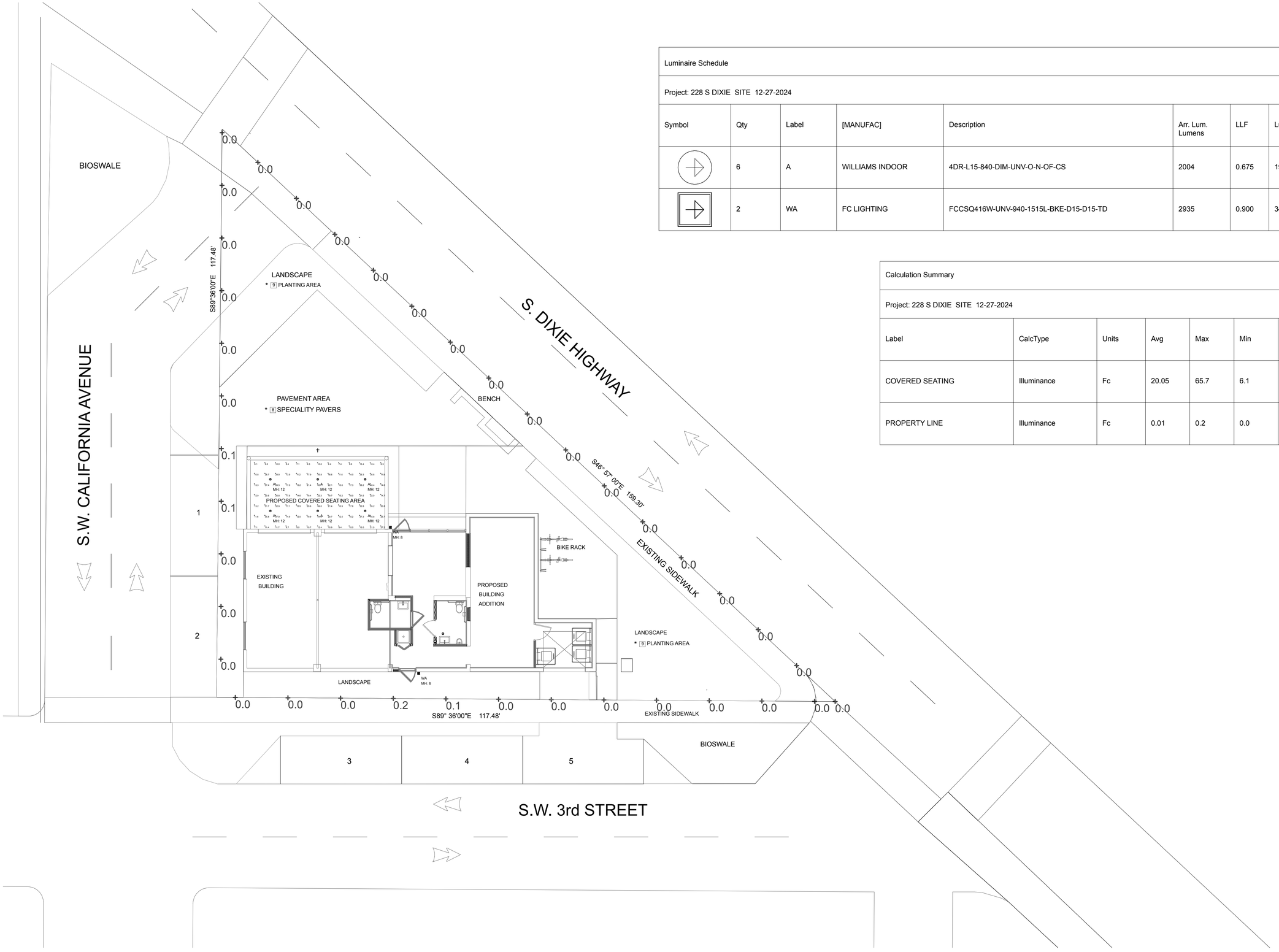
DATE 8-30-24

REVISIONS

Tenant Improvement for:
Progreen Technology, LLC
228 S Dixie Hwy
Stuart, FL

City of Stuart

BC Architects inc.
900 SE Osceola St., Stuart, FL 34994 772 • 287 • 7318 www.bcarchitectsinc.com



1 Photometric Lighting Plan

NOT TO SCALE

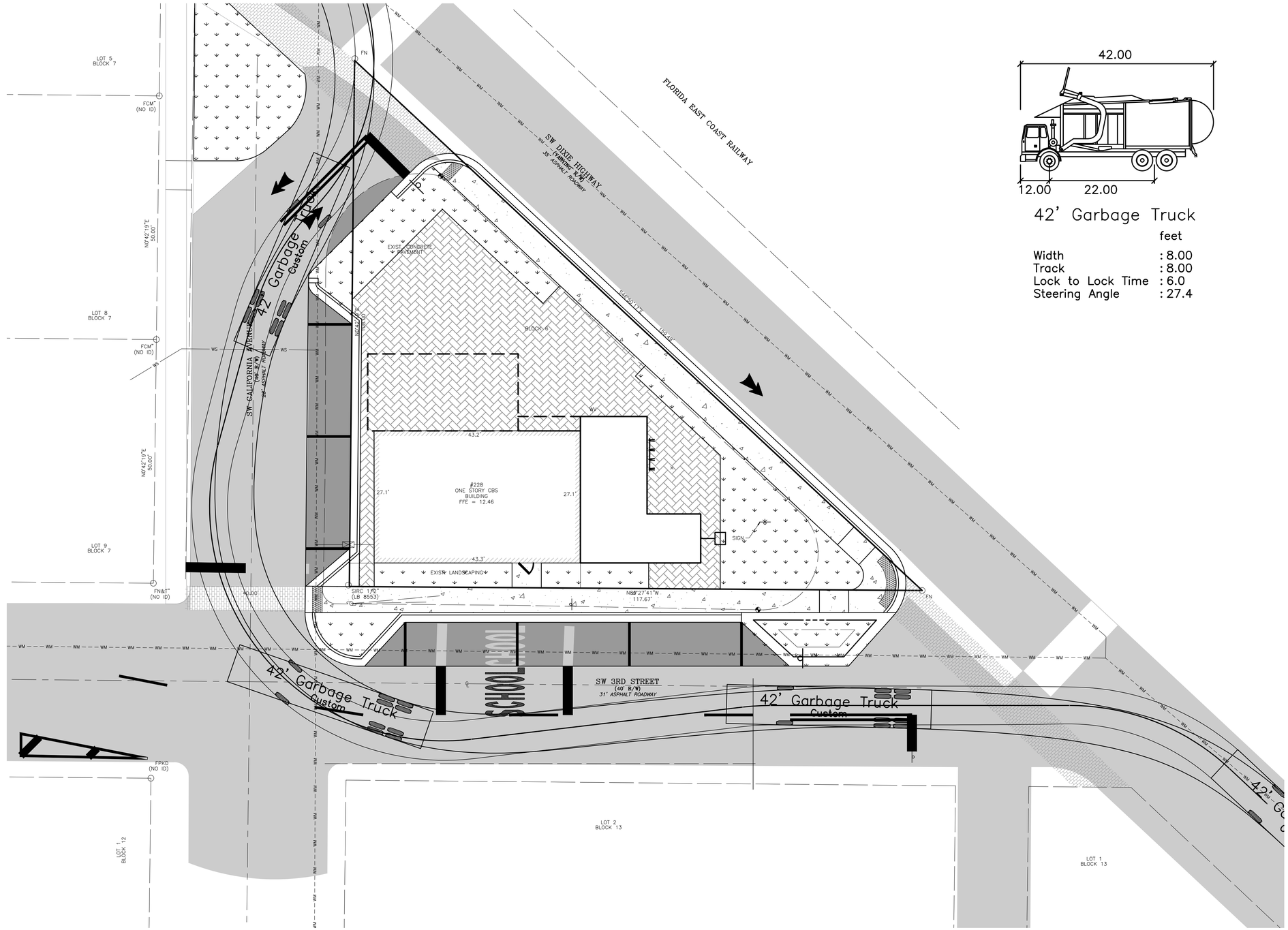
Luminaire Schedule								
Project: 228 S DIXIE SITE 12-27-2024								
Symbol	Qty	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	6	A	WILLIAMS INDOOR	4DR-L15-840-DIM-UNV-O-N-OF-CS	2004	0.675	19.8214	118.928
	2	WA	FC LIGHTING	FCCSQ416W-UNV-940-1515L-BKE-D15-D15-TD	2935	0.900	34.22	68.44

Calculation Summary							
Project: 228 S DIXIE SITE 12-27-2024							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COVERED SEATING	Illuminance	Fc	20.05	65.7	6.1	3.29	10.77
PROPERTY LINE	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.

City of Stuart

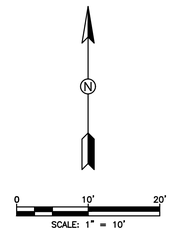
Tenant Improvement for:
Progreen Technology, LLC
228 S Dixie Hwy
Stuart, FL

DATE 12-27-24
SHEET
01



42' Garbage Truck

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 27.4



- EX. EDGE OF PAVEMENT
- EX. EDGE OF CONCRETE
- PROP. BUILDING
- PROP. STRIPING
- SF — SF — PROP. SILT FENCE
- EXIST. BUILDING
- PROP. TOB
- PROP. TOE
- EXIST. PAVEMENT
- EXIST. CONCRETE
- PROP. PAVEMENT
- PROP. CONCRETE
- PROP. LANDSCAPE

DATE	BY	REVISIONS

Date: 9/10/2024
Scale: 1:10
Design By: JS
Drawn By: RF
Check By: LDG

228 DIXIE HIGHWAY
STUART, FLORIDA
MARTIN COUNTY

AUTOTURN EXHIBIT
GARBAGE TRUCK

GIANGRANDE ENGINEERING AND PLANNING
710 SE OCEAN BLVD.
STUART, FLORIDA 34994
PH. (772) 888-9076
leo@gep.llc
Cert. No. 30901

LEO D. GIANGRANDE, P.E.
License No: 66387

PROJECT #: 24-026

P-2

Drawing Name: S:\Shared Folders\GEP projects\2024\24-026 228 Dixie\Design\24-026 Autoturn Exhibit.dwg — Layout Name: A1-2 — Plotted by: GEP — Date: 1/22/2025 — 10:45 AM — Giangrande Engineering & Planning

REFERENCED MATERIALS:

1. PLAT OF POTSDAM, ALL OF BLOCK 6, PLAT BBOK B, PAGE, DADE COUNTY RECORDS, PLAT BOOK 1, PAGE 28, PALM BEACH (NOW MMRTIN) COUNTY
2. F.D.O.T. DISTRICT NO. 4 – FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 89030, SHEET 14 OF 14
3. LEGAL DESCRIPTION PROVIDED IN OFFICIAL RECORDS BOOK 3278, PAGE 1775

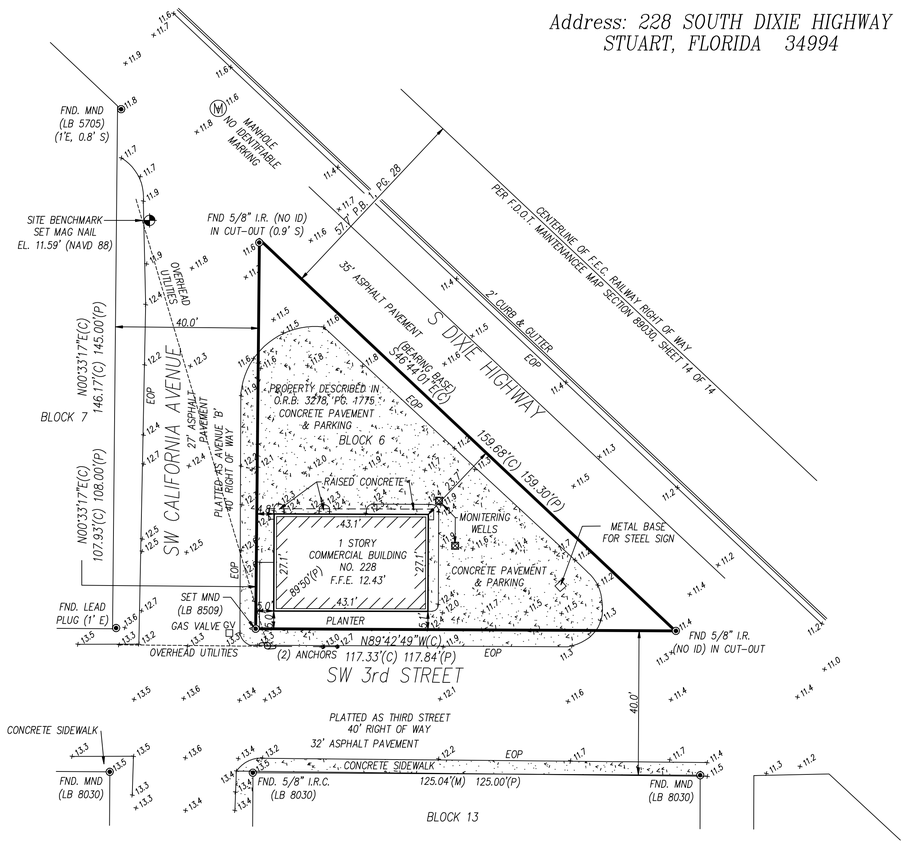
BOUNDARY and TOPOGRAPHIC SURVEY

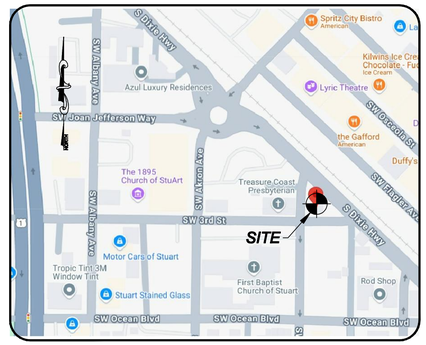
Prepared For:
YELENA SNOPKO

LEGAL DESCRIPTION

All of Block 6, Potsdam, a Subdivision in the City of Stuart, State of Florida, according to the plat thereof filed August 26, 1897, recorded in Plat Book B, Page 2, Dade County, Florida Public Records; Transcript file March 25, 1910, recorded in Plat Book 1, Page 28, Public Records of Palm Beach County, Florida, said lands now lying and being in Martin County, Florida.

Address: 228 SOUTH DIXIE HIGHWAY
STUART, FLORIDA 34994





MARTIN COUNTY, FLORIDA

VICINITY MAP

NO SCALE

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON MAY 15, 2025. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF AERO LAND SURVEYORS – FLORIDA SOUTH EAST, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS MAY 15, 2025.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT.
5. PARCELS CONTAIN A TOTAL OF 6,386.28 SQUARE FEET (0.72 ACRES).
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM–EAST ZONE, NAD 83/90 (2011 ADJUSTED).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE THE SW DIXIE HIGHWAY, LABELED HEREON AS (BEARING BASE) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN US SURVEY FEET AND DECIMAL PARTS THEREOF.
10. THIS SITE WAS SURVEYED UTILIZING TOPCON HARDWARE TOGETHER WITH MAGNET SURVEY REALTIME PROCESSING AND WAS BASED ON "L-NET" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12085C0134H HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
15. COMPUTED (C) BEARINGS AS SHOWN REFER TO FLORIDA STATE PLANE.
16. VERTICAL CONTROL STATEMENT: ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), USING GPS REAL TIME KINEMATIC (RTK) OBSERVATION WITH AN ACCURACY OF ±0.06' – 0.10'. ELEVATIONS ARE BASED ON PUBLISHED NGS VERTICAL CONTROL BENCHMARK: DESIGNATION: GCY D 215, PID AJ5257, ELEVATION: 16.78' (NAVD 88). SITE BENCHMARK UTILIZED ARE SHOWN HEREON.
17. LEGAL DESCRIPTION PROVIDED IN OFFICIAL RECORDS BOOK 3278, PAGE 1775, MARTIN COUNTY PUBLIC RECORDS
18. THE EXPECTED USE FOR THIS SURVEY IS FOR COMMERCIAL PURPOSES.
19. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, IN FEET

SYMBOLS & ABBREVIATION LEGEND:

	CONCRETE	F.E.C.	FLORIDA EAST COAST
	PROPERTY CORNER	F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
	WOOD UTILITY POLE	GV	GAS VALVE
LB	LICENSED BUSINESS		
ID	IDENTIFICATION		
MND	MAG NAIL & DISK		
(P)	PLAT		
(C)	CALCULATED		
FND	FOUND		
I.R.C.	IRON ROD & CAP		
WPP	WOOD UTILITY POLE		
x 10.0'	EXISTING GROUND ELEVATIONS		
F.F.E.	FINISH FLOOR ELEVATION		
NAVD	NORTH AMERICAN VERTICAL DATUM		
EL.	ELEVATION		
EOP	EDGE OF PAYMENT		
I.R.	IRON ROD		
ORB	OFFICIAL RECORDS BOOK		
PG.	PAGE		
P.B.	PLAT BOOK		

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

REVISION: 9-23-25 COMMENTS

CERTIFIED TO: YELENA SNOPKO

AERO LAND SURVEYORS
FLORIDA SOUTHEAST, INC.
570 SE PORT ST LUCIE BLVD,
PORT ST. LUCIE, FL 34984
TEL. 772-237-4093
EMAIL: FSE@AEROLANDSURVEYORS.COM
L.B. CERTIFICATE OF AUTHORIZATION 8509

NOTE: LOCATIONS AND EXISTENCE OF ANY SUBSURFACE UTILITIES AND/OR STRUCTURES NOT READILY VISIBLE ARE NOT CERTIFIED. THE CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.

LOT: N/A BLOCK: 6 SECTION: N/A

PLAT BOOK AND PAGE: BOOK 1, PAGE 28

MAP OF: "POTSDAM"

TITLE NO.: N/A

MAP FILED DATE: N/A

COUNTY TAX MAP ID: 05-38-41-014-006-00000-4

SITUATED IN: STUART, MARTIN COUNTY, FLORIDA

THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS DONE UNDER MY DIRECTION DURING THE MONTH OF MAY, 2025 AND POINTS THAT WERE FOUND OR SET ARE REPRESENTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christopher Henn
Digitally signed by Christopher Henn
Date: 2025.10.08 14:10:45 -04'00'

CHRISTOPHER HENN SIGNATURE DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #6608

JOB NO.: FSE25-634
DATE: MAY 20, 2025

A Traffic Impact Analysis of:

228 SW Dixie Hwy

Located in:

Stuart, Florida

Prepared for:
City of Stuart

Prepared by:

GIANGRANDE
Engineering & Planning
Engineering Business License: 30901
710 SE Ocean Blvd.
Stuart FL, 34994
772.888.9076

Prepared:
October 2025

L. D. Giangrande, PE
FL Reg. #66387
Date: 3-2[illegible]

Leo D Giangrande

Digitally signed by Leo D Giangrande
Date: 2025.11.18 13:04:23 -07'00'

This item has been digitally signed and sealed by Leo D. Giangrande 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.

TABLE OF CONTENTS

EXECUTIVE SUMMARY 1
KEY FINDINGS 1
PROJECT DESCRIPTION 2
EXISTING CONDITIONS 2
ADOPTED LEVEL OF SERVICE STANDARDS 3
TRIP GENERATION 3
TRIP DISTRIBUTION 3
BACKGROUND & BUILD-OUT CONDITIONS 4
ACCESS MANAGEMENT AND MULTIMODAL CONSIDERATIONS 4
PARKING AND SHARED PARKING STRATEGY 5
SAFETY / OPERATIONAL CONSIDERATIONS 5
CONCLUSION 5

APPENDICES

ITE Trip Generation Printouts
FDOT Florida Traffic Online Data (2024)
228 SW Dixie Hwy Schematic Site Plan

EXECUTIVE SUMMARY

This Traffic Impact Analysis (TIA) evaluates the transportation effects of a proposed Fast Casual Restaurant (no drive-through) totaling approximately 1,622 SF at 228 SW Dixie Highway in Stuart, Florida. The analysis follows the City of Stuart Land Development Code (LDC) Article XIII for traffic impact studies and concurrency, Florida Department of Transportation (FDOT) methodologies, and standard professional practice. Trip generation is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, Land Use Code (LUC) 930, using the fitted-curve methodology and the average rates for peak hour of adjacent street.

KEY FINDINGS

- Trip Generation (ITE LUC 930, 11th Ed.):
  - Average Daily Traffic (ADT): 158 daily trips
  - AM Peak Hour: 2 total trips (1 inbound / 1 outbound)
  - PM Peak Hour: 20 total trips (11 inbound / 9 outbound)

- Trip Distribution and Assignment: 60% of site traffic is expected to orient southbound along Dixie Highway and 40% northbound, consistent with the surrounding roadway network and access patterns.

- Traffic from the site was assigned primarily to SW Dixie Highway (CR-A1A) and secondarily to US-1 (SR-5), the two primary arterials serving downtown Stuart.

- Using a 5-year horizon (2028) and a conservative 2.0% annual growth rate, the build-out peak hour directional volumes on SW Dixie Highway and US-1 remain below the generalized service capacities reported in Martin County's 2023 Roadway Level of Service Inventory.

- Access and Circulation: The project will utilize shared public parking within the Triangle District, with pedestrian connections to SW Dixie Highway, SW California Avenue, and SW 3rd Street. No new full-movement driveway is proposed directly on Dixie Highway.

- The City of Stuart's adopted peak-hour level of service (LOS) standard for arterial roadways is LOS E. Based on projected build-out conditions, both SW Dixie Highway and US-1 are expected to continue operating at or better than the adopted LOS standard.

- No off-site roadway capacity improvements or traffic control modifications are recommended or required to maintain acceptable LOS and concurrency.

- The project advances City policies that prioritize multimodal access, shared parking, and internal capture within the CRA / Triangle District by emphasizing pedestrian access, connected on-street parking, and common public parking areas rather than introducing new high-volume drive-through traffic.

PROJECT DESCRIPTION

The proposed development consists of repurposing an existing automotive repair building into a Fast Casual Restaurant with a gross floor area of approximately 1,622 square feet. The site is located near the intersection of SW Dixie Highway (CR-A1A), SW California Avenue, and SW 3rd Street. The parcel is identified as Martin County Parcel ID 05-38-41-014-006-00000-4. The project area lies within the City's Triangle District and relies on the District's shared public parking rather than individual on-site exclusive parking. The current site plan includes building improvements, pedestrian circulation enhancements, and site pavement improvements consistent with the Triangle District concept.

This TIA has been prepared in accordance with the City of Stuart Land Development Code (LDC) Article XIII (Traffic Impact Studies and Concurrency), FDOT quality/LOS practices, and the methodology outlined in the ITE Trip Generation Manual, 11th Edition for LUC 930 (Fast Casual Restaurant). The analysis also considers the Martin County Roadway Level of Service (LOS) Inventory for available peak-hour directional volumes and generalized service volumes for roadway capacity screening.

Figure 1 below details the location of the site in relation to the surrounding roadway network.

Figure 1 – Site Location

EXISTING CONDITIONS

The site fronts the Dixie Highway (CR-A1A) corridor, which functions as an urban arterial serving downtown Stuart and connecting to US-1 (SR-5). The surrounding grid network (including SW California Avenue and SW 3rd Street) supports local circulation, pedestrian access, and on-street/public lot parking associated with the Triangle District. Sidewalks currently exist along the frontage streets, and pedestrian routes between shared parking and building entrances are short and direct. Crosswalks and curb ramps will provide ADA-compliant access to the site.

Key roadway conditions and generalized service volumes from the FDOT Florida Traffic Online for 2024 for segments in the project vicinity are summarized below. These values are used for impact assessment, consistent with the City's requirements:

Facility / Segment	AADT (Year)
CR-A1A (Dixie Hwy) – SW Colorado Ave to SW Joan Jefferson Way	11,300 (2024)
US-1 (SR-5) – Palm City Rd to Joan Jefferson Wy	39,500 (2024)
Note: US-1 (SR-5) information provided by Martin County 2023 Roadway Level of Service Inventory as 2,178 Peak Hour directional and a LOS of C	

ADOPTED LEVEL OF SERVICE STANDARDS

The City of Stuart Comprehensive Plan Transportation Element states that the City shall maintain adopted levels of service on all arterial roadways and adopts LOS E at the peak hour for arterial roadways, with provisions for interim standards and monitoring of peak-hour/peak-direction volumes in coordination with FDOT and Martin County.

The City also emphasizes multimodal access, pedestrian connectivity, shared parking, and internal capture in the CRA/Triangle District to manage congestion and reduce dependence on adding roadway lanes as the only mitigation option.

TRIP GENERATION

Trip generation for the proposed restaurant was developed using the ITE Trip Generation Manual (11th Edition), Land Use Code 930 (Fast Casual Restaurant). The fitted-curve methodology for the Peak Hour of Adjacent Street and the associated average rates were applied to the proposed building size of 1.63 thousand square feet (ksf) gross floor area. The resulting trip generation is summarized below.

228 Dixie Highway, Stuart, Florida										
ITE Trip Generation Rates 11th Edition - Peak Hour of Adjacent Street - Average Rate										
ITE Code	Land Use	Ind. Variables	Units	AM			PM			ADT
				In	Out	Total	In	Out	Total	Total
930	Fast Casual Restaurant	1.62	1000 SF GFA	1	1	2	11	9	20	158
		Total		**1**	**1**	**2**	**11**	**9**	**20**	**158**

The PM peak hour total of 20 trips represents the highest hourly traffic generation expected to coincide with the adjacent street peak. The AM peak hour generates only 2 total trips. The project's average daily traffic generation is approximately 158 trips. These volumes are considered low in the context of an urban arterial corridor such as Dixie Highway.

TRIP DISTRIBUTION

Project-generated trips were assigned to the surrounding network based on proximity to major travel routes and regional trip patterns. Consistent with the original analysis, 60% of the project traffic is expected to orient to/from the south via Dixie Highway and 40% to/from the north. This reflects the expected draw from the Stuart downtown core and the US-1 corridor. This distribution was applied to the peak hour trip generation to assess link-level impacts.

The development of the trip distributions from the project site to the surrounding communities were based on the location of population and major roadways within the vicinity of the project. Assumptions made in previous traffic studies in the area were also taken into account for the project. **Figure 2** is provided as a graphical representation of the trip distribution percentages to roadway links and intersections within the project vicinity. Project trip distribution can also be viewed in **Table 2**.

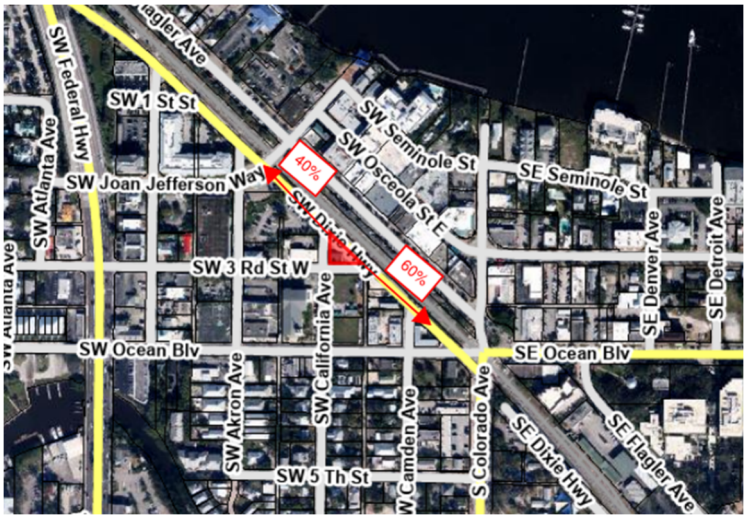


Figure 2 – Trip Distribution

BACKGROUND & BUILD-OUT CONDITIONS

Background conditions for the completion year, 2026, have been calculated using the annual growth percentages shown in **Table 2**. The growth factor of 2% was utilized with consideration of the information contained in the FDOT Florida Traffic Online for 2024. The recent LOS reports provide a negative short term growth rate. The applicable pages can be found in the ***Appendix***.

Table 2 – Build-out Calculation

Road Name	From	To	Type	2024 AADT	Annual Growth	2030 AADT Growth	Project Trips	2030 AADT Build-out	Project % of AADT	2% Test	Concurrency Test
SW DIXIE HWY	SW COLORADO AVE	JOAN JEFFERSON WAY	2-ln	11,300	2.00%	12,726	158	12,884	1.2%	258	OK
FEDERAL HWY	CR-A1A/COLORADO AVE	JOAN JEFFERSON WAY	2-ln	39,500	2.00%	44,483	158	44,641	0.4%	893	OK

For all evaluated roadway links, the worst-case addition from the project is below the 2% significance threshold. Therefore, the project does not create a significant adverse impact on the roadway network and does not trigger the need for capacity improvements or intersection operational mitigation. Build-out volumes remain consistent with the City's adopted LOS E standard for arterial roadways.

ACCESS MANAGEMENT AND MULTIMODAL CONSIDERATIONS

The majority shared parking available is located adjacent to the site, just south of the intersection of SW Dixie Hwy and Joan Jefferson Way. The site will be serviced by shared parking and pedestrian access along SW Dixie Hwy, SW California Ave, and SW 3rd St.

Because the site is located within an existing, low-speed urban street grid, vehicle approach speeds are moderate, and turn movements are short, localized, and expected to be easily served by the existing roadway cross sections.

The City of Stuart Comprehensive Plan and transportation policies require that redevelopment support pedestrian circulation, internal walkways, and bicycle access, and require sidewalks along all abutting public rights-of-way.

The proposed project will provide pedestrian connections from the shared parking areas to the restaurant entrance(s) along SW Dixie Highway, SW California Avenue, and SW 3rd Street. This approach reduces the need for on-site drive-through stacking or high-volume on-site circulation and supports short walking trips within the Triangle District.

PARKING AND SHARED PARKING STRATEGY

The project will rely on shared public parking located immediately adjacent to the site, generally south of the SW Dixie Highway / Joan Jefferson Way intersection. The City's CRA/Triangle District concept specifically anticipates and encourages the use of common parking areas and on-street parking to serve multiple small commercial uses, rather than requiring each parcel to build its own large dedicated lot.

The City's Comprehensive Plan calls for establishing parking plans and programs within the CRA that facilitate mixed-use development, encourages public/private shared parking areas, and allows adjacent on-street parking to count toward private development where appropriate.

This shared-parking strategy is consistent with City policy, reduces curb-cut frequency, and limits new vehicular conflict points on SW Dixie Highway.

SAFETY / OPERATIONAL CONSIDERATIONS

No new drive-through lane is proposed, which eliminates concerns related to on-site vehicle queuing into the public right-of-way.

Pedestrian access is encouraged and supported, consistent with City policy to emphasize walkability, bicycle access, and multimodal transportation in redevelopment areas.

The modest PM peak hour trip generation (20 trips/hour total) is consistent with a small, urban infill restaurant and is not expected to create operational deficiencies at nearby unsignalized access points.

CONCLUSION

Based on this traffic analysis, the proposed development is not anticipated to have adverse impacts to the surrounding roadway network based on build-out conditions. The projected volumes generated by the anticipated uses indicate that the adjacent roadway links will operate at an acceptable Level of Service with no mitigation improvements. The existing roadway network is capable of accommodating the additional new vehicle trips the development is anticipated to generate.

APPENDICES

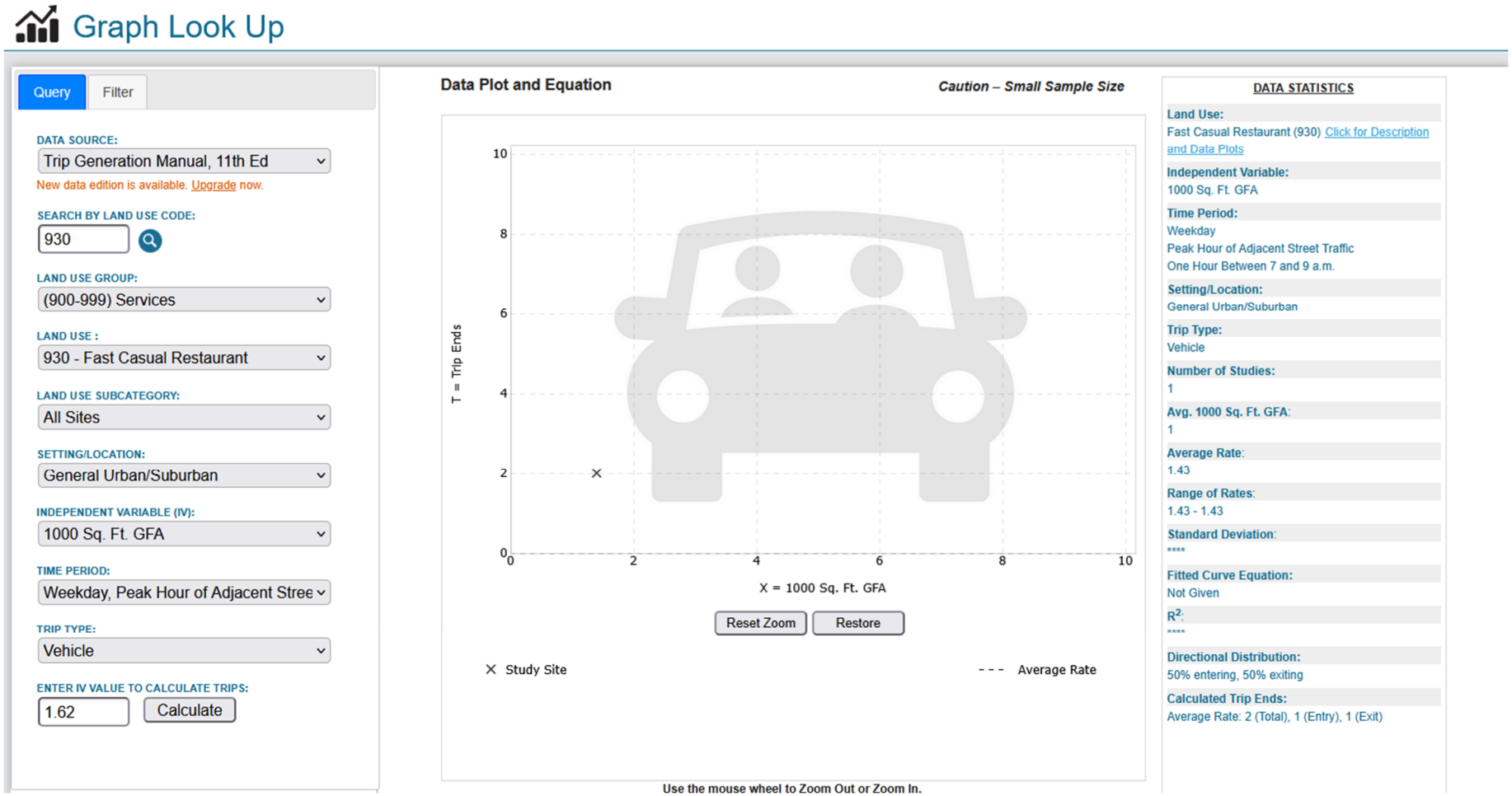


Figure 1 – ITE Trip-Gen AM Peak-Hour Data – Proposed Use

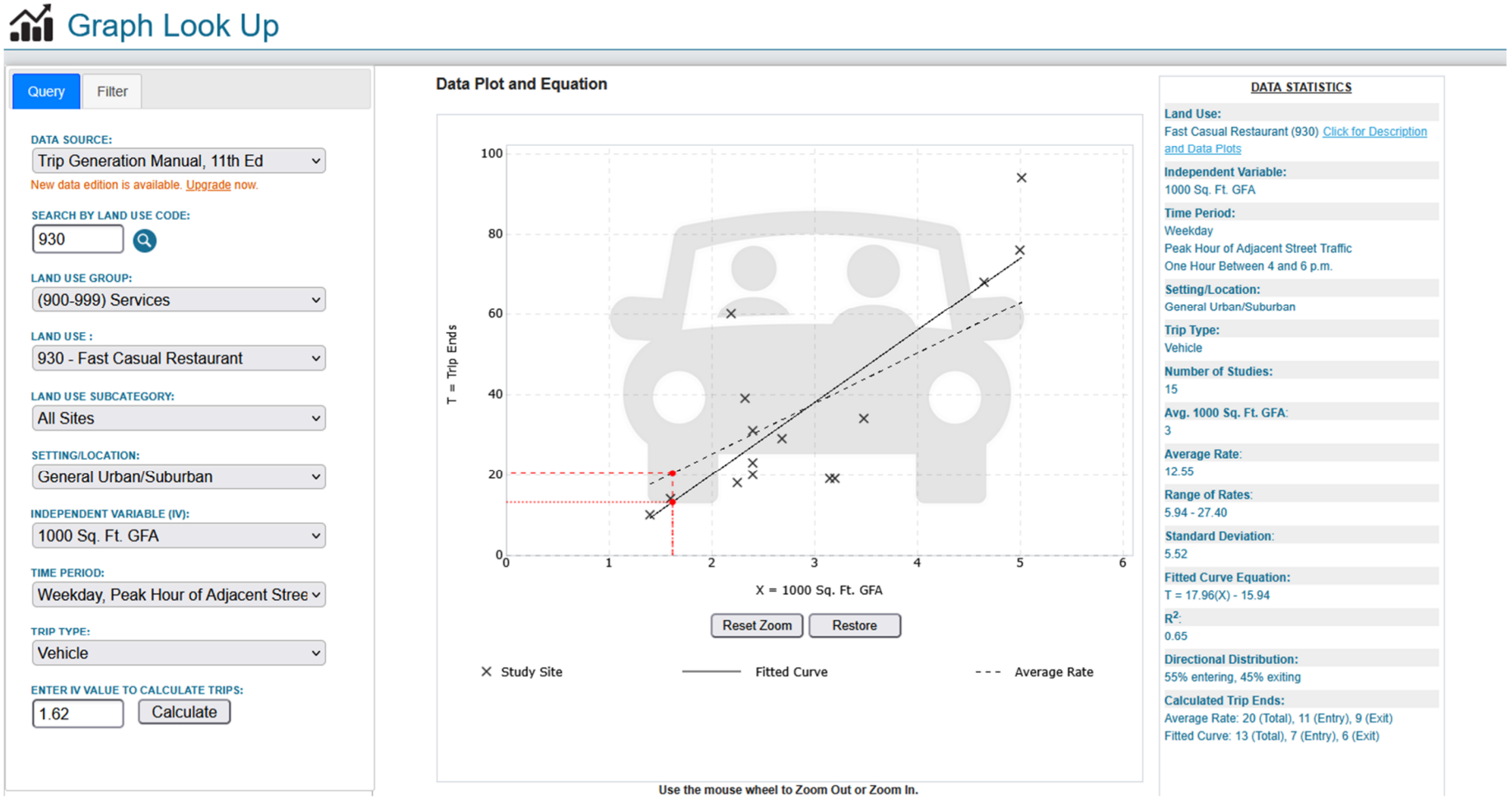
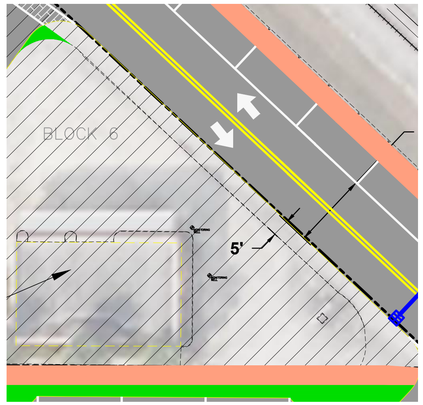


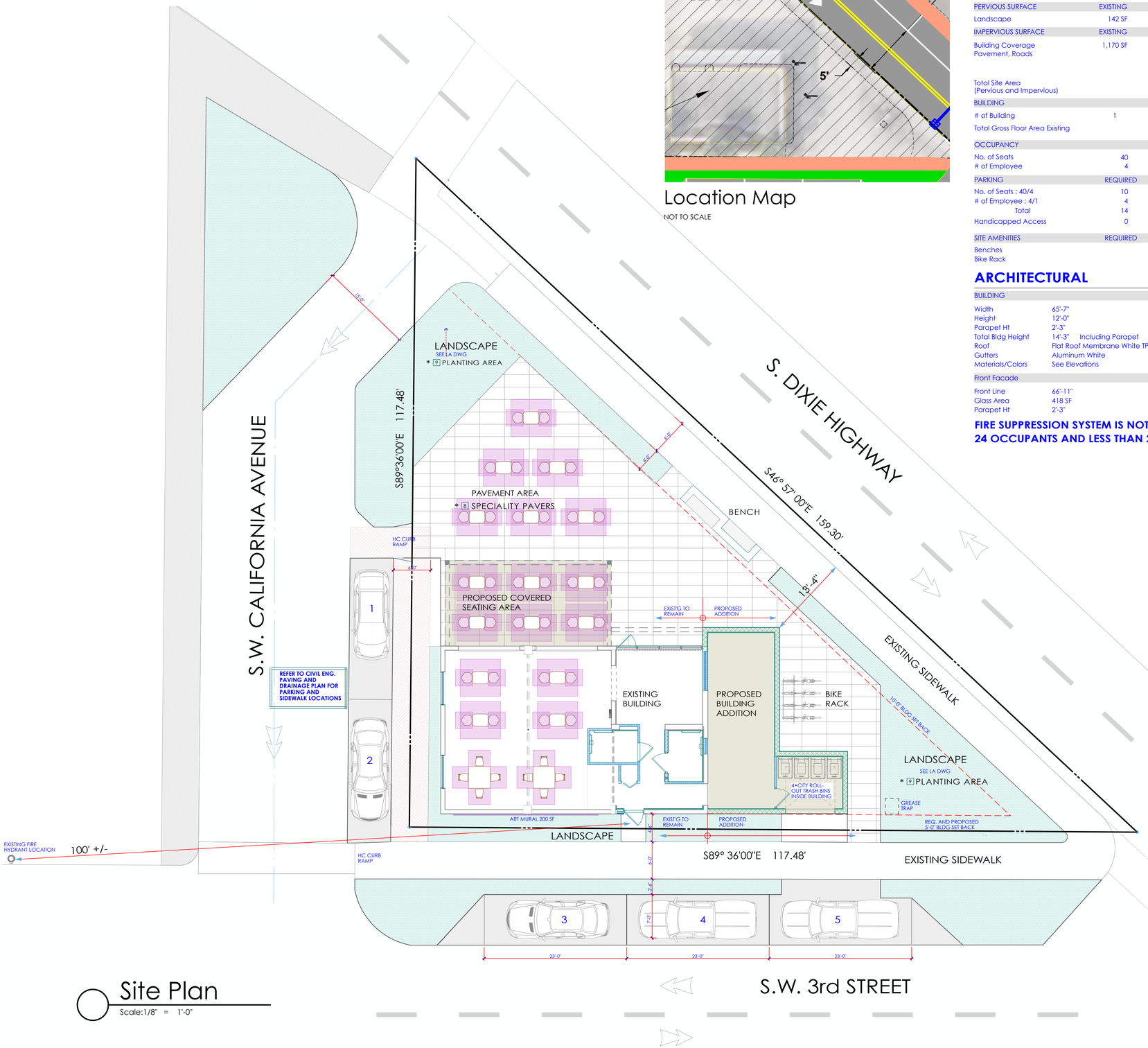
Figure 2 – ITE Trip-Gen AM Peak-Hour Data – Proposed Use

FDOT FLORIDA TRAFFIC ONLINE (2024)



Location Map

NOT TO SCALE



Site Plan

Scale:1/8" = 1'-0"

SITE DATA

SITE DATA		SQ. FT.		%
Total Site Area		6,340 SF		100%
Zoning	Urban Center (UC)			
Future Land Use	Downtown			
PCN	05-38-41-014-006-00000-4			
Existing Use	Vacant Automotive Garage			
Proposed Use	Restaurant			
PERVIOUS SURFACE		**EXISTING**	**PROPOSED**	
Landscape		142 SF	1,090 SF	17.2 %
IMPERVIOUS SURFACE		**EXISTING**	**PROPOSED**	
Building Coverage		1,170 SF	1,622 SF (452 SF Add.)	25.6 %
Pavement, Roads			3,621 SF	57.2 %
			5,243 SF	82.7 %
Total Site Area (Pervious and Impervious)			6,340 SF	100.0 %
BUILDING			**SQ. FT.**	
# of Building		1		
Total Gross Floor Area Existing			1,622 SF	18.5 %
OCCUPANCY				
No. of Seats		40		
# of Employee		4		
PARKING		**REQUIRED**	**PROVIDED**	
No. of Seats : 40/4		10	0	
# of Employee : 4/1		4	0	
Total		14	5	NOT on site - Provided on street
Handicapped Access		0	0	
SITE AMENITIES		**REQUIRED**	**PROVIDED**	
Benches			2	
Bike Rack			4	

ARCHITECTURAL

BUILDING		
Width	65'-7"	
Height	12'-0"	
Parapet Ht	2'-3"	
Total Bldg Height	14'-3"	Including Parapet
Roof	Flat Roof Membrane White TPO	
Gutters	Aluminum White	
Materials/Colors	See Elevations	
Front Facade		
Front Line	66'-11"	100%
Glass Area	418 SF	
Parapet Ht	2'-3"	

FIRE SUPPRESSION SYSTEM IS NOT REQUIRED WITH 24 OCCUPANTS AND LESS THAN 2000 SQ FT.

LAND DEVELOPMENT CODE SECTION 3.01.06 (A)(2)(b)(1-17)

1. Building height. The proposed building is proportional and complimentary to surrounding buildings in the area.	YES
2. Additional building setbacks. Three- and four-story buildings have an additional five-foot setback on each side.	N/A
3. Mixed residential unit types. The proposed development includes a mix of one- and two-bedroom rental apartments 1,000 square feet or less of gross floor area.	N/A
4. Architectural treatments. Architectural treatments on the principal building facade should be continued around all sides of the building that are visible from the public realm.	
5. Architectural features for mixed-use buildings. In mixed-use buildings, the ground floor shall be differentiated from upper floors through the use of strong cornice lines, awnings, distinct but compatible exterior colors or materials, exterior lighting, colonnades or overhangs that cover the sidewalk, increased setback for upper floors or similar treatments.	N/A
6. Defined entrance. The primary building entrance is a prominent feature that is well lit and visible and directly accessible from a public street. To the extent possible, the primary building entrance should be defined and articulated with pediments, pilasters, columns, porticoes, porches, overhangs, railings, or other architecturally compatible elements.	YES WITH OVERHANG AND ALL GLASSWALL. ALL ADJACENT WALLS BESIDE PORCH IS SOLID
7. Pedestrian amenities. Pedestrian amenities in the form of benches, potted plants, flower boxes, outdoor patio area, murals, or other acceptable forms of amenities located adjacent to a public sidewalk and/or right-of-way.	YES BENCH AT SIDEWALK
8. Patio gardens. The proposed structure incorporates gardens which include a mixture of flower boxes, arbors, trellis, flowering vines, and other landscaping materials.	N/A
9. Varying roof lines. Roofs shall have three or more roof slope planes per primary facade, sloping roofs or have vertical roof changes with a minimum change in elevation of two feet.	N/A
10. Elevation plane variation. The elevation plane variation is identified as the exterior wall of a structure or building. For planes 50 feet or less, the secondary plane shall project at least two feet from the primary plane and make up at least five percent of the entire elevation. For planes larger than 50 feet, the secondary plane shall project at least two feet from the primary plane and make up at least 30 percent of the entire elevation.	YES ONLY WALL CONTINUOUS 50' OR MORE IS REAR. 6' OF RAISED PARAPET ADDED FOR 12% VARIATION
11. Blank walls. Long, windowless, uninterrupted walls shall be avoided. Transparent windows or faux windows or shutters shall comprise at least 30 percent of street and water side exterior elevations and blank wall areas shall not exceed ten feet in vertical direction and 20 feet in horizontal direction of any facade.	YES MURAL
12. Solar hot water, electric, or air. Installation of solar water heaters, photovoltaic panels, and/or solar space heating (either passive or active) systems. Solar facility shall be installed for each individual residential or non-residential unit through a common system supplying each residential or non-residential unit. The solar unit shall be designed to be the primary heat or electrical source for the residential or non-residential unit being served.	YES 16KW SOLAR PANELS ON FLAT ROOF
13. Enhanced landscaping. Landscaping shall be planted over and above city code requirements with respect to size, quantity, and quality.	YES
14. Improvements to the surrounding neighborhood. The applicant proposes to make improvements such as; burying utility lines, replacing existing sidewalks with stamped concrete or pavers, providing pedestrian walkways constructed of stamped concrete or pavers, or other improvements.	
15. Green Space. The development preserves open space. a. A tot lot or park is provided on site. b. Land is donated to the city to use as public green space. c. A monetary contribution is made to the city public enhancement fund. d. An additional vista(s) of at least five feet is provided in the Urban Waterfront Subdistrict.	YES
16. Decorative paving. The development includes the use of brick pavers or stamped or color concrete, in accordance with city specifications, on the site.	YES
17. Historic preservation. For buildings identified in the City of Stuart update to the 1991 historic property survey dated April 2003 and any subsequent updates thereof; or any other structure which has local architectural, historical, or cultural significance, the following shall apply: a. The existing facades of historic structures are preserved and incorporated into the overall design of the proposed development. b. Any expansion of an existing building is historically or architecturally consistent with the existing building. c. Historic structures are relocated within the city limits, within Martin County, or outside Martin County. d. A monetary contribution is made to the relocation of historic buildings fund.	N/A

LAND DEVELOPMENT CODE SECTION 11.01.11 (G)(5)(a-j)

5. At the conclusion of the public hearing or within 30 working days thereafter, the city commission or community redevelopment board shall determine whether the application is in compliance with the requirements of this Code and the Comprehensive Plan. The factors that the city commission or community redevelopment board shall consider when making its determination are as follows:	
a. The proposed use is not contrary to the established land uses in the immediate area.	NOT CONTRARY
b. The proposed use would not significantly depart from the densities or intensities of use in the surrounding area and thereby increase or overtax the load on public facilities such as schools, utilities, and streets and other public infrastructure.	NOT DEPART
c. The proposed use will not be contrary to the future land use designation and will not have an adverse effect on the goals, policies and objectives of the Comprehensive Plan.	NOT CONTRARY
d. The existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.	N/A
e. The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety.	TO BE DETERMINED
f. The proposed use will not create drainage or a storm water quality problem.	LESS THAN EXIST
g. The proposed use will not significantly reduce light or air to adjacent areas.	NOT REDUCE
h. The proposed use is less burdensome on neighboring properties and on public infrastructure than uses permitted by right in the district.	TO BE DETERMINED
i. The proposed use is not out of scale with the uses permitted by right in the district and with the existing uses in the neighborhood.	NOT OUT OF SCALE
j. There are no other adequate sites for the proposed use in districts in which the proposed use is permitted by right within the city.	N/A

WAIVER TABLE

PARKING PROVIDE 5 OFF STREET
PARKING REQ. IS 14

WAIVER REQUEST IS 9 SPACES

Brian Gomez Llc. No. AA 12305
These plans are the property of the architect. They are not to be used in any way without the express written permission and consent of BC Architects inc. llc. no. AA C002008

BC Architects inc.
900 SE Osceola St., Stuart, FL 34994 772 • 287 • 7318 www.bcarchitectsinc.com

City of Stuart

Tenant Improvement for:
Progreen Technology, LLC
228 S Dixie Hwy
Stuart, FL

REVISIONS

DATE 8-30-24
SHEET A2

Copyright © 2024 - ALL RIGHTS RESERVED