



City of Stuart

AGENDA

REGULAR MEETING OF THE STUART CITY COMMISSION

JULY 27, 2026

AT 5:30 PM

COMMISSION CHAMBERS

121 SW FLAGLER AVE.

STUART, FLORIDA 34994

CITY COMMISSION

Mayor Sean Reed

Vice Mayor VACANT

Commissioner Eula R. Clarke

Commissioner Laura Giobbi

Commissioner Campbell Rich

ADMINISTRATIVE

City Manager, Michael Giardino

City Attorney, Lee J. Baggett

City Clerk, Mary R. Kindel

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

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.

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

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

APPROVAL OF CONSENT CALENDAR

1. APPROVAL OF 07/13/2026 CCM MINUTES (RC)

END OF CONSENT CALENDAR

COMMISSION ACTION

2. CRB AT LARGE APPOINTMENT (RC):

RESOLUTION No. 56-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPOINTING AN AT-LARGE MEMBER TO THE COMMUNITY REDEVELOPMENT BOARD (CRB); FILLING A VACANCY ON THE BOARD FOR THE REMAINING CURRENT TERM UNTIL DECEMBER 31, 2026; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

ORDINANCE FIRST READING

3. COFFEE RUSH AT CORNERSTONE - PUBLIX AT BAKER ROAD CPUD AMENDMENT (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2555-2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A MAJOR AMENDMENT TO PHASE III OF THE PUBLIX AT BAKER ROAD COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD); PROVIDING FOR AN AMENDMENT TO THE MASTER SITE PLAN FOR PHASE III OF THE PUBLIX AT BAKER ROAD CPUD TO ACCOMMODATE A 635 SQUARE FOOT COFFEE RUSH AT CORNERSTONE CENTER CONVENIENCE RESTAURANT WITH TWO DRIVE THROUGH FACILITIES AND OUTDOOR SEATING AREA; PROVIDING FOR AMENDED DEVELOPMENT CONDITIONS, A TIMETABLE FOR DEVELOPMENT, AND MASTER SITE PLAN APPROVAL FOR A PARCEL OF LAND LOCATED AT 1501 N.W. FEDERAL HIGHWAY, BEING MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

DISCUSSION AND DELIBERATION

4. HANEY CREEK REFERENDUM
5. SAILFISH BALLFIELDS REFERENDUM

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.

INVOCATION: Any invocation that may be offered at the opening of the Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission, and the Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 7/27/2026

Prepared by: Susej Meleqi

Title of Item:

APPROVAL OF 07/13/2026 CCM MINUTES (RC)

Summary Explanation/Background Information on Agenda Request:

APPROVAL OF 07/13/2026 CCM MINUTES

Funding Source:

N/A

Recommended Action:

Approve Minutes.

ATTACHMENTS:

1. 07132026 CCM Minutes

MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
JULY 13, 2026
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Sean Reed
Vice Mayor - VACANT
Commissioner Eula R. Clarke
Commissioner Laura Giobbi
Commissioner Campbell Rich

ADMINISTRATIVE

City Manager, Michael Giardino
City Attorney, Lee J. Baggett
City Clerk, Mary R. Kindel

ROLL CALL

4:30 PM

PRESENT: Mayor Reed, Commissioner Clarke, Commissioner Giobbi, and Commissioner Rich

INVOCATION

Stuart Chaplain Edward Skiba, Stuart Police Department, gave the Invocation.

PLEDGE OF ALLEGIANCE

1. ARTS MOMENT - WILBERT SIMPSON, LOCAL ARTIST

Wilbert Simpson, Artist, presented two pieces of original art and explained their meaning.

PROCLAMATIONS

2. PARKS & RECREATION MONTH - JULY 2026

Mike Redstone, Recreation Division Manager, and Jessica Tharp, Community Services Program Leader, presented a brief PowerPoint presentation which showed many of the programs and events they build to enhance the community.

PRESENTATIONS

3. SERVICE AWARDS - JULY 2026

Karen Chambers-Cuffy	Human Resource	10 years (Not Present)
Joseph Calderone	Police Department	20 years (Not Present)

4. DOGS IN PARK VIDEO

Misti Guertin, Communications & Digital Marketing Manager, introduced the Dogs in the Park video, created and promoted by her on behalf of the City as an education piece on the restriction of dogs in areas of Memorial Park, particularly in front of the new Amphitheater.

5. BUDGET SNAPSHOT PRESENTATION

Kate Ambersini, Finance Director, presented the status of the City's FY2026 Budget; reviewing the historical trends, initial millage calculations, budget planning for FY2027 initial estimates, and the TRIM timeline and recommendations. She announced upcoming Budget Workshops as follows:

Budget Workshop #1 on August 10th

Budget Workshop #2 on August 24th

Tentative Millage and Tentative Budget on September 9th

Final Millage and Final Budget on September 14th

COMMENTS BY CITY COMMISSIONERS

Commissioner Giobbi

- Thanked all for coming out and attending the meeting and thanked the City taxpayers and those who made the 4th of July events successful. Hopes there will be more golf carts to participate in the golf cart parade in the future.
- Commented on a letter provided by City Environmental Attorney, Ruth Holmes, and requested Commissioners to discuss and approve to be the cosigner of a 2026 petition requesting that the U.S. Environmental Protection (EPA) formally adopt a climate trial, toxic standards for surface waters that would apply to Florida. This letter will be on the consent calendar for the July 27, 2026, CCM meeting.

Ruth Holmes, Environmental Attorney, came forward and explained that in 2019 the EPA issued recommendations to the states to adopt its new water quality standards for “cyanotoxins”, a suite of toxins emitted from blue-green algae. These standards, if adopted by Florida, would apply to the St. Lucie River. In a subsequent water quality rule review, required by the Clean Water Act, the state of Florida adopted a rule providing for Chlorophyll-a as a “proxy” for a cyanotoxin standard. In 2024, the City co-signed a Center for Biological Diversity (the “Center”) authored Petition to the EPA requesting that the EPA require the state of Florida to adopt the EPA recommendations on cyanotoxin standards for water quality in surface water. The EPA has not acted on the 2024 Petition. The Center has drafted a follow-up letter to the EPA requesting their evaluation of whether the state has complied with Clean Water Act requirements when it adopted the proxy standard in place of an actual cyanotoxin standard and requesting the EPA encourage the state to re-evaluate the use of Chlorophyll-a as a cyanotoxin standard.

Commissioner Rich recommended the letter be included on the next Commission Meeting’s Consent Calendar.

4:43 PM MOTION: Move that the City of Stuart be a co-signer in the 2026 petition

spearheaded by The Center of Biological Diversity and other organizations.

MOVED BY: Laura Giobbi

SECONDED BY: Eula Clarke

Motion approved unanimously.

Commissioner Clarke

- Daughters of the American Revolution (DAR) dedicated a plaque to Gazebo Park and honored the 250th birthday celebration of our country. Asked Misti Guertin to commemorate the flags and decorations at the park.
- Thanked Mr. Simpson for his participation in the Arts Moment; asked everyone to keep the Arts Moment alive.
- Commented in reference to a public comment read into the record by the Mayor at a previous meeting, felt the Board should be consistent in the practice regarding written public comments; suggested that either all written comments received be read into the record, or that none be, rather than selectively reading certain comments.
- Commented on residents who live near pocket parks and their comments on the upkeep, noted we are making an inventory of our parks and the information is being addressed.
- Recently attended the Green Market and was happy to see the quality and participation; encouraged promotion of the event and expressed appreciation to Stuart Main Street for their coordination.
- Commented on the Boat Show comments she received asking about the decision regarding the route and is hoping we will continue to support it.

Mayor Reed

- Requested consensus to get their emails online. Commissioners agreed for it to be brought back as a future agenda item.
- Announced that he would like to do another Town Hall next month on government education and sought Board consensus.
- Commented that the Boat Show road closure, seeking a long-term lease so that the boat show will remain in Stuart.

COMMENTS BY CITY MANAGER

City Manager Giardino

- Announced the City's renewed collaboration with the Everglades Foundation to commemorate the 10th anniversary of the call for a reservoir south of Lake Okeechobee. He noted the Commission's prior support through Resolution No. 51-2025 and advised that additional information and a request for Commission participation will be presented at the next meeting. He also thanked the Commission, staff, and the environmental attorney for their continued commitment to Everglades restoration and environmental stewardship.
- Commented that the City has a TV star in our midst, Andy Surnhoff, featured this Fall on the German television Police show, will be available via YouTube.
- Complimented Anthony Cooling, Budget and Procurement Manager, and Kate Ambrosini, Finance Director, and thanked them for their hard work on the budget.

- Complimented Jim Chrulski and his staff for the commemoration of the 250th anniversary of this country and the celebration of 4th of July.

APPROVAL OF AGENDA

5:04 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Laura Giobbi

Motion approved unanimously.

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

1. Bonnie Landry - Stuart; Commented on the City's pocket/neighborhood parks, her daily use of Mangrove Park, and volunteered her dog for future dog videos.
2. Bob Wolford - Jensen Beach; Commented on the accomplishments of the Hellgate Sea Dragons and announced upcoming events.
3. Derreck Ogden - Stuart; Commented in reference to his past comment on Sailfish Ballfield, noted a past vote.

Commissioner Rich called a Point of Order in reference to the comments Mr. Ogden was making.

Lee Baggett, City Attorney, stated his opinion and read from the Code of Ordinances, Sec. 2-50; ie, the public comment addressing the Board members individually as opposed to the body as a whole.

3. Derriek Ogden - Stuart; Continued his comments and referenced a specific commissioner's statement. [Commissioner Rich intervened per the commenter using individual names. Attorney Baggett explained further, stating it is ultimately the Commission's decision. Baggett recommended the speaker not make a specific reference and stated that the Chair is the ruling of enforcement. Any member of the Board may appeal his ruling and make a motion.]

PUBLIC COMMENT on 5:23 PM MOTION:

1. Robin Cartwright - Stuart; Referred to the Code of Conduct, noted that when accolades are stated, it is allowed, then criticisms should be too.
2. Tom Whittington - Palm City; Commented that he is thankful for the Commission and hopeful that residents would be civil in their presentation of beliefs.

Commissioner Rich read Sec. 2-50(b) language into the record.

5:23 PM MOTION: Move that the Mayor be required to enforce the rules of decorum with regard to addressing the Commission, and specifically not allowing members of the public to call out in any manner individual Commissioners.

MOVED BY: Campbell Rich

SECONDED BY: Eula Clarke

VOTE: 2/2, MOTION FAILED. 5:30 PM

YES: Campbell Rich, Eula Clarke

NO: Sean Reed, Laura Giobbi

COMMENTS FROM THE PUBLIC CONTINUED:

3. Derreck Ogden - Stuart; Continued his comment and asked that the City amend subsection C and D and asked that the referendum be brought back that protects Sailfish Park and let the residents have their say.
4. Gail Goldy - Stuart; Announced that tomorrow at 6 p.m. there will be a candidate forum by wecaremartin.org at the Flagler Center.
5. David Kehlmann - Stuart; Commented on Fire Rescue to add a blue light to their trucks to prevent future accidents and would like to set up a meeting with the City Manager to come out to his property to discuss the mangrove problem on two City-owned properties.
6. Caryn Hall Yost Rudge - Stuart; Commented on public comment guidelines and stated that they will continue to fight against the City and will never give up.

APPROVAL OF CONSENT CALENDAR

6. APPROVAL OF 6/22/2026 CCM MINUTES (RC)

*****PULLED ITEM #7 *****

7. BUDGET AMENDMENT #3 TRAM REPLACEMENT (RC):

RESOLUTION No. 47-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT NO. 3 TO THE 2025-2026 FISCAL YEAR BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR TRAM REPLACEMENT DUE TO ACCIDENT OF PREVIOUS TRAM THAT WAS DEEMED A TOTAL LOSS BY INSURER; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

5:42 PM MOTION: Approve pulling Item #7 from the Consent Calendar and moving to the end of the meeting.

MOVED BY: Laura Giobbi

SECONDED BY: Campbell Rich

Motion approved unanimously.

COMMISSION ACTION

8. ROAD CLOSURE FOR THE 53RD ANNUAL STUART BOAT SHOW (RC):

RESOLUTION No. 44-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A ROAD CLOSURE FOR THE 53RD ANNUAL STUART BOAT SHOW FROM 5:30 A.M. ON TUESDAY, JANUARY 12, 2027, THROUGH 5:00 P.M. ON MONDAY, JANUARY 18, 2027, ALONG NW DIXIE HIGHWAY (FORMERLY SR 707) FROM SW ALBANY AVENUE SOUTH OF THE OLD ROOSEVELT BRIDGE TO NW POINSETTIA STREET TO INCLUDE THE FEC RAILROAD CROSSING OFF NW FERN STREET AND NW DIXIE HIGHWAY, NORTH OF THE ST. LUCIE RIVER DRAW BRIDGE, SUBJECT TO FLORIDA DEPARTMENT OF TRANSPORTATION

APPROVAL; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Jim Chrulski, Community Services Director, reviewed the event and provided a few slides demonstrating the location of the Boat Show.

Tom Wittington, Past President of the Marine Industry, came forward and reported on the coordination of the Boat Show and looks forward to a great future ahead.

5:47 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Laura Giobbi

Motion approved unanimously.

9. REVENUE BOND APPROVAL - 2 FIRE APPARATUS (RC):

RESOLUTION No. 48-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE ISSUANCE OF A NON-AD VALOREM REVENUE NOTE, SERIES 2026 OF THE CITY IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$1,920,000 TO FINANCE THE ACQUISITION OF FIRE APPARATUS AND TO PAY COSTS OF ISSUANCE THEREOF, AS FURTHER DESCRIBED HEREIN; MAKING CERTAIN FINDINGS OF PUBLIC PURPOSE; MAKING SUCH DETERMINATIONS AS ARE REQUIRED TO AFFORD THE NOTE "BANK QUALIFIED" STATUS; PROVIDING THAT THE NOTE SHALL BE A LIMITED OBLIGATION OF THE CITY PAYABLE FROM NON-AD VALOREM REVENUES BUDGETED, APPROPRIATED, AND DEPOSITED AS PROVIDED HEREIN; PROVIDING FOR THE RIGHTS, SECURITIES AND REMEDIES FOR THE OWNER OF THE NOTE; MAKING CERTAIN COVENANTS AND AGREEMENTS IN CONNECTION THERE WITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Vince Felicione, Fire Chief, and Kate Ambrosini, Finance Director, provided a brief explanation of the revenue bond.

5:50 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Laura Giobbi

Motion approved unanimously. 6:05 PM

10. BUDGET AMENDMENT #4: REVENUE BOND APPROVAL - 2 FIRE APPARATUS (RC):

RESOLUTION No. 49-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT No. 4 TO THE FISCAL YEAR 2026 BUDGET; APPROPRIATING AND AUTHORIZING THE RECEIPT OF REVENUE AND THE EXPENDITURE OF FUNDS FOR FIRE APPARATUS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

6:06 PM MOTION: Approve.

MOVED BY: Laura Giobbi

SECONDED BY: Eula Clarke

Motion approved unanimously.

ORDINANCE SECOND READING

11. MARINA COVE AT RIVERSIDE RIGHT-OF-WAY ABANDONMENT (RC):

ORDINANCE No. 2554-2026: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA PROVIDING FOR THE ABANDONMENT OF CERTAIN PUBLIC RIGHT-OF-WAY WITHIN THE CITY BEING THAT CERTAIN 20-FOOT RIGHT-OF-WAY, AS SET FORTH ON THE PLAT OF RIVERSIDE PARK, AS RECORDED IN PLAT BOOK 4, PAGE 25, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS RUNNING NORTH TO SOUTH, DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND DEPICTED IN EXHIBIT "B" ATTACHED HERETO; PROVIDING FOR PAYMENT OF A PRIVILEGE FEE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Jodi Kugler, Development Director, presented the Item.

Mayor Reed commented on the ROW abandonments and clarified that the City only considers these when approached by residents.

PUBLIC COMMENT:

1. Mary Anne Seymour - Stuart; Commented that she lived near this property and questioned if the site plan is a current one because she understood a road was approved that is not showing. [Ms. Kugler reassured her that this is a current site plan and there will be no road that has direct access to Dixie Highway.]

6:14 PM MOTION: Approve.

MOVED BY: Campbell Rich

SECONDED BY: Eula Clarke

VOTE: 3/1 MOTION PASSED.

YES: Eula Clarke, Campbell Rich, Laura Giobbi

NO: Sean Reed

***** ITEM #7 PULLED FROM THE CONSENT CALENDAR *****

7. BUDGET AMENDMENT #3 TRAM REPLACEMENT (RC):

RESOLUTION No. 47-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT NO. 3 TO THE 2025-2026 FISCAL YEAR BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR TRAM REPLACEMENT DUE TO ACCIDENT OF PREVIOUS TRAM THAT WAS DEEMED A TOTAL LOSS BY INSURER; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

The Public Works Director, Milton Leggett, reported on the tram replacement that is a result of an accident in which the tram was totaled.

6:19 PM MOTION: Approve.

MOVED BY: Campbell Rich

SECONDED BY: Eula Clarke
Motion approved unanimously.

DISCUSSION AND DELIBERATION

None.

ADJOURNMENT

6:22 PM

Mary R. Kindel, City Clerk

Sean Reed, Mayor

**Minutes to be approved at the Regular Commission
Meeting this 27th day of July, 2026.**

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 7/27/2026

Prepared by: Mary Kindel

Title of Item:

CRB AT LARGE APPOINTMENT (RC):

RESOLUTION No. 56-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPOINTING AN AT-LARGE MEMBER TO THE COMMUNITY REDEVELOPMENT BOARD (CRB); FILLING A VACANCY ON THE BOARD FOR THE REMAINING CURRENT TERM UNTIL DECEMBER 31, 2026; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

CRB Board Member, Frank McChrystal, resigned from the CRB on June 4, 2026, creating a vacancy for one of the two At Large seats. Three applications of interested citizens are attached for the Commission's review, selection, and ratification of the At Large appointment.

Funding Source:

N/A

Recommended Action:

Motion to approve Resolution No. 56-2026 and appoint _____ to the CRB At Large position.

ATTACHMENTS:

1. R56-2026 CRB At Large Appointment
2. Attachment A - Board Applications



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

RESOLUTION NUMBER 56-2026

**A RESOLUTION OF THE CITY COMMISSION OF
THE CITY OF STUART, FLORIDA APPOINTING AN
AT-LARGE MEMBER TO THE COMMUNITY
REDEVELOPMENT BOARD (CRB); FILLING A
VACANCY ON THE BOARD FOR THE REMAINING
CURRENT TERM UNTIL DECEMBER 31, 2026;
PROVIDING AN EFFECTIVE DATE; AND FOR
OTHER PURPOSES.**

* * * * *

WHEREAS, appointments to membership on standing City boards shall be made by the City Commission. Each Commissioner shall select an appointment for each board, which is ratified by the Commission as a whole. “At Large” board members shall be selected by the entire Commission via staff recommendations, and

WHEREAS, the Community Redevelopment Board (CRB) has a total of seven board members, two of which are At Large positions, and

WHEREAS, one vacant At Large position exists on the CRB for the remaining 2026 term from present through December 31, 2026.

WHEREAS, Sec. 2-85 Stuart Code of Ordinances, Chapter 2, Administration states that, with the exception of the city commissioners on the CRA, board members shall be appointed to fill specific one-year terms. The city commission shall ratify the members of each board during its annual reorganizational meeting. The term shall begin at the first annual meeting of the board and shall expire at the end of December in the same year. Upon appointment by the city commission, the city clerk shall notify the appointee.

WHEREAS, the Commission seeks to appoint one (1) CRB At Large member based on three (3) applications of interested citizens, attached hereto as “Attachment A.”

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

SECTION 1: The City Commission hereby selects and appoints _____ to fill the vacant At Large seat on the Community Redevelopment Board until December 31, 2026.

SECTION 2: The City Clerk shall notify and provide the appointee information regarding the current provisions of the Florida Government-in-the-Sunshine and Code of Ethics for Public Officers and employees statute laws.

SECTION 3: This Resolution shall take effect 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:

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

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____, 2026.

ATTEST:

MARY R. KINDEL, MMC
CITY CLERK

SEAN REED
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ.
CITY ATTORNEY

ATTACHMENT A

Advisory Board Application

Advisory Board Application

The City of Stuart recognizes that citizen participation is vital to a customer-oriented government. The City also recognizes the unique contributions made by volunteers and encourages involvement in the policy-making process through service as an Advisory Board Member.

Date	7/2/2026
Full Name	Christina Vogl
Home Phone	7725292588
Cell Phone	7725292588
E-Mail	christina@voglarchitects.com
Home Address, City, Zip	201 SE HIBISCUS AVE
How long have you resided in the City of Stuart? Years & Months	15 years
Current Employer/Occupation	Architect - Vogl Architects
Business Address	201 SE HIBISCUS AVE
Brief Summary of Education & Work Experience. (Please attach a resume if available.)	Registered Architect since 2018
If applicable, attach resume here.	Christina Vogl - Resume.pdf
Membership in Community Organizations or Professional Groups	AIA Treasure Coast Board Member - Vice President/President-Elect - Present AIA Treasure Coast Board Member - Secretary/Treasurer - 2024

List Former Advisory Board(s) Affiliations	City of Stuart - Board of Adjustment - Chair - 2022-2024 City of Stuart - Board of Adjustment - Board Member - 2019-2022
Why do you wish to serve on the board(s) indicated?	As a practicing architect that works in the City of Stuart, I work daily with our residents, city codes, building plans, plan for construction costs, and I understand firsthand how those decisions play out for real projects and real people. This city has been my home for 15 years and I care deeply about how it grows. I'd love to bring my professional background and that same care to the board.
Are you currently a registered voter in Martin County?	Yes
Are you part of a protected class that requires your personal information be redacted from public view?	No
(Section Break)	
The following criteria will be verified by the City upon appointment	
1. Members must be current residents of the City of Stuart or be property owners of real estate within the City limits for at least 12 consecutive months immediately preceding the appointment. 2. Members shall be over the age of 18. 3. Member shall be appointed to fill specific one-year terms of board membership. 4. Not been convicted of a felony.	
Do you meet all the requirements above?	Yes
Please identify by placing a check mark on the board(s) of your choice:	Community Redevelopment Board

The Florida Department of State requires that the City report the number of minority appointments made during the year. (Section 760.80, Florida Statutes)

Please select which applies to you:

Gender	Female
--------	--------

Race	Caucasian
------	-----------

Disability	Not Known
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NOTE:

Board Members that belong to the Community Redevelopment Board (CRB), and Local Planning Agency (LPA) are required to complete an annual Financial Disclosure Form reporting to Florida Commission on Ethics. In addition, a background check will be processed prior to final appointment.

OTHER

APPLICATIONS WILL REMAIN ACTIVE FOR ONE YEAR FROM DATE OF RECEIPT.

MEMBERS WILL BE NOTIFIED WITHIN 5 BUSINESS DAYS OF APPOINTMENT.

Applications may be submitted via e-mail, regular mail, or in person:

City of Stuart, Attention: City Clerk's Office
121 SW Flagler Avenue, Stuart, FL 34994
Phone: (772) 288-5304
Website: www.stuartfl.gov

Advisory Board Application

Advisory Board Application

The City of Stuart recognizes that citizen participation is vital to a customer-oriented government. The City also recognizes the unique contributions made by volunteers and encourages involvement in the policy-making process through service as an Advisory Board Member.

Date	11/18/2025
Full Name	Nina Dooley
Home Phone	7725215907
Cell Phone	7725215907
E-Mail	info@aacces2020.org
Home Address, City, Zip	35 SE 6th St
How long have you resided in the City of Stuart? Years & Months	49yrs
Current Employer/Occupation	n/a
Business Address	917 SE 9th St, Stuart, Florida 34994, United States
Brief Summary of Education & Work Experience. (Please attach a resume if available.)	<i>Field not completed.</i>
If applicable, attach resume here.	<i>Field not completed.</i>
Membership in Community Organizations or Professional Groups	President of AACES Inc.

List Former Advisory Board(s) Affiliations	CRB
Why do you wish to serve on the board(s) indicated?	To be informed of my local government so that I can inform my community.
Are you currently a registered voter in Martin County?	Yes
Are you part of a protected class that requires your personal information be redacted from public view?	No

(Section Break)

The following criteria will be verified by the City upon appointment

1. Members must be current residents of the City of Stuart or be property owners of real estate within the City limits for at least 12 consecutive months immediately preceding the appointment.
2. Members shall be over the age of 18.
3. Member shall be appointed to fill specific one-year terms of board membership.
4. Not been convicted of a felony.

Do you meet all the requirements above?	Yes
Please identify by placing a check mark on the board(s) of your choice:	Community Redevelopment Board, East Stuart Historical Advisory Committee, Local Planning Agency/Planning Advisory Board, Stuart Housing Authority

The Florida Department of State requires that the City report the number of minority appointments made during the year. (Section 760.80, Florida Statutes)

Please select which applies to you:

Gender	Female
Race	African American
Disability	Not Known

NOTE:

Board Members that belong to the Community Redevelopment Board (CRB), and Local Planning Agency (LPA) are required to complete an annual Financial Disclosure Form reporting to Florida Commission on Ethics. In addition, a background check will be processed prior to final appointment.

OTHER

APPLICATIONS WILL REMAIN ACTIVE FOR ONE YEAR FROM DATE OF RECEIPT.

MEMBERS WILL BE NOTIFIED WITHIN 5 BUSINESS DAYS OF APPOINTMENT.

Applications may be submitted via e-mail, regular mail, or in person:

City of Stuart, Attention: City Clerk's Office
121 SW Flagler Avenue, Stuart, FL 34994
Phone: (772) 288-5304
Website: www.stuartfl.gov

Advisory Board Application

Advisory Board Application

The City of Stuart recognizes that citizen participation is vital to a customer-oriented government. The City also recognizes the unique contributions made by volunteers and encourages involvement in the policy-making process through service as an Advisory Board Member.

Date	7/30/2025
Full Name	Gary Robert Kelly
Home Phone	772-2866203
Cell Phone	772-2142054
E-Mail	kkarch@kkarch.org
Home Address, City, Zip	524 S. W. California Ave. Stuart, Florida 34994
How long have you resided in the City of Stuart? Years & Months	48 years
Current Employer/Occupation	Kelly and Kelly Designs
Business Address	202 S. W. Ocean Blvd.
Brief Summary of Education & Work Experience. (Please attach a resume if available.)	B.S. in Architecture from Ohio State University owned the current business for 45 years
If applicable, attach resume here.	<i>Field not completed.</i>
Membership in Community Organizations or Professional Groups	<i>Field not completed.</i>

List Former Advisory Board(s) Affiliations	former member of the planning advisory board 20 years ago
--	---

Why do you wish to serve on the board(s) indicated?	I would like to see good and reasonable growth for our city
---	---

Are you currently a registered voter in Martin County?	Yes
--	-----

Are you part of a protected class that requires your personal information be redacted from public view?	No
---	----

(Section Break)

The following criteria will be verified by the City upon appointment

1. Members must be current residents of the City of Stuart or be property owners of real estate within the City limits for at least 12 consecutive months immediately preceding the appointment.
2. Members shall be over the age of 18.
3. Member shall be appointed to fill specific one-year terms of board membership.
4. Not been convicted of a felony.

Do you meet all the requirements above?	Yes
---	-----

Please identify by placing a check mark on the board(s) of your choice:	Community Redevelopment Board, Local Planning Agency/Planning Advisory Board
---	--

The Florida Department of State requires that the City report the number of minority appointments made during the year. (Section 760.80, Florida Statutes)

Please select which applies to you:

Gender	Male
Race	Caucasian
Disability	Not Known

NOTE:

Board Members that belong to the Community Redevelopment Board (CRB), and Local Planning Agency (LPA) are required to complete an annual Financial Disclosure Form reporting to Florida Commission on Ethics. In addition, a background check will be processed prior to final appointment.

OTHER

APPLICATIONS WILL REMAIN ACTIVE FOR ONE YEAR FROM DATE OF RECEIPT.

MEMBERS WILL BE NOTIFIED WITHIN 5 BUSINESS DAYS OF APPOINTMENT.

Applications may be submitted via e-mail, regular mail, or in person:

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121 SW Flagler Avenue, Stuart, FL 34994
Phone: (772) 288-5304
Website: www.stuartfl.gov

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST City Commission

Meeting Date: 7/27/2026

Prepared by: Jodi Nentwick

Title of Item:

COFFEE RUSH AT CORNERSTONE - PUBLIX AT BAKER ROAD CPUD AMENDMENT (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2555-2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A MAJOR AMENDMENT TO PHASE III OF THE PUBLIX AT BAKER ROAD COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD); PROVIDING FOR AN AMENDMENT TO THE MASTER SITE PLAN FOR PHASE III OF THE PUBLIX AT BAKER ROAD CPUD TO ACCOMMODATE A 635 SQUARE FOOT COFFEE RUSH AT CORNERSTONE CENTER CONVENIENCE RESTAURANT WITH TWO DRIVE THROUGH FACILITIES AND OUTDOOR SEATING AREA; PROVIDING FOR AMENDED DEVELOPMENT CONDITIONS, A TIMETABLE FOR DEVELOPMENT, AND MASTER SITE PLAN APPROVAL FOR A PARCEL OF LAND LOCATED AT 1501 N.W. FEDERAL HIGHWAY, BEING MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

This Major Amendment request seeks to establish a Coffee Rush fast-food convenience restaurant with two drive-through lanes within the undeveloped portion of land (Phase III) of the Publix at Baker CPUD.

The purpose of this application is to amend the Publix at Baker Road Commercial Planned Unit Development (CPUD) (Ordinance No. 2104-07) to allow the development of an approximately 635-square-foot Coffee Rush drive-through with outdoor seating area on the remaining undeveloped portion of the 7.45-acre CPUD property (Phase III). The proposed development includes a small building with two drive-through lanes, one on each side of the building, and a pedestrian service window at the front entrance.

To facilitate the proposed development, the applicant is requesting two waivers: (1) approval of a change in use and for Phase III (2) a waiver from the required vehicle queue length.

Condition of Approval No. 5 of Ordinance No. 2104-07 requires a Major PUD Amendment for any use in Phase III other than a bank. Accordingly, the applicant has submitted a Major PUD Amendment, along with supporting site plans and documentation, to change the approved use from a bank to a **Restaurant, Convenience – Drive-Through**.

Funding Source:

N/A

Recommended Action:

Staff recommends that the Local Planning Agency (LPA) forward a recommendation of approval to the City Commission.

ATTACHMENTS:

1. Ordinance 2555-2026 - Coffee Rush at Publix at Baker Road
2. LPA Staff Report - Coffee Rush Cornerstone Center
3. Project Narrative
4. CPUD Signed Application
5. Site Plan
6. Survey
7. Landscape Plan
8. Architectural Plans
9. Design Standards Letter
10. Drainage Report
11. Fire Truck Access Plan
12. Garbage Truck Access Plan
13. Photometric Plan
14. Queuing Study



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

ORDINANCE NUMBER 2555-2026

*** * * * ***

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A MAJOR AMENDMENT TO PHASE III OF THE PUBLIX AT BAKER ROAD COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD); PROVIDING FOR AN AMENDMENT TO THE MASTER SITE PLAN FOR PHASE III OF THE PUBLIX AT BAKER ROAD CPUD TO ACCOMMODATE A 635 SQUARE FOOT COFFEE RUSH AT CORNERSTONE CENTER CONVENIENCE RESTAURANT WITH TWO DRIVE THROUGH FACILITIES AND OUTDOOR SEATING AREA; PROVIDING FOR AMENDED DEVELOPMENT CONDITIONS, A TIMETABLE FOR DEVELOPMENT, AND MASTER SITE PLAN APPROVAL FOR A PARCEL OF LAND LOCATED AT 1501 N.W. FEDERAL HIGHWAY, BEING MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT “A”; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*** * * * ***

WHEREAS, Florida Statutes § 163.3202 requires the City of Stuart to adopt, amend, and enforce land development regulations that are consistent with and serve to implement the City’s Comprehensive Plan; and

WHEREAS, pursuant to the Florida Local Government Development Agreement Act, Florida Statutes § 163.3220 *et. seq.*, the City of Stuart has the authority to hold public hearings and enter into development agreements on properties located within the City of Stuart; and

WHEREAS, the City of Stuart Land Development Code Section 11.01.10 requires a Major Amendment to a Planned Unit Development (CPUD) for modifications to a final site plan, due to final engineering that exceeds five percent of the approved plan documents; and

WHEREAS, on September 24, 2007, the City Commission adopted Ordinance 2104-07, approving an amendment to the Commercial Planned Unit Development (CPUD) zoning agreements recorded in O.R. Book 1341, at Page 1139 and in O.R. Book 1341, at Page 1154 of the Public Records of Martin County located on the northeast corner of N.W. Federal Highway and N.W. Baker Road; providing for approval of a Master/Final Site Plan; providing conditions for compliance with site design qualitative development standards to establish the “Publix at Baker Road” Commercial Planned Unit Development (CPUD), and;

WHEREAS, on May 1, 2025, a Major CPUD Amendment application was submitted by Robert Good, P.E., The Good Group on behalf of Publix Super Markets, Inc. (Property Owner) and Coffee Rush, Inc. (Applicant) to request modifications to Phase III of the Publix at Baker Road CPUD Master Plan to accommodate the 635 square foot Coffee Rush restaurant with walk-up service only and dual drive-through facilities, and outdoor seating area; and

WHEREAS, on July 9, 2026, the Local Planning Agency (LPA) conducted a duly noticed public hearing during a regularly scheduled meeting to review the application for a Major Amendment to the Publix at Baker Road CPUD and subsequently forwarded a recommendation of **approval/denial** to the City Commission.

WHEREAS, on *(INSERT MEETING DATE)*, the City Commission held the first duly noticed public hearing during a regularly scheduled meeting to review the application for a Major Amendment to the Publix at Baker Road CPUD and voted to schedule the petition for the second and final public hearing before the City Commission for a final determination; and

WHEREAS, on *(INSERT MEETING DATE)*, the City Commission held the second duly noticed public hearing at a regularly scheduled meeting and voted to *(APPROVE / DENY)* the Major Amendment to the Publix at Baker Road CPUD; and

WHEREAS, at the public hearing, and considering the LPA’s recommendation, all written and oral comments at the public hearings, the analysis by the Development Department, and the evidence presented by the parties at the hearings, the City Commission finds that the Applicant

demonstrated through substantial competent evidence that the proposed development approval in the application is consistent with the City of Stuart Comprehensive Plan, Land Development Code, and procedural requirements; and

WHEREAS, the Applicant has committed to the City of Stuart that the development will adhere to all development codes, plans, standards, and conditions approved by the City Commission. Furthermore, the approvals granted shall be binding upon its successors in title regarding any commitments made at the time of approval of the Major CPUD Amendment.

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

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

SECTION 2: The legal description of the +/-7.79-acre subject parcel is attached as “**Exhibit A.**” A map showing the subject parcel is attached as “**Exhibit B**” and incorporated herein by reference.

SECTION 3: The revised conditions of approval for the Publix at Baker Road CPUD are attached hereto as “**Exhibit C**” and made a part hereto by reference, and it shall constitute one of the Development Documents as described herein.

SECTION 4: 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,"** hereinafter the "Development Documents," shall be deemed a part of the development conditions applicable to the Publix at Baker Road CPUD, and shall replace any earlier approvals:

1. Project Narrative (2 pages) prepared by The Good Group, LLC dated December 5, 2025.
2. Site Plan (Sheet C-09) prepared by and digitally sealed by Robert Good II, The Good Group, LLC dated April 24, 2026.
3. Tree Disposition and Landscape Plans (Sheets L1.01 – L3.03) prepared by and digitally sealed by Marc S. Bortak, Bortak Design Irrigation and Landscape Architecture dated December 9, 2025.
4. Fire Truck Access Plan (Sheet C-16) prepared by and digitally sealed by Robert Good II,

The Good Group, LLC dated April 24, 2026.

5. Garbage Disposal Plan (Sheet C-17) prepared by and digitally sealed by Robert Good II, The Good Group, LLC dated April 24, 2026.
6. Stormwater Report (Pages 1-53) prepared by and digitally sealed by Elissa Taylor, The Good Group, LLC dated December 3, 2025.
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8. Queueing Study (2 Pages) prepared by and digitally sealed by Shaun G. MacKenzie, MacKenzie Engineering & Planning Inc. dated September 3, 2025.
9. Architecture Site Plans, including signage (Sheet AO.5, A1.1, A4.1) prepared by and digitally sealed by Micheal K. Sheeley, MKI Architecture, LLC dated by December 12, 2025.
10. Design Standard Letter (1 Page) prepared by and digitally by Michael K. Sheeley, MK Architecture, dated December 12, 2025.
11. Survey (Sheet 1) prepared by and digitally by Michael J. Feldbusch dated October 29, 2025.

SECTION 5: Except as otherwise provided herein, no development permits, site permits, or building permits shall be issued by the City of Stuart except in compliance with the aforesaid Development Documents. Failure by the Applicant or successors to complete the development, or to comply with the Development Documents or with any term or condition of development outlined in this Ordinance shall be deemed a zoning violation and no further permits or other development approvals or orders shall be issued by the City until the violation has been resolved, or the matter may become the subject of a code enforcement action brought by the City. This section shall not impair the due process or other legal rights of the Applicant or its successors to seek administrative or judicial redress.

SECTION 6: Following the adoption of this ordinance, and in addition to any other action for failure to complete development or otherwise comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission and shall thereupon give

at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the hearing before the City Commission, the Applicant or its successor may appear and may contest the allegation of breach or explain the reason or reasons for the violation. Upon the finding of a material breach of the Development Documents and therefore, the Ordinance(s) adopting the same, the City Commission may impose or do any or all of the following:

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

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

SECTION 6: All Ordinances or parts of Ordinances in conflict with this Ordinance or any part thereof are hereby repealed to the extent of such conflict. If any provision of this Ordinance conflicts with any contractual provision between the City of Stuart and the Applicant, property owner, developer, or successor of the site, this Ordinance shall prevail.

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

SECTION 8: This enactment of this Ordinance shall be deemed to constitute a quasi-judicial action of the City and shall become effective upon the adoption by the City Commission and execution by the mayor.

Ordinance 2555-2026 – Publix at Baker Road Major CPUD Amendment
Coffee Rush at Cornerstone Center

First read on the ____ day of _____, 2026.

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

SEAN REED, MAYOR
VACANT, VICE MAYOR
EULA CLARKE, COMMISSIONER
LAURA GIOBBI, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading 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

LEGAL DESCRIPTION

Parcel 1:

For a point of reference commence at the Northeast corner of the SE 1/4 of the SW 1/4 of Section 29, Township 37 South, Range 41 East; thence run S 89 degrees 58' 58" W along the North line of said SE 1/4 of SW 1/4 for a distance of 275 feet to the Point and Place of Beginning. (1) thence run N 19 degrees 12' 11" W a distance of 250 feet; (2) thence run S 89 degrees 58' 58" W a distance of 613.36 feet more or less to the Easterly right-of-way line of U.S. Highway No. 1 (SRD NO. 5); (3) thence run S 19 degrees 12' 11" E along said Easterly right-of-way line a distance of 464.86 feet; (4) thence run S 89 degrees 44' 43" E a distance of 200 feet; (5) thence run S 19 degrees 12' 11" E a distance of 157.00 feet more or less to the Northerly right-of-way line of Baker Road; (6) thence run S 89 degrees 44' 43" E along said Northerly right-of-way line a distance of 290.82 feet; (7) thence run N 0 degrees 02' 16" E a distance of 353.54 feet back to the Point and Place of Beginning. LESS those land conveying to National Oil and Gas Distributor, Inc., in Official Records Book 1236, Page 222, of the Public Records of Martin County, Florida.

Parcel 2:

Start at the Northeast corner of the Southeast one quarter of the Southwest one quarter of Section 29, Township 37 South, Range 41 East, Martin County, Florida, thence run North 89°33' 32" West a distance of 994.42 feet to the centerline of U.S. Highway No. 1; thence run South 18° 41' 32" East along said centerline, a distance of 214.47 feet; thence run South 89° 13' 32" East to the Easterly right of way of the aforesaid U.S. Highway No. 1, a distance of 106.05 feet to the Point of Beginning, thence continue to run South 89° 13' 32" East a distance of 200 feet; thence North 18° 41' 32" West a distance of 50.00 feet; thence run North 89° 13' 32" West to the aforesaid Easterly right of way of U.S. Highway No. 1, a distance of 200 feet; thence run South 18° 13' 32" East along said Easterly right of way, a distance of 50.00 feet to the Point of Beginning.

AND

A parcel of land lying in the Southeast one-quarter of the Southwest one-quarter of Section 29, Township 37 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Start at the Northeast corner of the Southeast one-quarter of the Southwest one-quarter of Section 29, Township 37 South, Range 41 East, Martin County, Florida; thence run North 89° 33' 32" West a distance of 994.42 feet to the centerline of U.S. Highway No. 1, thence run South 18°41' 32" East along said centerline, a distance of 371.47 feet; thence run South 89° 13' 32" East to the Easterly right of way of the aforesaid U.S. Highway No. 1, a distance of 106.05 feet to the Point of Beginning, thence continue to run South 89° 13' 32" East a distance of 200 feet; thence run North 18° 41' 32" West a distance of 157 feet; thence run North 89° 13' 32" West to the aforesaid Easterly right of way of U.S. Highway No. 1, a distance of 200 feet, thence run South 18° 41' 32" East along said Easterly right of way, a distance of 157 feet to the Point of Beginning.

Less lands from Parcels 1 and 2 conveyed to Martin County recorded in Official Records Book 2494, Page 1596 more particularly described as follows:

A parcel of land lying in Section 29, Township 37 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

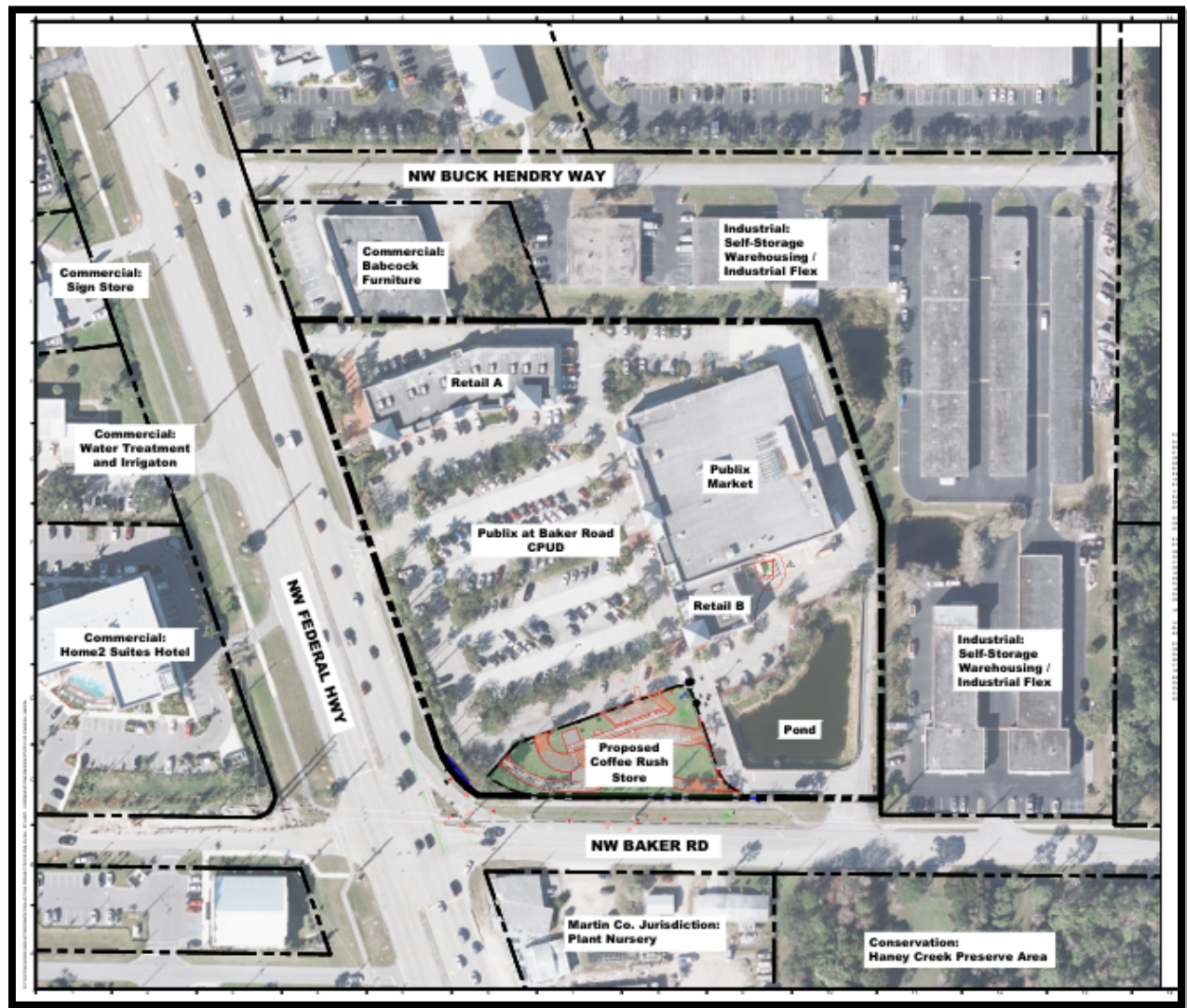
For a Point of Reference, commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 29; thence North 89°53'27" West, a distance of 275.64 feet; thence South 00°12'22" West, a distance of 324.93 feet to a point on the North ultimate right of way line of NW Baker Road, said point lying 57.50 feet North of Baker Road centerline, and the POINT OF BEGINNING; thence continue South 00°12'22" West, a distance of 29.29 feet to a point lying on the existing North right of way line, as monumented, of NW Baker Road; thence North 89°31'02" West, along said existing right of way line, a distance of 490.74 feet to a point on the East right of way line of US Highway No. 1; thence North 18°59'52" West, along said East right of way line, a distance of 91.03 feet to a non-tangent intersection with a curve concave to the Northeast, a radial line from said point bears North 68°57'21" East and having a radius of 116.74 feet; thence Southerly through a central angle of 36°29'49", an arc distance of 74.36 feet to a non-tangent intersection; thence South 89°28'36" East, a distance of 474.18 feet to the POINT OF BEGINNING.

Parcel Area: 7.79-Acres

Parcel I.D. No.: 29-37-41-000-000-000-000-00050-4

Parcel Address: 1501 N.W. Federal Highway, Stuart, FL 34997

“EXHIBIT B” – LOCATION MAP



“EXHIBIT C” – CONDITIONS OF APPROVAL

All conditions adopted under Ordinance No. 2104-2007 shall remain in effect unless revised or superseded by the conditions outlined below:

1. Any modifications to the Master CPUD Site Plan or the Final Site Plan for Stuart Landings II that exceeds 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, and location of landscaping may be approved by the City’s Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via a public hearing.
2. CPUD standards regarding circulation, parking, utilities, drainage, open space, and all other applicable standards shall apply as described in the LDR except as modified in this and any future ordinance.

Landscaping

3. All landscape areas shall be provided with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.
4. The City’s landscape inspector shall have the opportunity to inspect all trees and/or landscape material with the landscape architect prior to installation. The developer shall bear the pass-thru fee for landscape consulting fees not to exceed \$1,500.00.
5. A Landscape maintenance plan, executed in accordance with the Land Development Regulations, shall be submitted to the Development Department and approved prior to the issuance of a certificate of occupancy.

Required Open Space and Native Preserve Area

6. Not less than 25% of the CPUD shall be open space as defined in the City Land Development Regulations. Required open space may include native vegetation areas and landscape buffers between the CPUD and adjacent property; however, other required landscaping shall not count towards the open space requirement.

Before Issuance of Construction Site Permit (Infrastructure)

7. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.
8. All regulatory agency permits, including but not limited to the South Florida Water Management District and the Army Corps of Engineers, shall be obtained by the applicant and copies provided to the City before the issuance of a building permit.
9. All development activities shall comply with the City's Concurrency Management System before the issuance of building permits.

Development and Construction

10. Any backflow prevention devices and above-ground utilities shall be delineated on the landscape plans during final site plan review and shall be out of view or screened from the public right-of-way.
11. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the Applicant as necessary during construction to reduce dust generated on-site.
12. All utility improvements constructed by the developer within the Florida Department of Transportation right-of-way shall be constructed in a manner and form acceptable to the Florida Department of Transportation. The developer shall grant any such utility easements necessary for this site as may be required by the Florida Department of Transportation.
13. Building addresses and/or numbers shall be in plain view and shown on each building plan submitted at the time of building permit application.
14. Any sidewalk damaged during construction shall be repaired or replaced before the issuance of a Certificate of Occupancy.
15. Temporary or freestanding storage units are prohibited on the property once construction is complete.
16. In the event of any conflict in the provisions of Exhibit "C" Development Conditions and attached exhibits, Exhibit "C" shall prevail.

17. No trailers, prefabricated, or modular structures shall be permitted except on a temporary basis to assist in the development of the site. Such trailers or structures shall be removed within thirty days of a directive issued by the City Development Director. Failure to remove such a trailer or structure accordingly shall be considered a violation of the City Code.
18. Subject to the provisions of the City’s Land Development Code, the Developer shall comply with all requirements of the City Comprehensive Plan and of the Land Development Code, including but not limited to, Planned Unit Development regulations applicable to the property at time of permitting.
19. Prior to the issuance of the Certificate of Completion, the Applicant, property owner, developer, and/or successor in interest shall receive zoning compliance from the City of Stuart.

Development Timetable

20. The Timetable of development for Publix at Baker Road is as follows:

TIMETABLE OF DEVELOPMENT	
The site and building permit application is deemed sufficient for review under city codes and standards.	December 30, 2027
Final Certificate of Occupancy for all site and building improvements.	December 30, 2028

Prohibited

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

“EXHIBIT D” – 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 Publix at Baker Road CPUD, and shall replace any earlier approvals:

1. Project Narrative (2 pages) prepared by The Good Group, LLC dated December 5, 2025.
2. Site Plan (Sheet C-09) prepared by and digitally sealed by Robert Good II, The Good Group, LLC dated April 24, 2026.
3. Tree Disposition and Landscape Plans (Sheets L1.01 – L3.03) prepared by and digitally sealed by Marc S. Bortak, Bortak Design Irrigation and Landscape Architecture dated December 9, 2025.
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10. Design Standard Letter (1 Page) prepared by and digitally by Michael K. Sheeley, MK Architecture, dated December 12, 2025.
11. Survey (Sheet 1) prepared by and digitally by Michael J. Feldbusch dated October 29, 2025.



TO: Local Planning Agency (LPA)
FROM: Jodi Kugler, Development Director
MEETING DATE: Thursday, July 9, 2026
SUBJECT: Coffee Rush at Cornerstone Center – Major Amendment to the
Publix at Baker Road Commercial Planned Unit Development (CPUD)
(Project: MJPD-25-4)

AGENDA REQUEST:

This Major Amendment request seeks to establish a Coffee Rush fast-food convenience restaurant with two drive-through lanes within the undeveloped portion of land (Phase III) of the Publix at Baker CPUD.

GENERAL INFORMATION:

Property Owner: Public Super Markets, Inc.
PO Box 407
Lakeland, FL 33802

Applicant: Ron Yost, President
Coffee Rush, Inc.
2315 Falcon Drive
West Linn, OR 97068

Agent of Record: Robert Good
The Good Group
120 S. Olive Avenue, Suite 202
West Palm Beach, FL 33401

Location: TBD – Phase III (Undeveloped)

Parcel ID: 29-37-41-000-000-000-000-000-00050-4

Parcel Size: +/- 7.79 Acres

Future Land Use: Commercial

Zoning District: CPUD (Commercial Planned Unit Development)

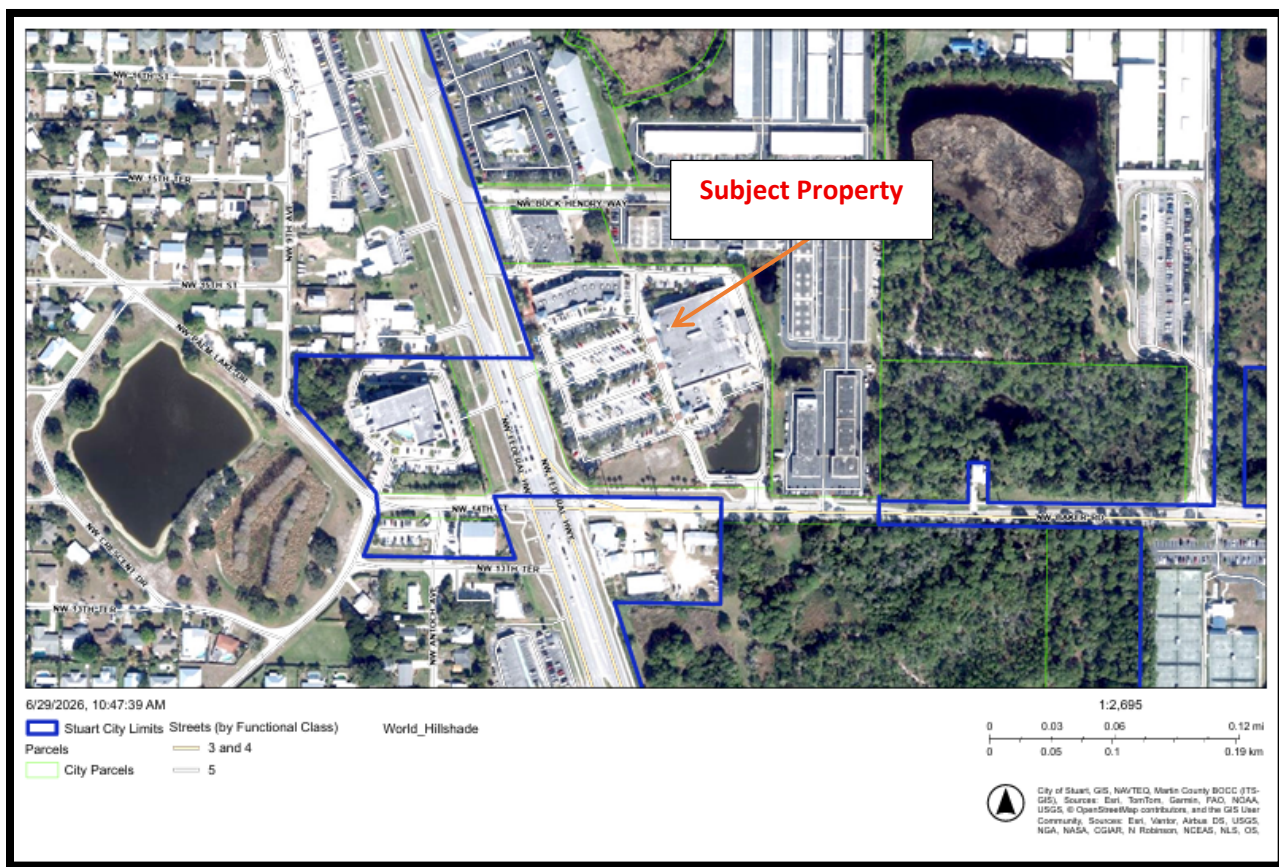
PROJECT BACKGROUND:

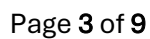
On September 24, 2007, the City Commission granted a CPUD Amendment via Ordinance 2104-07 and approved a Master Final Site Plan to construct a 56,938 ft² shopping center with a 39,393 ft² Publix Supermarket anchor building and 4,200 ft² attached retail space, a detached 13,345 ft² retail building, and a Phase II development consisting of a 3,400 ft² building within a 17,664 ft² out parcel located at the southwest corner of the site.

During the Commission meeting on November 13, 2007, the City Attorney stated that the applicant submitted a revised site plan to address the Right-of-way dedications requirements with Martin County on NW Baker Road. Staff did not have enough time to review the revised site plan before the City Commission meeting; therefore, the Commission had two choices: to continue with a first reading of the item, pending the review of the new revised site plan, or to withdraw Ordinance 2144-07 and schedule before the City Commission if needed. The Board voted to approve the first reading and withdraw/void the item if resolved by staff before the second reading.

During the Commission meeting on November 26, 2007, the City Manager explained that staff reviewed and accepted the revised site plan drawings and that further action by the City Commission is not required. The Ordinance of Repeal (*Ordinance No. 2144-07*) approved at the first reading by the City Commission was voided.

AERIAL LOCATION MAP





ADJACENT USE, ZONING & FUTURE LAND USE:

Location		Zoning District	Future Land Use	Existing Land Use
Subject Parcel		Commercial Planned Unit Development (CPUD)	Commercial	Publix Cornerstone Plaza
Adjacent Parcels	North	Limited, Business/Manufacturing (B-4) & Commercial, General (B-2)	Industrial & Commercial	Self-Storage Warehousing/Industrial Flex & Babcock Furniture
	South	Commercial Planned Unit Development (CPUD) & Martin County's Jurisdiction	Conservation & Martin County's Jurisdiction	Nursery & Haney Creek Preserve Area
	East	Limited, Business/Manufacturing (B-4)	Industrial	Self-Storage Warehousing & Industrial Flex
	West	ROW & Commercial Planned Unit Development (CPUD)	Right-of-Way & Commercial	NW Federal Highway Right-of-Way

PROJECT ANALYSIS

The purpose of this application is to amend the Publix at Baker Road Commercial Planned Unit Development (CPUD) (Ordinance No. 2104-07) to allow the development of an approximately 490-square-foot Coffee Rush drive-through on the remaining undeveloped portion of the 7.45-acre CPUD property (Phase III). The proposed development includes a small building with two drive-through lanes, one on each side of the building, and a pedestrian service window at the front entrance.

To facilitate the proposed development, the applicant is requesting two waivers: (1) approval of a change in use and (2) a waiver from the required vehicle queue length.

Condition of Approval No. 5 of Ordinance No. 2104-07 requires a Major PUD Amendment for any use on Phase III other than a bank. Accordingly, the applicant has submitted a Major PUD Amendment, along with supporting site plans and documentation, to change the approved use from a bank to a **Restaurant, Convenience – Drive-Through**.

**PLANNED UNIT DEVELOPMENT AMENDMENT
STANDARDS OF REVIEW
LAND DEVELOPMENT CODE SECTION 11.01.10**

According to the City of Stuart Land Development Code (LDC) Section 11.01.09(A), Major PUD Amendments are required to be processed as a new Rezoning Map Change, as provided under LDC Section 11.01.09. According to the LDC Section 11.01.09(G), the Local Planning Agency (LPA) and City Commission must receive input from all interested parties regarding whether the application meets the requirements of this Code and the Comprehensive Plan.

The LPA and City Commission are required to review the development documents, staff reports, comments from all responding departments, consultants, and agencies, along with the recommendation from the City of Stuart Development Department. In making a final determination on the proposed amendment, the Board shall consider the following standards of review:

a. The existing land use pattern.

***Staff Findings:** The subject parcel is designated under the Commercial Planned Unit Development Zoning District and the Commercial Future Land Use category. The proposed amendment to the existing commercial development is consistent with the existing land use pattern for the surrounding area. The existing uses, zoning, and future land use designations for the adjacent properties are summarized in the table below:*

Objective 1.A7 – Future Land Use Categories:

***Commercial:** Land uses and activities predominately connected with the sale, rental, and distribution of products or performance of professional and non-professional services. Includes retail sales, service establishments, business, professional and other offices, shopping centers, financial institutions, restaurants, entertainment, hotels, motels, and other temporary lodging. A limited amount of Multi-Family Residential and indoor industrial uses is allowed. Mixed-use projects are allowed. Also, public facilities and electric distribution substations are allowed.*

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

***Staff Finding:** The proposed Major CPUD Amendment will not create an isolated land use to adjacent and nearby classifications.*

c. The population density pattern of the area and the potential for increased load on public facilities, such as schools, utilities, and streets.

***Staff Findings:** All levels of services to public facilities have been addressed.*

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

Staff Findings: *The Martin County Utilities and Solid Waste Department currently provide water, wastewater, and potable water services to the existing development. Before submitting a site permit and/or building permit with the City of Stuart Building Department, the applicant must obtain approval for the utility plans from the Martin County Utilities & Solid Waste Department.*

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

Staff Findings: *The preliminary drainage and civil engineering plans have been reviewed by the City of Stuart Engineer Consultant and the Public Works Department and were determined to comply with the minimum standards and requirements for stormwater management.*

Martin County Utilities and Solid Waste Department has confirmed that adequate capacity for water, wastewater, and potable water is available to serve the infill development. Prior to submitting a site permit and/or building permit with the City of Stuart Building Department, the applicant must receive approval for the utility plans from the Martin County Utilities & Solid Waste Department.

f. The existence of changed or changing conditions that makes the passage of the proposed amendment necessary or appropriate.

Staff Findings: *The proposed Coffee Rush development requires a Major CPUD Amendment to modify the Master Plan granted by the City Commission, via Ordinance No. 2104-07, per Land Development Code Section 11.01.10.*

g. The impact of the proposed amendment upon living conditions in the adjacent neighborhood.

Staff Findings: *The type and intensity of the major amendment to the existing CPUD would not create an adverse impact on the adjacent neighborhoods.*

h. The impact of the amendment upon the flow of light and air to adjacent areas.

Staff Findings: *The impact of the proposed rezoning would not create an adverse impact upon the glow of light and air to adjacent areas due to the conditions to be adhered to within the approved CPUD.*

i. The impact of the proposed amendment upon property values in the adjacent area.

Staff Findings: *A Major Amendment to the CPUD is expected to increase property values in the surrounding area by introducing commercial uses, which generally result in higher property tax assessments for developed parcels.*

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

Staff Findings: *The proposed amendment is not anticipated to negatively impact the improvement or development of adjacent properties in accordance with existing regulations.*

The amendment is compatible with the surrounding land use pattern and will not create conditions that restrict access, utilities, or infrastructure necessary for the development of nearby properties. Overall, the proposed amendment will not impede development potential or diminish property values in the surrounding area and is consistent with the intent of the CPUD to promote orderly and beneficial growth.

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

Staff Findings: *The goal of the proposed amendment is to allow for uses that are in demand.*

PROPOSED LAND DEVELOPMENT CODE DEVIATIONS

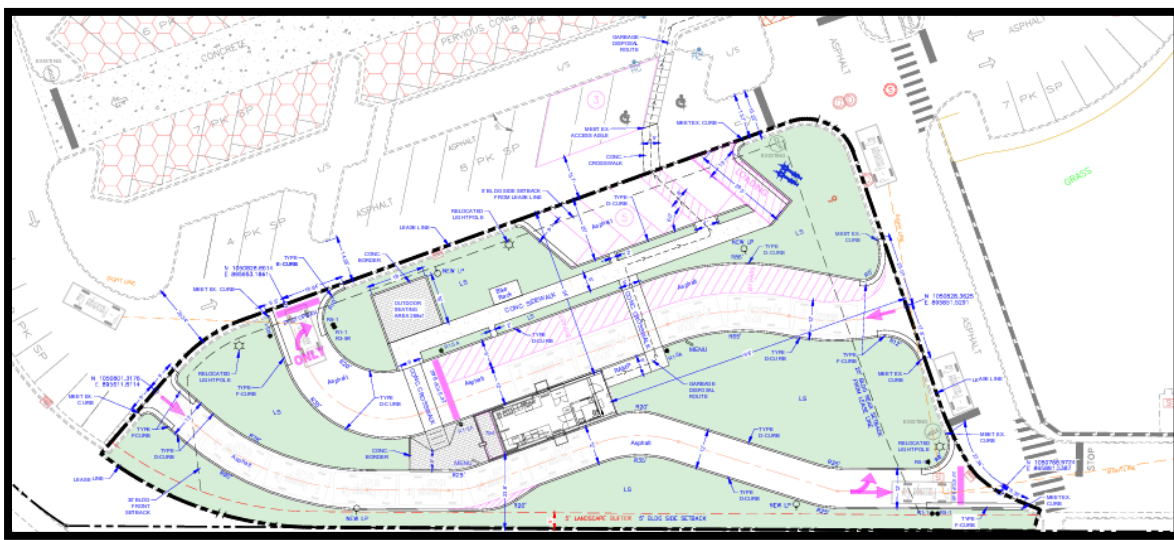
The applicant is requesting approval from the City Commission to deviate from the following Land Development Code requirements:

Code Section	Requirement	Deviation
LDC Section 6.01.07 – <i>Standards for Drive-Through Facilities</i>	Six (6) queuing spaces with a minimum dimension of 10 feet in width by 20 feet in length, as measured from the order box to the end of the queuing Lane, and four (4) queuing spaces provided, as measured from the pick-up window to the order box, providing a total of ten (10) queuing spaces.	Five (5) vehicles on the north side of the north side of the building seven (7) vehicles on the south side of the building, for a total of twelve (12) vehicles. The Coffee Rush store does not have an order box, but rather a simple menu board. Customers normally order online.

CPUD MASTER PLAN:

The final Master Site Plan for Phase III of the Publix at Baker Road CPUD shows two convenience fast-food restaurants with drive-through facilities, vehicle access, parking, a designated loading zone, refuse collection areas, stormwater retention areas, native preservation zones, monument signage, and pedestrian pathways.

CPUD MASTER PLAN – RENDERING



According to Land Development Code Section 2.07.00(E)(3)(b), not less than 25% of the CPUD shall be open space, which may include native vegetation areas and landscape buffers between the site and adjacent property; however, other required landscaping, such as interior parking areas, shall not count towards the open space

requirement. If less than 25% of the CPUD is comprised of native vegetation area, then all existing native vegetation area shall be maintained as part of the required open space.

PROPOSED SITE DATA CALCULATIONS		
SITE AREA	SQUARE FOOTAGE	ACRES
Publix	39,393	0.904
Retail A	13,345	0.306
Retail B	4,200	0.096
Restaurant (Proposed Coffee Rush)	635	0.015
Total:	57,573	1.317

LEVEL OF SERVICE (LOS) ANALYSIS

The Level of Services (LOS) indicates that there will be no adverse effects on the established Level of Services (LOS) standards for water, wastewater, solid waste, public safety, stormwater, and traffic.

TRAFFIC:

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

- 36 daily, 9 AM peak hour (4 in/5 out), and 1 PM peak hour (0/1 out) trips.

Th proposed project is expected to generate the following driveway trips:

- 358 daily, 89 A peak hour (45 in/44 out), and 30 PM peak hour (15 in/15 out) trips.

The traffic analysis was carried out in accordance with the City of Stuart's Land Development Code. The proposed development is a project with de minimis impact per LDC Chapter 4, Section 4.04.02, the project salifies transportation concurrency.

PUBLIC SAFETY:

The City of Stuart Police Department and City of Stuart Fire Department will provide emergency services for development.

WATER & WASTEWATER:

The site is currently provided with water and wastewater services. Martin County Utilities and Solid Waste Department has confirmed that sufficient capacity is available for the proposed development. The owner will be responsible for constructing all necessary onsite infrastructure. Service will be contingent upon the execution of a service agreement with the Martin County Utilities & Solid Waste Department and the payment of the appropriate fees.

SOLID WASTE:

Negative impacts on the capacity of solid waste services are not anticipated from the proposed development. The City of Stuart will continue to provide solid waste and recycling services to the site.

STORMWATER:

The proposed Coffee Rush site (Future Phase III) was included in the original master stormwater management system and permitted under the original South Florida Water Management District (SFWMD) permit. Stormwater

runoff from the proposed development will be conveyed to the existing stormwater inlets located on the east and west sides of the site.

Following the completion of the Cornerstone Center (Phases I and II), it was determined that the pervious concrete installed within the drive lanes impeded the movement of shopping cartwheels, making it difficult for customers to maneuver carts throughout the shopping center. As a result, the pervious concrete within the drive lanes was replaced with standard impervious concrete. This modification reduced the amount of pervious surface area on the property. The resulting reduction in pervious area has been reflected in the updated Site Data calculations included on the cover sheet of the submitted plans.

DRAINAGE:

On-site Runoff: The on-site runoff will be managed through the on-site preserve retention area located at the rear of the site before existing to the master stormwater system.

Offsite Discharge: The system discharge will be designed for the 25-year/3-day storm, and building elevations will exceed the 100-year/3-day storm requirements, as per the South Florida Water Management District (SFWMD) permit. The development will need to obtain site permits from the City of Stuart and the SFWMD.

CONSISTENCY WITH THE CITY OF STUART COMPREHENSIVE PLAN

The proposed development is consistent with the following Goals, Objectives, and Policies of the City of Stuart Comprehensive Plan:

Policy 2.A7.15: *All commercial developments shall be designed to provide safe opportunities for alternative modes of transportation by connecting with existing and future pedestrian and bicycle pathways within the City and the County, and to provide safe passage from public right-of-way to the building or project, between projects, and between alternative modes of transportation.*

Policy 11.A1.5: *The city will encourage new commercial and industrial development.*

STAFF RECOMMENDATION:

Staff requesting the Local Planning Agency (LPA) forward a recommendation for approval to the City Commission as outlined in Ordinance No. 2555-2026.



THE GOOD GROUP

Commercial Real Estate • Development • Civil Engineering
120 S. Olive Avenue, Suite 202 • West Palm Beach, FL 33401
Phone: 407.738.1978 • www.thegoodgroup.com

December 5, 2025

Jodi Kugler
Principal Planner
Development Department
121 SW Flagler Ave.
Stuart, FL 34994

Subject: Coffee Rush at Cornerstone Center
1501 N.W. Federal Highway, Stuart, Florida
Publix at Baker Road CPUD
Planned Unit Development Amendment Application

Project Narrative

The purpose of this project and the amendment to the Publix at Baker Road CPUD (Ordinance #2104-07) is to construct 635 gross sf Coffee Rush store with drive-through lanes on the remaining undeveloped portion of land (Future Phase III aka Phase II in some documents) of the approximately 7.45-acre CPUD property. The Coffee Rush store will have two drive-through lanes, for serving vehicular traffic, one on each side of a small building, and will also serve pedestrian-oriented foot traffic with a service window at the front of the small building. Coffee Rush is unique convenient quick service coffee provider with existing stores in Oregon, operating over 30 years, and its new planned rollout of new stores in Florida, with the first store opened in Ft. Myers, Florida in late November 2025.

In order to facilitate approval of this proposed Coffee Rush store, we request five waivers: (1) change of use, (2) the required vehicle queue, (3) bypass lane requirements, (4) parking requirements, and (5) open space requirements.

According to the condition of approval #5 in Ordinance #2104-07, any proposed use other than a bank of the Phase III portion of the property requires the submittal for a Major PUD Amendment. This amendment application, site plans, and documentation are submitted in support of the use being changed from a Bank use to a "Restaurant, Convenience – Drive Through" use.

Land Development Code Section 6.01.07(D), Standards for drive-through facilities, has a vehicle queue requirement for Restaurant, Convenience – Drive Through of 6 spaces minimum, plus an additional four vehicle spaces between the order box and pick up window, for a total queue of 10 spaces per lane. Coffee Rush store customers normally order online and quickly pick up their order from one of the two drive-through service windows, one window on each side of its small building. Thus, Coffee Rush store does not have an order box, but rather a simple menu board. The proposed Coffee Rush store site layout allows for a stacking queue of 5 vehicles on the north side of the building and 7 vehicles on the south side of the building, for a total of 12 vehicles. As the proposed use is not a fast-food restaurant but rather a quick pick-up coffee store, we ask for a waiver for the vehicle queue. Included within this application for consideration is the "administrative deviation" for the Coffee Rush store now open in Ft. Myers, Florida.

A Traffic Impact Statement for this Coffee Rush site is submitted with this application.

The proposed Coffee Rush site (Future Phase III) was included in the original master stormwater system and South Florida Water Management District (SFWMD) permit. The stormwater from this site will be directed to the existing stormwater inlets on the east and west sides of the site.

Sometime after the Cornerstone Center - Publix anchored shopping center (Phases I & II) was completed, it was found that the pervious concrete within the drive lanes restricted the free flow of the shopping cart wheels which made it difficult for customers to push. This required the replacement of the pervious concrete within the drive lanes with standard non-pervious concrete. In doing so, it reduced the amount of pervious area within the property. This reduction of pervious area is reflected in the updated Site Data calculations on the cover sheet of the submitted plans.

Coffee Rush store parking requirement of 1 space per employee on largest shift (4 employees) and 1 space per 100 sf of service area (382 sf) is met onsite (depicted as Future Phase, which is generally the former original Phase III area) with the proposed new five (5) parking spaces and the use of 3 existing spaces along the drive aisle. A proposed new loading zone is also located onsite.

Coffee Rush stores historically do not need a standard large trash dumpster of their own. As this development is a lessee of the Publix property and not an individual parcel, the developer/owner has chosen to utilize the common garbage disposal dumpster(s) located behind the existing restaurant, north of the pond, as other lessees in the shopping center do.

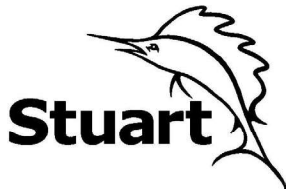
The Fire Access Plan shows the fire truck access route from Federal Highway.

Water and sanitary sewer service connections are already provided to this site and are located at the northeast corner of the Coffee Rush store location. Review and approval of the connections by Martin County is pending CPUD Utility Plan approval.

Landscape, irrigation, and photometric plans are included in this submittal.

Sincerely,
THE GOOD GROUP

Robert H. Good, P.E.



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

Received by: _____

Reviewed by: _____

Planned Unit Development (PUD) Amendment Application

Project ID# _____
(Staff Entry)

Pre-App Conference Date: Jan. 30, 2025	Application Date: Jan. 6, 2025
--	--------------------------------

SITE INFORMATION

Project Name: Coffee Rush @ Baker Road Publix	Parcel ID#: 29-37-41-000-000-00050-4
Site Address: 1501 NW Federal Highway, Stuart FL	
Subdivision:	Lot(s):
Site Acreage: 7.45 acres	Flood Zone/Base Flood Elevation: Zone X, No BFE
Existing Zoning District / CRA Subdistrict (if applicable): Commercial Planned Unit Development (CPUD)	
Proposed Zoning District / CRA Subdistrict (if applicable): Commercial Planned Unit Development (CPUD)	
Current Comprehensive Plan Future Land Use Designation: Commercial	
Proposed Comprehensive Plan Future Land Use Designation: Commercial	
Existing Land Use: Publix Cornerstone Plaza	Proposed Land Use: Commercial
Proposed Square Footage (if applicable): 490 sf	Proposed Density (if applicable):

PETITIONER INFORMATION

Property Owner: Publix Super Markets, Inc.	Phone Number / Email Address:
Property Owner's Mailing Address: P.O. Box 407, Lakeland FL 33802	
Applicant (if not Owner): Ron Yost, Coffee Rush Florida LLC	Phone Number / Email Address: 503-970-4964
Applicant's Mailing Address: 2315 Falcon Drive, West Linn, OR 97068	
Agent/Contact Person: Robert Good, The Good Group	Phone Number / Email Address: 407-738-1978
Agent's Mailing Address: 120 S. Olive Ave., Suite 202, West Palm Beach FL 33401	
Architect:	Engineer: Robert Good, P.E., The Good Group
Planner:	Landscape Architect:

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared _____

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 CPUD Amendment in the City of Stuart, FL.
3. That he/she has appointed Robert Good P.E. to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Publix - Publix Super Markets, Inc.

William W Rayburn, IV

Signature of Owner:

PO Box 407

Street Address

P.O. Box

863-688-1188

Telephone Number

William W Rayburn, IV VP of Real Estate Assets

By: Name/Title

Lakeland, FL 33802

City, State, Zip Code

City, State, Zip Code

Fax Number

Email Address:

STATE OF FLORIDA, COUNTY OF Dok

Sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization, this

29th day of April, 2025 By William W Rayburn, IV

Personally Known OR Produced Identification
Type of Identification Produced:

[Signature]
Notary Public

My Commission expires:

12/26/2025



VICKI BREKKE
Commission # HH 608727
Expires December 26, 2028

Financial Responsibility Form

(Please Print or Type)

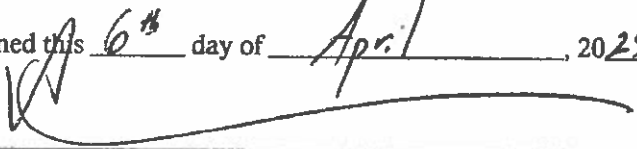
The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will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

Name: Ron Yost
Title: Owner
Company: Coffee Rush Florida, LLC
Company Address: 2315 Falcon Drive

City/State/Zip Code: West Linn OR 97068
Telephone Number: 503-970-4964
Facsimile Number:
Email Address (optional): ronyost@coffeerush.net

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

1. Signed this 6th day of April, 2025.



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

Application Requirements

Fees:

- ☒ Major PUD Amendment - \$3,195.00; or
- ☐ Minor PUD Amendment: \$2,130.00; or
- ☐ PUD Agreement Amendment (text change only): \$1,065.00

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

A Major Planned Unit Development Amendment is one which shall include any one of the following;

- A change of two (2) percent or more in the area of any land use designations shown on the site plan;
- Any change in the list of proposed uses;
- An increase in residential density of five (5) percent or more;
- An increase in nonresidential Building square footage of ten (10) percent or more;
- A change in the boundary of the PUD district;
- A change in the site plan or approval regarding any area(s) set aside and designated for future development;
- Any other change determined by the City Development Director to have a potentially significant impact on City services or the surrounding neighborhood;
- An amendment of greater than twelve (12) months to an originally approved timetable of development. Such an amendment may only be approved upon good cause shown to the City Commission. Any contributions conditioned as part of the original PUD agreement shall be revisited upon application for timetable extension. A timetable extension greater than twelve (12) months will require a full concurrency review.

(A Minor Planned Unit Development Amendment is any amendment that is not a Major Amendment.)

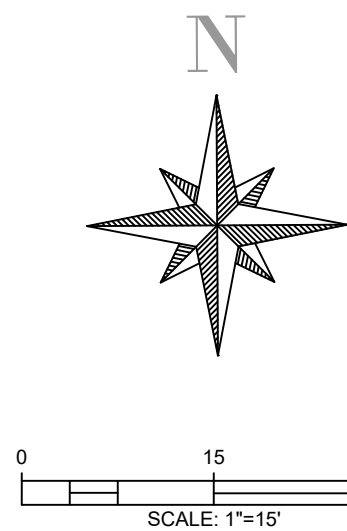
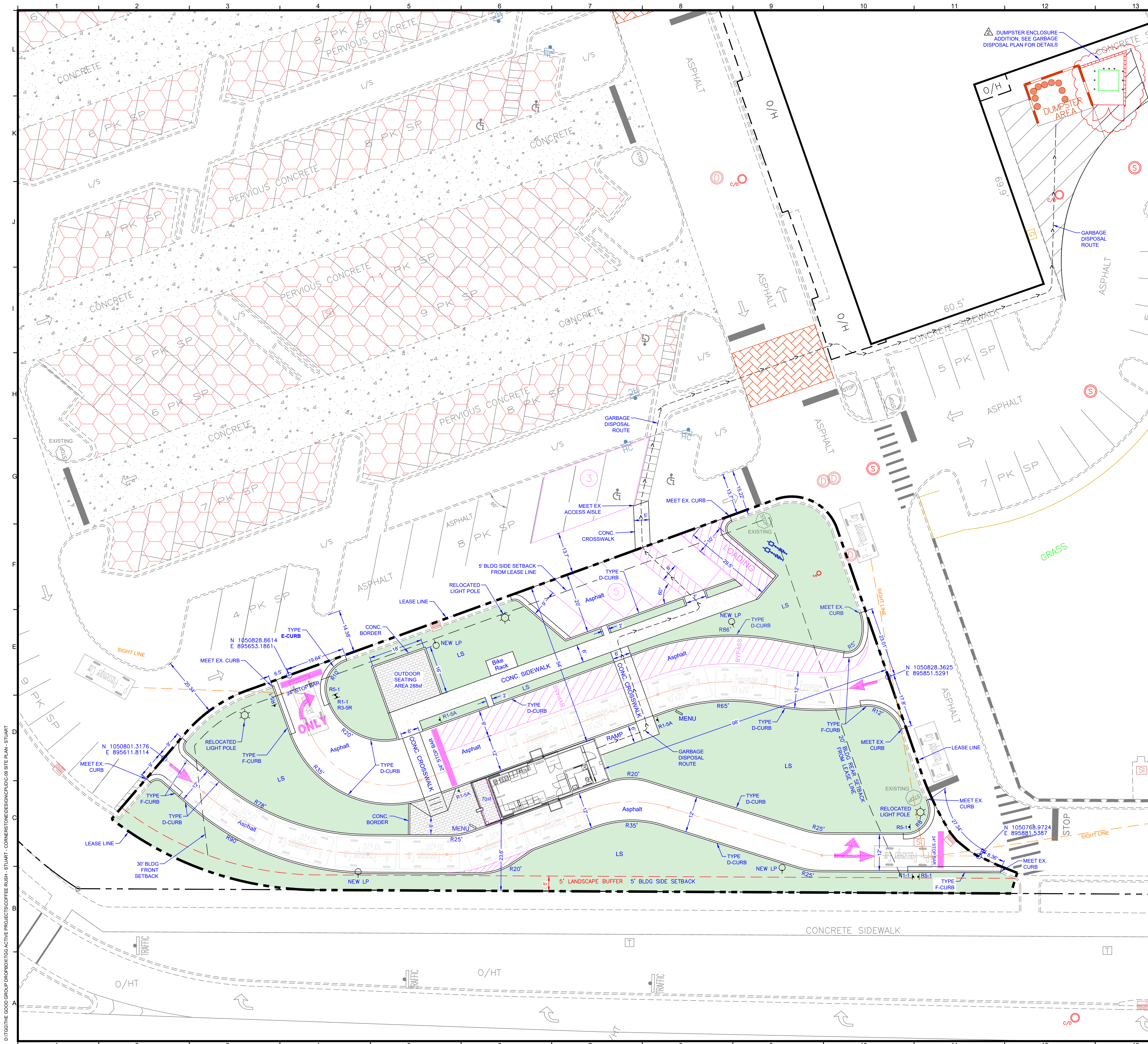
Submittal Requirements: A completed application form, the payment of fees, a site plan, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and any other information as may be required by the City Development Director in order to do a thorough review of the request. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan if a site plan has not previously been approved. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) *(The data requirements for a site plan and a concept plan are available at the Development Department)*

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

Justification: Written justification supporting the application and demonstrating how the application remains:

- (a) consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses; and
- (b) complies with the relevant development standards of the City of Stuart Land Development Code.

(over)



SITE DATA		SQUARE FEET	ACRES	
ORIGINAL TOTAL SITE AREA (CPUD AREA):		339,351	7.79	
INCLUDES 14,148 SF (0.325 AC) RIGHT OF WAY DEDICATION (ROW=0.213 AC - GREEN SPACE & 0.112 - IMPERVIOUS AREA)				
NEW SURVEY NET TOTAL SITE AREA (CPUD AREA): (U.S. SURVEYOR ALTA SURVEY, OCTOBER 28th 2025)		324,222	7.443	
		SQUARE FEET	ACRES	PERCENT
BUILDING AREA		57,575	1.322	17.757
PUB/UX		39,393	0.904	
RETAIL A		13,345	0.306	
RETAIL B		4,200	0.096	
RESTAURANT, CONVENIENCE - DRIVE THRU		635	0.015	
PERVIOUS AREA		64,987	1.492	20.044
LANDSCAPE AREA (PUB/UX, RETAIL A, RETAIL B)		49,362	1.133	
LANDSCAPE AREA (RESTAURANT, CONVENIENCE - DRIVE THRU)		11,177	0.257	
POND GREEN		4,448	0.102	
IMPERVIOUS AREA		201,663	4.630	62.199
LAKE AT CONTROL		19,013	0.436	
PERVIOUS CONCRETE		28,235	0.648	
DRIVEWAYS & SIDEWALKS (PUB/UX, RETAIL A, RETAIL B)		141,981	3.259	
DRIVEWAYS & SIDEWALKS (RESTAURANT, CONVENIENCE - DRIVE THRU)		12,434	0.285	
PERVIOUS CALCULATIONS (FOR CITY CODE CALCULATIONS)				
LANDSCAPE AREA (PUB/UX, RETAIL A, RETAIL B) (EXCLUDES PARKING OPEN AREA)		30,369	0.697	
LANDSCAPE AREA (RESTAURANT, CONVENIENCE - DRIVE THRU)		11,177	0.257	
POND GREEN		4,448	0.102	
TOTAL GREEN AREA		45,994	1.056	
50% PERVIOUS CONCRETE CREDIT (CITY OF STUART CREDIT)		14,117	0.32	
TOTAL SITE GREEN REQUIRED		81,056	1.861	25.00
TOTAL SITE GREEN/PERVIOUS AREA (INCLUDING PERVIOUS CREDIT) (CITY CODE)		60,111	1.380	18.54
TOTAL SITE GREEN/PERVIOUS AREA (EXCLUDES PERVIOUS CREDIT) (SFWMD CODE)		64,987	1.492	20.04
PARKING DATA				
PUB/UX (NEIGHBORHOOD GROCERY): 39,393 @ 5.0/1,000 SF = 197				
RETAIL A (STRIP SHOPPING CENTER): 13,345 @ 4.0/1,000 SF = 53				
RETAIL B (STRIP SHOPPING CENTER): 4,200 @ 4.0/1,000 SF = 17				
RESTAURANT, CONVENIENCE - DRIVE THRU:				
1 PER EMPLOYEE (4 SPACES), & 1/100 SF SERVICE AREA (382 SF) = 8				
TOTAL PARKING REQUIRED: 275 (INCLUDING 7 ADA) = 4.83/1,000 SF				
TOTAL PARKING PROVIDED: 263 (INCLUDING 11 ADA) = 4.65/1,000 SF				
COFFEE STORE LOADING ZONE REQUIRED: <5,000 SF = 1 SPACE				
COFFEE STORE LOADING ZONE PROVIDED: 1 SPACE				
RESTAURANT, CONVENIENCE - DRIVE THROUGH QUEUE				
REQUIRED: 10 PER LANE (6 PLUS, 4 BETWEEN ORDER BOARD AND WINDOW)				
PROVIDED: 12 (7 ON SOUTH LANE, 5 ON NORTH LANE)				

- OPEN AREA (LANDSCAPE AREA)
- HARDSCAPE AREA (TBD)
- NON-PERVIOUS CONCRETE AREA
- PERVIOUS CONCRETE

MAJOR PLANNED UNIT DEVELOPMENT
AMENDMENT MJPD-25-4

Robert H. Good
Digitally signed by Robert Good
Date: 2026.04.24
13:46:48 -04'00'

ROBERT H. GOOD, STATE OF FLORIDA ENGINEER, LICENSE NO. 47753
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT H. GOOD,
P.E. ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION
CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
AND SEALED, AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES. (per F.A.C. 61G15-23.004, amended 11/02/2020)

DESIGNED BY:	RBE	DRAWN BY:	RBE	CHECKED BY:	RUG
JOB NUMBER:		DATE:	2/12/2025	SCALE:	NA
NO.		REVISION			
1		REVISED PER CITY COMMENTS			
2		REVISED PER CITY COMMENTS			
3		REVISED PER CITY COMMENTS			
4					
5					

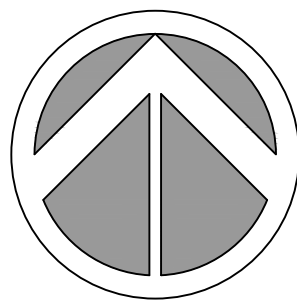
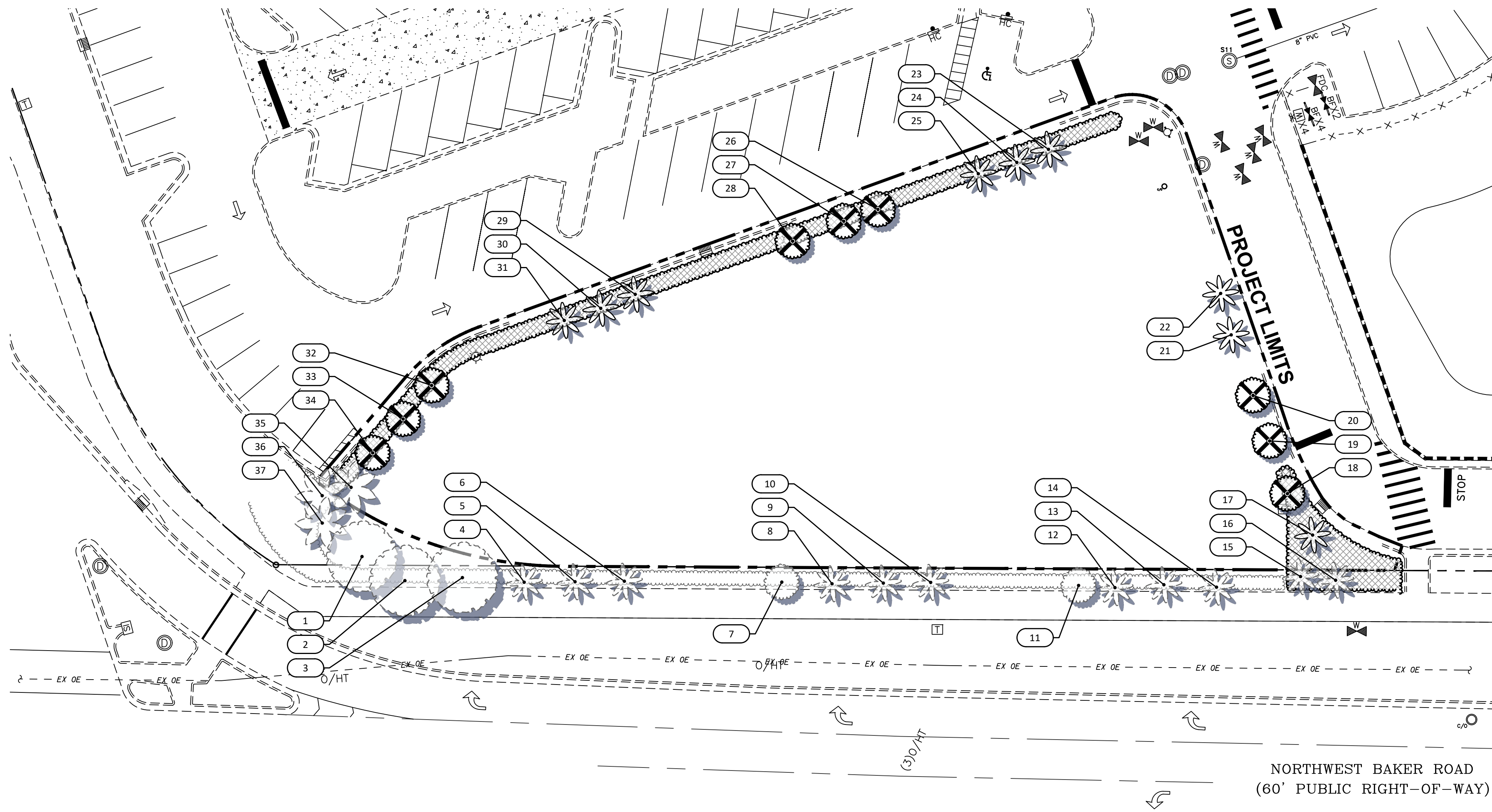
SITE GEOMETRY PLAN
COFFEE RUSH AT CORNERSTONE CENTER
CITY OF STUART, FLORIDA
COFFEE RUSH FLORIDA, LLC

THE GOOD GROUP
Commercial Real Estate • Development • Civil Engineering
120 S. Olive Avenue, Suite 202 • West Palm Beach, FL 33401
Phone: 770.874.9210 • www.thegoodgroup.com

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4/24/2026

ROBERT H. GOOD
P.E. #47753
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
THE GOOD GROUP LLC
FLORIDA CERTIFICATE OF AUTHORIZATION #6967

SHEET NUMBER
C-09



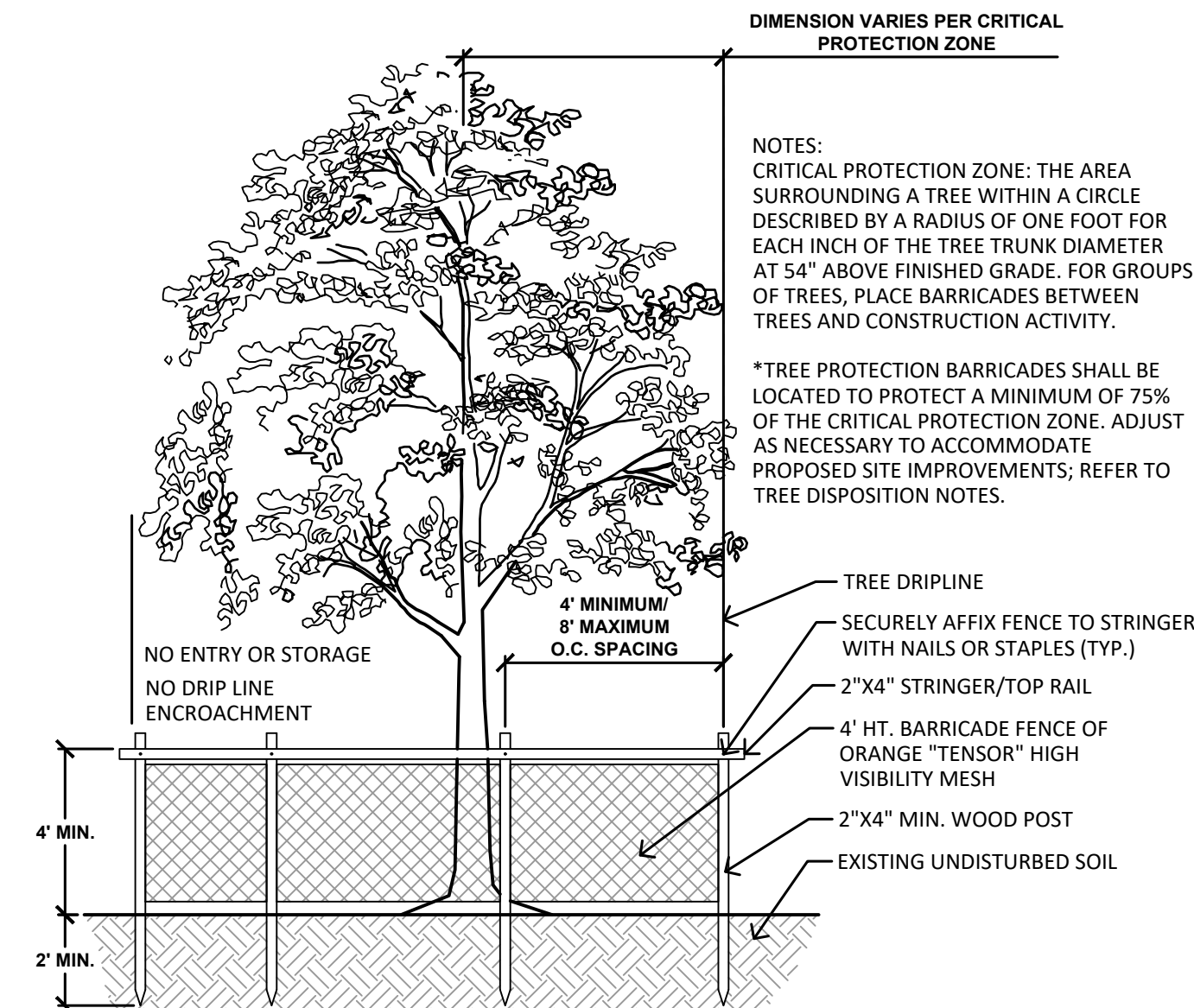
0 20 40 60 feet
SCALE: 1" = 20'-0"



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

TREE DISPOSITION LEGEND

SYMBOL	DESCRIPTION
	EXISTING TREE
	EXISTING PALM
	EXISTING PALM TO RELOCATE
	EXISTING TREE TO BE REMOVED
	EXISTING PALM TO BE REMOVED
	TREE IDENTIFICATION NUMBER
	TREE PRESERVATION FENCING



1 TREE PRESERVATION FENCING

1/4" = 1'-0"

329343-24

TREE DISPOSITION TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH (INCH)	CONDITION	DISPOSITION	TREE MITIGATION (INCH)	NOTES
1	DELONIX REGIA	ROYAL POINCIANA	14"	GOOD	REMAIN	-	
2	DELONIX REGIA	ROYAL POINCIANA	8"	FAIR	REMAIN	-	SUPPRESSED CANOPY
3	DELONIX REGIA	ROYAL POINCIANA	6"	POOR	REMAIN	-	SUPPRESSED CANOPY, LIMB DECAY
4	SABAL PALMETTO	CABBAGE PALM	12"	GOOD	REMAIN	-	
5	SABAL PALMETTO	CABBAGE PALM	11"	GOOD	REMAIN	-	
6	SABAL PALMETTO	CABBAGE PALM	8"	GOOD	REMAIN	-	
7	TABEBUIA SPP.	PINK TRUMPET TREE	4"	FAIR	REMAIN	-	
8	SABAL PALMETTO	CABBAGE PALM	13"	GOOD	REMAIN	-	
9	SABAL PALMETTO	CABBAGE PALM	12"	GOOD	REMAIN	-	
10	SABAL PALMETTO	CABBAGE PALM	11"	GOOD	REMAIN	-	
11	TABEBUIA SPP.	PINK TRUMPET TREE	6"	FAIR	REMAIN	-	
12	SABAL PALMETTO	CABBAGE PALM	12"	GOOD	REMAIN	-	
13	SABAL PALMETTO	CABBAGE PALM	12"	GOOD	REMAIN	-	
14	SABAL PALMETTO	CABBAGE PALM	14"	GOOD	REMAIN	-	
15	SYAGRUS ROMANZOFFIANA	QUEEN PALM	10"	FAIR	REMAIN	-	NUTRIENT DEFICIENCY
16	SYAGRUS ROMANZOFFIANA	QUEEN PALM	10"	FAIR	REMAIN	-	NUTRIENT DEFICIENCY
17	SYAGRUS ROMANZOFFIANA	QUEEN PALM	12"	FAIR	RELOCATE	-	NUTRIENT DEFICIENCY
18	COCOLOBIA DIVERSIFOLIA	PIGEON PLUM	4"	POOR	REMOVE	0"	TRUNK AND LIMB DECAY
19	COCOLOBIA DIVERSIFOLIA	PIGEON PLUM	5"	POOR	REMOVE	0"	TRUNK AND LIMB DECAY
20	COCOLOBIA DIVERSIFOLIA	PIGEON PLUM	4"	POOR	REMOVE	0"	TRUNK AND LIMB DECAY
21	SYAGRUS ROMANZOFFIANA	QUEEN PALM	10"	FAIR	REMAIN	-	NUTRIENT DEFICIENCY
22	SYAGRUS ROMANZOFFIANA	QUEEN PALM	8"	FAIR	REMAIN	-	NUTRIENT DEFICIENCY
23	SABAL PALMETTO	CABBAGE PALM	11"	GOOD	RELOCATE	-	
24	SABAL PALMETTO	CABBAGE PALM	10"	GOOD	RELOCATE	-	
25	SABAL PALMETTO	CABBAGE PALM	10"	GOOD	RELOCATE	-	
26	TABEBUIA SPP.	PINK TRUMPET TREE	5"	GOOD	REMOVE	0"	
27	TABEBUIA SPP.	PINK TRUMPET TREE	4"	GOOD	REMOVE	0"	
28	TABEBUIA SPP.	PINK TRUMPET TREE	6"	FAIR	REMOVE	15"	
29	SABAL PALMETTO	CABBAGE PALM	11"	GOOD	RELOCATE	-	
30	SABAL PALMETTO	CABBAGE PALM	11"	GOOD	RELOCATE	-	
31	SABAL PALMETTO	CABBAGE PALM	9"	GOOD	RELOCATE	-	
32	TABEBUIA SPP.	PINK TRUMPET TREE	5"	FAIR	REMOVE	0"	
33	TABEBUIA SPP.	PINK TRUMPET TREE	6"	FAIR	REMOVE	15"	
34	TABEBUIA SPP.	PINK TRUMPET TREE	6"	FAIR	REMOVE	15"	
35	ROYSTONEA REGIA	ROYAL PALM	18"	GOOD	REMAIN	-	
36	ROYSTONEA REGIA	ROYAL PALM	16"	GOOD	REMAIN	-	
37	ROYSTONEA REGIA	ROYAL PALM	14"	GOOD	REMAIN	-	

TOTAL TREE MITIGATION REQUIRED: 45"

TREE DISPOSITION NOTES

1. **ROOT PRUNING AND WATERING PRIOR TO CONSTRUCTION:**
 - 1.1. TREE ROOT PRUNING AND TRIMMING TO BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED & LICENSED ARBORIST.
 - 1.2. ROOT PRUNE TREES A MINIMUM OF EIGHT (8) WEEKS PRIOR TO CONSTRUCTION. PRIOR TO ROOT PRUNING, THOROUGHLY WATER THE ROOT ZONE WITH AT LEAST 2 TO 3 INCHES OF WATER FOR 2 TO 3 DAYS PRIOR TO ROOT PRUNING. SEE BELOW FOR RELOCATION TIMELINE.
 - 1.2.1. PROVIDE TEMPORARY IRRIGATION FOR EACH TREE THROUGHOUT THE DURATION OF CONSTRUCTION.
 - 1.2.2. ROOT PRUNE TREES, SHOWN ON PLAN IN AREAS WHERE ROOTS WILL CONFLICT WITH CONSTRUCTION ACTIVITY. PRUNING OF ROOTS SHOULD BE DONE IN A MANNER TO PRESERVE THE GREATEST AMOUNT OF THE ROOT BASE AS POSSIBLE.
 - 1.2.3. BACKFILL TRENCH WITH PLANTING SOIL.
 - 1.2.4. FERTILIZE WITHIN THE ROOT ZONE (SEE NOTE 1.4).
 - 1.3. ACCOMPLISH ROOT PRUNING BY DIGGING A TRENCH AROUND THE TREE IN AREAS WHERE PROPOSED SITE WORK WILL BE PERFORMED. TRENCH A MINIMUM OF 24" DEEP. ROOT PRUNE ONLY WITH A MECHANICAL ROOT-PRUNING SAW OR A TRENCHER WITH A MAXIMUM TRENCH WIDTH OF 8".
 - 1.4. CUT ALL EXPOSED ROOTS SMOOTHLY, WITH SHARP INSTRUMENTS. BACKFILL TRENCHES WITH SOIL CONSISTING OF 30% SILICA SAND AND 70% MUCK. WATER THOROUGHLY AFTER ROOT PRUNING, AND ONCE WEEKLY DURING THE ROOT REGENERATION PERIOD, WITH A SOLUBLE FERTILIZER THAT HAS A 20-20-20 ANALYSIS AT MANUFACTURER'S RECOMMENDED RATE.
2. **BRACING AND GUYING OF TREES AFTER ROOT PRUNING**
 - 2.1. PROVIDE BRACING AND GUYING TO ASSURE THE TREES' STABILITY DURING THE ROOT REGENERATION PERIOD; AS PER THE APPLICABLE DETAIL(S).
3. **ROOT ZONE PROTECTION**
 - 3.1. DURING THE ENTIRE CONSTRUCTION PERIOD, MAKE ALL REASONABLE EFFORTS TO PROTECT THE ROOT ZONE FROM DAMAGE. ERECT TREE PROTECTION BARRICADING AROUND THE TREES. PROTECT ALL PLANT MATERIAL DESIGNATED TO BE SAVED, OR OUTSIDE OF THE LIMITS OF CONSTRUCTION, DURING CONSTRUCTION WORK. WORK UNDER THESE ITEMS WILL INCLUDE CONSTRUCTION AND MAINTENANCE OF TEMPORARY BARRICADE FENCING TO PROTECT THE ROOT ZONES OF EXISTING TREES AND OTHER PLANTINGS.
 - 3.2. INSTALL A PROTECTION BARRIER OR TEMPORARY FENCE OF AT LEAST 4 FEET IN HEIGHT AROUND EACH TREE TO BE PROTECTED AND PRESERVED. INSTALL THE TREE PROTECTION PRIOR TO THE ACTUAL CONSTRUCTION START AND MAINTAIN IT FOR THE DURATION OF THE PROJECT.
 - 3.3. INSTALL TREE BARRICADE FENCING AS PER THE APPLICABLE DETAIL(S).

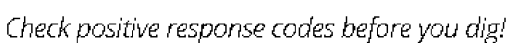
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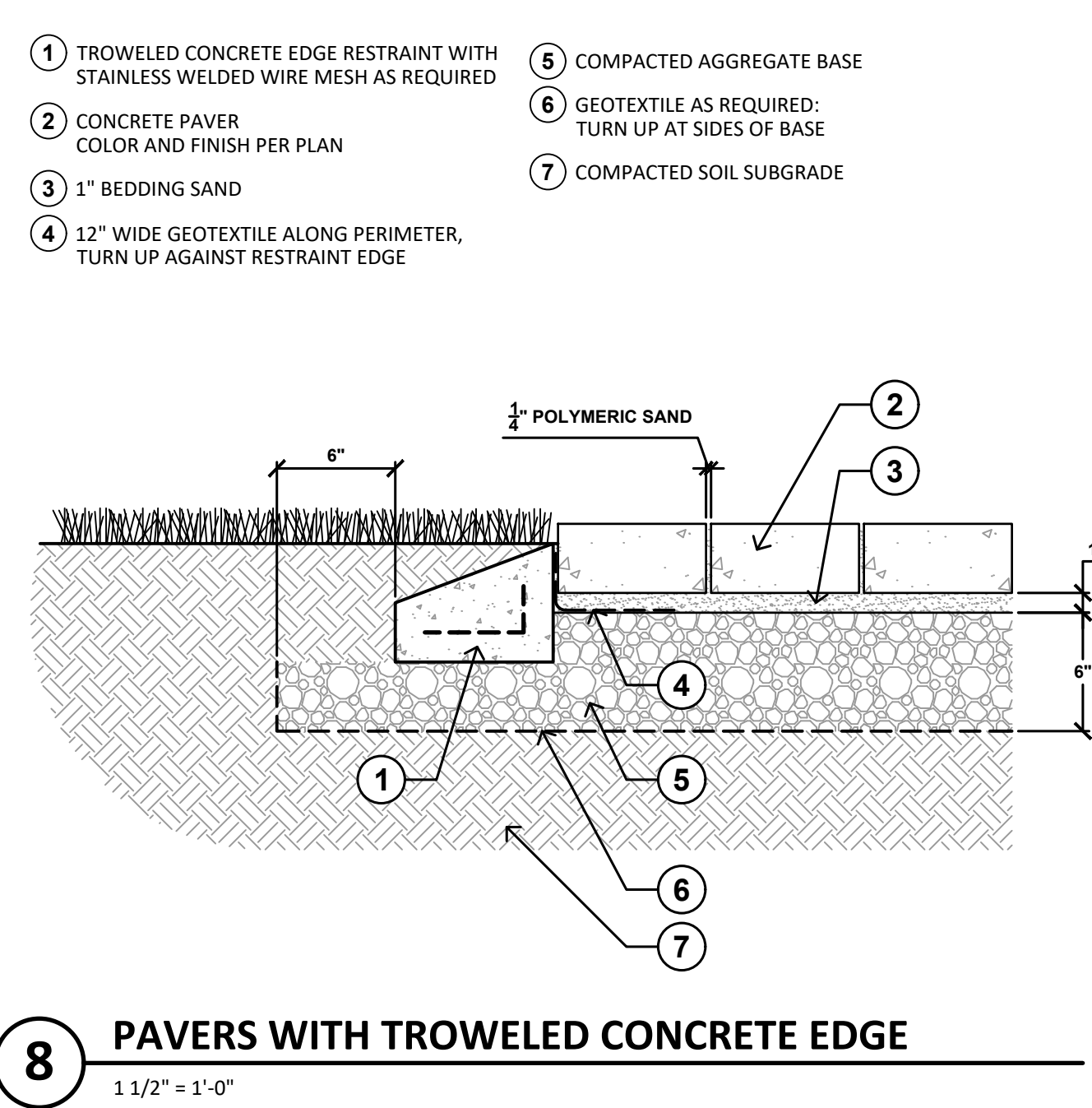
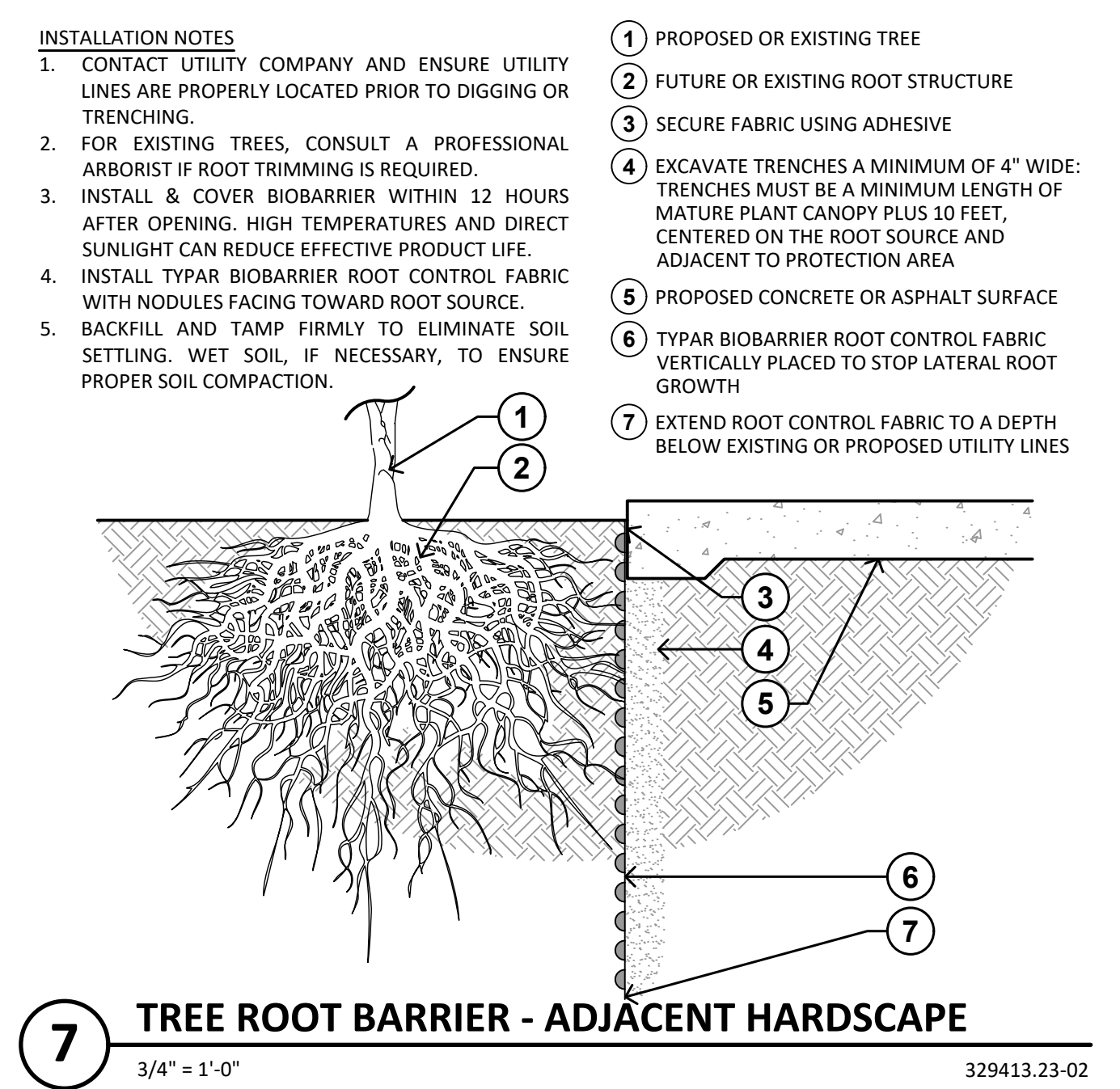
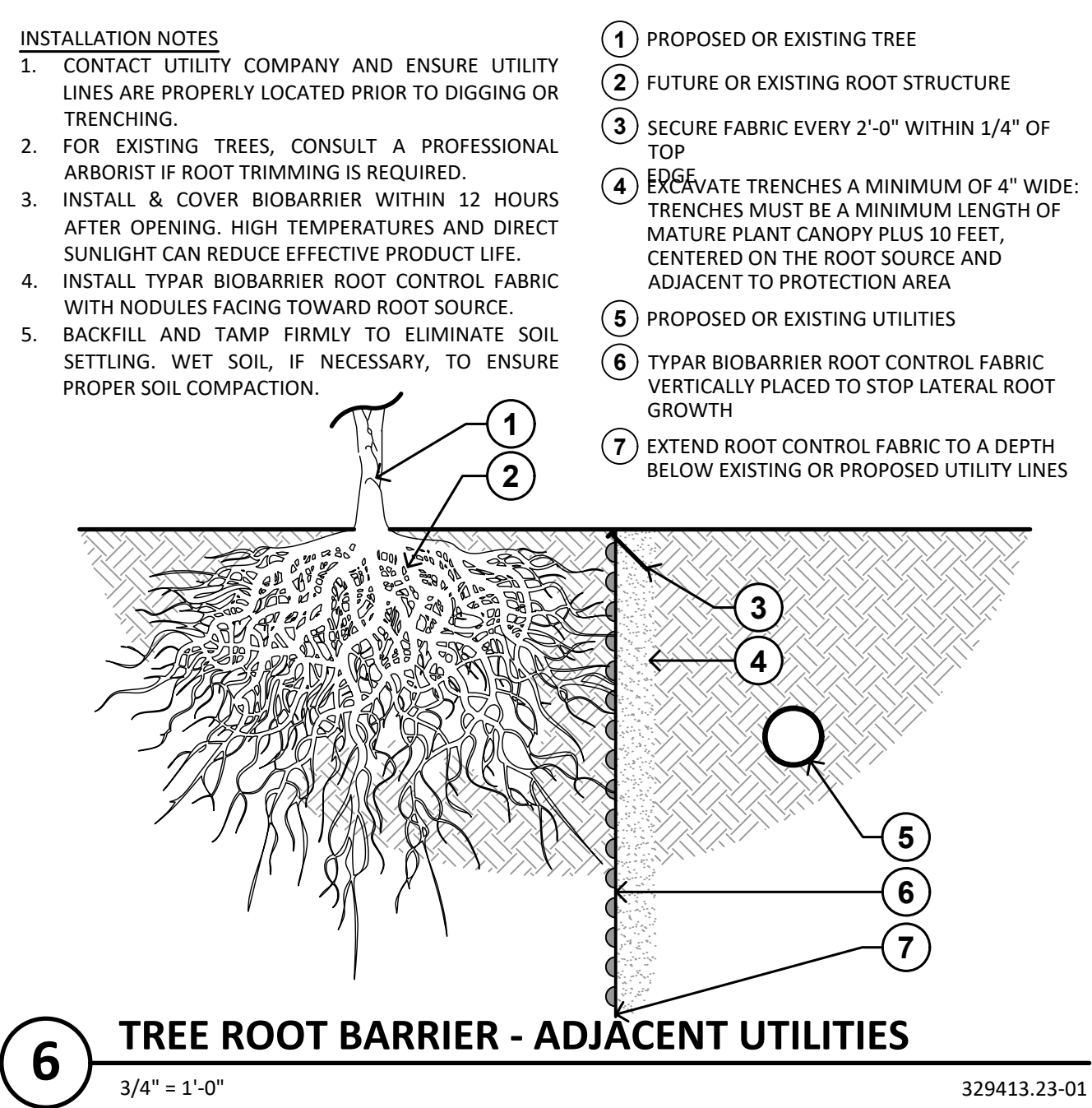
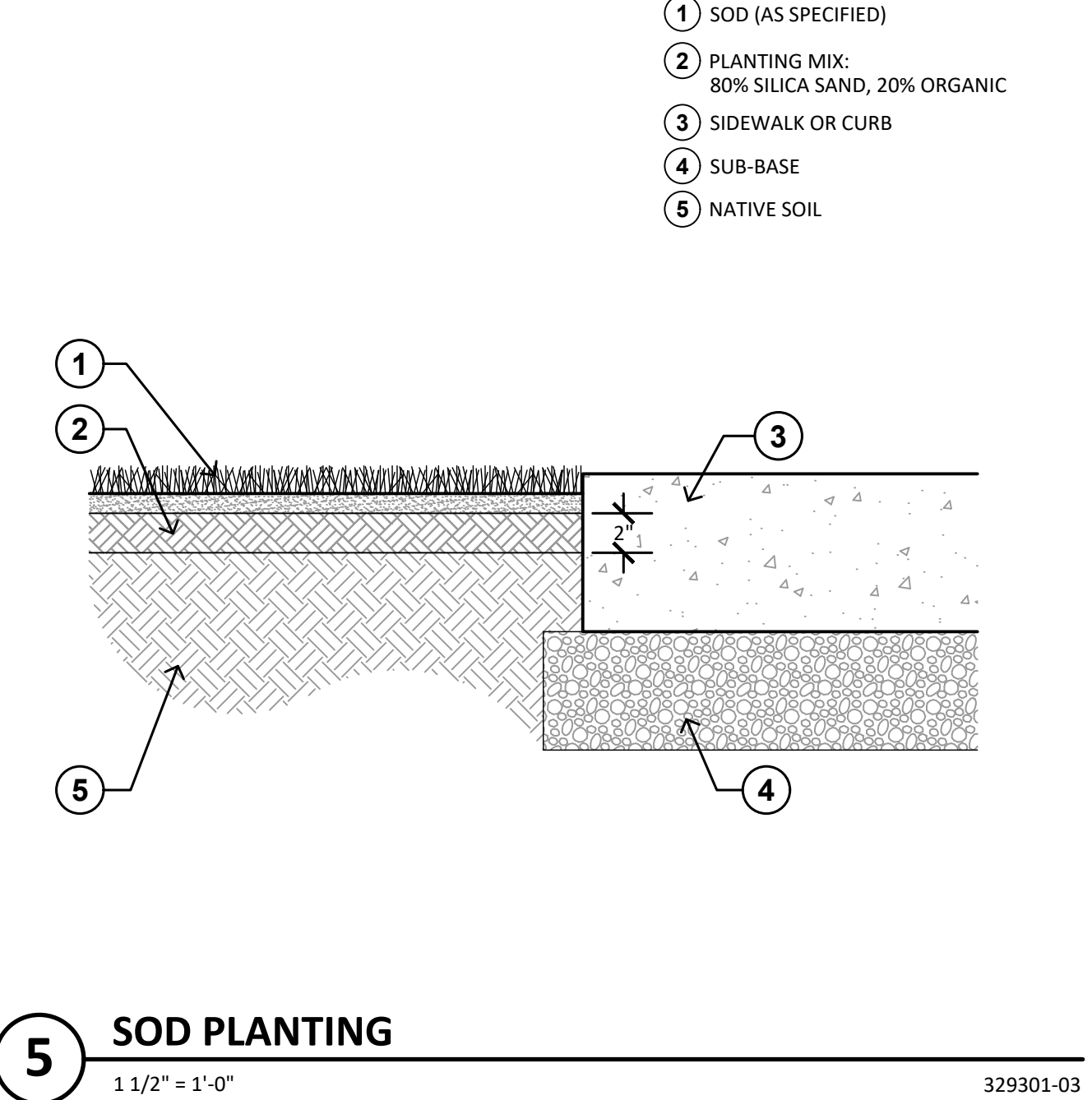
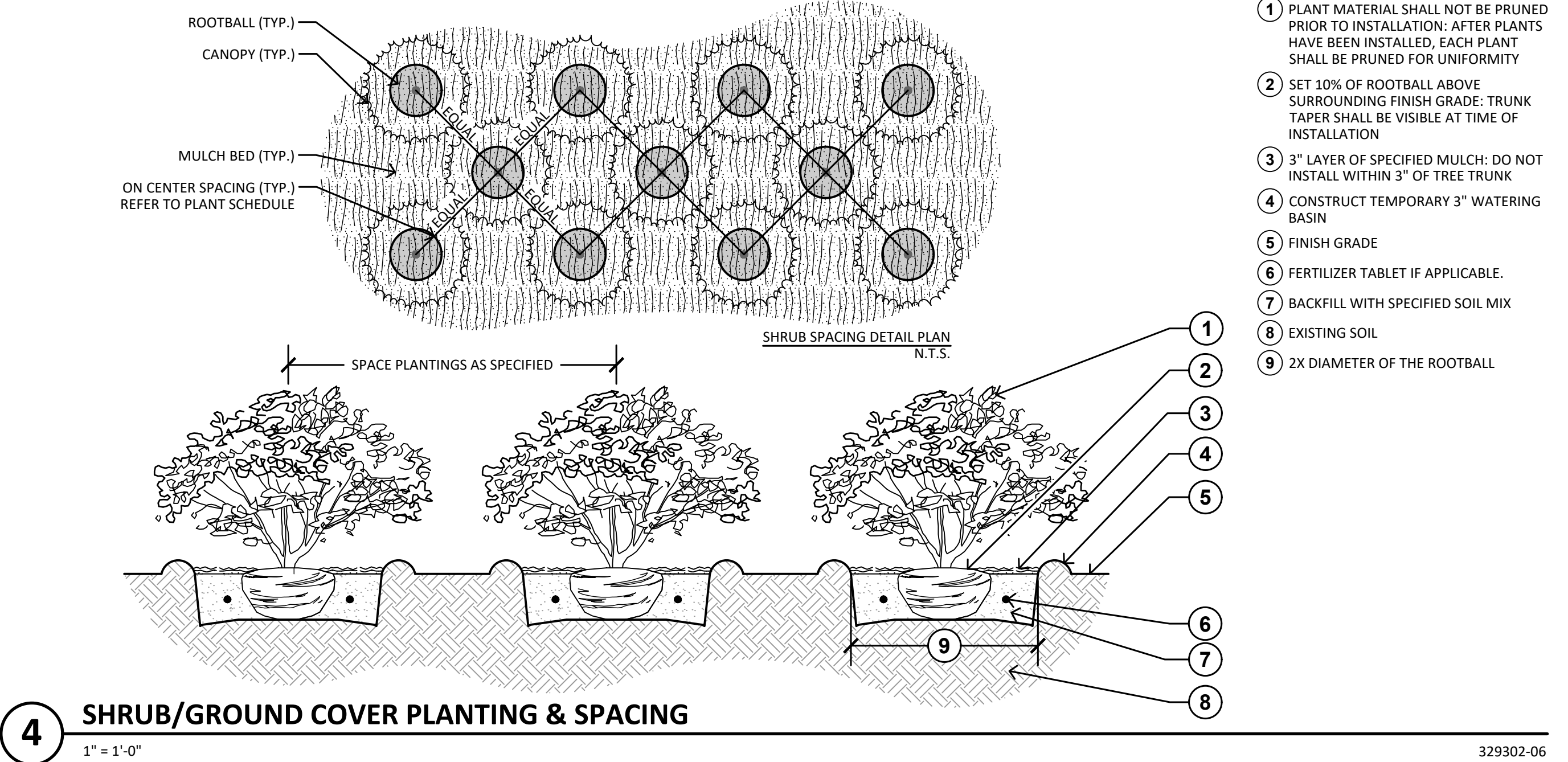
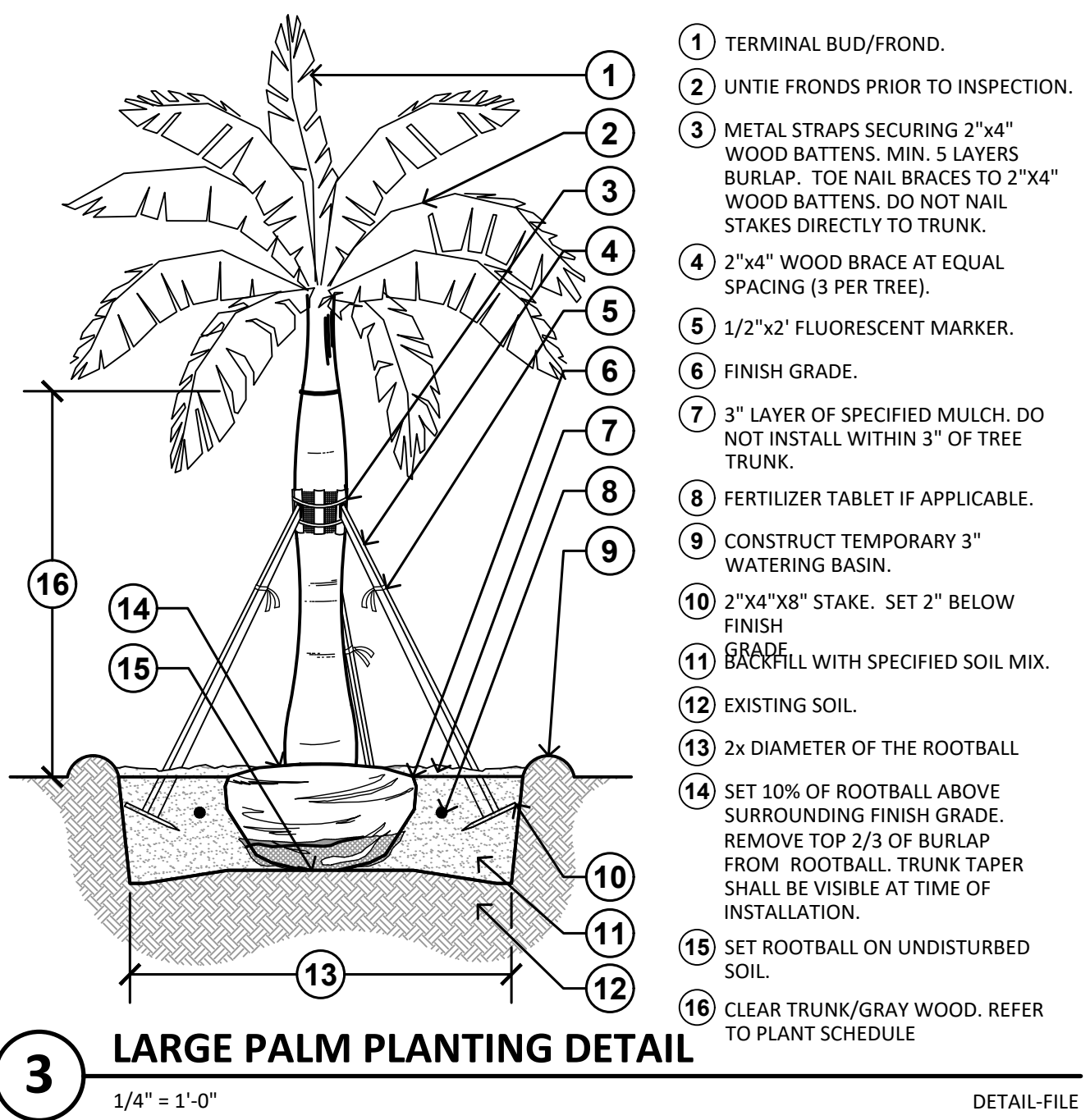
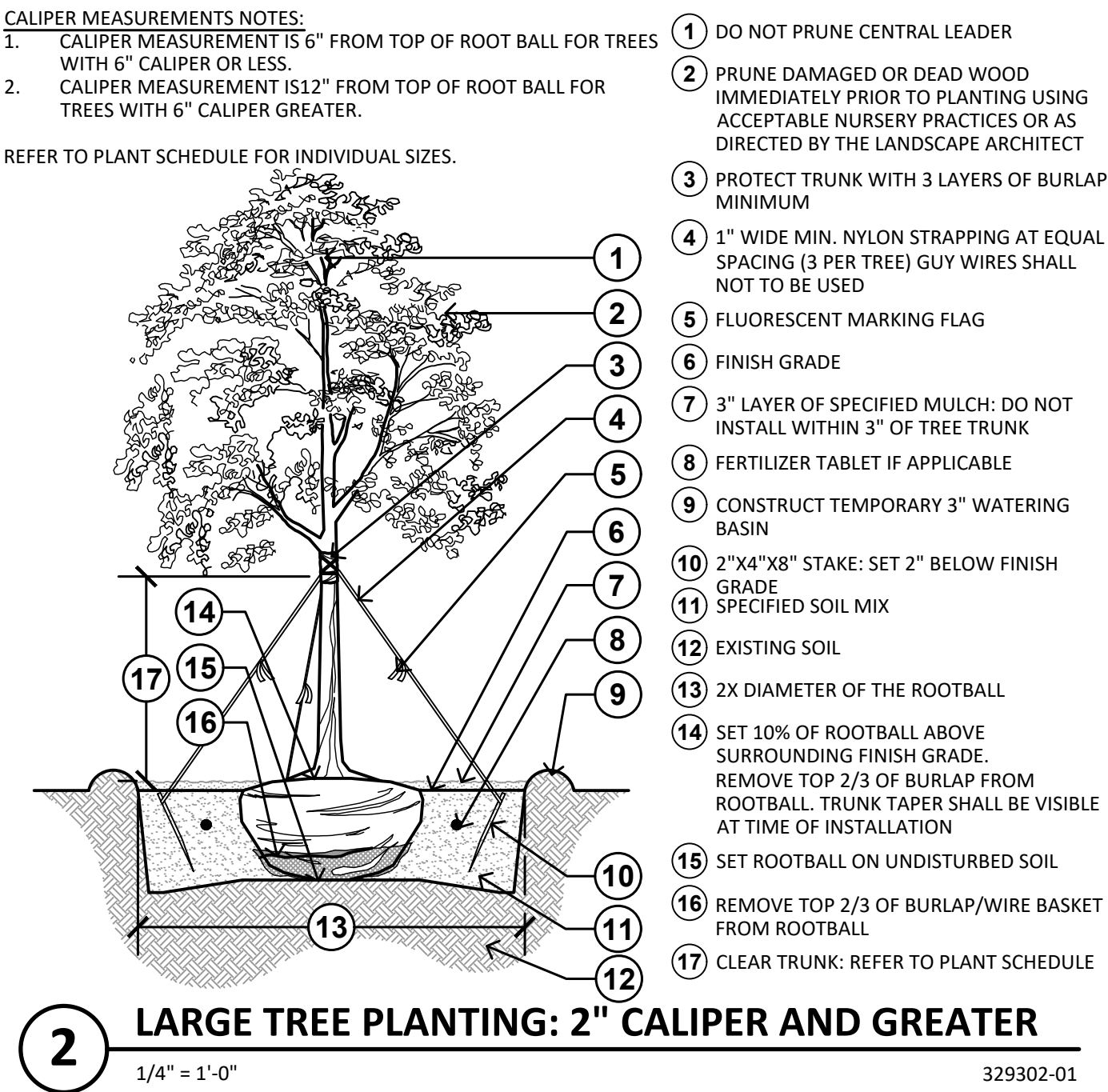
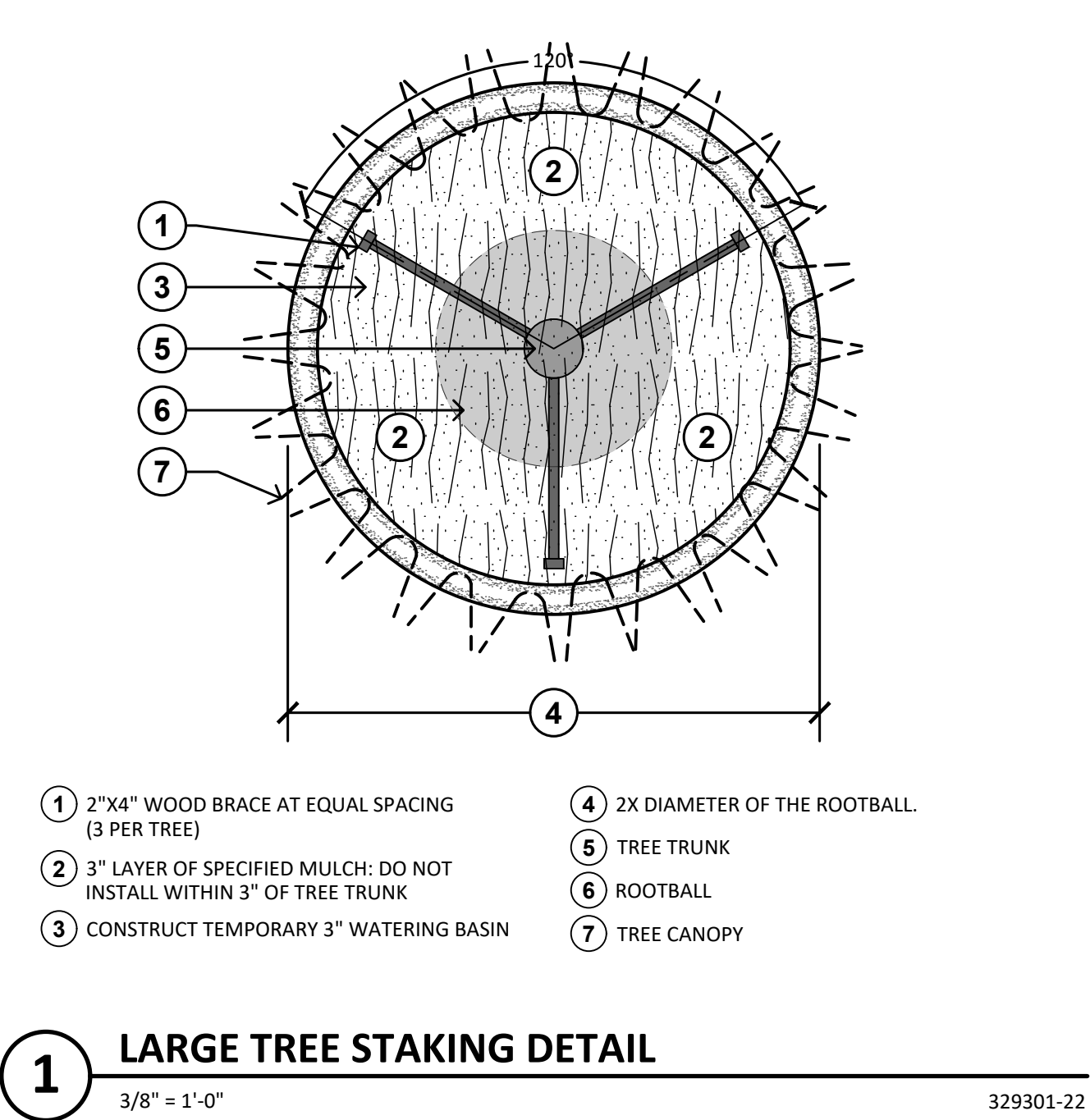
COFFEE RUSH: CORNERSTONE STUART

1501 NW FEDERAL HIGHWAY
STUART, FLORIDA

PROJECT NUMBER
2024-024-001
CLIENT PROJECT NUMBER
N/A
VERIFY SCALES
0 1" = 1' = 0"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
REVISIONS
1 2025-12-09 CITY COMMENTS

DATE OF ISSUE
12/9/2025
DRAWING TITLE
TREE DISPOSITION PLANS
DRAWING NUMBER
L1.01





COFFEE RUSH:
CORNERSTONE STUART
1501 NW FEDERAL HIGHWAY
STUART, FLORIDA

PROJECT NUMBER
2024-024-001

CLIENT PROJECT NUMBER
N/A

VERIFY SCALES
0' 1" = 1'-0"

IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY.

REVISIONS
2025-12-09
CITY COMMENTS

DATE OF ISSUE
12/9/2025

DRAWING TITLE
LANDSCAPE
DETAILS

DRAWING NUMBER
L2.02

LANDSCAPE SPECIFICATIONS

1. GENERAL

1.1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:

1.1.1. THESE GENERAL NOTES, CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

1.1.2. ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES AND REGULATIONS.

1.2. SOURCE OF BASE INFORMATION IS PROVIDED BY THE GOOD GROUP ON 12/09/2024. REVISED ON 11/21/2025, AND IS ASSUMED TO BE CORRECT. IF SITE DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY. IF CONTRACTOR CONTINUES WORK WITHOUT THE PROPER NOTIFICATION, CONTRACTOR DOES SO AT HIS OWN RISK.

1.3. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION, AND EQUIPMENT REQUIRED FOR THE WORK AS SHOWN ON THE CONSTRUCTION DOCUMENTS DESCRIBED HEREIN.

1.4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUB-CONTRACTORS AS REQUIRED TO COMPLETE THE WORK OF THIS PROJECT.

1.5. CONTRACTOR SHALL VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER CONTRACTS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.

1.6. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.

1.7. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. THE LOCATION OF EXISTING UTILITIES OR SITE FEATURES AS SHOWN ON THE PLANS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE LANDSCAPE ARCHITECT AND THE OWNER.

1.8. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, WATER, SANITARY SEWER, POWER, NATURAL GAS, TELEPHONE AND CABLE TV COMPANIES.

1.9. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.

1.10. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND BY HAND, IF NECESSARY. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OF DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AND AT NO EXPENSE TO THE OWNER.

1.11. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS. THE OWNER MAY, AT ITS DISCRETION, ADD OR DELETE FROM THE MATERIALS UTILIZING THE UNIT PRICE BREAKDOWN SUBMITTED.

1.12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL PERMIT CONDITIONS.

2. PRE-CONSTRUCTION RESPONSIBILITY

2.1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE LANDSCAPE ARCHITECT, ANY OTHER PERTINENT PARTIES AND HIMSELF.

2.2. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES ONSITE. LOCATION TO BE DETERMINED BY THE OWNER. JANITORIAL SERVICES SHALL BE PROVIDED BY CONTRACTOR THROUGHOUT THE DURATION OF PROJECT.

2.3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS; THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT.

2.5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR THE FIELD LOCATIONS AND FOR ANY TREES PROPOSED FOR RELOCATION. THIS SHALL BE DONE IN A TIMELY MANNER TO MINIMIZE IMPACT ON CONSTRUCTION SCHEDULE. ANY DELAY CAUSED BY THE CONTRACTOR BY THE RELOCATION OF TREES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

2.6. CONTRACTOR SHALL VERIFY LIMITS OF CONSTRUCTION AS NOTED ON THE PLANS. ANY WORK PERFORMED OUTSIDE OF THE AGREED UPON LIMITS OF CONSTRUCTION SHALL BE DONE AT THE EXPENSE OF THE CONTRACTOR.

3. SITE DEMOLITION

3.1. ITEMS SHALL REMAIN UNLESS OTHERWISE NOTED ON THE PLAN(S). REMOVE DESIGNATED ITEMS SHOWN ON THE PLAN TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS OTHERWISE NOTED.

3.2. ALL HARDSCAPE DESIGNATED FOR REMOVAL SHALL BE SAW CUT, LEAVING UNIFORM EDGES TO THE GREATEST EXTENT POSSIBLE. MATERIAL EDGES TO REMAIN SHALL BE SHORED UP AND PROTECTED DURING CONSTRUCTION TO PRESERVE EDGE INTACT. REPAIRS TO DAMAGED EDGES SHALL BE REPAIRED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

3.3. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS NOTED ON THE PLANS OR APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.

3.4. SALVAGE EXISTING MATERIALS AS INDICATED ON THE PLANS. SALVAGED MATERIALS SHALL BE HANDLED WITH CARE AND STORED ON-SITE OR AS DIRECTED BY OWNER. CLEAN ALL DEBRIS AND CONSTRUCTION MATERIAL FROM SALVAGED ITEMS; REUSE AS DIRECTED BY OWNER'S REPRESENTATIVE.

3.5. REMOVE DEMOLISHED MATERIALS FROM SITE AND DISPOSE OF AS REQUIRED BY LOCAL, STATE OR FEDERAL LAWS.

3.6. CONTRACTOR SHALL PROTECT ADJACENT WATER BODIES, COASTAL DUNE SYSTEMS AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.

3.7. ALL IRRIGATION IN DEMOLITION AREA TO BE CAPPED AND ADJUSTED AS NECESSARY TO ENSURE OVERALL SYSTEM IS NOT AFFECTED.

4. TREE PRESERVATION

4.1. ALL TREES TO BE PRESERVED AS INDICATED ON THE TREE DISPOSITION PLAN SHALL BE PROTECTED BY A TREE PROTECTION BARRICADE, UNLESS OTHERWISE NOTED ON PLAN.

4.2. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND THE DRIP LINE OF EXISTING TREES TO BE PRESERVED IN PLACE, AS SHOWN ON PLAN. PRESERVATION BARRICADES SHALL BE LEFT IN PLACE THROUGHOUT DURING ALL PHASES OF CONSTRUCTION.

4.3. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO PLANS FOR TREE PRESERVATION BARRICADE FENCING DETAIL.

4.4. IF EXCAVATION IN THE VICINITY OF A PROTECTED TREE IS REQUIRED, CONTRACTOR SHALL ROOT PRUNE TREES, UNDER THE SUPERVISION OF A CERTIFIED ARBORIST IN ACCORDANCE TO THE FOLLOWING CONDITIONS:

4.4.1. ROOT PRUNE TREES A MINIMUM OF EIGHT (8) WEEKS PRIOR TO CONSTRUCTION. PRIOR TO ROOT PRUNING, THOROUGHLY WATER THE ROOT ZONE WITH AT LEAST 2 TO 3 INCHES OF WATER FOR 2 TO 3 DAYS PRIOR TO ROOT PRUNING. SEE BELOW FOR RELOCATION TIMELINE.

1. PROVIDE TEMPORARY IRRIGATION FOR EACH TREE THROUGHOUT THE DURATION OF CONSTRUCTION.

2. ROOT PRUNE TREES, SHOWN ON PLAN IN AREAS WHERE ROOTS WILL CONFLICT WITH CONSTRUCTION ACTIVITY. PRUNING OF ROOTS SHOULD BE DONE IN A MANNER TO PRESERVE THE GREATEST AMOUNT OF THE ROOT BASE AS POSSIBLE.

3. BACKFILL TRENCH WITH PLANTING SOIL.

4. FERTILIZE WITHIN THE ROOT ZONE (SEE BELOW).

4.4.2. ROOT PRUNING SHALL BE ACCOMPLISHED BY DIGGING A TRENCH AROUND THE TREE IN AREAS WHERE PROPOSED SITE WORK WILL BE PERFORMED. TRENCHING SHALL BE AT A MINIMUM OF 24" DEEP. ROOT PRUNE ONLY WITH A MECHANICAL ROOT-PRUNING SAW OR A TRENCHER WITH A MAXIMUM TRENCH WIDTH OF 8".

4.4.3. ALL EXPOSED ROOTS SHALL BE CUT OFF SMOOTHLY, WITH SHARP INSTRUMENTS. BACKFILL TRENCHES WITH SOIL CONSISTING OF 30% SILICA SAND AND 70% MUCK. WATER THOROUGHLY AFTER ROOT PRUNING, AND ONCE WEEKLY DURING THE ROOT REGENERATION PERIOD, WITH A SOLUBLE FERTILIZER THAT HAS A 20.20.20 ANALYSIS AT MANUFACTURER'S RECOMMENDED RATE.

4.5. THE CONTRACTOR SHALL FIELD STAKE THE LIMIT OF ROOT PRUNING. LIMITS OF ROOT PRUNING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION. DO NOT ROOT PRUNE FOR IRRIGATION OR ELECTRICAL LINES WITHIN DRIP LINES OF EXISTING TREES. COORDINATE ALL TRENCHING REQUIRED FOR UTILITY WORK WITH THE LANDSCAPE PLANS.

4.6. ROOT PRUNING SHALL OCCUR IN ACCORDANCE WITH TREE RELOCATION NOTES AS NOTED ON PLANS.

5. PLANTING SOIL

5.1. ALL TREES SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL.

5.2. ALL TREES SHALL BE PLANTED WITH A MINIMUM OF 6" TOPSOIL AROUND AND BENEATH THE ROOTBALL.

5.3. MINIMUM TOPSOIL SHALL BE 2" FOR SODDED GRASS AREAS.

5.4. PLANTING SOIL MIX SHALL BE A WEED FREE MIX AS FOLLOWS:

5.4.1. DICOT TREES & SHRUBS: 50% SAND, 40% MUCK & 10% PEAT

5.4.2. MONOCOT PALMS: 70% SAND & 30% MUCK

5.4.3. TURF: 80% SAND, 10% PEAT & 10% MUCK

6. LANDSCAPE PLANTING

6.1. THIS PLAN HAS BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES.

6.2. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.

6.3. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.

6.4. ALL PLANT MATERIAL SHALL BE TRUE TO THE BOTANICAL NAME, GENUS, SPECIES AND/OR HYBRID DESIGNATION.

6.5. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE OF THE SIZES (HEIGHT & SPREAD) AS SPECIFIED IN THE PLANT LIST. CONTAINER SIZE IS FOR REFERENCE PURPOSES ONLY. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MINIMUM SIZES AT INSTALLATION, AS SPECIFIED IN THE PLANT LIST.

6.6. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS.

6.7. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.

6.8. ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT, THE OWNER AND/OR GOVERNING MUNICIPALITY.

6.9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.

6.10. AFTER FINAL GRADE, LANDSCAPE AREAS ARE TO BE RAKED TO A DEPTH OF 6". ALL ROCK AND FOREIGN INORGANIC MATERIALS SHALL BE REMOVED AND DISPOSED OF PROPERLY OFF-SITE.

6.11. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT EXISTING TREES, DAMAGE UTILITIES OR OTHER IMPROVEMENTS.

6.12. ALL PLANTING BEDS IN OPEN AREAS AND AROUND BUILDING FOUNDATIONS SHALL BE EXCAVATED TO A DEPTH OF TWENTY-FOUR INCHES (24") AND BACK FILLED WITH SOIL MIX AS SPECIFIED IN SECTION 5.00. PLANTING BED SHALL BE FREE FROM ROCK, CONSTRUCTION DEBRIS OR OTHER EXTRANEIOUS MATERIAL.

6.13. ALL PLANTING BEDS IN MEDIANS, HARDSCAPE AREAS OR AREAS ENCOMPASSED BY IMPERVIOUS MATERIAL SHALL BE EXCAVATED TO A DEPTH OF THIRTY-SIX INCHES (36") OR UNTIL NATIVE SOILS ENCOUNTERED TO ENSURE DRAINAGE. BACK FILL WITH SOIL MIX AS SPECIFIED IN SECTION 5.00. PLANTING BED SHALL BE FREE FROM ROCK, CONSTRUCTION DEBRIS OR OTHER EXTRANEIOUS MATERIAL.

6.14. EXCAVATE PLANTING PITS TO A DEPTH SO THAT THE TRUNK FLARE AND FIRST ORDER LATERAL ROOT(S) WILL BE PLANTED AT FINISH GRADE OR SLIGHTLY HIGHER. ADVENTITIOUS ROOTS ARE NOT CONSIDERED FIRST ORDER ROOTS.

6.15. BURLAP, SYNTHETIC STRING, CORDS AND/OR LIFTING ROPES SHALL BE REMOVED FROM THE ROOTBALLS BEFORE ANY TREES ARE PLANTED. THE TOP 1/3RD OF BURLAP MUST BE REMOVED FROM HE TOP OF THE ROOTBALLS. THE TOP 1/3RD OF WIRE BASKETS SHALL BE COMPLETELY REMOVED AND THE BOTTOM 2/3RDS SHALL BE CUT BEFORE THE TREES ARE INSTALLED.

6.16. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED.

6.17. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED.

6.18. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.

6.19. ALL TREES SPECIFIED AS FIELD GROWN OR B&B TREES SHALL BE ROOT-PRUNED AT THE NURSERY A MINIMUM OF (8) WEEKS PRIOR TO PLANTING.

6.20. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS SHALL BE MAINTAINED TO PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.

6.21. NO CANOPY TREES SHALL BE PLANTED WITHIN 12 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 6 FEET OF A LIGHT POLE.

6.22. GROUND COVER PLANTINGS SHALL PROVIDE NOT LESS THAN 50 PERCENT COVERAGE IMMEDIATELY UPON PLANTING AND 100 PERCENT COVERAGE WITHIN 6 MONTHS AFTER PLANTING.

6.23. TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE 8' IN ALL PEDESTRIAN AREAS.

6.24. ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 10' FROM ANY FIRE HYDRANT.

6.25. CONTRACTOR SHALL REMOVE ALL NURSERY STAKES, CONDUIT, FLAGGING AND NURSERY TAPE PRIOR TO STAKING.

6.26. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT/WARRANTY PERIOD.

6.27. TREES THAT CANNOT STAND WITHOUT THE SUPPORT OF STAKES AND/OR GUYS SHALL BE REJECTED.

7. TURF GRASSES

7.1. ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY. REFER TO LANDSCAPE SCHEDULE FOR ESTIMATED QUANTITY AND SPECIES.

8. MULCH & FERTILIZER

8.1. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHREDDED PREMIUM EUCALYPTUS MULCH, UNLESS OTHERWISE SPECIFIED.

8.2. INDIVIDUAL TREES PLANTED IN LAWN AREAS SHALL BE MULCHED WITH A MINIMUM 3' DIAMETER MULCH RING.

8.3. MULCH SHALL NOT BE INSTALLED WITHIN 3" OF TREE TUNKS.

8.4. FERTILIZER MIX AS FOLLOWS:

8.4.1. DICOT TREES & SHRUBS: NPK 18-4-2, SLOW RELEASE W/ MICRONUTRIENTS

8.4.2. MONOCOT PALMS: NPK 8-2-12, SLOW RELEASE W/ MICRONUTRIENTS

8.4.3. TURF: NPK 16-4-8, SLOW RELEASE W/ MICRONUTRIENTS

9. WATERING

9.1. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND 50% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE SHALL BE INSTALLED TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.

9.2. ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE THE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND THE LANDSCAPE IS TURNED OVER TO THE OWNER.

10. PROJECT CLOSEOUT

10.1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEPED BROOM CLEAN.

10.2. THE CONTRACTOR SHALL RESTORE, REPLACE OR AS DIRECTED BY THE LANDSCAPE ARCHITECT, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY THE WORK OF THE CONTRACTOR, HIS EQUIPMENT, EMPLOYEES OR THOSE OF HIS SUB-CONTRACTORS. THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT OF THE EXISTING ADJACENT AREAS. THE RESTORATION WORK SHALL BE AT THE CONTRACTOR'S EXPENSE. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.

10.3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK. THESE AREAS SHALL BE KEPT IN A CLEAN AND NEAT CONDITION.

10.4. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED.

10.5. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT OF RECORD COMPLETE SETS OF "AS-BUILT" CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS INCLUDING PRODUCT/EQUIPMENT AS SPECIFIED OR REVISED DURING THE SHOP DRAWING SUBMITTAL PROCESS. AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.

11. GUARANTEE

11.1. ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED IN KIND BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION.

11.2. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 90 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. REPLACEMENT MATERIAL SHALL BE REPLACED IN KIND AS IT RELATES TO SPECIES, QUANTITY AND SIZE.

11.3. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 74 MPH AS DETERMINED BY THE NATIONAL HURRICANE CENTER, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

Plot Date: 12/9/2025 3:47:20 PM Username: stefia Layout Name: L2.03
Folder Path: C:\Data\Project\2024-02-4-001_Coffee-Rush-Cornerstone Filename: 2024-02-4-001_Landscape-Plan.dwg

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REGISTRATION

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MARC STEFAN BORTAK, RLA, CADC, CID
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 other versions.

PROJECT INFORMATION

COFFEE RUSH:
CORNERSTONE STUART
1501 NW FEDERAL HIGHWAY
STUART, FLORIDA

PROJECT NUMBER
2024-024-001

CLIENT PROJECT NUMBER
N/A

VERIFY SCALES
0" = 1"

IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY

REVISIONS

2025-12-09
CITY COMMENTS

DATE OF ISSUE
12/9/2025

DRAWING TITLE

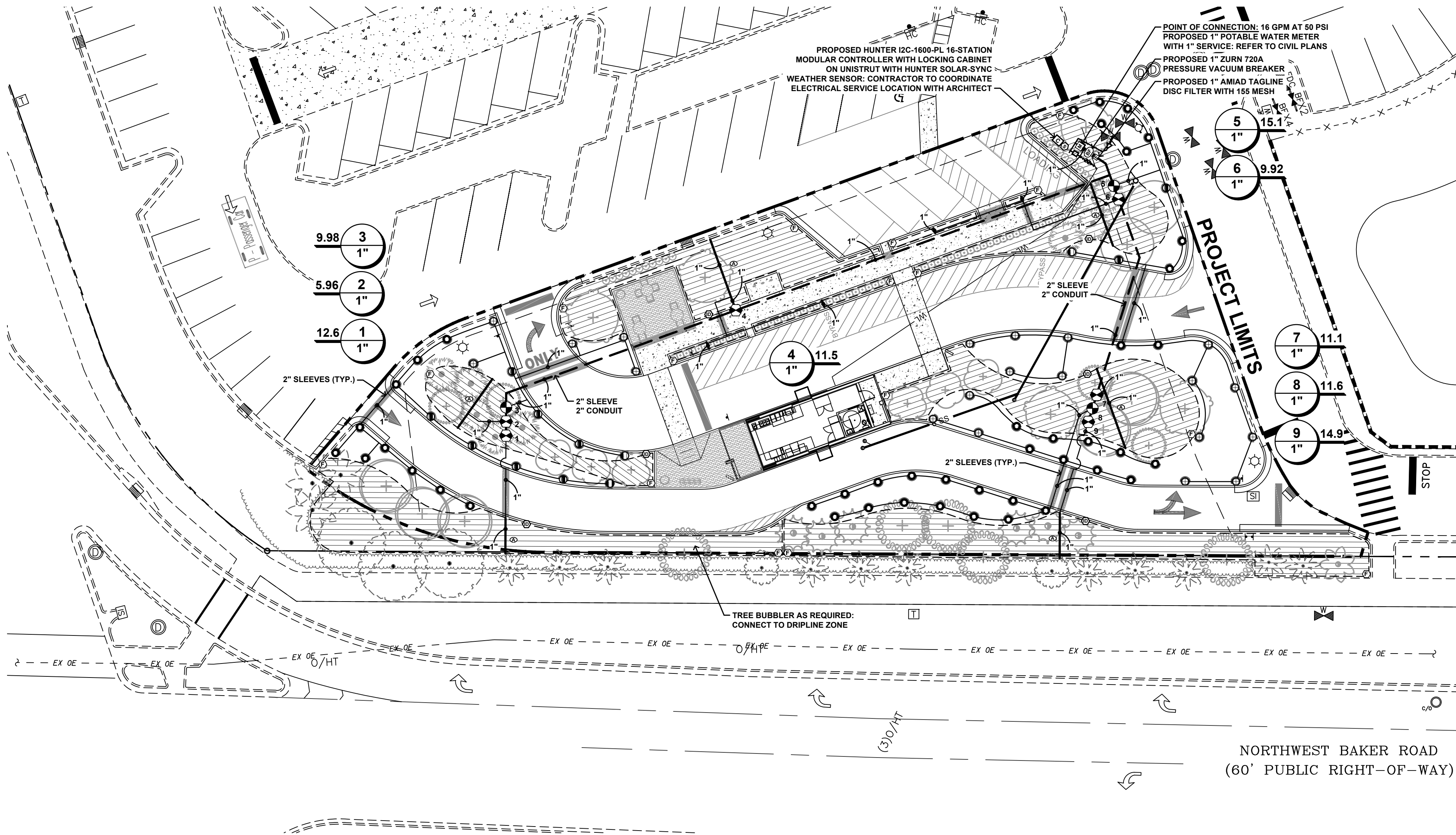
**LANDSCAPE
SPECIFICATIONS**

DRAWING NUMBER

L2.03

PERMIT DOCUMENTS

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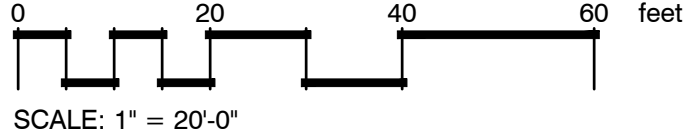
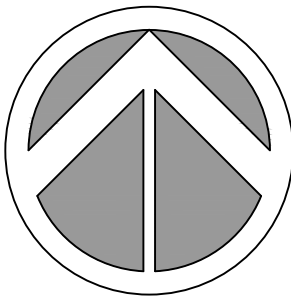


GENERAL NOTES

- VERIFY LOCATION OF ALL EXISTING UTILITIES.
- TAKE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
- COORDINATE WITH UTILITY PROVIDERS ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
- VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY THE POWER LINES.
- MAINLINE LOCATION SHOWN ARE FOR GRAPHIC CLARITY ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING TO THE IRRIGATION SPECIFICATIONS AND DETAILS.
- IF IT IS NECESSARY TO HAVE PIPING UNDER HARDSCAPE ITEMS, SUCH AS ROADS, WALKS AND PATIOS, THE PIPES MUST BE SLEEVED WITH THE SLEEVE DIAMETER BEING AT LEAST TWICE THE SIZE OF THE PIPE IT IS CARRYING.
- SUBMIT ANY MAJOR DESIGN CHANGES TO THE LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL BEFORE CONSTRUCTION. PROCEED AT YOUR OWN RISK WITHOUT WRITTEN APPROVAL.
- DO NOT MAKE SUBSTITUTIONS WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OF RECORD.
- PROVIDE ADDITIONAL BUBBLERS AS NEEDED TO SUPPORT ESTABLISHMENT OF TREE AND PALM SPECIMENS.

COVERAGE STATEMENT OF INTENT

PROPOSED LANDSCAPED AREAS HAVE BEEN DESIGNED WITH A FULLY AUTOMATED IRRIGATION SYSTEM COMPRISING OF 100-PERCENT HEAD-TO-HEAD COVERAGE OF ALL PLANT MATERIALS AND GRASS AREAS. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO MEETING THE REQUIREMENTS AND THE LAND DEVELOPMENT CODE, INCLUDING A COMBINATION OF WATER-CONSERVING IRRIGATION PRINCIPLES SUCH AS WATERING BASED ON HYDROZONES, POINT-SOURCE EMITTERS AND DRIPLINE, HIGH-EFFICIENCY SPRAYS WITH PRESSURE REGULATING POP-UPS, BUBBLERS, AND A SMART IRRIGATION CONTROLLER WITH A WEATHER SENSOR AND ADVANCED SCHEDULING CAPABILITIES.



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

IRRIGATION SCHEDULE

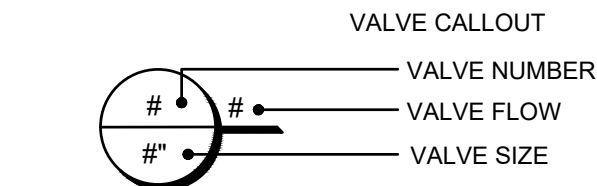
SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
○	HUNTER MP800SR PROS-06-PRS40-CV ADJ	43	ADJ	40		10'
○	HUNTER PROS-06-PRS40-CV WITH MP STRIP LCS	2	LCS	40	0.22	5'x15'
○	HUNTER PROS-06-PRS40-CV WITH MP STRIP RCS	1	RCS	40	0.22	5'x15'
○	HUNTER PROS-06-PRS40-CV WITH MP STRIP SS	9	SST	40	0.44	5'x30'
○	HUNTER PROS-06-PRS40-CV WITH MP815 L	3		210-270	40	15'
○	HUNTER PROS-06-PRS40-CV WITH MP815 M	17		90-210	40	15'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
⦿	HUNTER PLD-BV MANUAL FLUSH VALVE; BARBED INSERT.	16	
Ⓐ	HUNTER PLD-AVR AIR RELIEF VALVE WITH 1/2" MPT CONNECTION.	6	
ⓓ	HUNTER ECO-ID SYSTEM OPERATION INDICATOR WITH 1/2" FPT CONNECTION INSTALLED ON SJ-512 SWING JOINT.	6	

	AREA TO RECEIVE DRIPLINE HUNTER HDL-06-12-PC HDL-06-12-PC: HUNTER DRIPLINE WITH 0.6 GPH FLOW. LIGHT BROWN TUBING WITH GRAY STRIPING. EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	6,603 LF	30
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⊙	HUNTER ICV-G REMOTE CONTROL VALVE, WITH GLASS-FILLED NYLON CONSTRUCTION, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET.	3
⊙	HUNTER ICZ-101 1" REMOTE CONTROL VALVE, WITH GLASS-FILLED NYLON CONSTRUCTION, GLOBE CONFIGURATION, NPT THREADED INLET/OUTLET, WITH 1" HY100 FILTER.	6
Ⓑ	ZURN 720A 1" PRESSURE VACUUM BREAKER.	1
Ⓒ	HUNTER I2C-1600-PL 16-STATION OUTDOOR MODULAR CONTROLLER WITH ONE ICM-800 MODULE AND LOCKING PLASTIC ENCLOSURE.	1
Ⓢ	HUNTER SOLAR-SYNC WEATHER SENSOR.	1
Ⓕ	AMIAD 1" DISC FILTER 1" DISC FILTER, NPT, WITH 155-MESH STAINLESS STEEL SCREEN ELEMENT.	1
Ⓜ	WATER METER 1" 1" POTABLE WATER METER WITH 1" SERVICE.	1
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	1,200 LF
---	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	278.9 LF

	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18-INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	198.6 LF
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VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PRECIP
1	HUNTER ICZ-101	1"	AREA FOR DRIPLINE	12.64	33.8	0.64 in/h
2	HUNTER ICZ-101	1"	AREA FOR DRIPLINE	5.96	32.7	0.64 in/h
3	HUNTER ICV-G	1"	TURF ROTARY	9.98	43.5	0.60 in/h
4	HUNTER ICZ-101	1"	AREA FOR DRIPLINE	11.52	33.3	0.64 in/h
5	HUNTER ICV-G	1"	TURF ROTARY	15.13	45.1	0.60 in/h
6	HUNTER ICZ-101	1"	AREA FOR DRIPLINE	9.92	33.1	0.64 in/h
7	HUNTER ICZ-101	1"	AREA FOR DRIPLINE	11.11	33.3	0.64 in/h
8	HUNTER ICV-G	1"	TURF ROTARY	11.57	43.4	0.60 in/h
9	HUNTER ICZ-101	1"	AREA FOR DRIPLINE	14.89	34.2	0.64 in/h

REGISTRATION

This plan was designed, prepared and sealed by
MARC STEFAN BORTAK, RLA, CPIC, CID
on the date adjacent to the seal.
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PROJECT INFORMATION

COFFEE RUSH: CORNERSTONE STUART

1501 NW FEDERAL HIGHWAY
STUART, FLORIDA

PROJECT NUMBER

2024-024-001

CLIENT PROJECT NUMBER

N/A

VERIFY SCALES

0' 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS

2025-12-09
CITY COMMENTS

DATE OF ISSUE

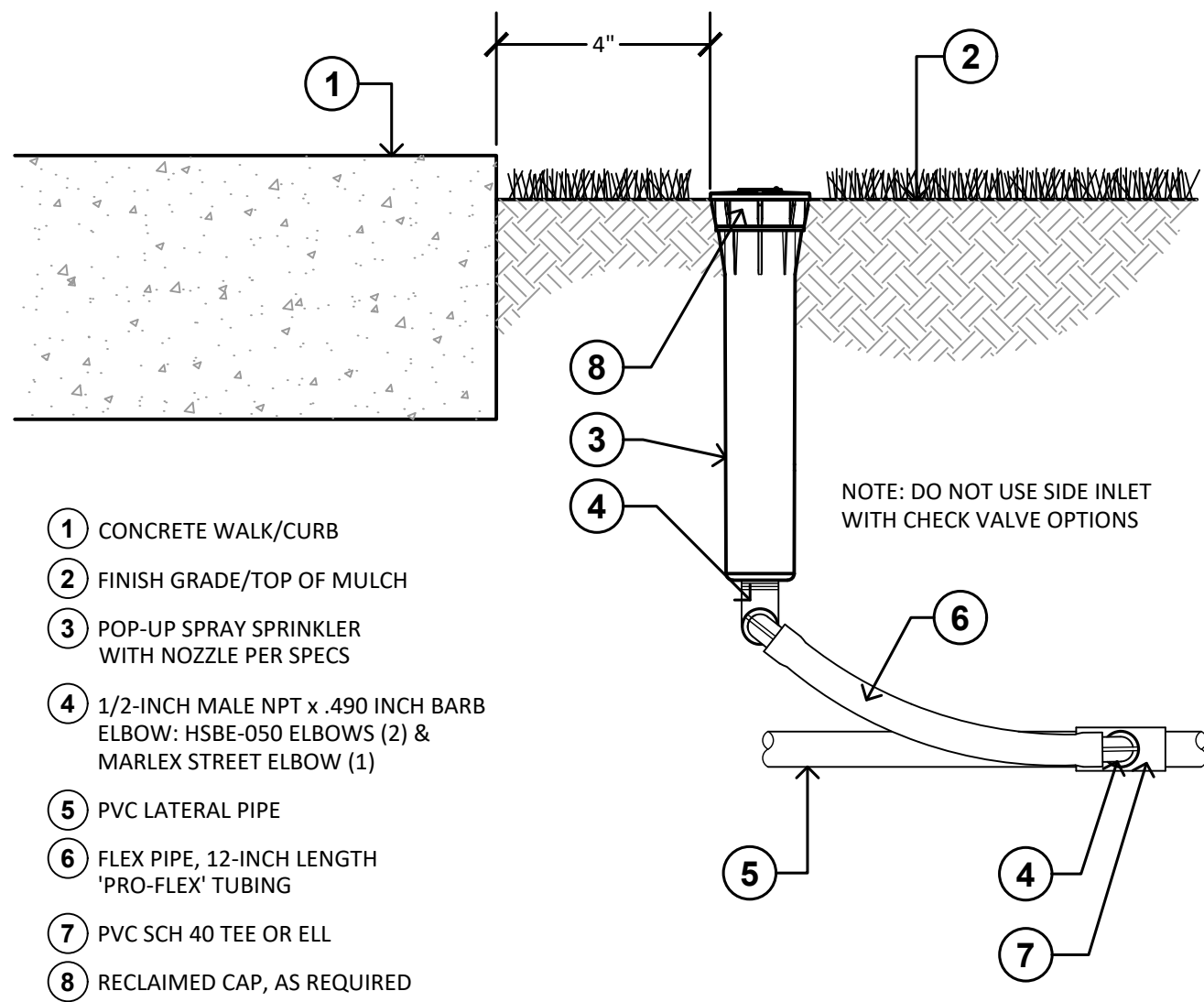
12/9/2025

DRAWING TITLE

IRRIGATION PLANS

DRAWING NUMBER

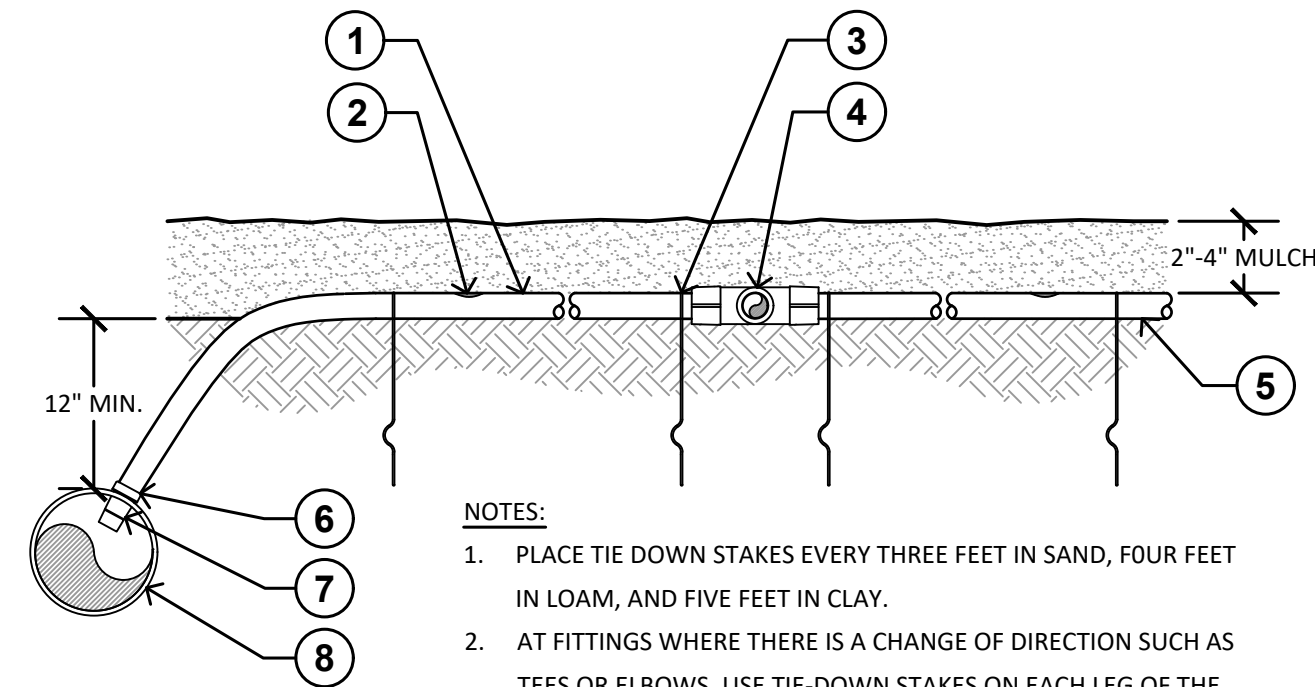
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1 6" POP-UP SPRAY
3" = 1'-0"

328403.13-05

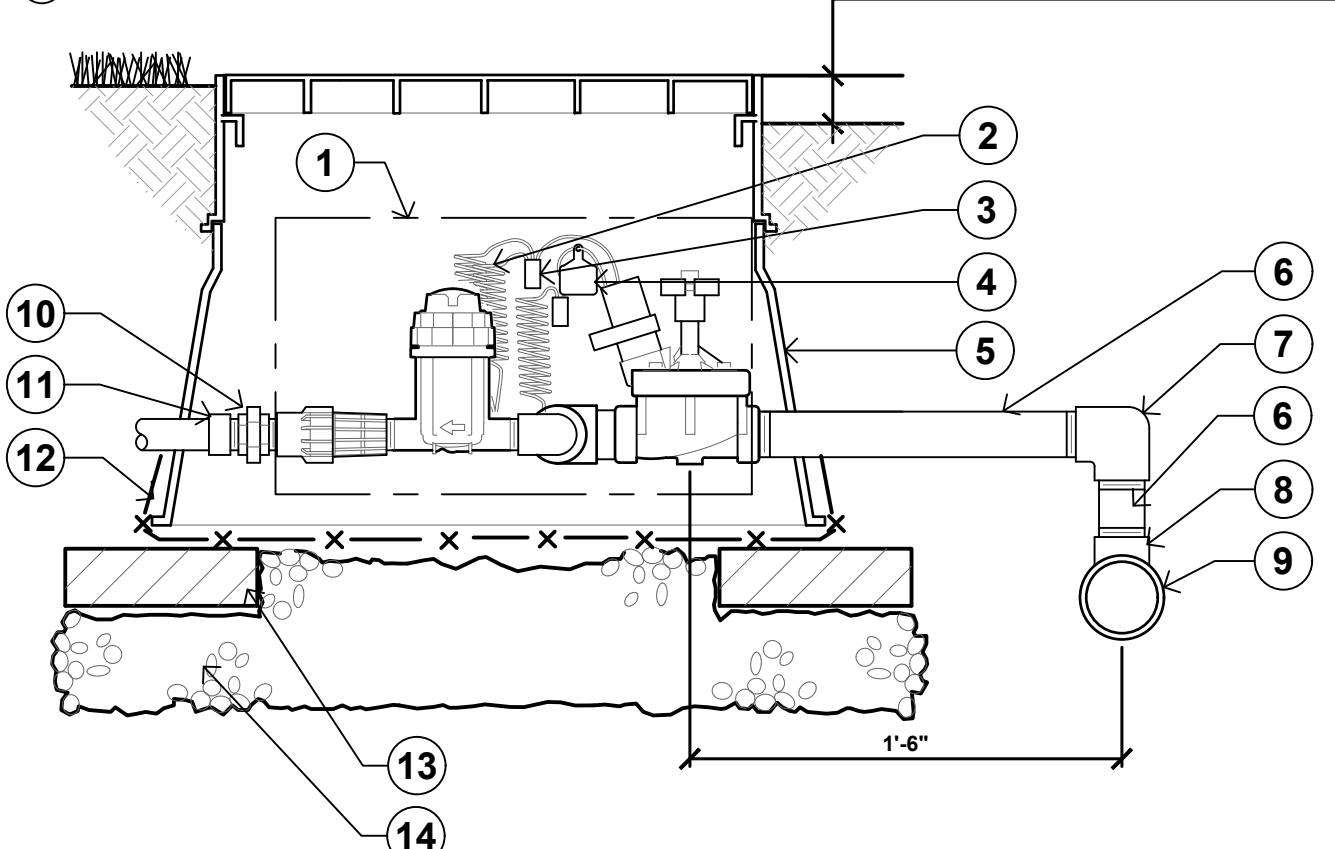
- ON-SURFACE DRIPLINE
- INLINE DRIP EMITTER OUTLET
- TIE DOWN STAKE (TYPICAL)
- EASY FIT COMPRESSION TEE
- FINISH GRADE
- RATCHET CLAMP (INCLUDED WITH ADAPTER)
- INSERT ADAPTER FOR PVC PIPE
- PVC LATERAL PIPE: MINIMUM 1" IN DIAMETER MINIMUM 12" DEPTH



2 TREE BUBBLER
1 1/2" = 1'-0"

328403.53-06

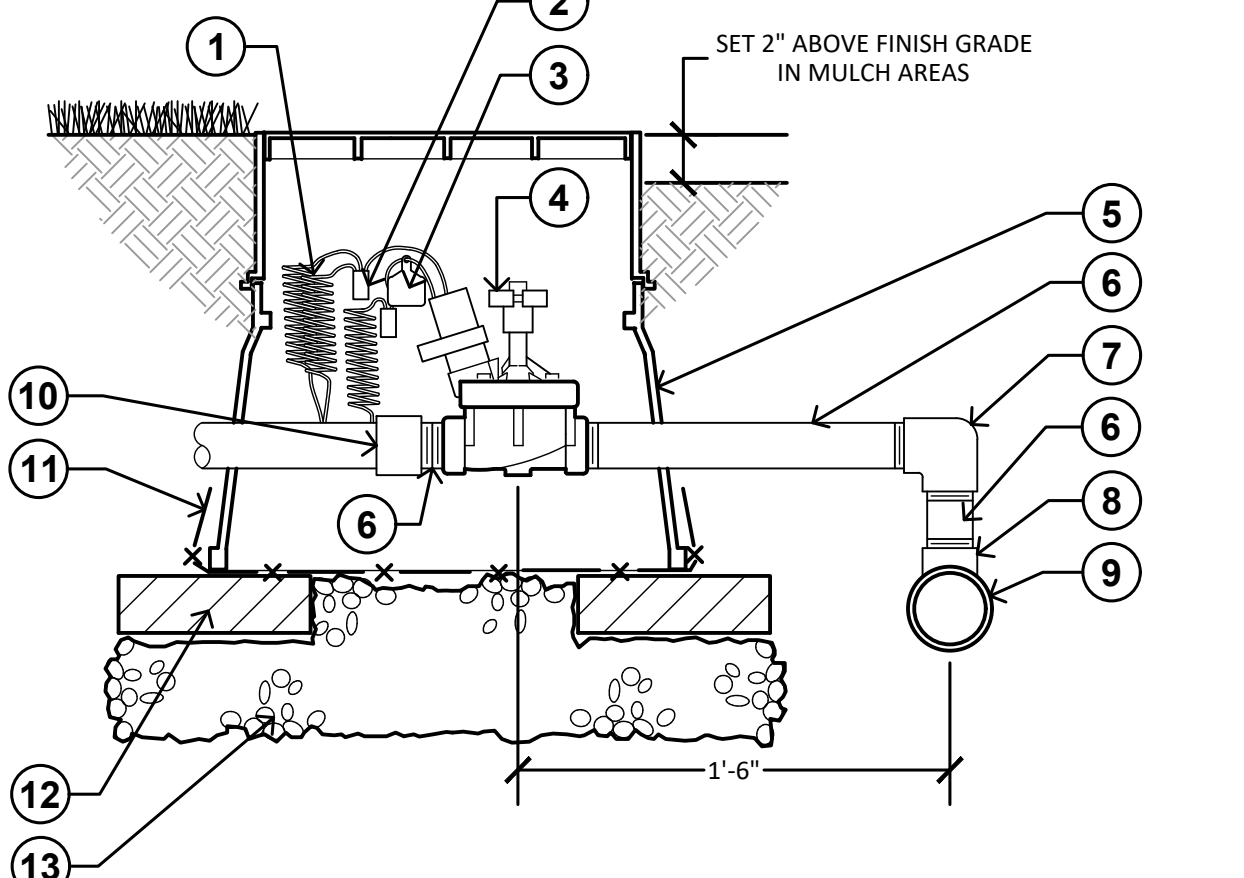
- CONTROL ZONE KIT (AS SPECIFIED)
- 30-INCH LINEAR LENGTH OF WIRE, COILED
- WATERPROOF CONNECTION (1 OF 2)
- ZONE ID TAG
- JUMBO VALVE BOX
- PVC SCH 80 NIPPLE
- PVC SCH 40 ELL
- PVC SCH 40 TEE
- PVC MAINLINE PIPE
- PVC UNION
- PVC SCH 40 ADAPTER
- 1/2" WIRE CLOTH GOPHER SCREEN WRAP ALL SIDES
- BRICK (1 OF 4)
- 6-INCH MINIMUM DEPTH 3/4" WASHED GRAVEL



3 TYPICAL DRIPLINE LAYOUT
1 1/2" = 1'-0"

328413.56-92

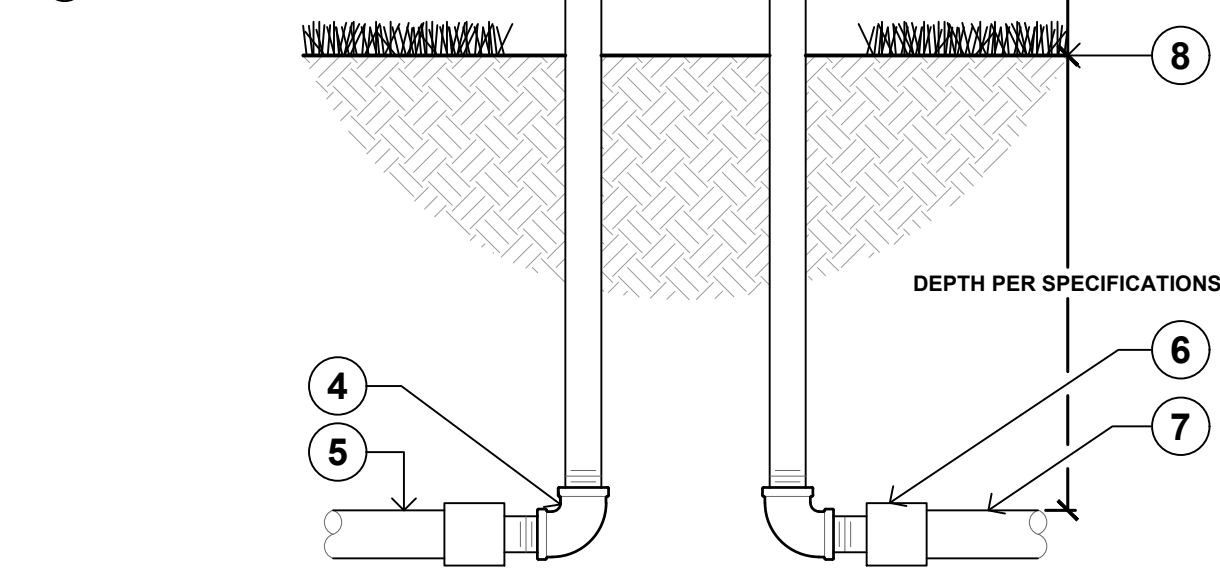
- 30-INCH LINEAR LENGTH OF WIRE, COILED
- WATERPROOF CONNECTION (1 OF 2)
- ZONE ID TAG
- REMOTE CONTROL VALVE WITH PRESSURE REGULATOR
- STANDARD VALVE BOX
- PVC SCH 80 NIPPLE
- PVC SCH 40 ELL
- PVC SCH 40 TEE
- PVC MAINLINE PIPE
- PVC SCH 40 ADAPTER
- 1/2" WIRE CLOTH GOPHER SCREEN WRAP ALL SIDES
- BRICK (1 OF 4)
- 6-INCH MINIMUM DEPTH 3/4" WASHED GRAVEL



4 AIR RELIEF AND FLUSH VALVE
1 1/2" = 1'-0"

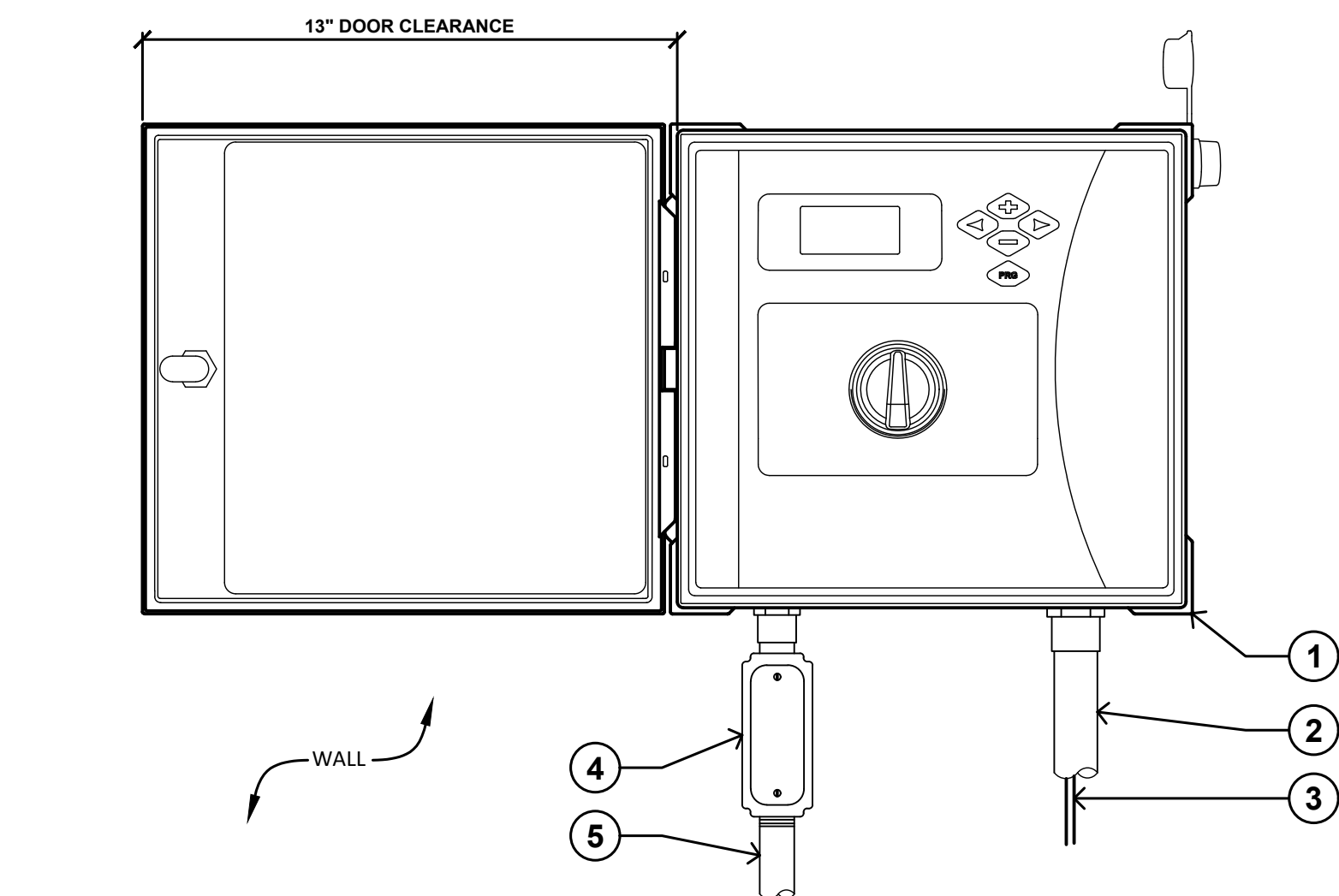
328413.56-87

- PRESSURE VACUUM BREAKER ASSEMBLY: WILKINS 720A OR EQUAL
- GALVANIZED RISERS, LENGTH AS REQUIRED
- GALVANIZED UNION
- GALVANIZED ELL FITTINGS. PROVIDE THRUST BLOCK OR RESTRAINTS AS REQUIRED.
- PVC SERVICE LINE PER SPECIFICATIONS
- PVC COUPLER AND SCHEDULE 80 TOE NIPPLE (EACH SIDE)
- PVC IRRIGATION MAINLINE PER SPECIFICATIONS
- FINISH GRADE



5 TYPICAL DRIPLINE AND HEADER
1 1/2" = 1'-0"

328413.56-86

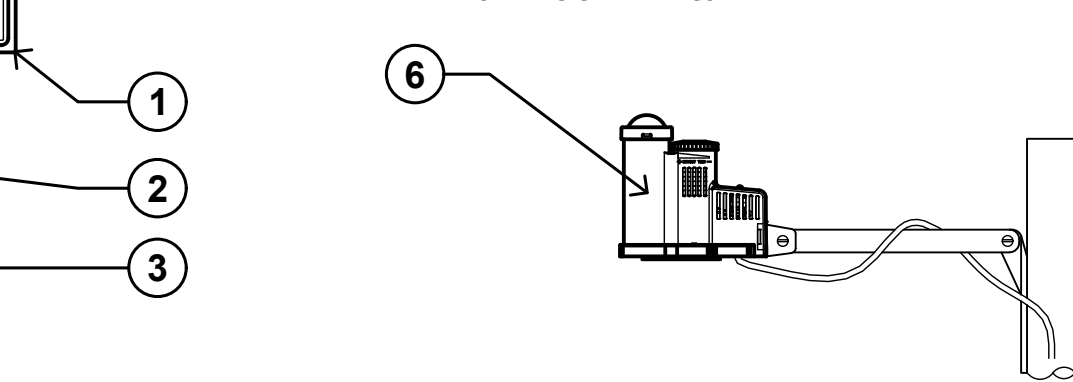


6 CONTROL ZONE KIT WITH BASKET FILTER
1 1/2" = 1'-0"

32 8413.76-31

- MODULAR WALL MOUNT IRRIGATION CONTROLLER: INSTALL CONTROLLER AND METAL CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
- 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
- WIRES TO REMOTE CONTROL VALVES AND SENSOR
- JUNCTION BOX
- 1-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY
- WEATHER SENSOR WITH BRACKET MOUNTED ON POLE AT A HEIGHT ABOVE IRRIGATION SPRAY PATTERN (MIN. 6' HT)

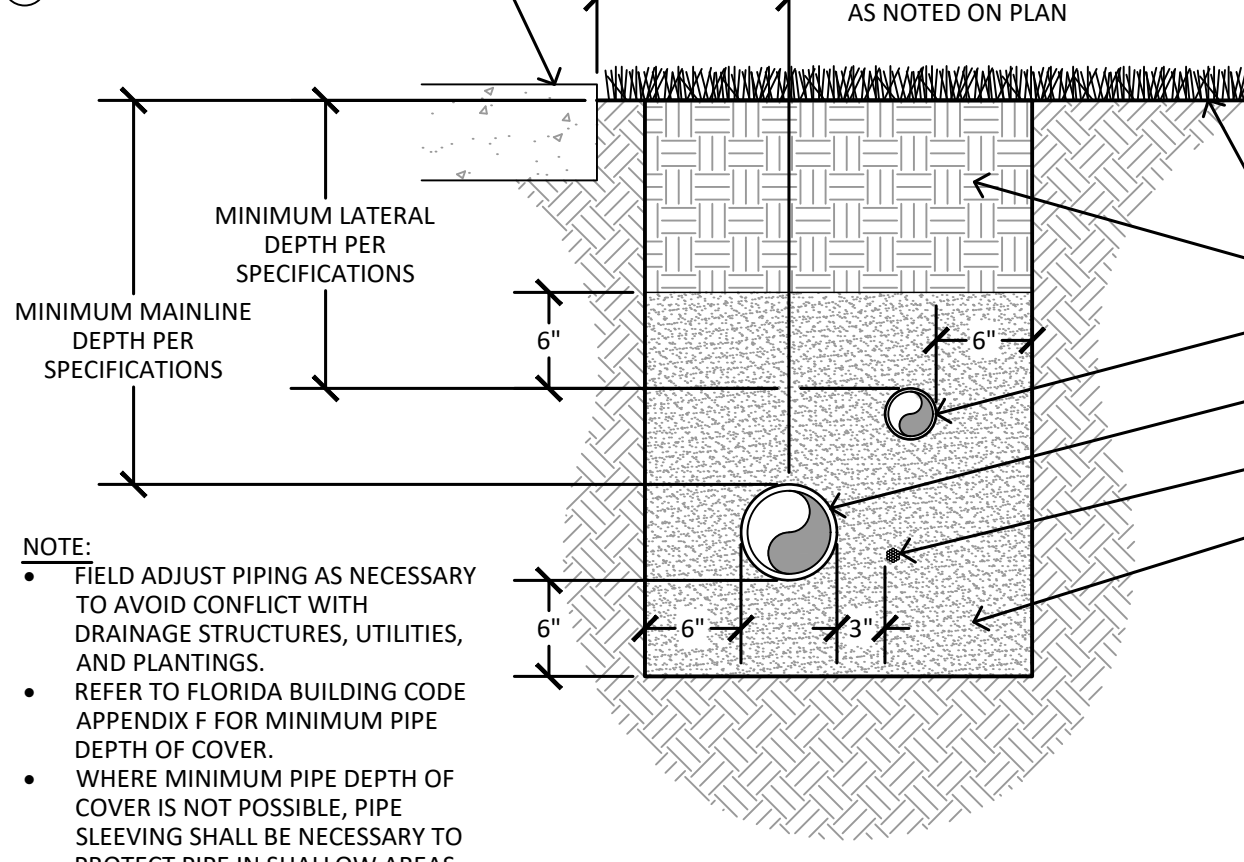
- NOTES:
- USE GRAY SCH 40 PVC CONDUIT FOR ABOVE AND BELOW GRADE CONDITIONS.
 - PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.
 - SENSOR SHOULD NOT BE MOUNTED UNDER TREES, IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER BUILDING OVERHANGS.



7 PRESSURE REGULATING REMOTE CONTROL VALVE
1 1/2" = 1'-0"

328406.13-11

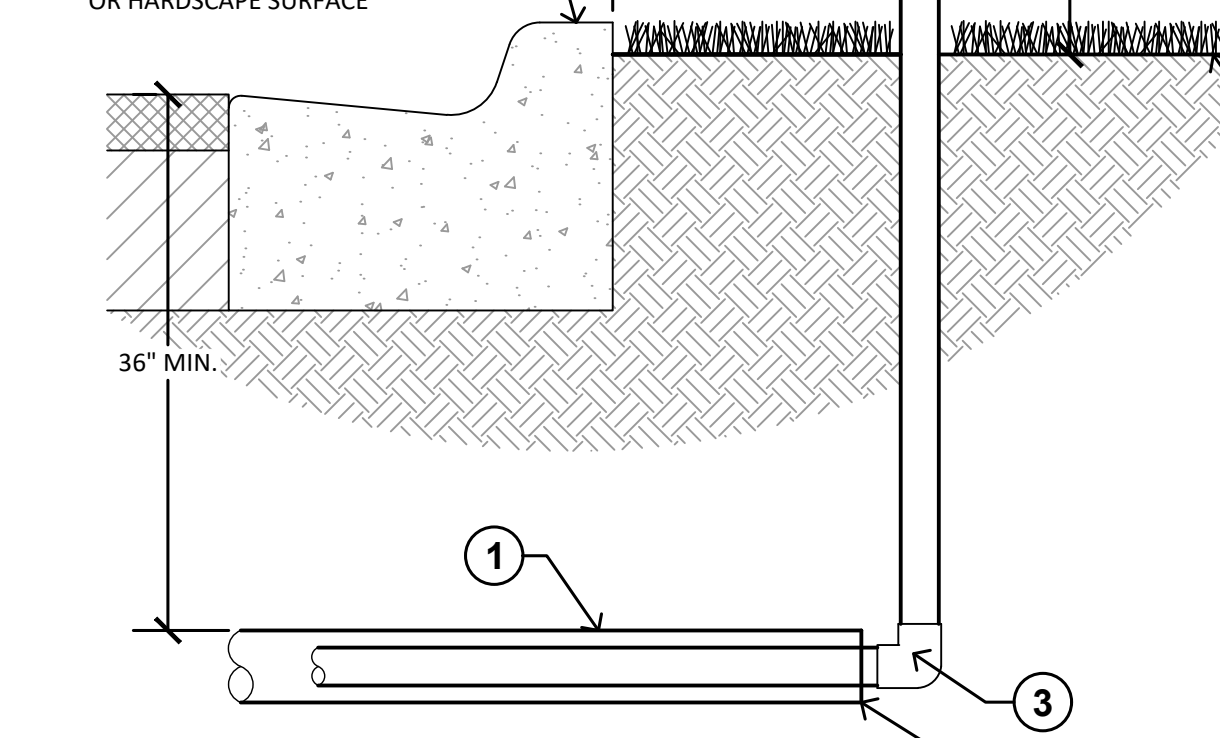
- CURB, EDGE OF ROADWAY, HARDSCAPE SURFACE OR PROPERTY LINE
- FINISH GRADE
- NATIVE SOIL BACKFILL COMPACT TO 95%
- IRRIGATION LATERAL PIPE
- IRRIGATION MAINLINE PIPE
- IRRIGATION CONTROL WIRE OR TWO-WIRE CABLE PER SPECIFICATIONS
- 100% COARSE SAND BEDDING, WATER JET & MECHANICALLY COMPACT TO 90% OPTIMUM DENSITY. ALLOW 48 HOURS TO SETTLE, AND BACKFILL AND COMPACT WITH NATIVE SOIL



8 PRESSURE VACUUM BREAKER ASSEMBLY
1 1/2" = 1'-0"

32 8409.43-04

- SLEEVE: SIZE PER PLAN (36" MIN. DEPTH)
- TAPE END OF SLEEVE
- PVC SCHEDULE 40 ELL
- PVC SCHEDULE 40 CAP
- LATERAL PIPE STUBBED UP
- FINISH GRADE
- CURB, EDGE OF ROADWAY, OR HARDSCAPE SURFACE



9 MODULAR WALL MOUNT CONTROLLER WITH WEATHER SENSOR
3" = 1'-0"

328409.13-45



10 MAINLINE AND LATERAL TRENCH
1" = 1'-0"

328409.79-30



11 PIPE SLEEVING
1" = 1'-0"

328409.76-32

IRRIGATION NOTES

1. GENERAL

1.1. THE SYSTEM HAS BEEN DESIGNED TO CONFORM WITH THE REQUIREMENTS OF ALL APPLICABLE CODES. SHOULD ANY CONFLICT EXIST, THE REQUIREMENTS OF THE CODE PREVAIL. IT IS THE RESPONSIBILITY OF THE OWNER/INSTALLATION CONTRACTOR TO INSURE THE ENTIRE SYSTEM IS INSTALLED ACCORDING TO ALL APPLICABLE LAWS, RULES, REGULATIONS AND CONVENTIONS. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS ACCORDING TO FEDERAL, STATE AND LOCAL LAWS.

1.2. VERIFY LOCATION OF ALL EXISTING UTILITIES.

1.3. TAKE ALL NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING NEAR EXISTING UTILITY LINES.

1.4. COORDINATE AND VERIFY PROPER CLEARANCE WITH ELECTRICAL SERVICE PROVIDER FOR WORK NEAR OVERHEAD OR UNDERGROUND POWER LINES.

1.5. SUBMIT MANUFACTURER'S CUT SHEETS/SPECIFICATIONS FOR ALL COMPONENTS FOR APPROVAL PRIOR TO INSTALLATION.

1.6. THE IRRIGATION CONTRACTOR SHALL BE CERTIFIED AS A CERTIFIED IRRIGATION CONTRACTOR BY THE IRRIGATION ASSOCIATION. MAINTAIN CURRENT CERTIFICATION IN GOOD STANDING.
2. SCOPE OF WORK

2.1. PROVIDE ALL COMPONENTS FOR A COMPLETE, FUNCTIONAL AUTOMATIC LANDSCAPE IRRIGATION SYSTEM IN ACCORDANCE WITH 100% IRRIGATION PLANS, SPECIFICATIONS, AND ALL APPLICABLE CODES AND REGULATIONS. INCLUDE MATERIALS (PIPE, VALVES, FITTINGS, CONTROLLERS, WIRE, PRIMER, GLUE, ETC.), LAYOUT, PUBLIC PROTECTION, EXCAVATION, ASSEMBLY, INSTALLATION, BACKFILLING, COMPACTION, ROAD SURFACE REPAIR, CONTROLLER AND LOW-VOLTAGE FEEDS TO VALVES, CLEANUP, MAINTENANCE, GUARANTEE, AND AS-BUILT PLANS.

2.2. ENSURE 100% HEAD-TO-HEAD COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR. INSTALL RAIN SENSOR TO PREVENT FALSE ACTIVATION FROM ADJACENT HEADS. COMPLY WITH LOCAL CODES AND REGIONAL WATER MANAGEMENT RESTRICTIONS. PRIORITIZE ZONES BY PUBLIC SAFETY, THEN HYDRAULIC REQUIREMENTS. THIS SEQUENCING IS A REQUIRED PUNCH LIST ITEM. THESE PLANS HAVE BEEN DESIGNED TO SATISFY/EXCEED THE FLORIDA BUILDING CODE (FBC) APPENDIX F AND THE FLORIDA IRRIGATION SOCIETY STANDARDS AND SPECIFICATIONS FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS, FOURTH EDITION.

2.3. VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AT LEAST 72 HOURS BEFORE STARTING WORK.

2.4. REVIEW SITE CONDITIONS INCLUDING GRADE DIFFERENCES, STRUCTURES, AND UTILITIES. DO NOT INSTALL IRRIGATION SYSTEM WHEN FIELD CONDITIONS CONFLICT WITH DRAWINGS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES. PROCEEDING WITHOUT NOTIFICATION TRANSFERS FULL RESPONSIBILITY FOR NECESSARY REVISIONS TO THE CONTRACTOR.

2.5. REPAIR OR REPLACE ALL SITE ELEMENTS DAMAGED DURING WORK. COORDINATE INSTALLATION OF PIPE SLEEVES AND LATERALS WITH OTHER CONTRACTORS FOR INSTALLATION THROUGH WALLS, UNDER ROADWAYS, PAVING, ETC.

2.6. IMMEDIATELY REPAIR OR RESTORE ALL UTILITY SERVICES DISRUPTED BY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS RESULTING FROM SERVICE DISRUPTIONS AND REPAIRS DUE TO NEGLIGENCE.
3. SUBMITTALS

3.1. DO NOT SUBSTITUTE OR DEVIATE FROM SPECIFIED BRANDS, MODELS, OR SIZES WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OF RECORD.

3.2. NOTIFY THE LANDSCAPE ARCHITECT OF RECORD BEFORE MAKING ANY MAJOR DESIGN CHANGES. PROCEED AT CONTRACTOR'S RISK WITHOUT PRIOR APPROVAL. UNAPPROVED SUBSTITUTIONS OR CHANGES WILL RESULT IN REJECTION AND REQUIRE REPLACEMENT AT NO ADDITIONAL COST TO THE OWNER.
4. POST CONSTRUCTION DOCUMENTATION

4.1. DOCUMENTATION:

4.1.1. PROVIDE THE MANUFACTURERS' RECOMMENDED OPERATING INSTRUCTIONS FOR ALL MAJOR COMPONENTS INCORPORATED INTO THE IRRIGATION SYSTEM.

4.1.2. PROVIDE SYSTEM OPERATION MANUALS, MAINTENANCE SCHEDULES, RECOMMENDED SCHEDULE OF OPERATION INCLUDED AVERAGE APPLICATION RATES WITH SEASONAL ADJUSTMENTS FOR EACH ZONE.

4.1.3. PROVIDE ALL REQUIRED TESTING AND INSPECTION CERTIFICATES TO THE OWNER OR OWNER'S REPRESENTATIVE.

4.2. AS-BUILT DRAWINGS: PROVIDE RECORD DRAWINGS AND PLANS SHOWING ALL CHANGES IN THE DESIGN TO INDICATE THE ACTUAL INSTALLATION AND LOCATION OF ALL EQUIPMENT AND MATERIALS.

4.3. CONTRACTOR SHALL FURNISH FIVE EXTRA UNITS OF EACH TYPE OF POPUP SPRAY AND EMITTER THAT MATCH PRODUCTS INSTALLED AND THAT ARE PACKAGED WITH PROTECTIVE COVERING FOR STORAGE AND IDENTIFIED WITH LABELS DESCRIBING CONTENTS. INCLUDE TOOLS TO SERVICE THESE PRODUCTS.
5. FINAL ACCEPTANCE

5.1. FINAL ACCEPTANCE OF THE IRRIGATION SYSTEM WILL BE GIVEN AFTER THE FOLLOWING DOCUMENTS AND CONDITIONS HAVE BEEN COMPLETED AND APPROVED. FINAL PAYMENT WILL NOT BE RELEASED UNTIL THESE CONDITIONS ARE SATISFIED.

5.1.1. FINAL WALK-THRU AND CORRECTION OF ALL PUNCH LIST ITEMS.

5.1.2. COMPLETION AND ACCEPTANCE OF AS-BUILT RECORD DRAWINGS.

5.1.3. TURNOVER OF ALL REQUIRED PARTS AND TOOLS AS OUTLINED IN THE PROJECT SPECIFICATIONS.
6. GUARANTEE

6.1. PROVIDE A ONE-YEAR WARRANTY FROM THE DATE OF WRITTEN FINAL ACCEPTANCE.

6.2. ENFORCE ALL MANUFACTURER AND SUPPLIER WARRANTIES. IMMEDIATELY CORRECT ALL DEFICIENCIES DUE TO MATERIALS, WORKMANSHIP, OR INSTALLATION.

6.3. PROMPTLY REPAIR ANY DAMAGE CAUSED BY SYSTEM MALFUNCTION.
7. POINT OF CONNECTION (P.O.C.)

7.1. THE POC IS A PROPOSED 1" POTABLE WATER METER WITH 1" SERVICE LINE UTILIZING AN EXISTING POTABLE WATER MAIN. VERIFY THE SYSTEM PROVIDES A MINIMUM OF 16 GPM AT 50 PSI BEFORE INSTALLATION.

7.2. IF CONDITIONS ARE NOT MET, NOTIFY THE LANDSCAPE ARCHITECT OF RECORD BEFORE PROCEEDING. FAILURE TO DO SO TRANSFERS FULL RESPONSIBILITY FOR FUTURE SYSTEM CORRECTIONS TO THE CONTRACTOR.
8. PIPING

8.1. MAINLINE PIPE: PVC CLASS 200 SDR 21, NON-GASKETED, SOLVENT WELD, WITH SCHEDULE 40 PVC FITTINGS.

8.2. LATERAL PIPE: PVC CLASS 200 SDR 21, NON-GASKETED, SOLVENT WELD, WITH SCHEDULE 40 PVC FITTINGS.

8.3. THREADED PIPE: PVC SCHEDULE 80.

8.4. PIPE LOCATIONS SHOWN ON THE PLAN ARE SCHEMATIC AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING OUT MAINLINES PLACE A MAXIMUM OF 12" AWAY FROM EITHER THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR OTHER HARDSCAPE TO ALLOW FOR EASE IN LOCATING AND PROTECTION FROM PHYSICAL DAMAGE. INSTALL ALL LATERAL PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHENEVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS. ALWAYS INSTALL PIPING INSIDE PROJECT PROPERTY BOUNDARY.

8.5. INSTALL PIPES IN PLANTING BEDS WHEN FEASIBLE. IF IT IS NECESSARY TO HAVE PIPING UNDER HARDSCAPES, SUCH AS ROADS, WALKS, AND PATIOS, THE PIPES MUST BE SLEEVED USING PVC SCHEDULE 40 WITH THE SLEEVE DIAMETER BEING TWICE THE SIZE OF THE PIPE IT IS CARRYING WITH A MINIMUM SLEEVE SIZE OF 2".

8.6. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.

8.7. RESTRAIN ALL MAINLINE PIPING USING MECHANICAL JOINT FITTINGS, RESTRAINING COLLARS, THREADED RODS, THRUST BLOCKS, ETC., AS AND WHERE REQUIRED. REFER TO PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PRACTICES.

8.8. PVC PIPE JOINT COMPOUND AND PRIMER: SLOW-DRYING, HEAVY DUTY CEMENT AND TINTED (PURPLE) PRIMER THAT IS COMPATIBLE WITH THE CEMENT. THE PVC CEMENT SHALL BE WELD-ON 2711 GREY AND THE PRIMER SHALL BE WELD-ON P70 PURPLE PRIMER, OR APPROVED EQUALS.

8.9. MAIN LINE PIPE DEPTH MEASURED TO THE TOP OF PIPE SHALL BE 18" MINIMUM, 36" MINIMUM AT VEHICULAR CROSSINGS.

8.10. LATERAL LINE DEPTHS MEASURED TO TOP OF PIPE SHALL BE 12" MINIMUM, 30" MINIMUM AT VEHICULAR CROSSINGS.
9. LAYOUT

9.1. LAY OUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE THE NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.

9.2. STAKE ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES, ETC. REQUIRED TO INSURE 100% HEAD TO HEAD COVERAGE.

9.3. INSTALL SPRAY HEADS 4" FROM SIDEWALKS OR CURBED ROADWAYS AND 12" FROM UNCURBED ROADWAYS AND BUILDING FOUNDATIONS. INSTALL ROTORS 4" FROM SIDEWALKS OR CURBED ROADWAYS, 12" FROM BUILDING FOUNDATIONS, AND 36" FROM UNCURBED ROADWAYS.

9.4. INSTALL SHRUB HEADS ON 3/4" PVC SCHEDULE 40 RISERS. SET RISERS A MINIMUM OF 18" OFF SIDEWALKS, ROADWAY CURBING, BUILDING FOUNDATIONS, AND/OR ANY OTHER HARDSCAPED AREAS. SET SHRUB HEADS 4" BELOW THE MAINTAINED HEIGHT OF PLANTS AND LOCATE WITHIN PLANTED MASSES TO BE LESS VISIBLE AND OFFER PROTECTION. PAINT ALL SHRUB RISERS WITH FLAT BLACK OR FOREST GREEN PAINT, UNLESS IRRIGATION SYSTEM WILL BE INSTALLED FROM A REUSE WATER SYSTEM WITH PURPLE PVC RISERS.
- 9.5. LOCATE VALVES PRIOR TO EXCAVATION. INSURE THAT THEIR LOCATION PROVIDES FOR EASY ACCESS AND THAT THERE IS NO INTERFERENCE WITH PHYSICAL STRUCTURES, PLANTS, TREES, POLES, ETC. VALVE BOXES MUST BE PLACED A MINIMUM OF 12" AND A MAXIMUM OF 15" FROM THE EDGE OF PAVEMENT, CURBS, ETC., AND THE TOP OF THE BOX MUST BE 2" ABOVE FINISH GRADE. INSTALL VALVE BOXES ONLY IN SHRUB BEDS UNLESS OTHERWISE APPROVED. DO NOT PLACE VALVE BOXES IN SPORTS FIELDS OR PLAY AREAS.
10. POWER SUPPLY

10.1. PROVIDE POWER SUPPLY FOR THE CONTROLLER. USE 120-VOLT, 20-AMP CIRCUIT.
11. CONTROL WIRING

11.1. USE THERMOPLASTIC SOLID COPPER, SINGLE CONDUCTOR, LOW VOLTAGE IRRIGATION CONTROLLER WIRE SUITABLE FOR DIRECT BURIAL AND CONTINUOUS OPERATION AT RATED VOLTAGES.

11.2. TAPE AND BUNDLE CONTROL WIRES EVERY 10' AND RUN ADJACENT TO THE MAINLINE. AT ALL TURNS IN DIRECTION MAKE A 2' COIL OF WIRE. AT ALL VALVE BOXES COIL WIRE AROUND A 3/4" PIECE OF PVC PIPE TO MAKE A COIL USING 30 LINEAR INCHES OF WIRE. MAKE ELECTRICAL CONNECTIONS WITH 3M-DBY.DBR CONNECTORS.

11.3. NUMBER ALL WIRES USING AN ELECTRICAL BOOK OF NUMBERS ACCORDING TO THE PLANS. NUMBER WIRES IN ALL VALVE BOXES, JUNCTION BOXES AND AT THE CONTROLLER.

11.4. WIRE SIZED, NUMBERED AND COLORED AS FOLLOWS:

#14 WHITE FOR COMMON
#14 SPARE BLACK COMMON
#14 RED FOR HOT WIRES
#14 SPARE YELLOW HOT WIRE
12. CONTROLLER GROUNDING

12.1. PROVIDE 4"X8"X5/8" COPPER GROUNDING PLATES, 5/8"X10' COPPER CLAD GROUNDING RODS, 'ONE STRIKE' CAD WELLS AT ALL CONNECTION POINTS, #6 BARE COPPER WIRE, AND EARTH CONTACT MATERIAL. INSTALL THESE AND OTHER REQUIRED COMPONENTS AS OUTLINED IN THE DETAIL. VERIFY THAT THE EARTH TO GROUND RESISTANCE DOES NOT EXCEED 10 OHMS. GROUND AND TEST EACH CONTROLLER.
13. VALVES

13.1. SEQUENCE ALL VALVES SO THAT THE FARTHEST VALVE FROM THE P.O.C. OPERATES FIRST AND THE CLOSEST TO THE P.O.C. OPERATES LAST. THE CLOSEST VALVE TO THE P.O.C. SHOULD BE THE LAST VALVE IN THE PROGRAMMED SEQUENCE.

13.2. ADJUST THE FLOW CONTROL ON EACH RCV TO ENSURE SHUT OFF IN 10 SECONDS AFTER DEACTIVATION BY THE IRRIGATION CONTROLLER.

13.3. USING 3" HIGH NUMBER STENCILS, PAINT THE VALVE NUMBER IN WHITE ON THE LID OF EACH VALVE BOX.
14. EQUIPMENT

14.1. INSTALL BUBBLERS USING PVC SCHEDULE 80 NIPPLES AND PLACE AT THE BASE OF TREES FOR LOW LEVEL WATERING.

14.2. USE PRESSURE-COMPENSATING HEADS AND RISERS. MOUNT ALL POP-UP HEADS ON FLEXIBLE SWING JOINTS.

14.3. INSTALL ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS, AND IN ACCORDANCE WITH LOCAL AND STATE LAWS.
15. TRENCHING

15.1. EXCAVATE STRAIGHT AND VERTICAL TRENCHES WITH SMOOTH, FLAT OR SLOPING BOTTOMS. TRENCH WIDTH AND DEPTH SHOULD BE SUFFICIENT TO ALLOW FOR THE PROPER VERTICAL AND HORIZONTAL SEPARATION BETWEEN PIPING AS SHOWN IN THE PIPE INSTALLATION DETAIL ON THE DETAIL SHEET.

15.2. PROTECT EXISTING LANDSCAPED AREAS. REMOVE AND REPLANT ANY DAMAGED PLANT MATERIAL UPON JOB COMPLETION. THE REPLACEMENT MATERIAL SHALL BE THE SAME GENUS, SPECIES, AND SIZE OF THE MATERIAL IT IS REPLACING. THE FINAL DETERMINATION AS TO WHAT NEEDS TO BE REPLACED AND THE ACCEPTABILITY OF THE REPLACEMENT MATERIAL SHALL BE SOLELY DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.
16. INSTALLATION

16.1. CUT ALL PIPE SQUARE AND DEBURR. CLEAN PIPE AND FITTINGS OF FOREIGN MATERIAL. THEN APPLY A SMALL AMOUNT OF PRIMER WHILE ENSURING THAT ANY EXCESS IS WIPED OFF IMMEDIATELY. PRIMER SHOULD NOT PUDDLE OR DRIP FROM PIPE OR FITTINGS. NEXT APPLY A THIN COAT OF PVC CEMENT. FIRST APPLY A THIN LAYER TO THE PIPE, THEN A THIN LAYER INSIDE THE FITTING, AND FINALLY ANOTHER VERY THIN LAYER ON THE PIPE. INSERT THE PIPE INTO THE FITTING. INSURE THAT THE PIPE IS INSERTED TO THE BOTTOM OF THE FITTING, THEN TURN THE PIPE A 1/4 TURN AND HOLD FOR 10 SECONDS. MAKE SURE THAT THE PIPE DOESN'T RECEDE FROM THE FITTING. IF THE PIPE ISN'T AT THE BOTTOM OF THE FITTING UPON COMPLETION, THE GLUE JOINT IS UNACCEPTABLE AND MUST BE DISCARDED.

16.2. PIPES MUST CURE A MINIMUM OF 30 MINUTES PRIOR TO HANDLING AND PLACING INTO TRENCHES. A LONGER CURING TIME MAY BE REQUIRED; REFER TO THE MANUFACTURER'S SPECIFICATIONS. THE PIPE MUST CURE A MINIMUM OF 24 HOURS PRIOR TO FILLING WITH WATER.
17. BACKFILLING

17.1. THE BACKFILL 6" BELOW AND 6" ABOVE ALL PIPING SHALL BE CLEAN SAND. ALL OTHER TRCNCH BACKFILL CAN BE NATIVE MATERIAL BUT SHALL NOT CONTAIN ANYTHING LARGER THAN 2" IN DIAMETER.

17.2. CONTRACTOR SHALL BACKFILL ALL PIPING, BOTH MAINLINE AND LATERALS. PRIOR TO PERFORMING ANY PRESSURE TESTS, THE PIPE SHALL BE BACKFILLED WITH THE EXCEPTION OF 2" ON EACH SIDE OF EVERY JOINT (BELL FITTINGS, 90'S, TEES, 45'S, ETC.). THESE JOINTS SHALL NOT BE BACKFILLED UNTIL ALL PIPING HAS SATISFACTORILY PASSED ITS APPROPRIATE PRESSURE TEST AS OUTLINED BELOW.
18. TESTING & FLUSHING

18.1. LEAKAGE TESTING

18.1.1. REMOVE ALL REMOTE CONTROL VALVES AND CAP USING A THREADED CAP. FILL MAINLINE WITH WATER AND PRESSURIZE THE SYSTEM TO 100 PSI. MONITOR THE SYSTEM PRESSURE AT TWO GAUGE LOCATIONS; THE GAUGE LOCATIONS MUST BE AT OPPOSITE ENDS OF THE MAINLINE. WITH THE SAME RESPECTIVE PRESSURES, MONITOR THE GAUGES FOR TWO HOURS.

18.1.2. PVC SOLVENT-WELD PIPE CONNECTIONS SHALL HAVE NO LEAKAGE. GASKETED PIPING SHALL LOSE NO MORE WATER THAN ALLOWED PER THE FLORIDA STATE BUILDING CODE, VOLUME II PLUMBING, PART VI, APPENDIX 'F'.

18.1.3. REPAIR ALL LEAKS AND RETEST MAINLINE PIPING UNTIL THE TEST IS SUCCESSFUL.

18.1.4. LATERAL PIPE MUST BE FILLED AND VISUALLY CHECKED FOR LEAKS. ANY LEAKS DETECTED MUST BE REPAIRED. NO PRESSURE TEST OF THE LATERAL LINES IS REQUIRED.

18.2. FLUSHING:

18.2.1. PRIOR TO THE PLACEMENT OF HEADS, FLUSH ALL LINES FOR A MINIMUM OF 10 MINUTES OR UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS, WHICHEVER IS LONGER.

18.2.2. USE SCREENS IN HEADS AND ADJUST HEADS FOR PROPER COVERAGE AVOIDING EXCESS WATER ON WALLS, WALKS AND PAVING.

18.3. OPERATIONAL TESTING:

18.3.1. UPON COMPLETION OF BACKFILLING, FINISH GRADING AND CONTOURING, TEST THE ENTIRE SYSTEM FOR PROPER OPERATION, INCLUDING ELECTRICALLY ACTUATING THE REMOTE CONTROL VALVES. RUN EACH ZONE UNTIL WATER BEGINS TO PUDDLE OR RUN OFF. THIS WILL ALLOW DETERMINATION OF THE NUMBER OF IRRIGATION START TIMES NECESSARY TO MEET THE WEEKLY EVAPOTRANSPIRATION REQUIREMENTS OF THE PLANTING MATERIAL IN EACH ZONE. IN SANDY SOILS NO PUDDLING WILL OCCUR. IN THESE CASES, CALCULATE THE REQUIRED RUN TIMES.

18.3.2. ONCE THE MAINLINE AND LATERAL LINES HAVE PASSED THEIR RESPECTIVE TESTS AND THE SYSTEM IS COMPLETELY OPERATIONAL, A COVERAGE TEST AND DEMONSTRATION OF THE SYSTEM IS REQUIRED. THE IRRIGATION CONTRACTOR MUST DEMONSTRATE TO THE OWNER OR HIS/HER REPRESENTATIVE THAT PROPER COVERAGE IS OBTAINED AND THAT THE SYSTEM WORKS AUTOMATICALLY FROM THE CONTROLLER. THIS DEMONSTRATION REQUIRES THAT EACH ZONE BE TURNED ON IN THE PROPER SEQUENCE AS SHOWN ON THE PLANS FROM THE CONTROLLER. EACH ZONE WILL BE INSPECTED FOR PROPER COVERAGE AND FUNCTION. THE DETERMINATION OF PROPER COVERAGE AND FUNCTION WILL BE SOLELY DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.

The seal is circular with a double-lined border. The outer ring contains the text "STATE OF FLORIDA" at the top and "REGISTERED ARCHITECT" at the bottom, separated by two stars. The center of the seal contains the name "MICHAEL K. SHEELEY" and the license number "AR0010564". A red diagonal line crosses the seal from the bottom left to the top right.

ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

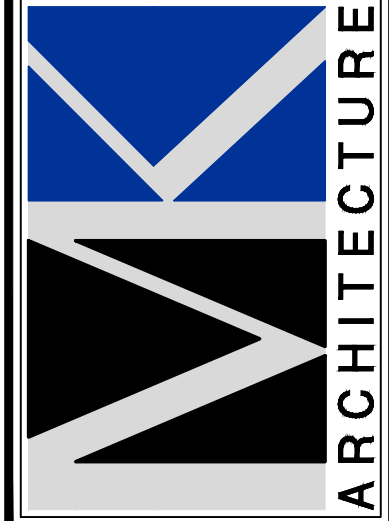
0 8' 16' 32' 64'

A horizontal graphic scale bar with alternating black and white segments. The segments are labeled with their respective lengths: 0, 8', 16', 32', and 64'. The bar is divided into four equal segments, each representing 16 feet.

FOR SITE DEVELOPMENT REVIEW ONLY - NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS FOR
COFFEE RUSH AT CORNERSTONE
1501 NW FEDERAL HIGHWAY
STUART, FL

MK Architecture LLC
8200 College Parkway, Suite 101
Fort Myers, Florida 33919
239.482.2121
AR10564 ID6790
www.MK-ARCH.com



MICHAEL K. SHEELEY
REG. # 0010564

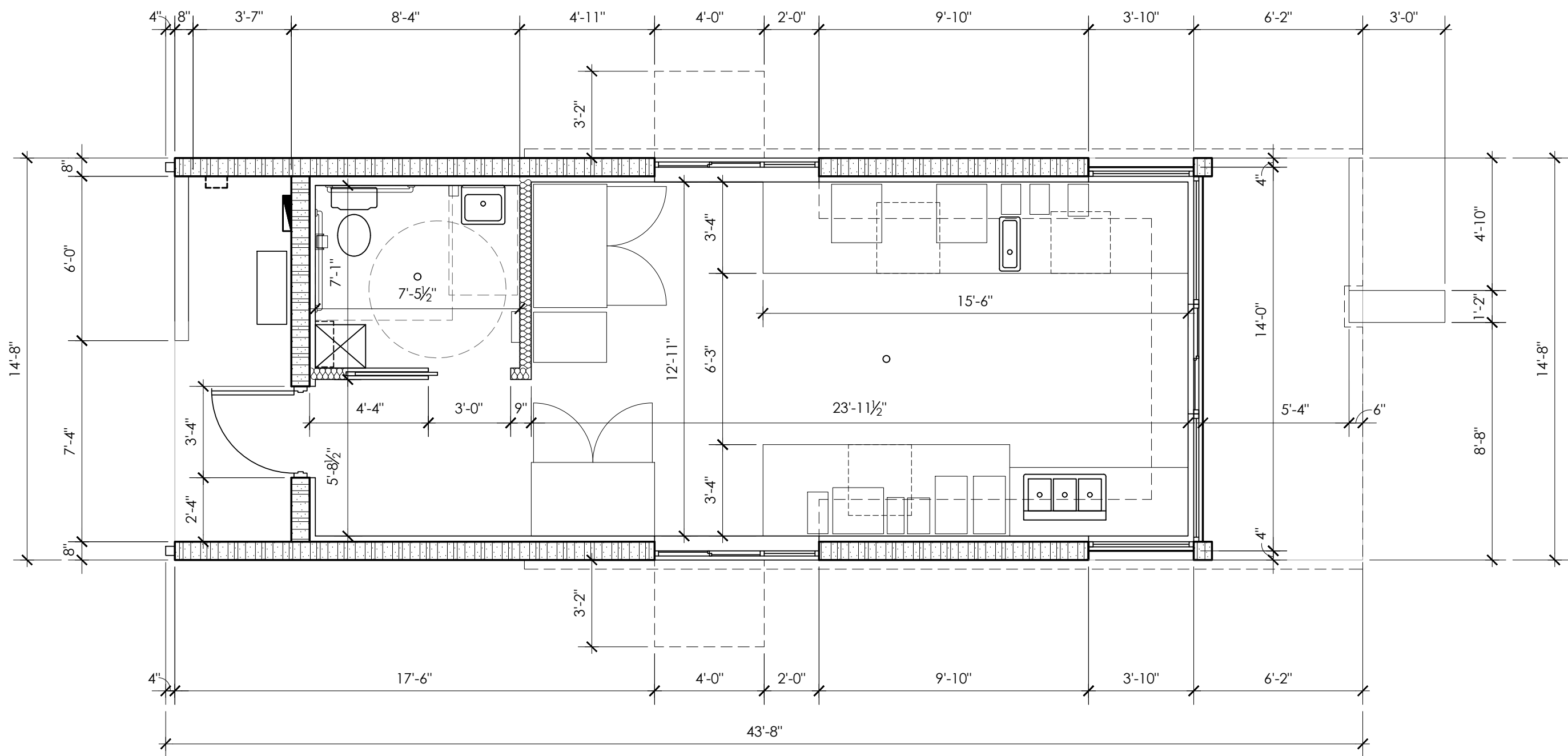


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JOB:	MK25015D
DATE:	12-12-2025
DRWN. BY:	C. RIOS
CAD REF:	SITE

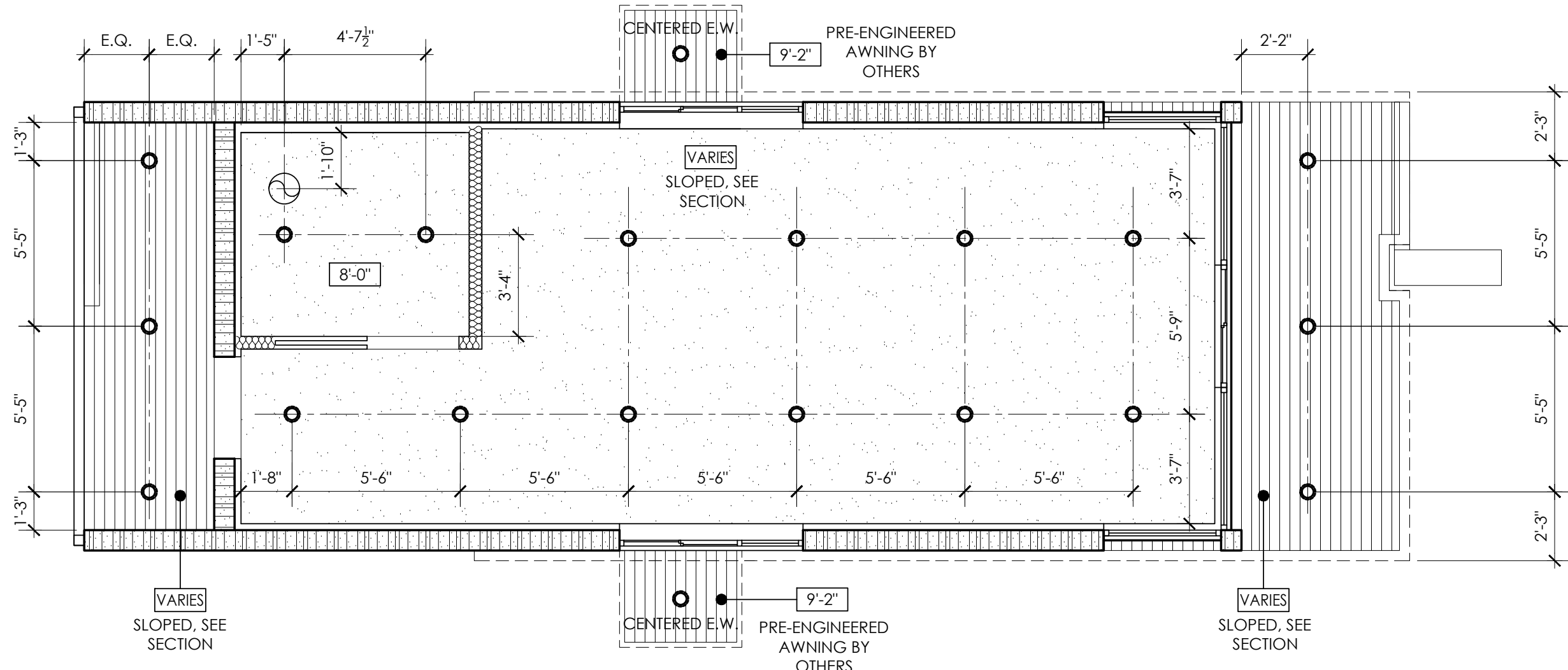
SHEET
A0.5

C:\USERS\ROD RICHARDSON\MK ARCHITECTURE DROBOX\MK DESIGN FILES\ACAD DWGS\MK ARCH\MK25015D-STORE #4 CORNERSTONE.14\" PROTOTYPE\CONSTRUCTION DOCUMENTS\MK25015-A1-FLR.DWG \December 12, 2025



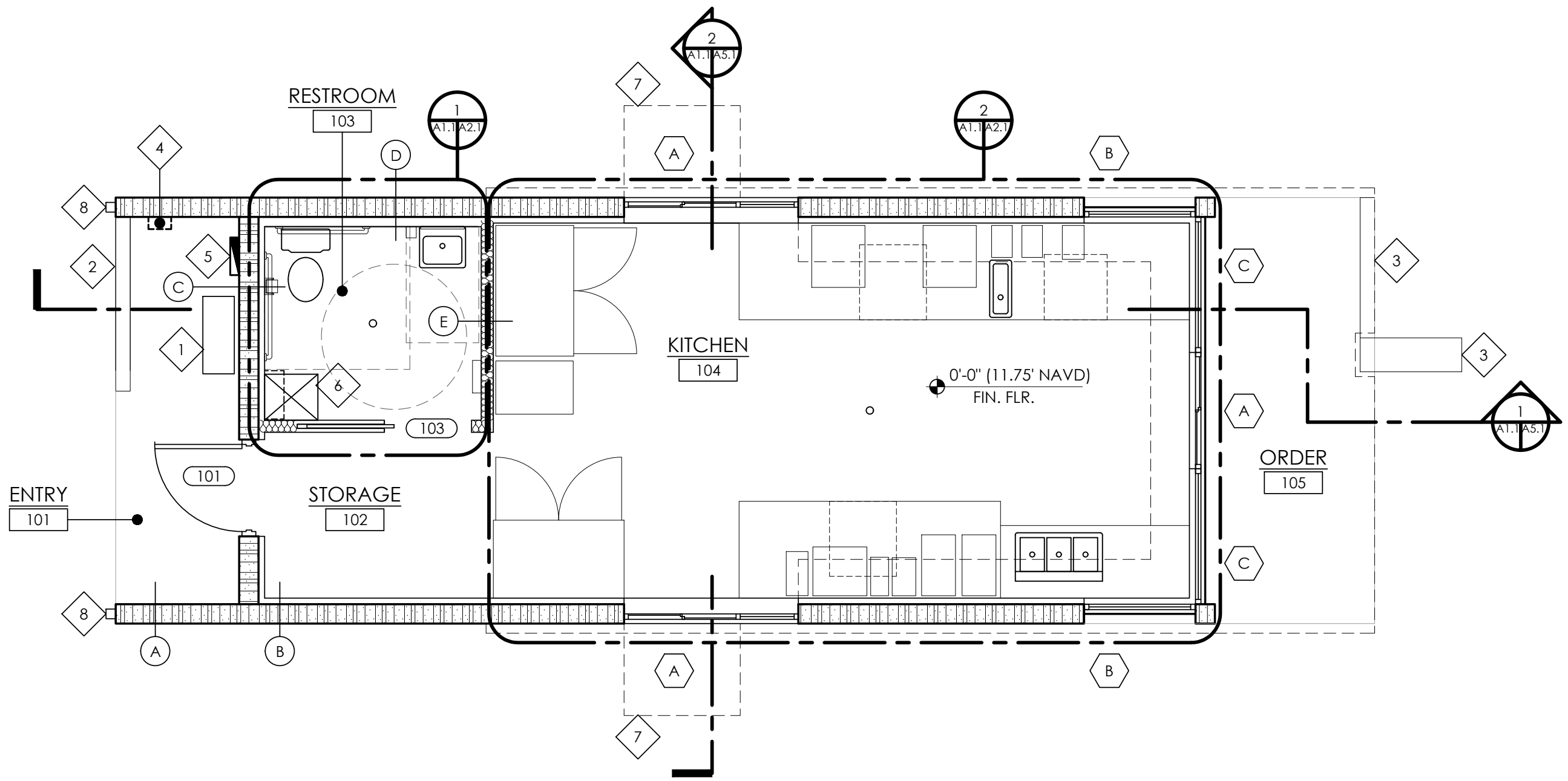
DIMENSION FLOOR PLAN

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



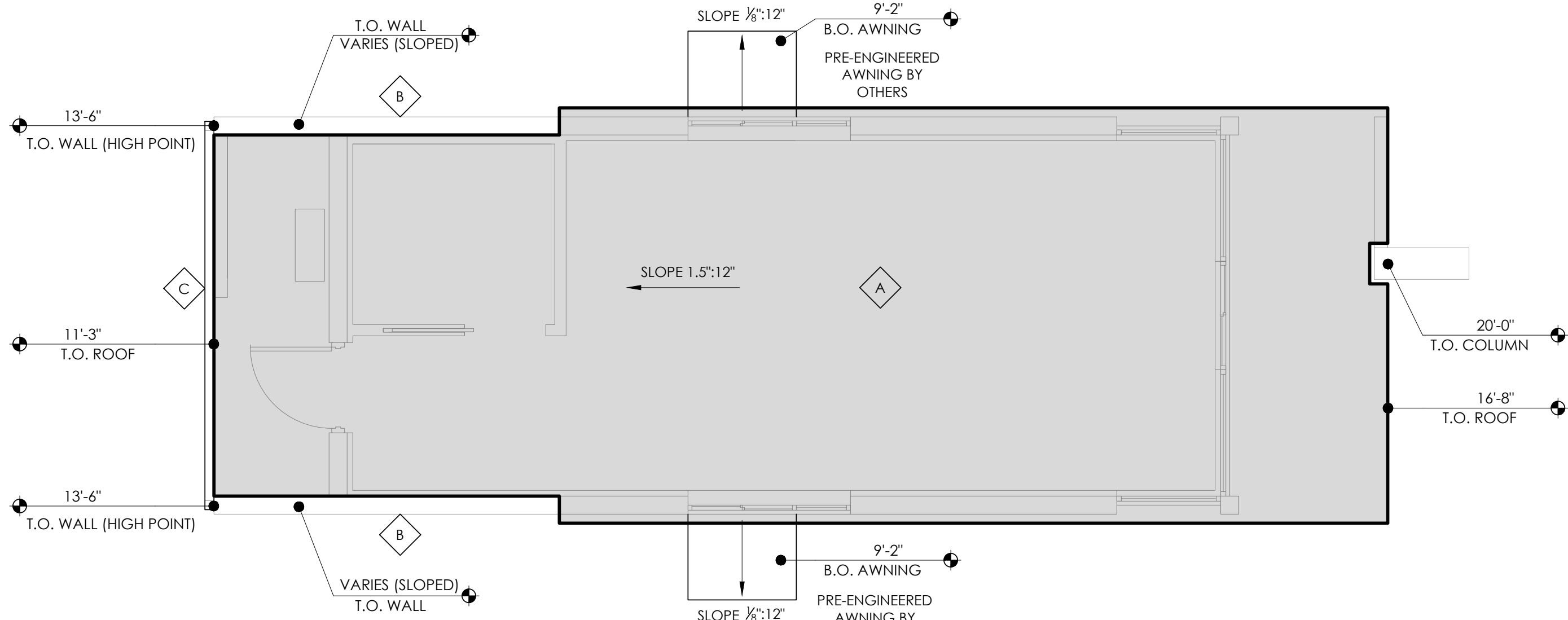
REFLECTED CEILING PLAN

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



NOTED FLOOR PLAN

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



ROOF PLAN

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



GENERAL NOTES:
1. DASHED FURNITURE/FIXTURES NOT IN CONTRACT.
2. SEE WALL TYPE DETAILS ON SHEET 'A6.1'

AREA CALCULATION

AREA UNDER A/C:	411 S.F.
OUTDOOR COVERED AREA:	128 S.F.
TOTAL FBC AREA:	539 S.F.
TOTAL GROSS AREA:	635 S.F.

NOTED PLAN KEYNOTES

- 1 CONDENSING UNIT
- 2 SCREEN WALL BY SIGNAGE MFR.
- 3 SIGNAGE COLUMN AND SCREEN WALL BY SIGNAGE MFR.
- 4 ELECTRICAL METER
- 5 ELECTRICAL PANEL
- 6 TANKLESS WATER HEATER OVER MOP SINK
- 7 PRE-ENGINEERED AWNING BY OTHERS ABOVE
- 8 GUTTER AND DOWNSPOUTS

ROOF PLAN KEYNOTES

- A LOW-SLOPE ROOF W/ MECHANICALLY FASTENED T.P.O. ROOFING.
- B DARK BRONZE PRE-FIN. MTL COPING & FLASHING
- C DARK BRONZE GUTTER AND DOWNSPOUT ASSEMBLY

REFLECTED CEILING PLAN LEGEND

- GYP. BOARD CEILING
- KNOTWOOD INTERLOCKING ALUM. SOFFIT BOARDS, COLOR TO BE ATLANTIC CEDAR
- RECESSED L.E.D. LIGHT, COORD. W/ WET LOCATIONS
- EXHAUST FAN
- CEILING HEIGHT, A.F.F.

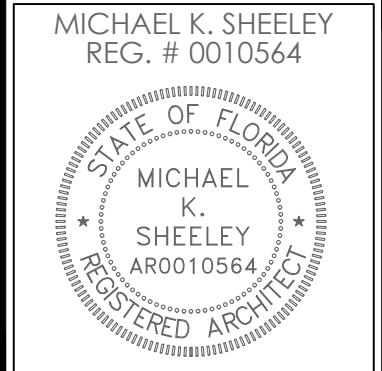
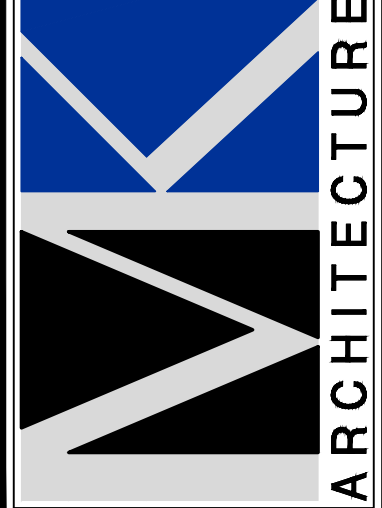
WALL TYPE LEGEND

- 8" C.M.U. WALL W/ G.W.B. OVER FI-FOIL INSULATION (R-4.1) OVER MTL. FURRING ON INT. AND TEXTURED STUCCO ON EXT.
- MTL. STUD WALL
- MTL. STUD WALL W/ SOUND ATT. BATT INSULAT.

No:	REVISIONS
1	
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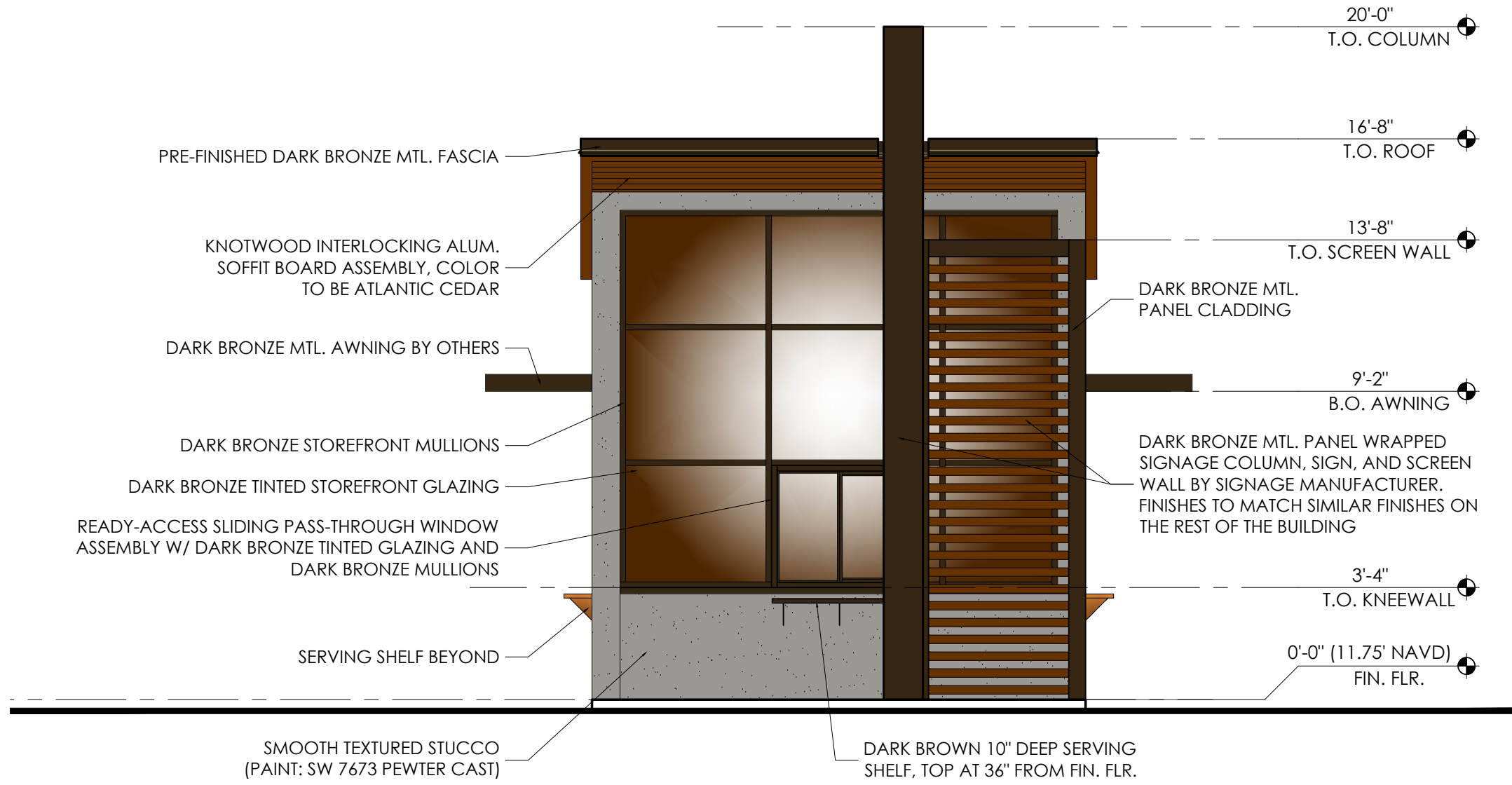
JOB: MK25015D
DATE: 12-12-2025
DRWN. BY: C. RIOS
CAD REF: FLR

SHEET
A1.1

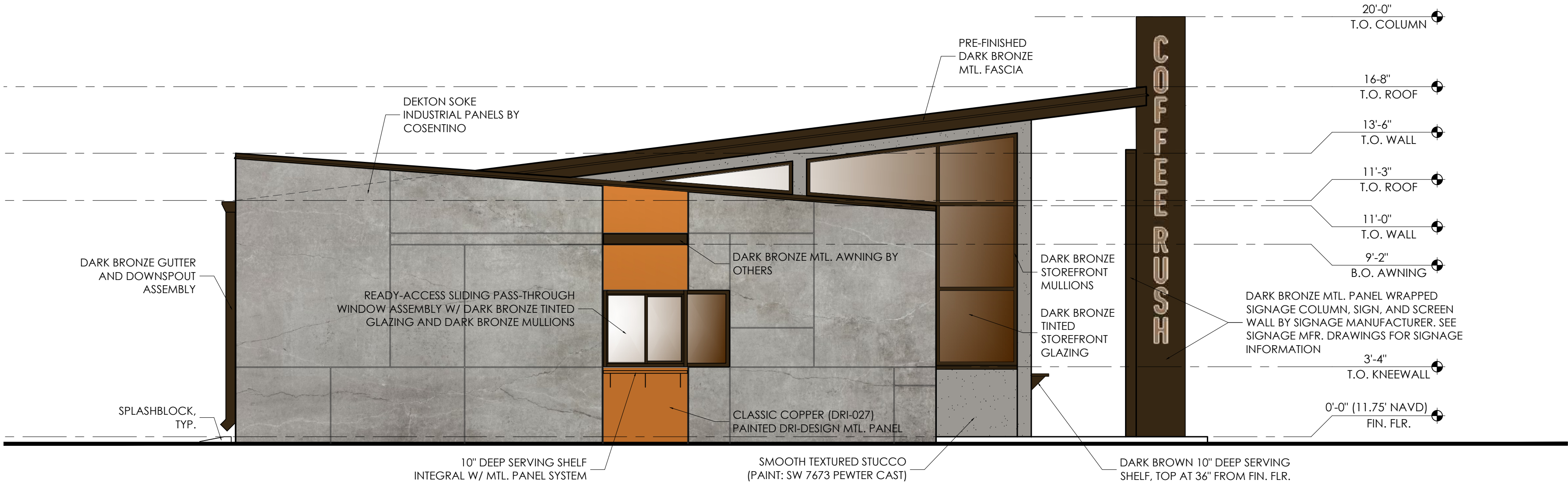
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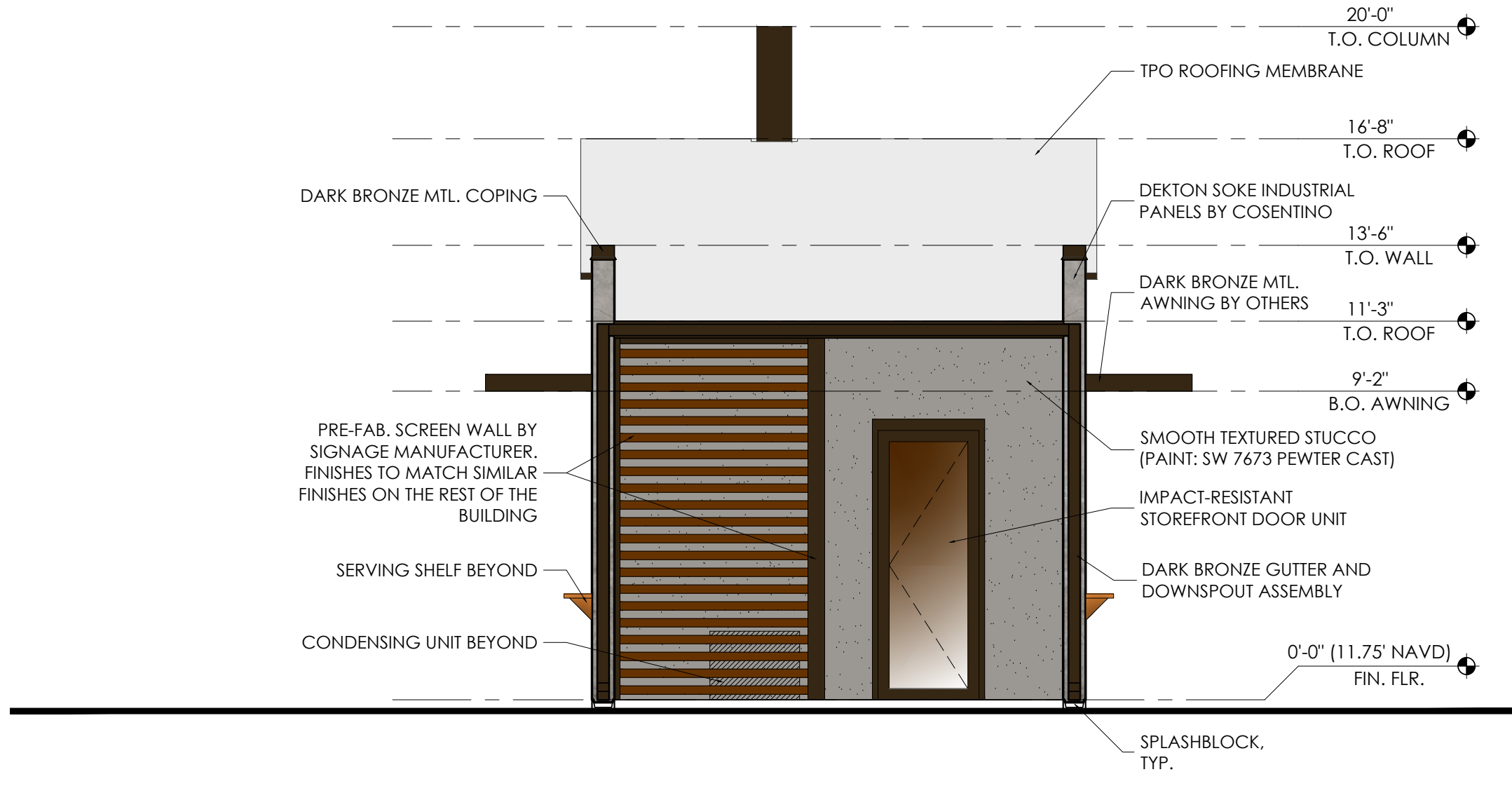
C:\USERS\ROD RICHARDSON\MK ARCHITECTURE DROPOX\MK DESIGN FILES\ACAD DWGS\MK ARCH\MK25015D-STORE #4 CORNERSTONE.14" PROTOTYPE\CONSTRUCTION DOCUMENTS\MK25015-A4-ELEV.DWG \ December 12, 2025



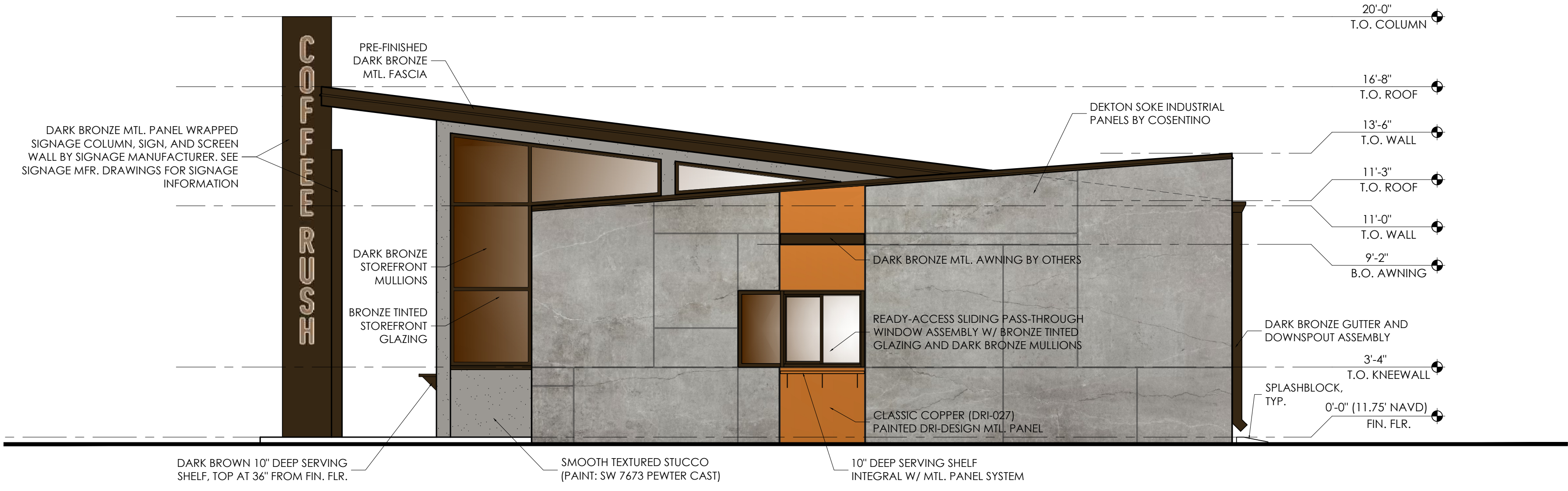
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ITEM #	COMPLIES WITH STANDARDS			STUART, FL - LDC - SEC. 6.05.02 BUILDING DESIGN AND LOCATION	
	YES	NO	N/A		
F.				OTHER DESIGN STANDARDS - FOR AN LCD, A MINIMUM OF FIVE OF THE FOLLOWING BUILDING TREATMENTS SHALL BE PROVIDED	
	X			1	OVERHANGS
	X			5	PEAKED ROOF FORMS
	X			6	DISPLAY WINDOWS
	X			7	ORNAMENTAL AND STRUCTURAL ARCHITECTURAL DETAILS - SEE THE TALL PRE-FINISHED METAL PANEL WRAPPED SIGNAGE COLUMN AT FRONT OF BUILDING.
	X			7	ORNAMENTAL AND STRUCTURAL ARCHITECTURAL DETAILS - SEE THE PRE-FINISHED LATTICE SCREEN WALLS AT THE FRONT AND REAR OF THE BUILDING WHICH INTRODUCE MORE SPATIAL DEPTH, ARTICULATION, SHADE, AND VISUAL INTEREST.
	X			10	INTEGRATION OF SPECIALTY PAVERS ALONG THE BUILDING'S WALKWAY TO CONSTITUTE A MINIMUM OF 60% OF WALKWAY AREA - SEE SITE PLAN FOR PAVES AREAS TO BE PROVIDED ALONG THE BUILDING'S WALKWAY AT THE FRONT OF THE BUILDING.

No.	REVISIONS
1	
2	
3	
4	
5	

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MICHAEL K. SHEELEY
REG. # 0010564



JOB: MK25015D
DATE: 12-12-2025
DRWN. BY: C. RIOS
CAD REF: ELEV

SHEET
A4.1

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FOR SITE DEVELOPMENT REVIEW ONLY - NOT FOR CONSTRUCTION



December 12, 2025

City of Stuart Planning & Zoning Department
121 SW Flagler Avenue
Stuart, FL 34994

RE: 1501 NW Federal Highway – Coffee Rush Cornerstone/Publix
Project Location: 1501 NW Federal Highway Stuart, FL 34994

To Whom It May Concern:

Listed below is the additional information that is being requested in the Planning/Zoning Review Notice dated November 7, 2025 regarding architectural items for above-reference project.

Planning/Zoning Review

6. Sec. 6.05.02 – Building design and location. F. Other design standards. Commercial development, which is not an LCD, shall provide a minimum of four of the following building design treatments. For an LCD, a minimum of five of the following building treatments shall be provided. **Revise the architectural plans with a minimum of five building design treatments accordingly.**

Response: The building's design satisfies the minimum requirement for the 5 building design treatments. Please see the building elevations on Sheet A4.1 and chart illustrating compliance with the City's building design standards.

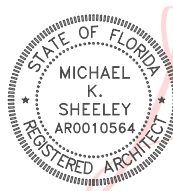
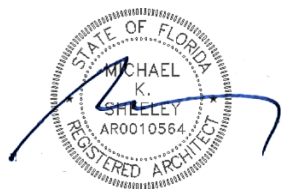
9. COA#22. All mechanical equipment associated with the development shall be roof top or located behind the building. Equipment shall be equipped with decorative screenings from the public right-of-way. **The site plan does not identify the location of the mechanical equipment locations of screening material, revise accordingly.**

Response: The building's HVAC system is a ductless mini-split system with a condensing unit located at the rear of the building near the rear entry door and is concealed from the public right-of-way behind the building's rear lattice screen wall. Please see the attached elevations, floor plan, and site plan showing this information.

11. COA#27. Construction of all permanent buildings shall be of concrete and/or masonry units. **The project narrative dated April 30, 2025, indicated the proposed building construction material is steel and wood. This is not an approved building materials per the CPUD ordinance.**

Response: The building's proposed structure and construction consists of 8" thick CMU walls and a metal framed roof structure above. Please refer to the attached floor plans showing this approved construction material.

Should you have any further questions, please do not hesitate to contact our office.



Digitally signed
by Michael K
Sheeley
Date:
2025.12.12
14:20:38 -05'00'

Sincerely,
Michael K. Sheeley, AIA, LEED AP
President
AR10564

MK ARCHITECTURE
8200 COLLEGE PARKWAY, SUITE 101
FORT MYERS, FLORIDA 33919
MK-ARCH.com 239.482.2121
AR0010564 ID6790





THE GOOD GROUP

Commercial Real Estate • Development • Civil Engineering

8744 Main Street, Suite 201 • Woodstock, GA 30188

STORMWATER REPORT

for:

Coffee Rush – Cornerstone

Cornerstone Shopping Center
City of Stuart
Martin County, Florida

Prepared For:

COFFEE RUSH FLORIDA, LLC

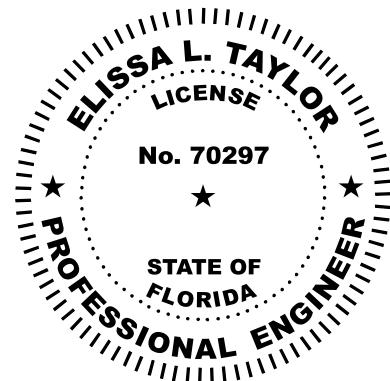
2315 Falcon Drive
West Linn, OR 97068

Revised December 3, 2025

Prepared by:

The Good Group, LLC
A Florida Limited Liability Company
120 S. Olive Avenue
Suite 202
West Palm Beach, FL 33401

Florida Certificate of Authorization No. 9897



Elissa
Taylor

Digitally signed
by Elissa Taylor
Date:
2025.12.03
09:38:06 -05'00'

This item has been digitally signed and sealed by Elissa Taylor, P.E. on 12/03/2025. Signature must be verified on any electronic copies.

I. PROJECT DESCRIPTION

The Coffee Rush project is a commercial development located at the northeast corner of US HWY 1 and Baker Rd, in the City of Stuart, Florida. The site is an undeveloped outparcel within the existing 7.79 acre Cornerstone Shopping Center. The shopping center was constructed circa 2008 under South Florida Water Management District (SFWMD) Permit No. 43-02150-P. The permitted drainage plan and calculations included development of the Coffee Rush outparcel with 100% impervious coverage.

II. DESIGN CRITERIA

The scope of the proposed outparcel development includes a 635 sf (0.015 ac) building with associated parking and drive isles. The runoff from the proposed development will be directed to the existing drainage system for the Cornerstone Shopping center which consists of a series of exfiltration trenches that discharge to a 0.44 acre wet detention pond which ultimately outfalls to the US HWY 1 drainage system. The proposed Coffee Rush development is consistent with the assumptions of the existing SFWMD permit for the Cornerstone Shopping Center as detailed in the below table.

	Permitted	Proposed
Total Area (ac)	0.556	0.556
Building Area (ac)	0.078	0.015
Pavement Area (ac)	0.332*	0.285
Green Area (ac)	0.146	0.256

*The permitted pavement area is based on the originally permitted outparcel area of 0.41 acres which was assumed to be 100% impervious and included 0.078 acres of building. The permitted pavement area is therefore 0.332 acres (0.41 ac - 0.078 ac = 0.332 ac). It is conservatively assumed that the additional 0.146 acres of site area was permitted as 100% pervious.

III. FLOODPLAIN & FINISHED FLOOR ELEVATION

The site is located outside of the limits of the 500 year floodplain in accordance with FEMA Flood Insurance Rate Map Panel No. 12085C0132H. The proposed minimum finished floor elevation is set at 11.75 ft NAVD, above the permitted minimum finished floor elevation of 11.5 ft NAVD (13.0 ft NGVD).

IV. PERVIOUS PAVEMENT

The original Cornerstone Shopping Center development included an area of pervious pavement that was intended to provide open space credit to meet the zoning requirements of the City of Stuart. In accordance with the permitted drainage calculations, and the attached letter from SFWMD dated November 26, 2008, the pervious pavement was assumed to be 100% impervious for purposes of stormwater management. Therefore, any modifications to the existing pervious pavement do not have an impact on the stormwater management system for the shopping center.

V. WATER QUALITY

The existing exfiltration trench system within the Cornerstone Shopping Center development was sized to provide full water quality treatment for the overall site, including the proposed Coffee Rush outparcel area. The outparcel area was assumed to be 100% impervious and the exfiltration trench system was sized to provide ½" of dry pretreatment and 2.5" times the percent impervious in

accordance with the requirements of SFWMD and the City of Stuart. As outlined within the approved water quality calculations attached, the existing pervious pavement system was assumed to be 100% impervious and was not utilized to provide water quality treatment.

VI. WATER USE & DEWATERING

Water use withdrawals for irrigation will be performed in accordance with the existing SFWMD Noticed General Water Use Permit for the shopping center, Permit No. 43-02204-W. No dewatering is anticipated to be performed for the proposed outparcel construction.

VII. CONCLUSION

The proposed Coffee Rush development is consistent with the assumptions of SFWMD Permit No. 43-02150-P for the existing Cornerstone Shopping Center.

SFWMD PERMITTED CALCULATIONS

DRAINAGE REPORT

**Publix Super Market
Baker Road & US 1
Stuart, Florida**

Prepared for:

Cornerstone Stuart, LLC
3300 Airport Road
Lakeland, Florida 33811

041437000
March 2009
Revised April 2009
© Kimley-Horn and Associates, Inc.
CA Number 696
10521 S.W. Village Center Drive, Suite 103
Port St. Lucie, Florida 34987
772/345-3800 TEL
772/286-0138 FAX

RECEIVED

APR 15 2009

MSLSC

 4/13/09

By: Gabriel J. Henchan, P.E.
Florida License No. 62470

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Publix at Baker Road		13-Apr-09
SITE DATA		
<u>Area</u>		<u>Acres</u>
Total Applicant Owned Area		7.791
Baker Road Right-of-way dedication		0.325
Total On-site basin area		7.466
Building Areas		1.384
	Publix	0.904
	Retail A	0.306
	Retail B	0.096
	Future Phase	0.078
Pervious Areas		1.234
	Pond Bank	0.103
	Landscaped Area	1.131
Impervious Areas		4.848
	Pond Water Surface	0.436
	Pervious Concrete	1.119
	Driveways and S/W	3.293
Offsite roadway area to be treated onsite 0.203		
(compensatory treatment for roadway widening provided onsite)		

Note: The pervious concrete is assumed to be 100% impervious.

— 1 —

WATER QUALITY TREATMENT VOLUME

Pretreatment Requirement = Dry Pretreatment provided for 1/2" of the total site area onsite

Total site area onsite - total pond basin area =	6.927	ac
Required Pre-Treatment =	0.289	ac-ft

WQ requirement = Provide water quality treatment volume (WQTV) equivalent to the first inch of rain or 2.5 inches times the percent imperviousness which ever is greater.

First Inch:

WQTV = 1" * (1/12") * (total site area onsite + offsite compensatory area)

WQTV _(1.0 inch) =	7.669	ac-ft
------------------------------	-------	-------

2.5 inches times % Impervious Area for Water Quality:

Site Area for Water Quality = (total site area onsite + offsite compensatory area - building - pond water surface)

Site Area for Water Quality =	5.85	ac
-------------------------------	------	----

Impervious Area for Water Quality = (Site Area for Water Quality - pervious area - pond bank area)

Impervious Area for Water Quality =	4.62	ac
-------------------------------------	------	----

% Impervious Area for Water Quality = (imp. area for water quality / site area for water quality)

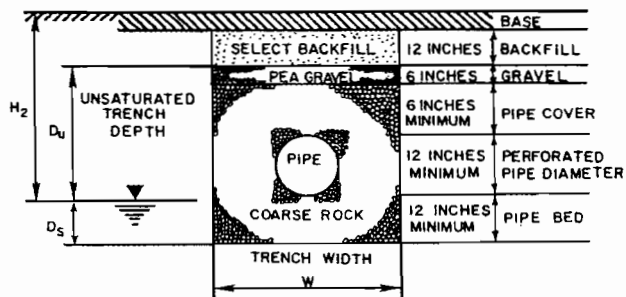
% Impervious Area for Water Quality =	79%	
---------------------------------------	-----	--

WQTV_(2.5 inch) = 2.5" * (1/12") * % Imp Area for WQ * (total site area onsite + offsite compen. area - pond water surface) =

WQTV _(2.5 inch) =	1.190	ac-ft
------------------------------	-------	-------

Required Wet Detention Water Quality Volume =	1.190	ac-ft
Provided Dry Retention Water Quality Volume in Exfiltration Trench =	1.238	ac-ft

Note: The required water quality volume for the entire shopping center is provided in the existing exfiltration trench system. The pervious concrete system is not utilized for water quality and is assumed to be 100% impervious.



Elevations (NGVD)	
Low Inlet / Min. Parking Elevation	11.00 ft
Min. Bottom of Road (Asph+Base+Subgrade+Fill)	9.50 ft
Weir Elevation	9.50 ft
Minimum Cover for Exfil Pipe	0.50 ft
Pipe Diameter	1.25 ft
Seasonal High Water Table	7.17 ft
Pipe Invert:	7.17 ft
Trench Bottom	6.17 ft

Required Dry Detention Total Water Quality Treatment Volume **1.190** ac-ft

K=HYDRAULIC CONDUCTIVITY (cfs/ft²*ft head)
H2=DEPTH TO WATER TABLE (ft)
W=WIDTH OF TRENCH (ft)
Du=NON-SATURATED TRENCH DEPTH (ft)
Ds=SATURATED TRENCH DEPTH (ft)
L=LENGTH OF TRENCH (ft)
TD=TRENCH DEPTH (ft)
V=VOLUME OF WATER STORED

K=	2.30E-04
H2=	2.33
W=	4.00
Du=	2.33
Ds=	1.00
L=	2580.00
TD=	3.33

EQUATION USED FOR THIS CALCULATION:

$$V = (L) * (K * (H2 * W + 2 * H2 * Du - Du^2 + 2 * H2 * Ds) + 1.39E10^{-4} * W * Du)$$

$$V (ac-ft) = 1.238$$

The following equations are used to determine the storage of the exfiltration trench.

EQ. #1 $V = (L) * (K * (H2 * W + 2 * H2 * Du - Du^2 + 2 * H2 * Ds) + 1.39E10^{-4} * W * Du)$

EQ. #2 $V = (L) * (K * (2 * H2 * Du - Du^2 + 2 * H2 * Ds) + (1.39 * 10^{-4}) * W * Du)$

IF SATURATED DEPTH OF TRENCH > NON-SATURATED DEPTH OF TRENCH

IF THE TRENCH WIDTH IS > 2 * TOTAL TRENCH DEPTH

L (Equation 1) = 14.85957966

L (Equation 2) = 9.32909166

Curve Number (Post-Development)

BASIN	BASIN AREA (Ac)	ROOF & PAVT (Ac)	POND AREA (Ac)	WETLAND AREA (Ac)	TOTAL IMP (Ac)	IMP CN	PERVIOUS AREA (Ac)	PERVIOUS CN	BASIN CN
Total Site Area (onsite)	6.927	2.503	0.000	0.000	2.503	98	0.436	70	40
Total Pond Basin Area (onsite)	0.539	0.000	0.436	0.000	0.436	98	0.103	70	93

 $\Sigma = 7.466$

Bleeder Design (SFWMD Vol. IV)

SFWMD Water Quality Rate:

The Water Quality Rate (SFWMD) = Maximum of 1/2" of the detention volume in 24 hours.

The Control Device shall incorporate dimensions no smaller than 6 square inches of cross sectional area, two inches minimum dimension, and 20 degrees for "V" notches.

Circular Bleeder

Total Site Area Onsite + Offsite Compensatory Area	=	7.67	ac
Total Pond Basin Area (onsite)	=	0.54	ac
Total Site - Total Pond Area	=	7.13	ac

7.17	Control Elevation	$Q = C_d * A * (2 * g * H)^{0.5}$
9.50	Provided Treatment Volume Elevation	Where $g = 32.2 \text{ ft/s}^2$

	V_{det}			H			
	Discharge	Required	Circular	Head to	Cd	A	Design
	Volume	Q	Orifice	Center of	Discharge	area of	Q
	in 24 hrs.	in 24 hrs.	Diameter	Orifice	Coefficient	opening	in 24 hrs.
Basin	(ac-ft)	(cfs)	(in)	(in)		(in ²)	(cfs)
Site	0.30	0.150	3.00	26.46	0.60	7.07	0.351

Use a Minimum orifice size of 3" at Elev. 7.17' in the Wet Detention Pond

ICPR INPUT SUMMARY

Basins

Name: Pond Basin Node: Wet Detention Status: Onsite
 Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 Peaking Factor: 256.0
 Rainfall File: Sfwmd72 Storm Duration(hrs): 72.00
 Rainfall Amount(in): 12.000 Time of Conc(min): 15.00
 Area(ac): 0.539 Time Shift(hrs): 0.00
 Curve Number: 93.00 Max Allowable Q(cfs): 999999.000
 DCIA(%): 0.00

Name: Site Area Node: Site Storage Status: Onsite
 Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 Peaking Factor: 256.0
 Rainfall File: Sfwmd72 Storm Duration(hrs): 72.00
 Rainfall Amount(in): 12.000 Time of Conc(min): 10.00
 Area(ac): 6.927 Time Shift(hrs): 0.00
 Curve Number: 93.00 Max Allowable Q(cfs): 999999.000
 DCIA(%): 0.00

Nodes

Name: Baker Road Base Flow(cfs): 0.000 Init Stage(ft): 7.170
 Group: BASE Warn Stage(ft): 13.000
 Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	7.170
999.00	7.170

Name: Ground Water Base Flow(cfs): 0.000 Init Stage(ft): 0.000
 Group: BASE Warn Stage(ft): 0.000
 Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	0.000
999.00	0.000

Name: Site Storage Base Flow(cfs): 0.000 Init Stage(ft): 7.170
 Group: BASE Warn Stage(ft): 13.000
 Type: Stage/Area

Stage(ft)	Area(ac)
7.170	0.0010
10.990	0.0010
11.000	0.0100
11.500	0.7230
12.000	2.7190
12.500	4.4370
13.000	4.8620
14.250	5.5400

Name: Wet Detention Base Flow(cfs): 0.000 Init Stage(ft): 7.170
 Group: BASE Warn Stage(ft): 12.000
 Type: Stage/Area

Stage(ft)	Area(ac)
7.170	0.4380
8.000	0.4550

ICPR INPUT SUMMARY

8.500	0.4660
9.000	0.4760
9.500	0.4870
10.000	0.4970
10.500	0.5080
11.000	0.5190
11.500	0.5300
12.000	0.5400

=====

Drop Structures

=====

Name: D-12 Exfil Outf From Node: Site Storage Length(ft): 119.00
 Group: BASE To Node: Wet Detention Count: 1

UPSTREAM	DOWNSTREAM	Friction Equation: Automatic
Geometry: Circular	Circular	Solution Algorithm: Most Restrictive
Span(in): 30.00	30.00	Flow: Both
Rise(in): 30.00	30.00	Entrance Loss Coef: 0.500
Invert(ft): 7.170	2.800	Exit Loss Coef: 1.000
Manning's N: 0.012000	0.012000	Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000	0.000	Inlet Ctrl Spec: Use dc
Bot Clip(in): 0.000	0.000	Solution Incs: 10

Upstream FHWA Inlet Edge Description:
 Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
 Circular Concrete: Square edge w/ headwall

*** Weir 1 of 1 for Drop Structure D-12 Exfil Outf ***

TABLE

Count: 1	Bottom Clip(in): 0.000
Type: Vertical: Mavis	Top Clip(in): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Rectangular	Orifice Disc Coef: 0.600
Span(in): 48.00	Invert(ft): 9.500
Rise(in): 18.00	Control Elev(ft): 9.500

Name: D-19 Exfil Outf From Node: Site Storage Length(ft): 25.00
 Group: BASE To Node: Wet Detention Count: 1

UPSTREAM	DOWNSTREAM	Friction Equation: Automatic
Geometry: Circular	Circular	Solution Algorithm: Most Restrictive
Span(in): 24.00	24.00	Flow: Both
Rise(in): 24.00	24.00	Entrance Loss Coef: 0.500
Invert(ft): 7.170	2.800	Exit Loss Coef: 1.000
Manning's N: 0.012000	0.012000	Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000	0.000	Inlet Ctrl Spec: Use dc
Bot Clip(in): 0.000	0.000	Solution Incs: 10

Upstream FHWA Inlet Edge Description:
 Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
 Circular Concrete: Square edge w/ headwall

*** Weir 1 of 1 for Drop Structure D-19 Exfil Outf ***

TABLE

Count: 1	Bottom Clip(in): 0.000
Type: Vertical: Mavis	Top Clip(in): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Rectangular	Orifice Disc Coef: 0.600
Span(in): 48.00	Invert(ft): 9.500
Rise(in): 10.00	Control Elev(ft): 9.500

Name: D-21 Outfall From Node: Wet Detention Length(ft): 70.00
 Group: BASE To Node: Baker Road Count: 1

UPSTREAM	DOWNSTREAM	Friction Equation: Automatic
Geometry: Circular	Circular	Solution Algorithm: Automatic
Span(in): 24.00	24.00	Flow: Both
Rise(in): 24.00	24.00	Entrance Loss Coef: 0.500
Invert(ft): 5.300	5.000	Exit Loss Coef: 0.500
Manning's N: 0.012000	0.012000	Outlet Ctrl Spec: Use dc or tw

ICPR INPUT SUMMARY

Top Clip(in): 0.000	0.000	Inlet Ctrl Spec: Use dc
Bot Clip(in): 0.000	0.000	Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

*** Weir 1 of 2 for Drop Structure D-21 Outfall ***

TABLE

Count: 1	Bottom Clip(in): 0.000
Type: Vertical: Mavis	Top Clip(in): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Circular	Orifice Disc Coef: 0.600
Span(in): 7.88	Invert(ft): 7.170
Rise(in): 7.88	Control Elev(ft): 7.170

*** Weir 2 of 2 for Drop Structure D-21 Outfall ***

TABLE

Count: 1	Bottom Clip(in): 0.000
Type: Horizontal	Top Clip(in): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Rectangular	Orifice Disc Coef: 0.600
Span(in): 37.00	Invert(ft): 11.500
Rise(in): 49.00	Control Elev(ft): 11.500

=====

Name: Exfil Trench	From Node: Site Storage	Flow: Both
Group: BASE	To Node: Ground Water	Count: 1

Aquifer Base Elev(ft): 0.000	Trench Bot Elev(ft): 6.170
Water Table Elev(ft): 7.170	Trench Width(ft): 4.000
*****0.000	Trench Length(ft): 2580.000
Horiz Conductivity(ft/day): 10.670	Trench Height(ft): 3.330
Vert Conductivity(ft/day): 10.670	Gravel Porosity(dec): 0.500
Effective Porosity(dec): 0.410	Pipe Diameter(in): 15.000
Suction Head(in): 4.880	Pipe Invert Elev(ft): 7.170
	End Treatment: Exclude
	Cell Spacing(ft): 5.000
	Num Cells: 50

=====

Name: 005yr001hr
Filename: \\SLUFP01\Data\Project\SLU_LDEV\041\041437000 Publix Baker Road\CIVIL\DRAINAGE\2009-03-12 CAPTEC COMMENTS

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: Fdot-1
Rainfall Amount(in): 2.90

Time(hrs)	Print Inc(min)
1.000	5.00

Name: 005yr024hr
Filename: \\SLUFP01\Data\Project\SLU_LDEV\041\041437000 Publix Baker Road\CIVIL\DRAINAGE\2009-03-12 CAPTEC COMMENTS

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 6.00

Time(hrs)	Print Inc(min)
30.000	5.00

Name: 010yr024hr
Filename: \\SLUFP01\Data\Project\SLU_LDEV\041\041437000 Publix Baker Road\CIVIL\DRAINAGE\2009-03-12 CAPTEC COMMENTS

ICPR INPUT SUMMARY

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 6.70

Time(hrs)	Print	Inc(min)
30.000		5.00

Name: 025yr072hr
Filename: \\SLUFP01\Data\Project\SLU_LDEV\041\041437000 Publix Baker Road\CIVIL\DRAINAGE\2009-03-12 CAPTEC COMMENTS

Override Defaults: Yes
Storm Duration(hrs): 72.00
Rainfall File: Sfwmd72
Rainfall Amount(in): 12.00

Time(hrs)	Print	Inc(min)
72.000		5.00

Name: 100yr072hr
Filename: \\SLUFP01\Data\Project\SLU_LDEV\041\041437000 Publix Baker Road\CIVIL\DRAINAGE\2009-03-12 CAPTEC COMMENTS

Override Defaults: Yes
Storm Duration(hrs): 72.00
Rainfall File: Sfwmd72
Rainfall Amount(in): 14.00

Time(hrs)	Print	Inc(min)
72.000		5.00

==== Routing Simulations =====

Name: 005yr001hr Hydrology Sim: 005yr001hr
Filename: \\SLUFP01\Data\Project\SLU_LDEV\041\041437000 Publix Baker Road\CIVIL\DRAINAGE\2009-03-12 CAPTEC COMMENTS

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 2.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print	Inc(min)
2.000		5.000

Group	Run
BASE	Yes

Name: 005yr024hr Hydrology Sim: 005yr024hr
Filename: \\SLUFP01\Data\Project\SLU_LDEV\041\041437000 Publix Baker Road\CIVIL\DRAINAGE\2009-03-12 CAPTEC COMMENTS

Execute: No Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 30.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print	Inc(min)
30.000		5.000

Group	Run
BASE	Yes

ICPR INPUT SUMMARY

Name: 010yr024hr Hydrology Sim: 010yr024hr
 Filename: \\SLUFP01\Data\Project\SLU_LDEV\041\041437000 Publix Baker Road\CIVIL\DRAINAGE\2009-03-12 CAPTEC COMMENTS

Execute: No Restart: No Patch: No
 Alternative: No
 Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
 Time Step Optimizer: 10.000
 Start Time(hrs): 0.000 End Time(hrs): 30.00
 Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
 Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
30.000	5.000
Group	Run
BASE	Yes

Name: 025yr072hr Hydrology Sim: 025yr072hr
 Filename: \\SLUFP01\Data\Project\SLU_LDEV\041\041437000 Publix Baker Road\CIVIL\DRAINAGE\2009-03-12 CAPTEC COMMENTS

Execute: Yes Restart: No Patch: No
 Alternative: No
 Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
 Time Step Optimizer: 10.000
 Start Time(hrs): 0.000 End Time(hrs): 80.00
 Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
 Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
80.000	5.000
Group	Run
BASE	Yes

Name: 100yr072hr Hydrology Sim: 100yr072hr
 Filename: \\SLUFP01\Data\Project\SLU_LDEV\041\041437000 Publix Baker Road\CIVIL\DRAINAGE\2009-03-12 CAPTEC COMMENTS

Execute: No Restart: No Patch: No
 Alternative: No
 Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
 Time Step Optimizer: 10.000
 Start Time(hrs): 0.000 End Time(hrs): 80.00
 Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
 Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
80.000	5.000
Group	Run
BASE	Yes

NODE MAXIMUM SUMMARY

Name	Simulation	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Inflow cfs	Max Outflow cfs
Baker Road	005yr001hr	7.17	13.00	0.0000	0	1.46	0.00
Baker Road	005yr024hr	7.17	13.00	0.0000	0	2.26	0.00
Baker Road	010yr024hr	7.17	13.00	0.0000	0	2.50	0.00
Baker Road	025yr072hr	7.17	13.00	0.0000	0	3.23	0.00
Baker Road	100yr072hr	7.17	13.00	0.0000	0	0.00	0.00
Ground Water	005yr001hr	0.00	0.00	0.0000	0	7.57	0.00
Ground Water	005yr024hr	0.00	0.00	0.0000	0	4.55	0.00
Ground Water	010yr024hr	0.00	0.00	0.0000	0	4.39	0.00
Ground Water	025yr072hr	0.00	0.00	0.0000	0	4.01	0.00
Ground Water	100yr072hr	0.00	0.00	0.0000	0	4.95	0.00
Site Storage	005yr001hr	10.31	13.00	0.0374	258	25.91	25.87
Site Storage	005yr024hr	10.31	13.00	0.0134	258	23.15	23.14
Site Storage	010yr024hr	10.40	13.00	0.0101	258	26.09	26.07
Site Storage	025yr072hr	11.48	13.00	-0.0050	30513	36.52	34.84
Site Storage	100yr072hr	12.11	13.00	0.0050	134542	42.69	29.70
Wet Detention	005yr001hr	8.30	12.00	0.0031	20112	20.15	1.46
Wet Detention	005yr024hr	9.42	12.00	0.0050	21141	20.17	2.26
Wet Detention	010yr024hr	9.87	12.00	0.0050	21532	23.40	2.50
Wet Detention	025yr072hr	11.47	12.00	0.0050	23061	33.42	3.23
Wet Detention	100yr072hr	12.11	12.00	0.0050	23614	27.67	0.00

SFWMD PERMIT NO. 43-02150-P



**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
STANDARD GENERAL PERMIT NO. 43-02150-P
DATE ISSUED: May 22, 2009**

Form #0941
08/95

PERMITTEE: CORNERSTONE STUART LLC
7331 OFFICE PARK PLACE, SUITE 200
VIERA, FL 32940

PROJECT DESCRIPTION: Construction and operation of a surface water management system to serve a 7.79-acre project known as Publix Shopping Center at Baker Road.

PROJECT LOCATION: MARTIN COUNTY, SEC 29 TWP 37S RGE 41E

PERMIT DURATION: See Special Condition No:1. See attached Rule 40E-4.321, Florida Administrative Code.

This is to notify you of the District's agency action concerning Notice of Intent for Permit Application No. 081031-9, dated October 31, 2008. This action is taken pursuant to Rule 40E-1.603 and Chapter 40E-40, Florida Administrative Code (F.A.C.).

Based on the information provided, District rules have been adhered to and an Environmental Resource General Permit is in effect for this project subject to:

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing.
2. the attached 19 General Conditions (See Pages : 2 - 4 of 7),
3. the attached 22 Special Conditions (See Pages : 5 - 7 of 7) and
4. the attached 2 Exhibit(s)

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights," we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on this 22nd day of May, 2009, in accordance with Section 120.60(3), Florida Statutes.

BY: Donald R. Loving
Donald R. Loving
Director, Okeechobee/MSL Regulatory Division
Martin / St Lucie Service Center

Certified mail number 7005 0390 0005 9818 7316

Page 1 of 7

GENERAL CONDITIONS

1. All activities authorized by this permit shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit and Part IV, Chapter 373, F.S.
2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. Activities approved by this permit shall be conducted in a manner which does not cause violations of State water quality standards. The permittee shall implement best management practices for erosion and pollution control to prevent violation of State water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual; A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1988), incorporated by reference in Rule 40E-4.091, F.A.C. unless a project-specific erosion and sediment control plan is approved as part of the permit. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
4. The permittee shall notify the District of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District an Environmental Resource Permit Construction Commencement Notice Form Number 0960 indicating the actual start date and the expected construction completion date.
5. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual status report form. Status report forms shall be submitted the following June of each year.
6. Within 30 days after completion of construction of the permitted activity, the permittee shall submit a written statement of completion and certification by a professional engineer or other individual authorized by law, utilizing the supplied Environmental Resource/Surface Water Management Permit Construction Completion/Certification Form Number 0881A, or Environmental Resource/Surface Water Management Permit Construction Completion Certification - For Projects Permitted prior to October 3, 1995 Form No. 0881B, incorporated by reference in Rule 40E-1.659, F.A.C. The statement of completion and certification shall be based on onsite observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and specifications. This submittal shall serve to notify the District that the system is ready for inspection. Additionally, if deviation from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. Both the original and revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawings. All surveyed dimensions and elevations shall be certified by a registered surveyor.
7. The operation phase of this permit shall not become effective: until the permittee has complied with the requirements of condition (6) above, and submitted a request for conversion of Environmental Resource Permit from Construction Phase to Operation Phase, Form No. 0920; the District determines the system to be in compliance with the permitted plans and specifications; and the entity approved by the District in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit

GENERAL CONDITIONS

Applications within the South Florida Water Management District, accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall initiate transfer of the permit to the approved responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 40E-1.6107, F.A.C., the permittee shall be liable for compliance with the terms of the permit.

8. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the phase or portion of the system to a local government or other responsible entity.
9. For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the District along with any other final operation and maintenance documents required by Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit applications within the South Florida Water Management District, prior to lot or units sales or prior to the completion of the system, whichever comes first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State, county or municipal entities. Final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.
10. Should any other regulatory agency require changes to the permitted system, the permittee shall notify the District in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.
11. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..
12. The permittee is hereby advised that Section 253.77, F.S. states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the State, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.
13. The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(3), F.A.C., also known as the "No Notice" Rule.
14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the permit.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit

GENERAL CONDITIONS

application, including plans or other supporting documentation, shall not be considered binding, unless a specific condition of this permit or a formal determination under Section 373.421(2), F.S., provides otherwise.

16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rules 40E-1.6105 and 40E-1.6107, F.A.C.. The permittee transferring the permit shall remain liable for corrective actions that may be required as a result of any violations prior to the sale, conveyance or other transfer of the system.
17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.
18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate District service center.
19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

SPECIAL CONDITIONS

1. The construction phase of this permit shall expire on May 22, 2014.
2. Operation of the surface water management system shall be the responsibility of the permittee.
3. Discharge Facilities:

Structure: DS 12

1-48" WIDE SHARP CRESTED weir with crest at elev. 9.5' NGVD 29.
94 LF of 30" dia. REINFORCED CONCRETE PIPE culvert.
1-48" W X 72" L drop inlet with crest at elev. 12.15' NGVD 29.

Receiving body : On-site wet detention area
Control elev : 7.17 feet NGVD 29.

Structure: DS 19

1-48" WIDE SHARP CRESTED weir with crest at elev. 9.5' NGVD 29.
20 LF of 24" dia. REINFORCED CONCRETE PIPE culvert.
1-48" W X 48" L drop inlet with crest at elev. 11' NGVD 29.

Receiving body : On-site wet detention area
Control elev : 7.17 feet NGVD 29.

Structure: DS 21

1-7.88" dia. CIRCULAR ORIFICE with invert at elev. 7.17' NGVD 29.
70 LF of 24" dia. REINFORCED CONCRETE PIPE culvert.
1-37" W X 49" L drop inlet with crest at elev. 11.5' NGVD 29.

Receiving body : NW Baker Road
Control elev : 7.17 feet NGVD 29.

4. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.
5. Measures shall be taken during construction to insure that sedimentation and/or turbidity violations do not occur in the receiving water.
6. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.
7. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth, unless shown on the plans.
8. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.
9. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.

SPECIAL CONDITIONS

10. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse flooding conditions.
11. This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.
12. The permittee acknowledges, that pursuant to Rule 40E-4.101(2), F.A.C., a notice of Environmental Resource or Surface Water Management Permit may be recorded in the county public records. Pursuant to the specific language of the rule, this notice shall not be considered an encumbrance upon the property.
13. Minimum building floor elevation: BASIN: Storm - 13.00 feet NGVD 29.
14. Minimum parking lot elevation: Basin: Storm - 11.00 feet NGVD 29.
15. This permit does not eliminate the need to obtain any and all necessary easements and rights of way prior to the start of any activity approved herein. This permit does not convey to the permittee, or create for the permittee, any property right, or any interest in real property; nor does it authorize any entrance upon, or activities on, property which is not owned or controlled by the permittee; or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..
16. Prior to the commencement of construction activities on the site, the permittee shall obtain a right-of-way permit from the Florida Department of Transportation, and submit a copy of the authorization to the District's Environmental Resource Compliance staff in the service center where the permit application was processed.
17. Silt screens, hay bales, turbidity screens/barriers or other such sediment control measures shall be utilized during construction. The selected sediment control measures shall be installed prior to the commencement of construction in accordance with Exhibit 2, and shall remain in place until all adjacent construction is completed. All areas shall be stabilized and vegetated immediately after construction to prevent erosion into the surface waters.
18. Prior to the commencement of construction activities on the site, the permittee shall obtain permit authorization from Martin County for improvements within the Baker Road right-of-way, and submit a copy of the authorization to the District's Environmental Resource Compliance staff in the service center where the permit application was processed.
19. Prior to the commencement of construction, the permittee shall conduct a pre-construction meeting with field representatives, contractors and District staff. The purpose of the meeting will be to discuss construction methods and sequencing, including type and location of turbidity and erosion controls to be implemented during construction, mobilization and staging of contractor equipment, phasing of construction, methods of vegetation clearing, and construction dewatering, with the permittee and contractors. The permittee shall contact District Environmental Resource Compliance staff from the Martin St Lucie Service Center at (772)223-2600 to schedule the pre-construction meeting.
20. Prior to construction of future phases, a permit modification will be required. Plans and calculations shall be submitted to demonstrate compliance with the land use and site grading assumptions made in this application.

SPECIAL CONDITIONS

21. This permit supersedes Application No. 060530-20 of District Permit Number 43-02150-P.
22. This permit is not conceptual approval of any future development of the project. Any future development must be in compliance with District rules in effect at the time of future application approval.

NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a District decision which does or may determine their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or 2) within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the District has or intends to take final agency action, or publication of notice that the District has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

Filing Instructions

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery or facsimile. **Filings by e-mail will not be accepted.** Any person wishing to receive a clerked copy with the date and time stamped must provide an additional copy. A petition for administrative hearing is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the SFWMD Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the SFWMD Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the SFWMD Clerk. **Delivery of a petition to the SFWMD's security desk does not constitute filing. To ensure proper filing, it will be necessary to request the SFWMD's security officer to contact the Clerk's office.** An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by facsimile must be transmitted to the SFWMD Clerk's Office at (561) 682-6010. Pursuant to Subsections 28-106.104(7), (8) and (9), Fla. Admin. Code, a party who files a document by facsimile represents that the original physically signed document will be retained by that party for the duration of that proceeding and of any subsequent appeal or subsequent proceeding in that cause. Any party who elects to file any document by facsimile shall be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed with the clerk as a result. The filing date for a document filed by facsimile shall be the date the SFWMD Clerk receives the complete document.

Initiation of an Administrative Hearing

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other SFWMD identification number, if known.
2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the District's Governing Board takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

Mediation

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

ENVIRONMENTAL RESOURCE PERMITS CHAPTER 40E-4 (01/07)

40E-4.321 Duration of Permits.

(1) Unless revoked or otherwise modified the duration of an environmental resource permit issued under this chapter or Chapter 40E-40, F.A.C., is as follows:

(a) For a conceptual approval, two years from the date of issuance or the date specified as a condition of the permit, unless within that period an application for an individual or standard general permit is filed for any portion of the project. If an application for an environmental resource permit is filed, then the conceptual approval remains valid until final action is taken on the environmental resource permit application. If the application is granted, then the conceptual approval is valid for an additional two years from the date of issuance of the permit. Conceptual approvals which have no individual or standard general environmental resource permit applications filed for a period of two years shall expire automatically at the end of the two year period.

(b) For a conceptual approval filed concurrently with a development of regional impact (DRI) application for development approval (ADA) and a local government comprehensive plan amendment, the duration of the conceptual approval shall be two years from whichever one of the following occurs at the latest date:

1. The effective date of the local government's comprehensive plan amendment,
2. The effective date of the local government development order,
3. The date on which the District issues the conceptual approval, or 4. The date on which the District issues a final order pertaining to the resolution of any Section 120.57, F.S., administrative proceeding or other legal appeals.

(c) For an individual or standard general environmental resource permit, the construction phase authorizing construction, removal, alteration or abandonment of a system shall expire five years from the date of issuance or such amount of time as made a condition of the permit.

(d) For an individual or standard general environmental resource permit, the operational phase of the permit is perpetual for operation and maintenance.

(e) For a noticed general permit issued pursuant to Chapter 40E-400, F.A.C., five years from the date the notice of intent to use the permit is provided to the District.

(2)(a) Unless prescribed by special permit condition, permits expire automatically according to the timeframes indicated in this rule. If application for extension is made by electronic mail at the District's e-Permitting website or in writing pursuant to subsection (3), the permit shall remain in full force and effect until:

1. The Governing Board takes action on an application for extension of an individual permit, or
2. Staff takes action on an application for extension of a standard general permit.

(b) Installation of the project outfall structure shall not constitute a vesting of the permit.

(3) The permit extension shall be issued provided that a permittee files a written request with the District showing good cause prior to the expiration of the permit. For the purpose of this rule, good cause shall mean a set of extenuating circumstances outside of the control of the permittee. Requests for extensions, which shall include documentation of the extenuating circumstances and how they have delayed this project, will not be accepted more than 180 days prior to the expiration date.

(4) Substantial modifications to Conceptual Approvals will extend the duration of the Conceptual Approval for two years from the date of issuance of the modification. For the purposes of this section, the term "substantial modification" shall mean a modification which is reasonably expected to lead to substantially different water resource or environmental impacts which require a detailed review.

(5) Substantial modifications to individual or standard general environmental resource permits issued pursuant to a permit application extend the duration of the permit for three years from the date of issuance of the modification. Individual or standard general environmental resource permit modifications do not extend the duration of a conceptual approval.

(6) Permit modifications issued pursuant to paragraph 40E-4.331(2)(b), F.A.C.(letter modifications) do not extend the duration of the permit.

(7) Failure to complete construction or alteration of the surface water management system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization in order to continue construction unless a permit extension is granted.

Specific Authority 373.044, 373.113, 668.003, 668.004, 668.50 FS. Law Implemented 373.413, 373.416, 373.419, 373.426, 668.003, 668.004, 668.50 FS. History-New 9-3-81, Amended 1-31-82, 12-1-82, Formerly 16K-4.07(4), Amended 7-1-86, 4-20-94, 10-3-95, 5-28-00, 10-1-06.

Last Date For Agency Action: 14-JUN-2009

GENERAL ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT

Project Name: Publix Shopping Center At Baker Road

Permit No.: 43-02150-P

Application No.: 081031-9

43-02024- W	Related	SFWMD PERMIT
43-02204- W	Related	SFWMD PERMIT
081110-2	WU	Related

Application Type: Environmental Resource (General Permit Modification)

Location: Martin County, S29/T37S/R41E

Permittee : Cornerstone Stuart Llc

Operating Entity : Cornerstone Stuart Llc

Project Area: 7.79 acres

Project Land Use: Commercial

Drainage Basin: NORTH ST LUCIE

Receiving Body: NW Baker Road

Class: N/A

Special Drainage District: NA

Conservation Easement To District : No

Sovereign Submerged Lands: No

PROJECT PURPOSE:

This application is a request for modification of an Environmental Resource Permit to authorize construction and operation of a surface water management system to serve a 7.79-acre commercial project known as Publix Shopping Center.

PROJECT EVALUATION:**PROJECT SITE DESCRIPTION:**

The site is located adjacent to the northbound lane of US Highway 1 (US 1), between NW Buck Hendry Way and NW Baker Road, in the City of Stuart. The site is bordered to the north by retail and warehouse buildings that face NW Buck Hendry Way, to the west by the northbound lane of US 1, to the south by NW Baker Road, and to the east by warehouse and commercial buildings. Please refer to Exhibit 1 (Location Map).

There are no permitted surface water management facilities yet completed/certified within the project area. Prior to construction initiated onsite under Permit No. 43-02150-P, Application No. 060530-20, the site contained an abandoned single family residence in the southern portion of the site, a single-story retail building along the west-central project boundary, and an abandoned gas station at the corner of US 1 and Baker Road. In addition, there were several concrete pads located within the proposed project boundary. The northeast quadrant of the site contained vegetative and tree cover, while scattered trees and vegetation existed in the remaining areas. There was an onsite pond of 0.84 acres [Other Surface Water (OSW)] located in the southeast portion of the site. Adjacent to, and north of, the pond was a 1.83-acre onsite wetland area authorized to be impacted by the permitted development.

The pre-developed site discharges surface water runoff in two locations, the Florida Department of Transportation (FDOT) system serving US 1, and the Martin County system located in the NW Baker Road right of way. Portions of the project area, adjacent to northbound US 1, are located within the FDOT drainage basin that flows overland into the US 1 surface water collection system. Runoff from the balance of the proposed site area, outside the FDOT drainage basin, would reach the onsite pond via sheet flow, then discharge into the Martin County system located along NW Baker Road.

PROJECT BACKGROUND:

Permit No. 43-02150-P, Application No. 060530-20, authorized the construction of a 39,393 square foot (SF) Publix supermarket; 4,200 SF attached retail space; a 3,400 SF bank; and 13,363 SF additional, detached retail space; and associated parking, access roads and stormwater management facilities.

The control elevation of 7.17' NGVD was established by the grate elevation of the Martin County inlet located within the Baker Road westbound lane right of way. It was assumed that, under pre-development conditions, the onsite surface water area overtopped the onsite pond, and then flowed southeast to the aforementioned Martin County inlet.

Stormwater runoff from the permitted project area would be routed through a series of catch basins and piping (including exfiltration trenches) to the on-site detention pond. The existing pond would be reconfigured as the wet detention area. The permitted wet detention area would discharge equal volumes of surface water through the control structures (2) and two 15" diameter HDPE pipes into the US 1/FDOT and Martin County/NW Baker Road stormwater management systems. The permitted discharge rates to US 1 and NW Baker Road are less than the calculated pre-development discharge rates.

PROPOSED PROJECT:

The proposed modification calls for the project entrance from Baker Road to be relocated to the southeast corner of the project. To accommodate the project entrance relocation, the wet detention area will be reduced and constructed with vertical retaining walls along a portion of the wet detention area perimeter. The parcel along the south project boundary on which a 3,400 SF bank was previously intended will remain unimproved for future development (FUTURE PHASE) (a permit modification will be required at the time of development to demonstrate that the site grading and land use assumptions are met). Please refer to Exhibit 2 [six (6) pages].

Stormwater runoff from the proposed project area will continue to be routed through a series of catch basins and piping (including exfiltration trenches) to the on-site detention pond. The proposed wet detention area will discharge through the control structure into the Martin County/NW Baker Road stormwater management system.

Offsite improvements include lengthening the median in the left turn lane on southbound US 1, adding a right turn lane into the site on northbound US 1, and roadway improvements to align and provide improved grading to Baker Road. These improvements will add approximately 0.203 acres of impervious area. Due to existing grading and water table elevation, it is not feasible to route this additional impervious area into the Publix stormwater management system for treatment.

LAND USE:

A 0.32 acre dedication of Baker Road right-of-way is included in the Total Project.

Construction:

Project:

Total Project

Building Coverage	1.39	acres
Lake	.44	acres
Lake Bank	.10	acres
Pavement	4.41	acres
Pervious	1.13	acres
Right-Of-Way	.32	acres
Total:	7.79	

Basin : Storm

Total Basin

Building Coverage	1.39	acres
Lake	.44	acres
Lake Bank	.10	acres
Pavement	4.41	acres
Pervious	1.13	acres
Total:	7.47	

WATER QUANTITY:

Discharge Rate :

Under the proposed modification, the detention pond will discharge to the Martin County stormwater system located in the Baker Road right of way. The proposed discharge rate to the NW Baker Road surface water management system does not exceed the previously calculated pre-development discharge rate for the site as established under Application No. 060530-20.

Discharge Storm Frequency : 25 YEAR-3 DAY

Design Rainfall : 12 inches

Basin	Allow Disch (cfs)	Method Of Determination	Peak Disch (cfs)	Peak Stage (ft, NGVD 29)
Storm	3.23	Previously Permitted	3.23	11.48

Finished Floors :

Building Storm Frequency : 100 YEAR-3 DAY

Design Rainfall : 14 inches

Basin	Peak Stage (ft, NGVD 29)	Proposed Min. Finished Floors (ft, NGVD 29)	FEMA Elevation (ft, NGVD 29)
Storm	12.11	13	N/A

Parking Lot Design :

Parking Lot Storm Frequency : 10 YEAR-1 DAY

Design Rainfall 6.7 inches

Basin	Peak Stage (ft, NGVD 29)	Proposed Min. Parking Elev. (ft, NGVD 29)
Storm	10.4	11

Control Elevation :

Basin	Area (Acres)	Ctrl Elev (ft, NGVD 29)	WSWT Ctrl Elev (ft, NGVD 29)	Method Of Determination
Storm	7.47	7.17	7.17	Previously Permitted

Receiving Body :

Basin	Str.#	Receiving Body
Storm	DS 12	On-site wet detention area
Storm	DS 19	On-site wet detention area
Storm	DS 21	NW Baker Road

Discharge Structures: Note: The units for all the elevation values of structures are (ft, NGVD 29)

Bleeders:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Invert Angle	Invert Elev.
Storm	DS 21	1	Circular Orifice				7.88 "		7.17

Culverts:

Basin	Str#	Count	Type	Width	Length	Dia.
Storm	DS 21	1	Reinforced Concrete Pipe		70'	24"

Inlets:

Basin	Str#	Count	Type	Width	Length	Dia.	Crest Elev.
Storm	DS 21	1	Fdot Mod D Drop Inlet	37"	49"		11.5

Water Quality Structures: Note: The units for all the elevation values of structures are (ft, NGVD 29)

Culverts:

Water Quality Structures:

Culverts:

Basin	Str#	Count	Type	Width	Length	Dia.
Storm	DS 12	1	Reinforced Concrete Pipe		94'	30"
Storm	DS 19	1	Reinforced Concrete Pipe		20'	24"

Inlets:

Basin	Str#	Count	Type	Width	Length	Dia.	Crest Elev.
Storm	DS 12	1	Fdot Mod J Drop Inlet	48"	72"		12.15
Storm	DS 19	1	Fdot Mod C Drop Inlet	48"	48"		11

Weirs:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Elev.
Storm	DS 12	1	Sharp Crested	48"				9.5 (crest)
Storm	DS 19	1	Sharp Crested	48"				9.5 (crest)

WATER QUALITY :

All commercial/industrial parcels shall provide a minimum dry pre-treatment volume of 1/2 inch of runoff prior to discharge into the master surface water management system. Exfiltration trenches are proposed to serve this function, as well as the additional water quality treatment equivalent to 2.5 inches times the percent impervious area. Included in the water quality calculations is a 0.203-acre area associated with the proposed turn lane on Baker Road. Note that this results in a compensatory treatment volume, as the proposed Baker Road pavement will not receive treatment in the project site SWM system. Storm water attenuation is provided in the proposed wet detention pond.

No adverse water quality impacts are anticipated as a result of the proposed project. The applicant has provided reasonable assurances that water quality standards will not be violated as a result of the proposed work. Best Management Practices (BMPs) will be implemented and silt screens will be placed so as to contain turbidity during construction of the proposed project (refer to Exhibit 2 and the Special Conditions). All erosion and turbidity control measures shall remain in place until the completion of onsite construction.

Basin	Treatment Method	Vol Req'd (ac-ft)	Vol Prov'd
Storm	Treatment Exfiltration Trench	2580 LF 1.19	1.19

WETLANDS:

Impacts to the onsite 1.83-acre wetland and mitigation for the impacts were previously authorized in Permit No. 43-02150-P, Application No. 060530-20. No additional wetland impacts are proposed or anticipated with this application.

Wildlife Issues:

The project site does not appear to contain preferred habitat for wetland-dependent endangered or threatened wildlife species or species of special concern. No wetland-dependent endangered/threatened species or species of special concern were observed onsite, and submitted information indicates that potential use of the site by such species is minimal. This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if, in the future, endangered/threatened species or species of special concern are discovered on the site.

SCANNED MAY 20 2009 11

LEGAL ISSUES:

The applicant has provided an executed, temporary construction easement which allows grading and temporary filling within a 20-foot wide area along the northeast and east property line. A copy of this easement is contained in the permit file.

CERTIFICATION AND MAINTENANCE OF THE WATER MANAGEMENT SYSTEM:

It is suggested that the permittee retain the services of a Professional Engineer registered in the State of Florida for periodic observation of construction of the surface water management (SWM) system. This will facilitate the completion of construction completion certification Form #0881 which is required pursuant to Section 10 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, and Rule 40E-4361(2), Florida Administrative Code (F.A.C.).

Pursuant to Chapter 40E-4 F.A.C., this permit may not be converted from the construction phase to the operation phase until certification of the SWM system is submitted to and accepted by this District. Rule 40E-4.321(7) F.A.C. states that failure to complete construction of the SWM system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization unless a permit extension is granted.

For SWM systems permitted with an operating entity who is different from the permittee, it should be noted that until the permit is transferred to the operating entity pursuant to Rule 40E-1.6107, F.A.C., the permittee is liable for compliance with the terms of this permit.

The permittee is advised that the efficiency of a SWM system will normally decrease over time unless the system is periodically maintained. A significant reduction in flow capacity can usually be attributed to partial blockages of the conveyance system. Once flow capacity is compromised, flooding of the project may result. Maintenance of the SWM system is required to protect the public health, safety and the natural resources of the state. Therefore, the permittee must have periodic inspections of the SWM system performed to ensure performance for flood protection and water quality purposes. If deficiencies are found, it is the responsibility of the permittee to correct these deficiencies in a timely manner.

RELATED CONCERNS:**Water Use Permit Status:**

The applicant has indicated that surface water will be used as a source for irrigation water for the project. Water Use permit number 43-02204-W has been issued for surface water use for this project. Water Use permit number 43-02259-W has been issued for a potable well to serve the project construction office.

The applicant has indicated that dewatering is required for construction of this project. Water Use permit number 43-02024-W has been issued for this project.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation, unless the work qualifies for a No-Notice Short-Term Dewatering permit pursuant to Chapter 40E-20.302(3) or is exempt pursuant to Section 40E-2.051, FAC.

CERP:

The proposed project is not located within or adjacent to a Comprehensive Everglades Restoration Project component.

Potable Water Supplier:

Martin County Utilities & Solid Waste Department

Waste Water System/Supplier:

Martin County Utilities & Solid Waste Department

Right-Of-Way Permit Status:

A Right-of-Way Permit is not required for this project.

DRI Status:

This project is not a DRI.

Historical/Archeological Resources:

The District previously received a letter from the DHR indicating that a review of the Florida Master Site File data and location maps indicates that historic buildings or other historic structures may be located within the project area. Please refer to Permit No. 43-02150-P, Application No. 060530-20. It is the permittee's responsibility to coordinate site development with the DHR. A DHR Historic Sites Specialist can be contacted at (850) 245-6333. This permit does not release the permittee from compliance with any other agencies' requirements in the event that historical and/or archaeological resources are found on the site.

DCA/CZM Consistency Review:

The District has not received a finding of inconsistency from the Florida Department of Environmental Protection or other commenting agencies regarding the provisions of the federal Coastal Zone Management Plan.

Third Party Interest:

No third party has contacted the District with concerns about this application.

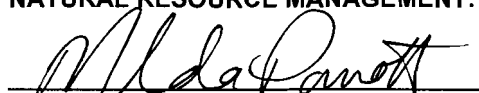
Enforcement:

There has been no enforcement activity associated with this application.

STAFF REVIEW:

DIVISION APPROVAL:

NATURAL RESOURCE MANAGEMENT:



Melinda Parrott

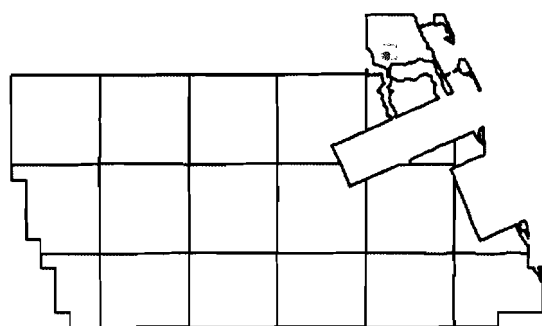
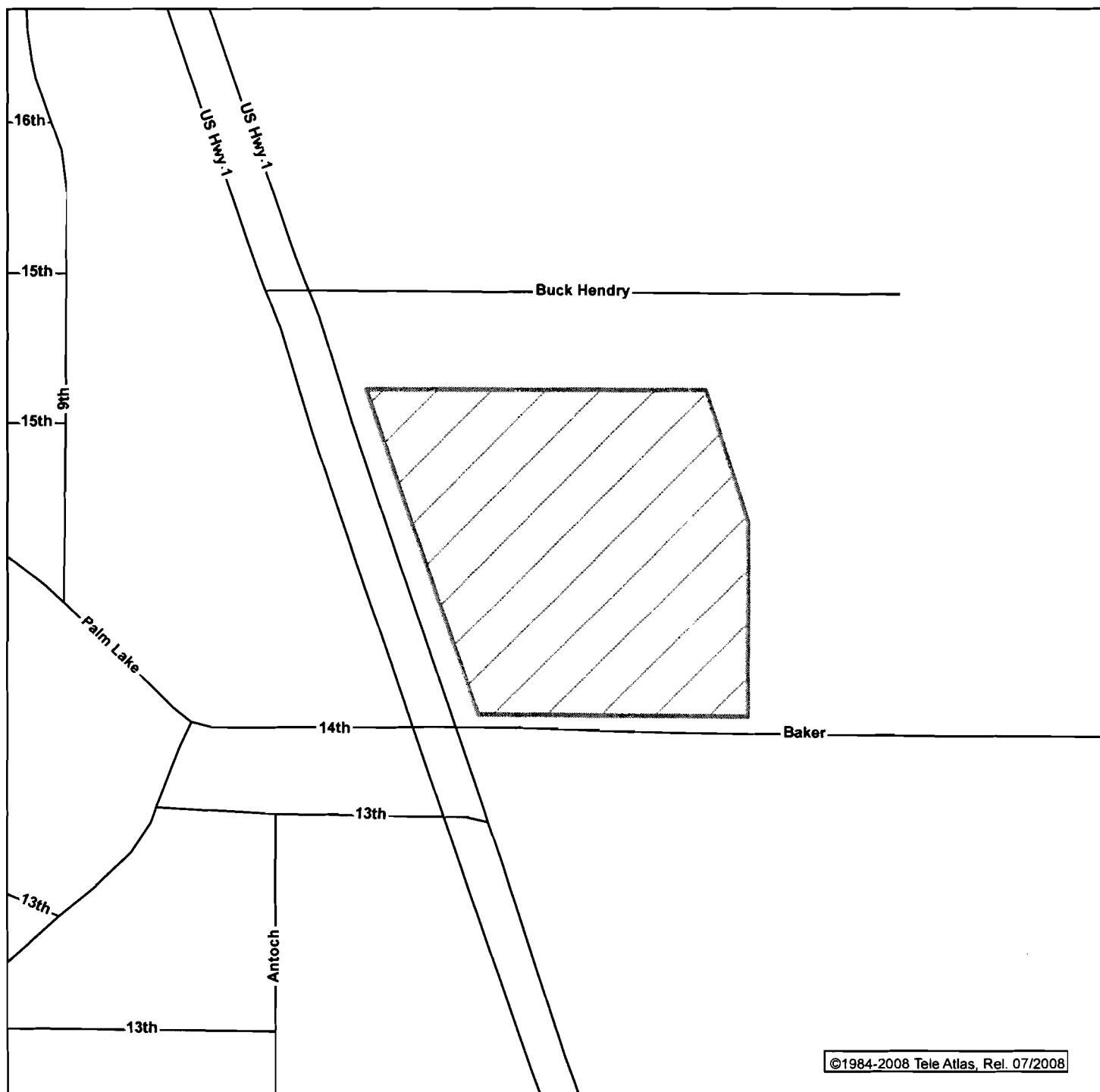
DATE: 22 May 09

SURFACE WATER MANAGEMENT:



Hugo A. Carter, P.E.

DATE: 22 May 09



MARTIN COUNTY, FLORIDA

Legend

 Application

Application Number: 081031-9

Permit Number: 43-02150-P

Project Name: PUBLIX SHOPPING CENTER AT
BAKER ROAD

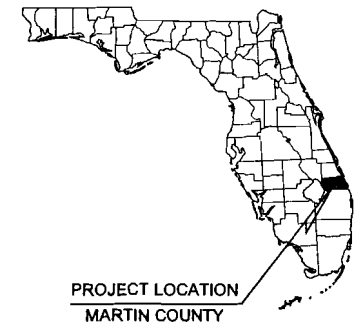


Map Date: 5/16/2009



Exhibit : 1

CONSTRUCTION PLANS FOR **Publix**[®] PUBLIX STORE #1237 BAKER ROAD & US 1 LOCATED IN STUART, FLORIDA SECTION 29, TOWNSHIP 37, RANGE 41



RECEIVED
APR 15 2008
MSLSC

PROJECT TEAM

OWNER/DEVELOPER
JEFF PRESTON
CONCRETE STUART, LLC
3300 AIRPORT ROAD
LAKELAND, FLORIDA 33811
(863) 284-6624
FAX (863) 916-5818

ARCHITECT
CHRIS THE
CUCHAC & PETERSON ARCHITECTS LLC
1925 PROSPECT AVENUE
ORLANDO, FLORIDA 32814
(407) 861-9100
FAX (407) 861-9101

GEOTECHNICAL CONSULTANT
KEVIN AUBRY, P.E.
DUNKELBERGER ENGINEERING & TESTING, INC.
1225 OMAR ROAD
WEST PALM BEACH, FLORIDA 33405
(561) 689-4299
FAS (561) 689-5965

CIVIL ENGINEER
LEO J. REPETTI, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
19521 SW VILLAGE CENTER DRIVE, SUITE 103
PORT ST. LUCIE, FLORIDA 34987
(772) 345-3800
FAX (772) 286-0138

LANDSCAPE ARCHITECT
JONATHAN HAIGH, RLA, ASLA
KIMLEY-HORN AND ASSOCIATES, INC.
4431 EMBARCADERO DRIVE
WEST PALM BEACH, FLORIDA 33407
(561) 840-0233
FAX (561) 563-8115

SURVEYOR
RICHARD C. LAVENTURE, P.L.S., E.I.
LAVENTURE & ASSOCIATES, INC.
1842 SE PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FLORIDA 34982
(772) 398-6430
FAX (772) 398-6428

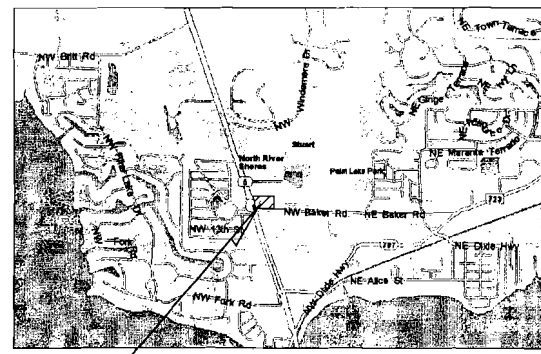
LIST OF CONTACTS

STORMWATER
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
780 SW INDIAN STREET
STUART, FLORIDA 34997
(772) 223-2800
CONTACT: HUGO CARTER

UTILITIES/SOLID WASTE
MARTIN COUNTY UTILITIES & SOLID WASTE
2378 SE OCEAN BOULEVARD
SUTART, FLORIDA 34997
(772) 221-1442
CONTACT: TED ROBBINS

DEVELOPEMENT DIVISION
CITY OF STUART
121 SW FLAGLER AVENUE
STUART, FLORIDA 34994
(772) 800-1284
CONTACT: THOMAS J. REETZ

TRAFFIC ENGINEERING
MARTIN COUNTY ENGINEERING DEPARTMENT
2401 SE MONTEREY ROAD
STUART, FLORIDA 34996
(772) 288-5927
CONTACT: LISA A. WICHSEK, P.E.



PROJECT LOCATION
MARTIN COUNTY

SHEET INDEX

- C-100 COVER
- G-101 GENERAL NOTES
- C-102 SITE PLAN
- C-200 PAVING, GRADING, AND DRAINAGE PLAN
- C-201 PAVING, GRADING, AND DRAINAGE DETAILS
- G-202 RETAINING WALL DETAILS
- G-300 OVERALL UTILITY PLAN
- G-301 UTILITY PLAN
- G-302 UTILITY PLAN & FOREMAN PROFILE
- G-303 SANITARY SEWER PROFILES
- G-304 MARTIN COUNTY UTILITY - WATER DETAILS
- G-305 MARTIN COUNTY UTILITY - SANITARY SEWER DETAILS

PREPARED BY:
 Kimley-Horn
and Associates, Inc.

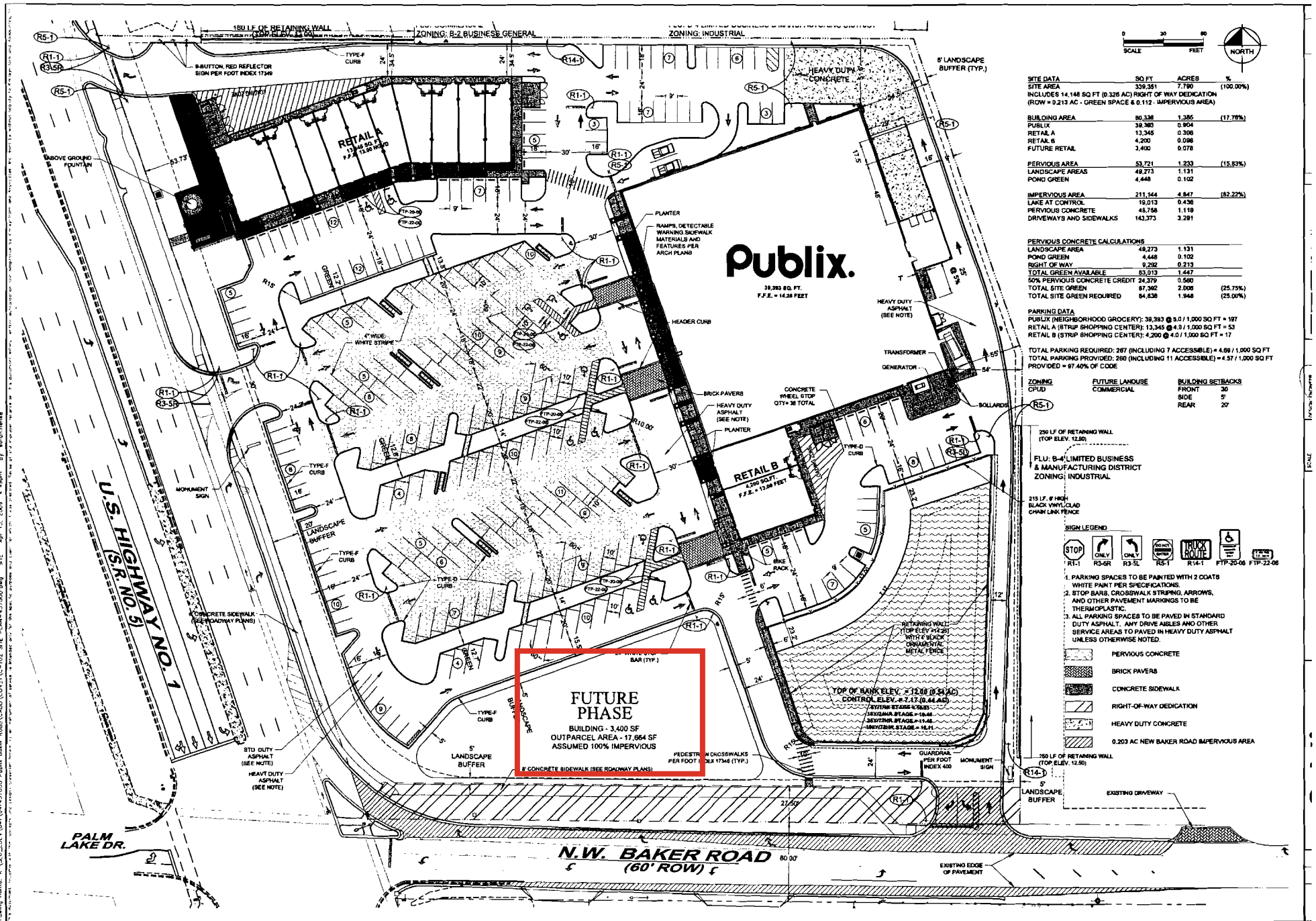
THE PRESENCE OF GROUNDWATER SHOULD BE
ANTICIPATED ON THIS PROJECT. CONTRACTORS
SHOULD INQUIRE CONCERNING PERMITS
NECESSARY FOR THIS WORK.

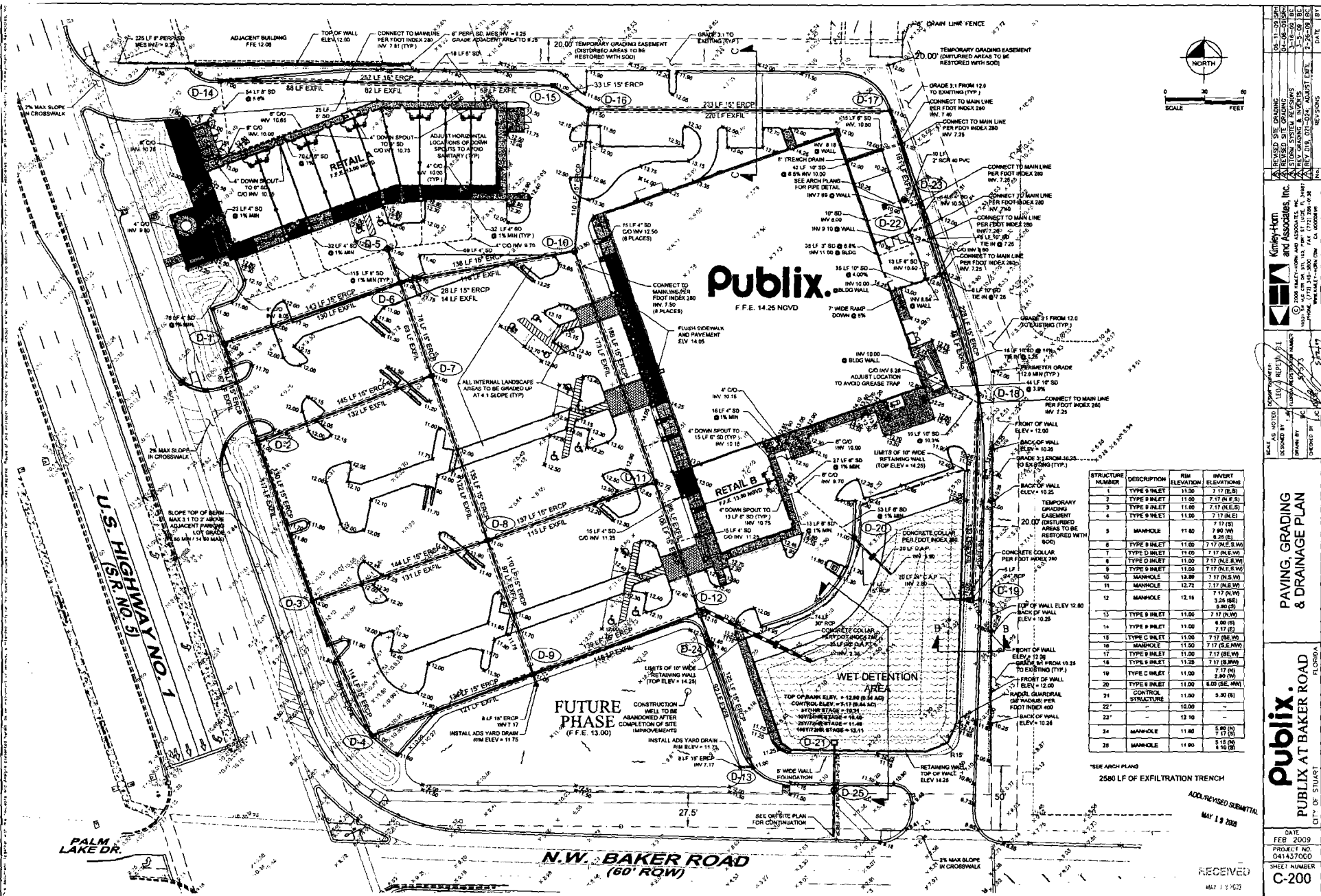
CALL 48 HOURS
BEFORE YOU DIG

IT'S THE LAW
DIAL 811

Know what's below.
Call before you dig.

FLORIDA STATE ONE CALL OF FLORIDA, INC.





STRUCTURE NUMBER	DESCRIPTION	RIM ELEVATION	INVERT ELEVATIONS
1	TYPE B INLET	11.30	7.17 (B.S.)
2	TYPE B INLET	11.00	7.17 (B.S.)
3	TYPE B INLET	11.00	7.17 (B.S.)
4	TYPE B INLET	11.00	7.17 (B.S.)
5	MANHOLE	11.80	7.17 (B.S.)
6	TYPE B INLET	11.00	7.17 (B.S.)
7	TYPE B INLET	11.00	7.17 (B.S.)
8	TYPE B INLET	11.00	7.17 (B.S.)
9	TYPE B INLET	11.00	7.17 (B.S.)
10	MANHOLE	12.71	7.17 (B.S.)
11	MANHOLE	12.71	7.17 (B.S.)
12	MANHOLE	12.18	7.17 (B.S.)
13	TYPE B INLET	11.00	7.17 (B.S.)
14	TYPE B INLET	11.00	7.17 (B.S.)
15	TYPE C INLET	11.00	7.17 (B.S.)
16	TYPE B INLET	11.00	7.17 (B.S.)
17	TYPE B INLET	11.00	7.17 (B.S.)
18	TYPE B INLET	11.00	7.17 (B.S.)
19	TYPE C INLET	11.00	7.17 (B.S.)
20	TYPE B INLET	11.00	7.17 (B.S.)
21	CONTROL STRUCTURE	11.00	7.17 (B.S.)
22	MANHOLE	11.00	7.17 (B.S.)
23	MANHOLE	11.00	7.17 (B.S.)
24	MANHOLE	11.80	7.17 (B.S.)
25	MANHOLE	11.80	7.17 (B.S.)

REVISIONS

NO.	DATE	DESCRIPTION
1	02-11-2009	ISSUED FOR PERMITS
2	03-16-2009	REVISED PER COMMENTS
3	03-25-2009	REVISED PER COMMENTS
4	04-01-2009	REVISED PER COMMENTS

SCALE: AS SHOWN

DATE: 02-11-2009

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 02-11-2009

PROJECT NO. 041437000

SHEET NUMBER C-200

DATE: 02-11-2009

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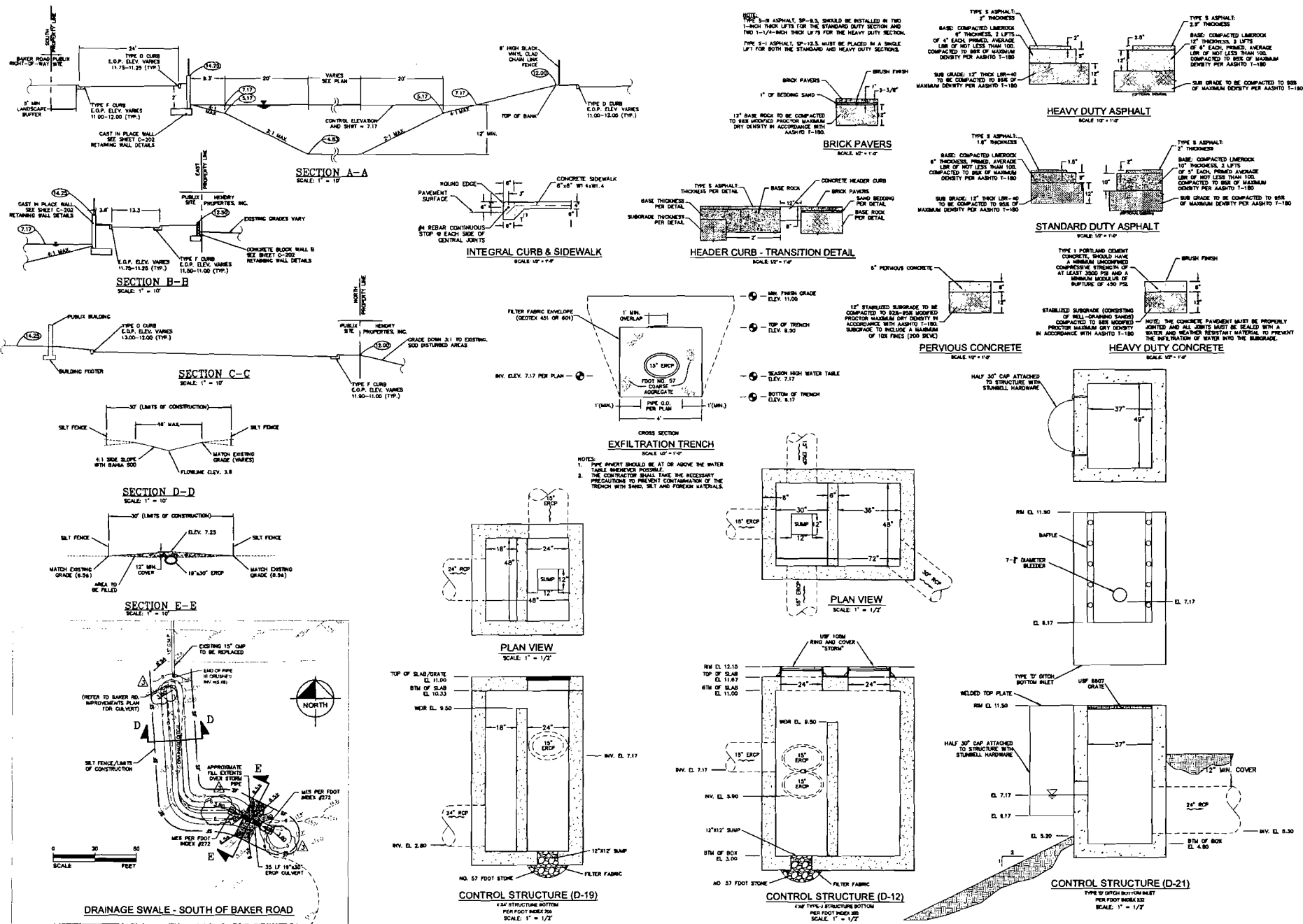
DATE: 02-11-2009

PROJECT NO. 041437000

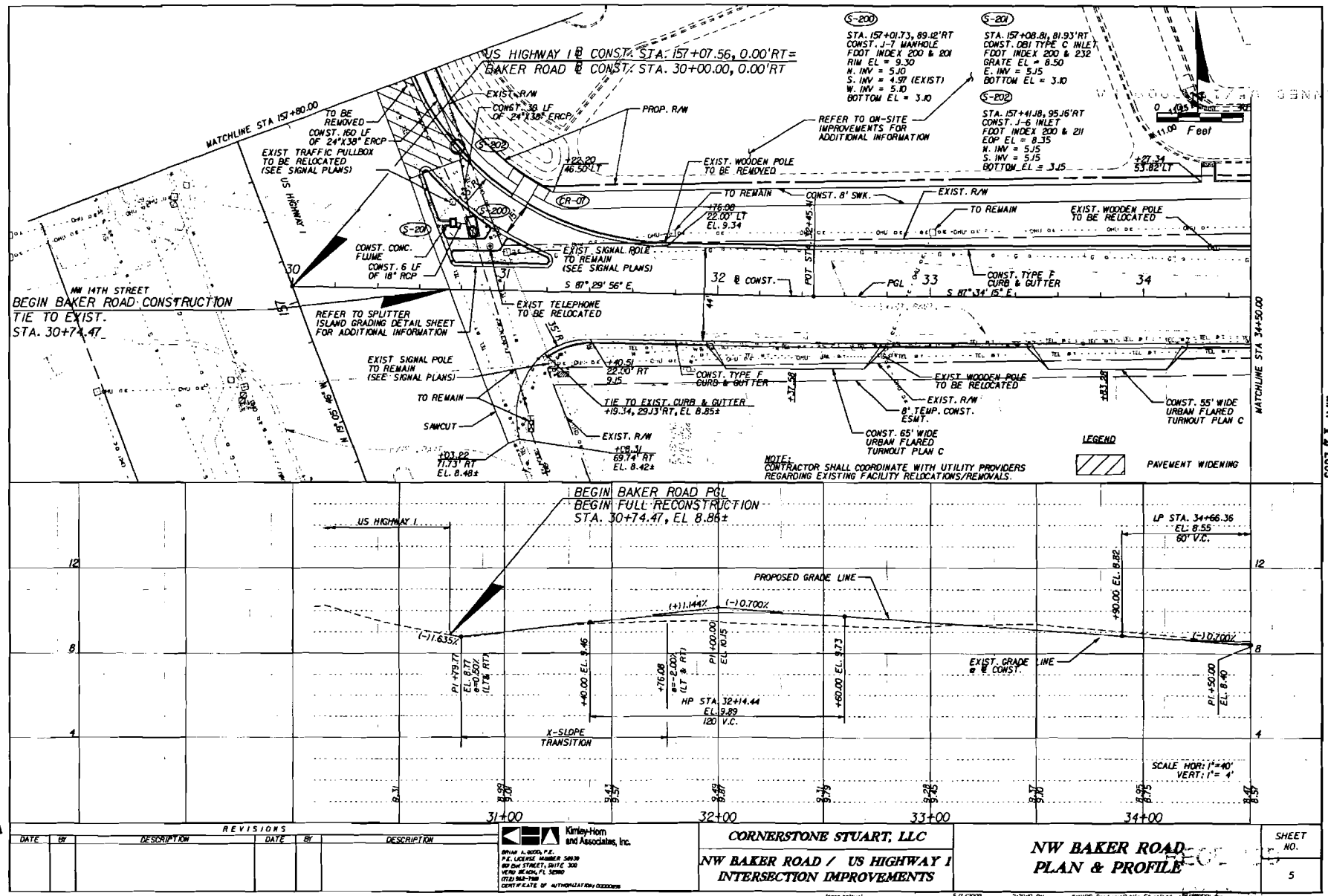
SHEET NUMBER C-200

DATE: 02-11-2009

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MAY 12 2009



STAFF REPORT DISTRIBUTION LIST

PUBLIX SHOPPING CENTER AT BAKER ROAD

Application No: 081031-9

Permit No: 43-02150-P

INTERNAL DISTRIBUTION

- X Carolyn McCreedy - 4220
- X Ryan Bond - 4250
- X Hugo A. Carter, P.E. - 4220
- X Melinda Parrott - 4250
- X ERC Martin/St. Lucie - 6880
- X Permit File

EXTERNAL DISTRIBUTION

- X Permittee - Cornerstone Stuart Llc
- X Agent - The Good Group
- X Engr Consultant - Kimley Horn
- X Engr Consultant - The Good Group

GOVERNMENT AGENCIES

- X City Engineer, City of Stuart
- X Div of Recreation and Park - District 7 - FDEP
- X Martin County - Community Development Director
- X Martin County - County Administrator
- X Martin County Board of County Commissioners
- X Martin County Engineer

STAFF REPORT DISTRIBUTION LIST

ADDRESSES

The Good Group
1000 N Orlando Ave., Suite A
Winter Park FL 32789

The Good Group
1000 N Orlando Ave.
Winter Park FL 32789

City Engineer, City of Stuart
121 Sw Flagler Ave
Stuart FL 34994

Martin County - Community Development Director
2401 Se Monterey Road
Stuart FL 34996

Martin County Board of County Commissioners
Po Box 9000
Stuart FL 34995-9000

Cornerstone Stuart Llc
7331 Office Park Place, Suite 200
Viera FL 32940

Kimley Horn
10521 S.W. Village Center Drive
Suite 103
Port St. Lucie FL 34987

Div of Recreation and Park - District 7 - FDEP
13798 Se Federal Highway
Hobe Sound FL 33455

Martin County - County Administrator
2401 Se Monterey Road
Stuart FL 34996

Martin County Engineer
2401 Se Monterey Road
Stuart FL 34996

**SFWMD LETTER DATED
NOVEMBER 26, 2008**



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

MARTIN/ST. LUCIE SERVICE CENTER Willoughby Crossroads, 780 SE Indian Street, Stuart, FL 34997
(772) 223-2600 • FL WATS 1-800-250-4100 • Suncom 269-2600 • Fax (772) 223-2608 • www.sfwmd.gov/msl/

Application No. 081031-9
Environmental Resource Regulation

November 26, 2008

Mr. Herb Green, P.E.
The Good Group
1000 N. Orlando Ave., Suite A
Winter Park, FL 32789

Subject: Publix at Baker Road, LC, City of Stuart
Permit No. 43-02150-P
Martin County, S29, Twp 37S, Rng 41E

Dear Mr. Green:

Staff has completed a review of the above referenced application. Pursuant to Rule 40E-40, Florida Administrative Code (FAC), the District is requesting the following information needed to complete the application:

1. Since this application involves significant changes to the surface water management system, this application will have to be processed as a general permit modification. Normally letter modifications are done when a project or phase has already been granted construction approval and minor modifications are proposed to the previously approved plans. The required permit processing fee for a (non-agricultural) standard general permit modification is \$1,000.00. A check for \$900.00 was received. Please submit a check for the \$100.00 balance in order for this application to be deemed complete.
2. Please remove any reference to "future" development from the construction plans unless the applicant wishes to apply for a conceptual permit.
3. Please provide a revised land use table reconciling the proposed conditions for this site as presented on Sheet 1 of 40, and the Revised Documentation and Calculations received October 31, 2008. It would appear that the land use breakdown provided for the proposed project in the calculations assumes that a portion of the concrete pavement is pervious. The District does not accept this assumption given long-term maintenance concerns. Please revise all associated tables and drainage calculations.
4. Please provide a summary of the design storm events utilized in the design of each of the project's various design elements (e.g. 5-year, 1 day for parking; 10-year, 1-day for road crowns, 25-year, 3-day for perimeter grading, and 100-year, 3-day, zero discharge for finish floors), the associated rainfall depths, the associated stages, and the associated minimum design elevation. Please provide a similar analysis for peak discharge rate vs. allowable discharge rate. Please provide all associated calculations. Specifically, please

update the Site Discharge Summary, Exhibit #2.1D, Application No. 060530-20, to reflect the proposed modification.

5. Please provide documentation from the owner of the Baker Road right-of-way authorizing or requesting the roadway improvements adjacent to the project, the project entrance and sidewalk construction. Will the construction of the access drive and/or the revision to the grate elevation of structure DS29 in the Baker Road right-of-way (existing, 7.17', proposed 7.8'), block any of the existing drainage patterns? Water quality treatment for all project runoff must be addressed per Section 5.0 of the Basis of Review. Construction Drawings for Off-site Improvements, as referenced on the Paving, Grading & Drainage Plan, were not included in the application. Please provide documentation that all required offsite improvements meet current District criteria.
6. Please provide documentation from the Florida Department of Transportation (FDOT), owner/operator of the drainage system into which the proposed system will discharge [U.S. Highway No. 1 (S.R. No 5)], that demonstrates the FDOT system's legal and physical ability to accept runoff from this project (including pass-through runoff) and provide authorization for the work to be done in the FDOT right-of-way.
7. Water quality treatment for the project runoff must be addressed per section 5.0 of the District's Basis of Review. Specifically, please provide calculations to verify that water quality treatment will be provided for proposed additional pavement on Baker Road and U.S. Highway 1, as referenced in the Revised Documentation and Calculations. Baker Roads does not have a District permit and the proposed turn lanes may meet the criteria for a No Notice General Permit for Activities in Uplands (40E-400.315 FAC). The turn lanes will still need to meet current District criteria.
8. Structure DS19 has been relocated north and has exfiltration trench connected to both the north and south sides of the structure. The structure table on Sheet 9 of 40 indicates that an isolation baffle will only be installed on the north side of the structure. If the exfiltration trench on the south side is to function, a baffle will be needed on the south side. If the exfiltration trench storage is included in the calculations, please add the baffle.

Advisory Comments:

The following comments are advisory and do not require a response from the applicant. However, this information should be considered to assist in developing a permissible project.

1. Please indicate the project's review status by the City of Stuart, Martin County and the Florida Department of Transportation (FDOT).
2. Included with this letter/permit is a brochure from the Florida Department of Environmental Protection (DEP) on Florida's National Pollutant Discharge Elimination System (NPDES) program for construction activities.

Herb Green, P.E.

November 26, 2008

Subject: Publix Shopping Center, Application No. 081031-9

Page 3

As the brochure indicates, the U.S. Environmental Protection Agency authorized the DEP in October 2000 to implement the NPDES stormwater permitting program in Florida. The District is assisting DEP by distributing this information to entities which may be subject to regulation under the NPDES program. No response to the District is required.

A "Generic Permit for Stormwater Discharge from Large and Small Construction Activities" (CGP) is required for a construction activity which contributes stormwater discharges to surface waters of the State or into a municipal separate storm sewer system. Phase I regulates "large" construction activity (disturbing five or more acres of total land area) and Phase II regulates "small" construction activity (disturbing between 1 and 5 acres of total land area).

The permit required under DEP's NPDES stormwater permitting program is separate from the Environmental Resource Permit required by the District. Receiving a permit from the District does not exempt you from meeting the NPDES program requirements.

If you have any questions on the NPDES program, there are DEP phone numbers, mailing addresses and internet web page addresses in the brochure. The DEP web site, at www.dep.state.fl.us/water/stormwater/npdes/, provides information associated with the NPDES program including all regulations and forms cited in the brochure.

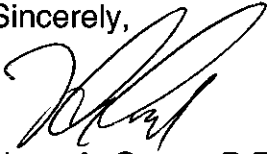
In accordance with 40E-1.603(1)(b), FAC, if the information is not received within 90 days of this date, to render the application complete, the application may be processed for denial if not withdrawn by the applicant. Please attach a copy of the enclosed "Transmittal Form for Requested Additional Information" to each of the required FOUR copies of the requested information.

The response to this request for additional information can now be submitted online at <http://my.sfwmd.gov/ePermitting>. Alternatively, providing a disk with your written response containing the documents and plans in electronic format (preferably .pdf) will expedite administrative processing and internet posting of the application, and save paper.

Herb Green, P.E.
November 26, 2008
Subject: Publix Shopping Center, Application No. 081031-9
Page 4

Should you have any questions, please call Carolyn McCreedy of the Surface Water Management Division at (772) 223-2600, extension 3623.

Sincerely,



Hugo A. Carter, P.E.
Engineer Supervisor
Okeechobee Martin/St. Lucie Regulatory Division
South Florida Water Management District

HAC/cm/rb

Attachments: NPDES

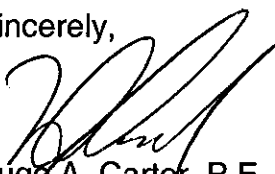
cc: Applicant
Martin County Engineering Department – Lisa Wichser, P.E.
Martin County Growth Management Department
City of Stuart Engineer
Georgi Celusnek, P.E. FDOT District 4

Permit information and additional resources for permit applications can be found on line at my.sfwmd.gov/permitting.

Herb Green, P.E.
November 26, 2008
Subject: Publix Shopping Center, Application No. 081031-9
Page 4

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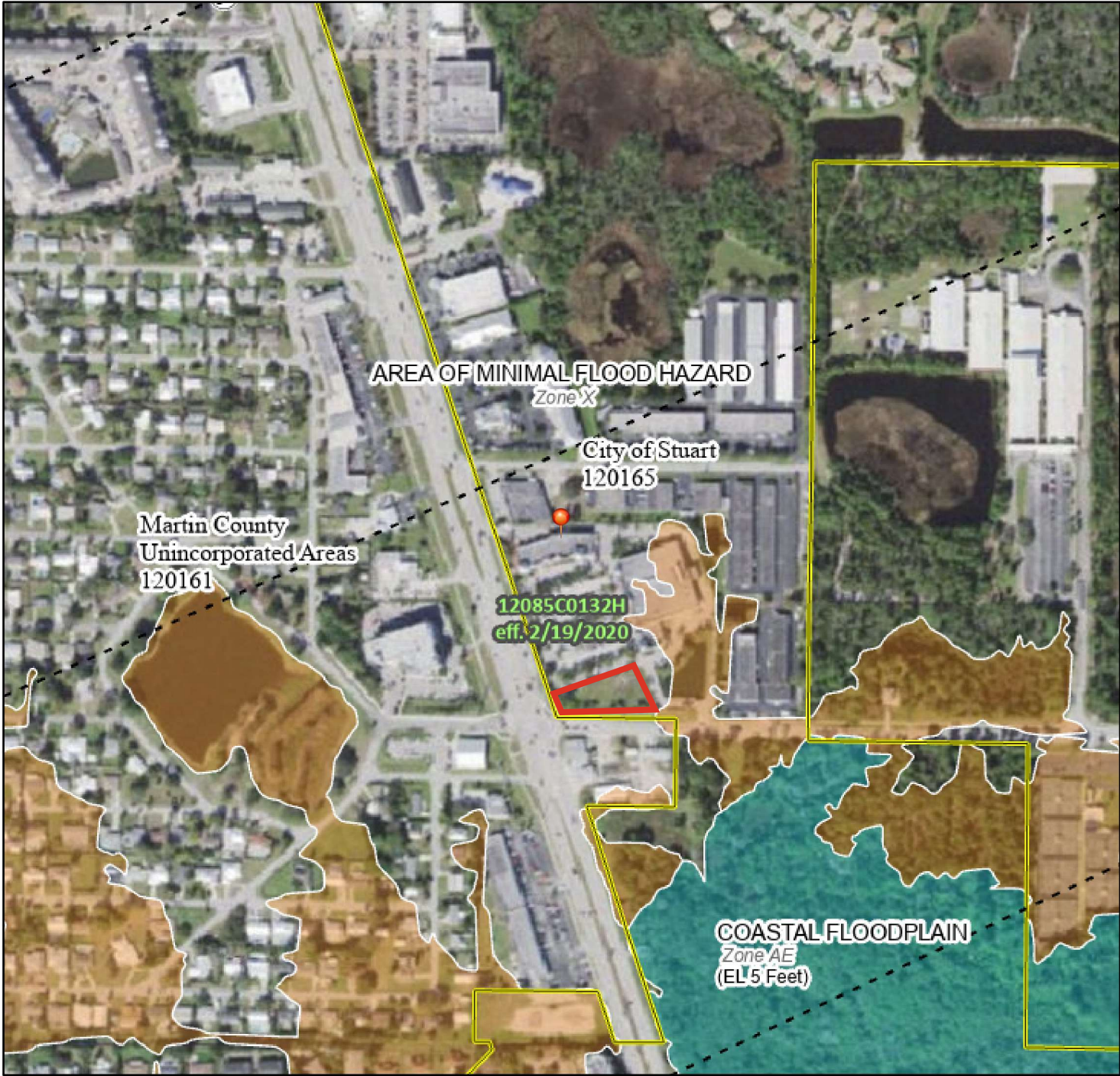
bc: Ryan Bond
Hugo Carter
Carolyn McCreedy- SWM
Mindy Parrott
MSLSC – PPC
Permit File
Water Use

**FEMA FLOOD INSURANCE RATE MAP
PANEL NO. 12085C0132H**

National Flood Hazard Layer FIRMMette



80°16'7"W 27°13'42"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

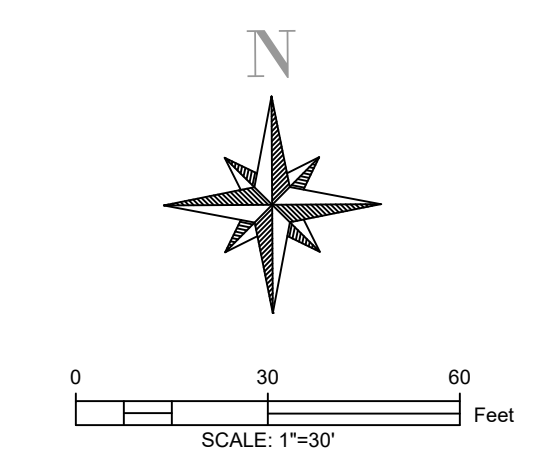
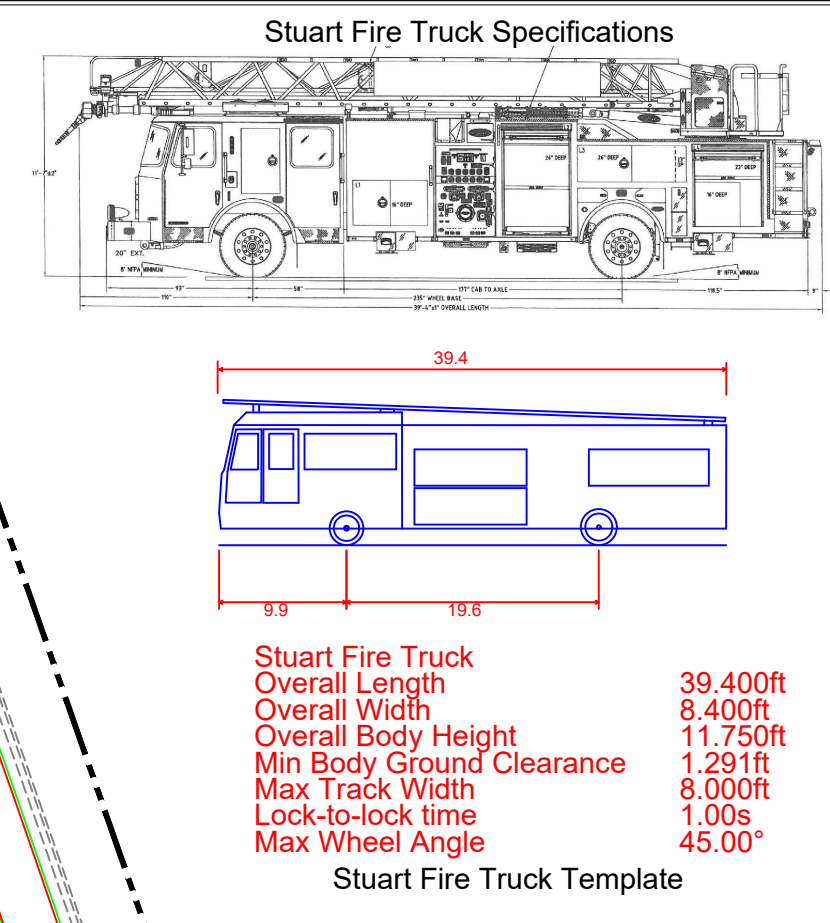
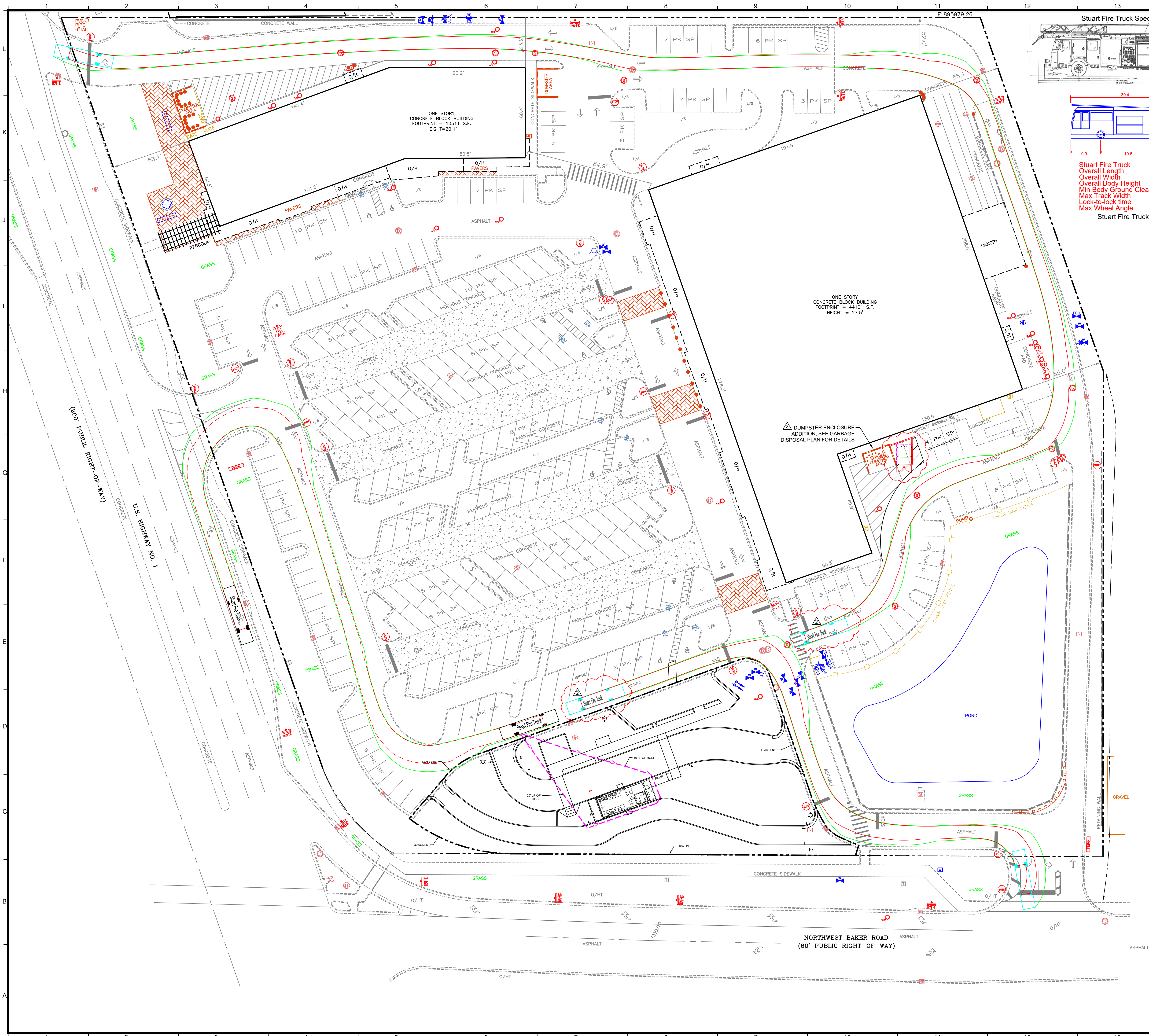
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/5/2025 at 6:35 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

D:\THE GOOD GROUP\PROJECTS\ACTIVE PROJECTS\COFFEE RUSH - STUART - CORNERSTONE\DESIGN\CD\16.17 TRAFFIC AND FIRE ACCESS PLAN



MAJOR PLANNED UNIT DEVELOPMENT
AMENDMENT MJPD-25-4

Robert H. Good
P.E.
2026.04.24
13:53:01
-04'00"

ROBERT H. GOOD, STATE OF FLORIDA ENGINEER, LICENSE NO. 47753
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT H. GOOD,
P.E. ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION
CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
AND SEALED, AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES. (per F.A.C. 61G15-23.004, amended 11/02/2020)

DESIGNED BY:		RBE	DRAWN BY:	RBE	CHECKED BY:	RHG
JOB NUMBER:		DATE:		3/11/2025	SCALE:	NA
NO.	REVISION			DATE		
1	REVISED PER CITY COMMENTS			3/4/25		
2	REVISED PER CITY COMMENTS			4/24/26		
3						
4						
5						

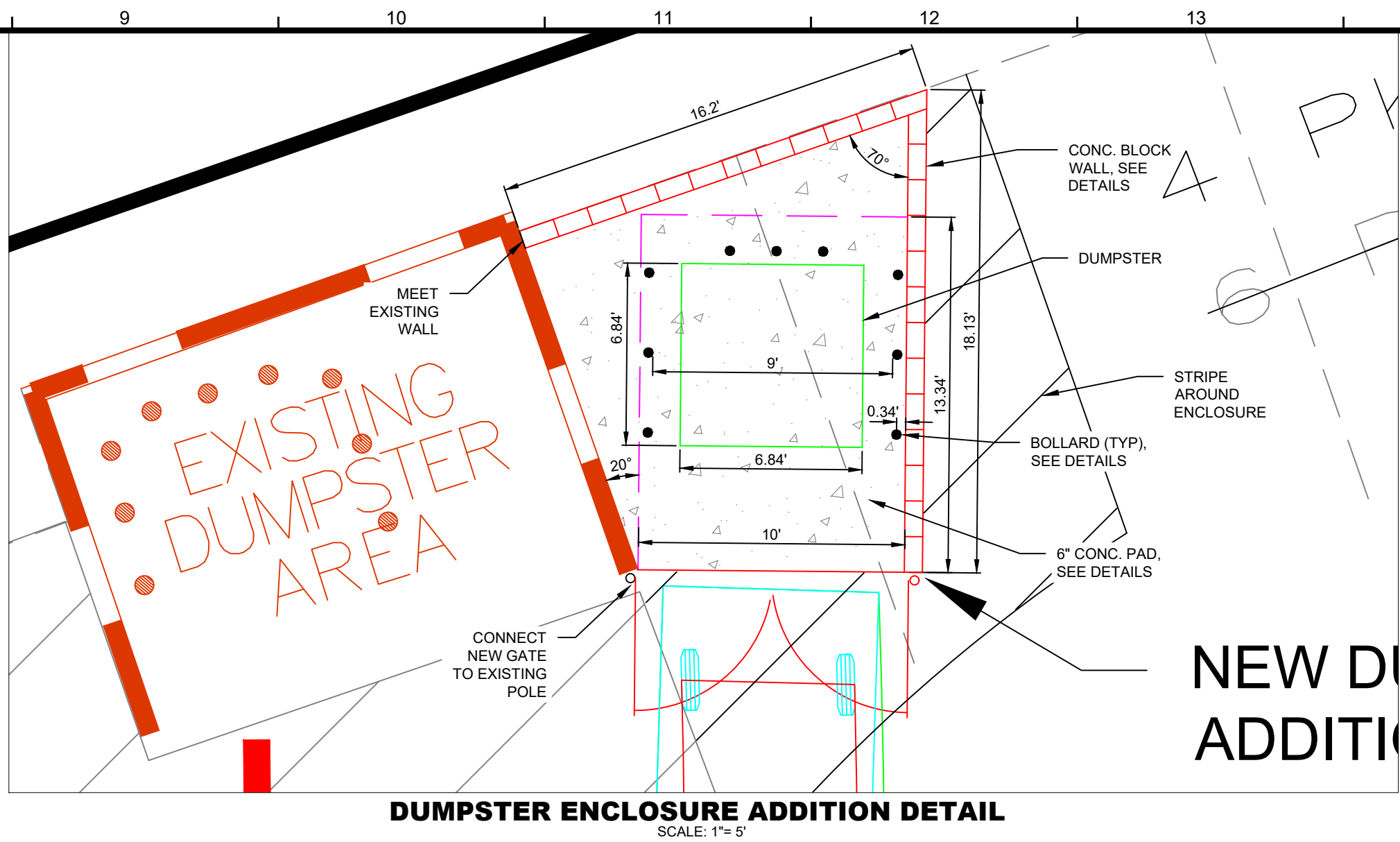
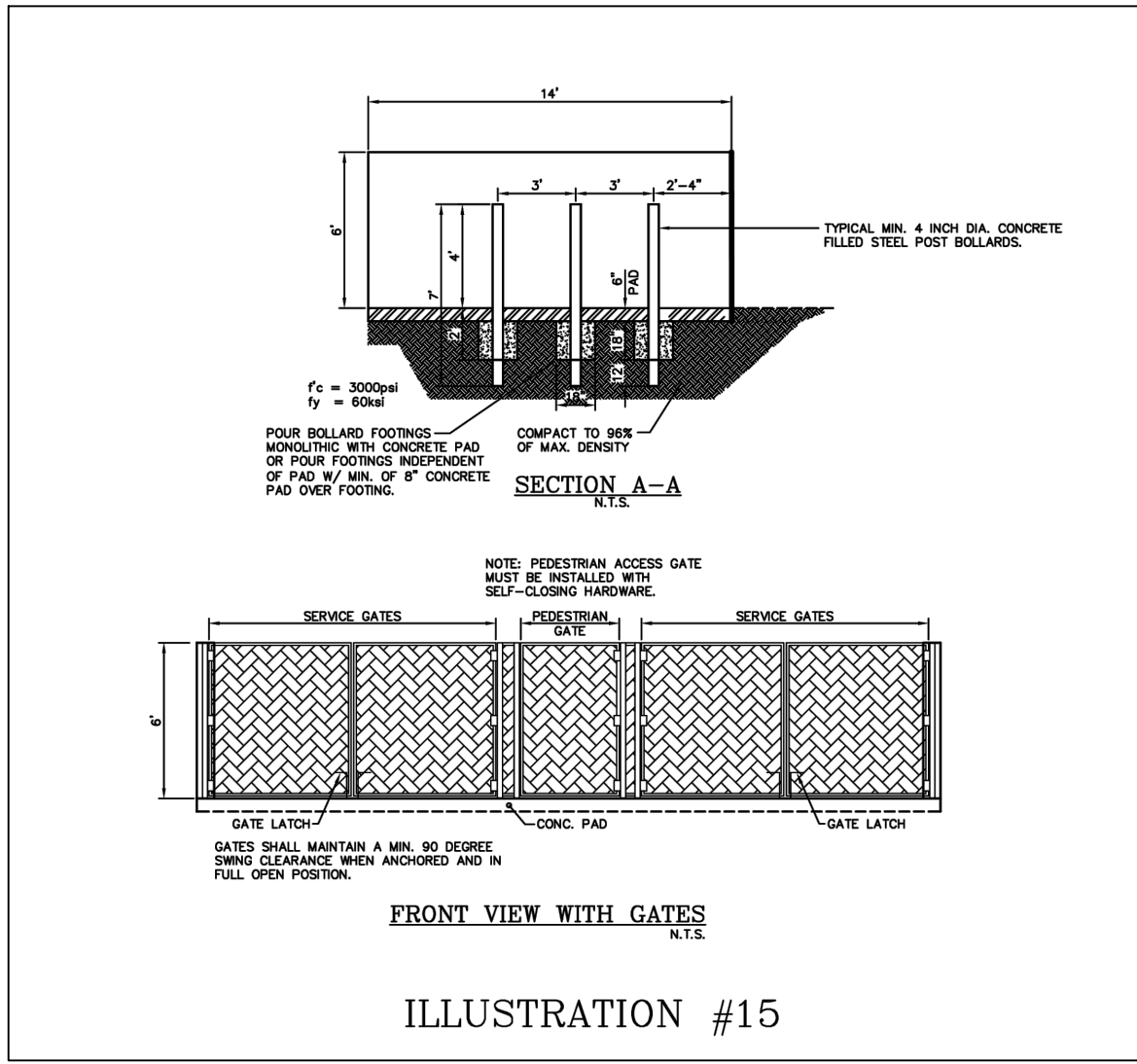
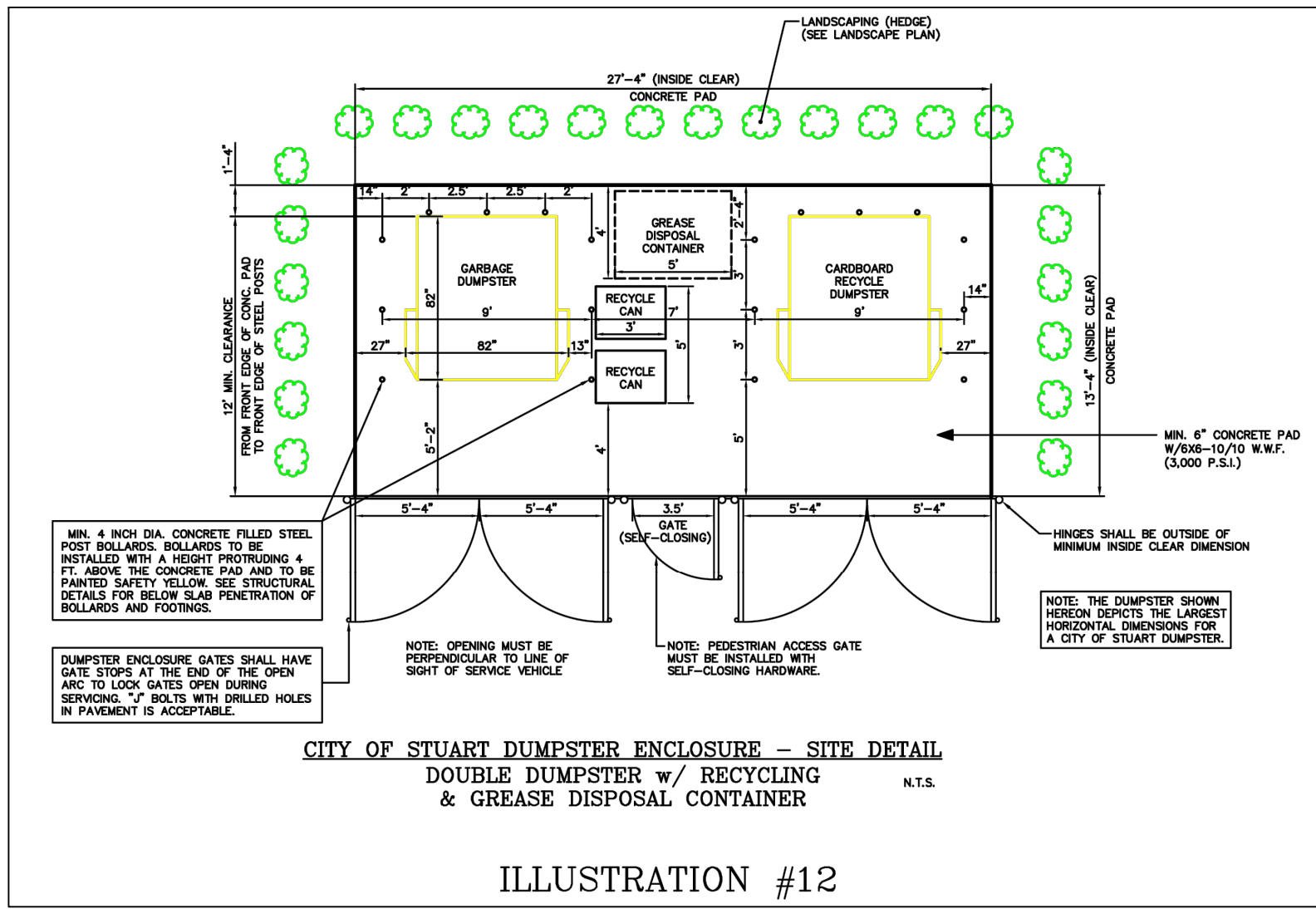
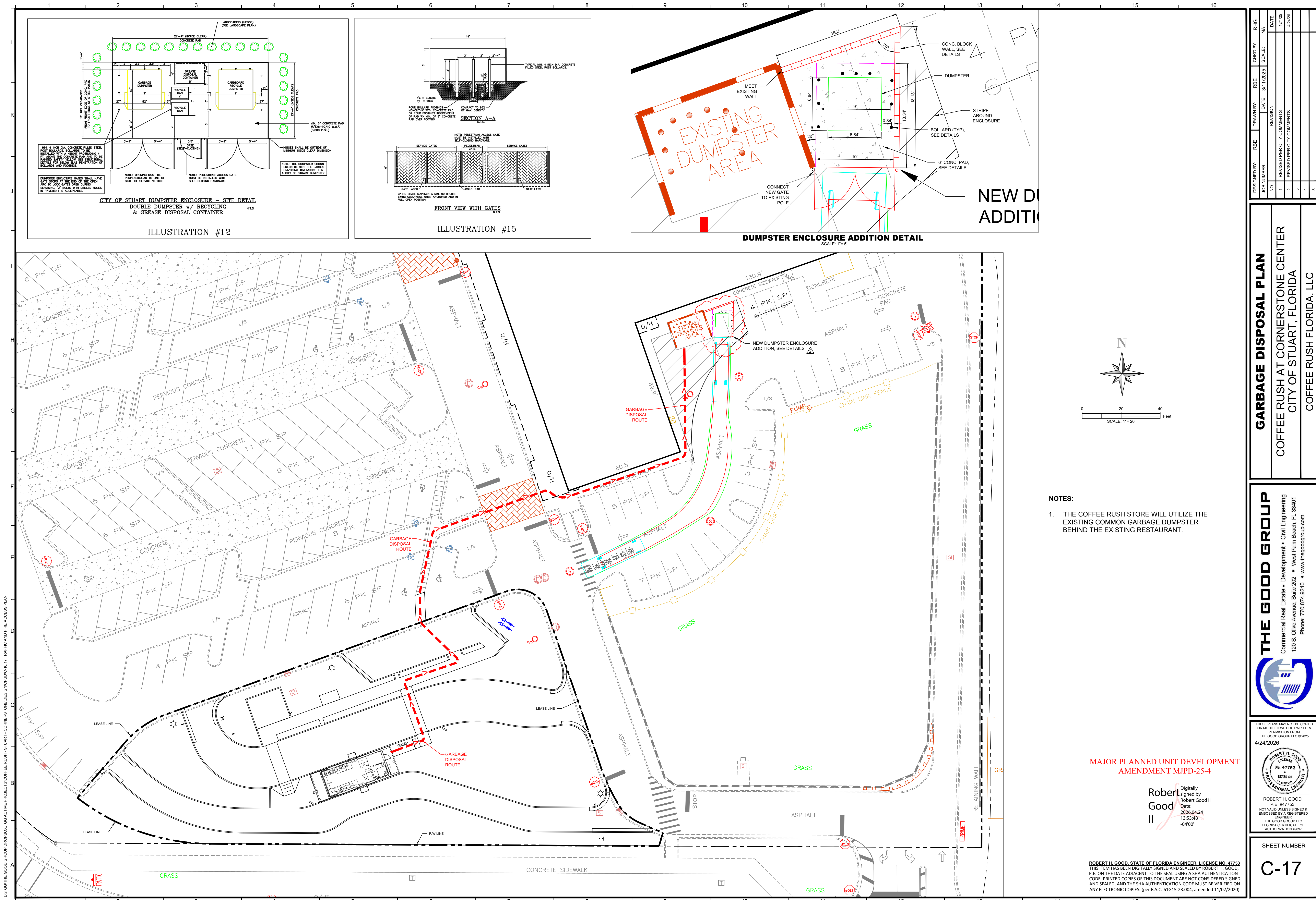
FIRE TRUCK ACCESS PLAN
COFFEE RUSH AT CORNERSTONE CENTER
CITY OF STUART, FLORIDA
COFFEE RUSH FLORIDA, LLC

THE GOOD GROUP
Commercial Real Estate • Development • Civil Engineering
120 S. Olive Avenue, Suite 202 • West Palm Beach, FL 33401
Phone: 770.874.9210 • www.thegoodgroup.com

THESE PLANS MAY NOT BE COPIED
OR MODIFIED WITHOUT WRITTEN
PERMISSION FROM
THE GOOD GROUP LLC © 2025
4/24/2026

ROBERT H. GOOD
P.E. #47753
NOT VALID UNLESS SIGNED &
EMBOSSSED BY A REGISTERED
ENGINEER
THE GOOD GROUP LLC
FLORIDA CERTIFICATE OF
AUTHORIZATION #9997

SHEET NUMBER
C-16



- NOTES:
1. THE COFFEE RUSH STORE WILL UTILIZE THE EXISTING COMMON GARBAGE DUMPSTER BEHIND THE EXISTING RESTAURANT.

MAJOR PLANNED UNIT DEVELOPMENT
AMENDMENT MUPD-25-4

Robert
Good
II

ROBERT H. GOOD, STATE OF FLORIDA ENGINEER, LICENSE NO. 47753
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT H. GOOD,
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DESIGNED BY:	RBE	DRAWN BY:	RBE	CHKD BY:	RUG
JOB NUMBER:		DATE:	3/17/2025	SCALE:	NA
NO.	1	REVISION		DATE	
	2	REVISED PER CITY COMMENTS		12/4/25	
	3	REVISED PER CITY COMMENTS		4/24/26	
	4				
	5				

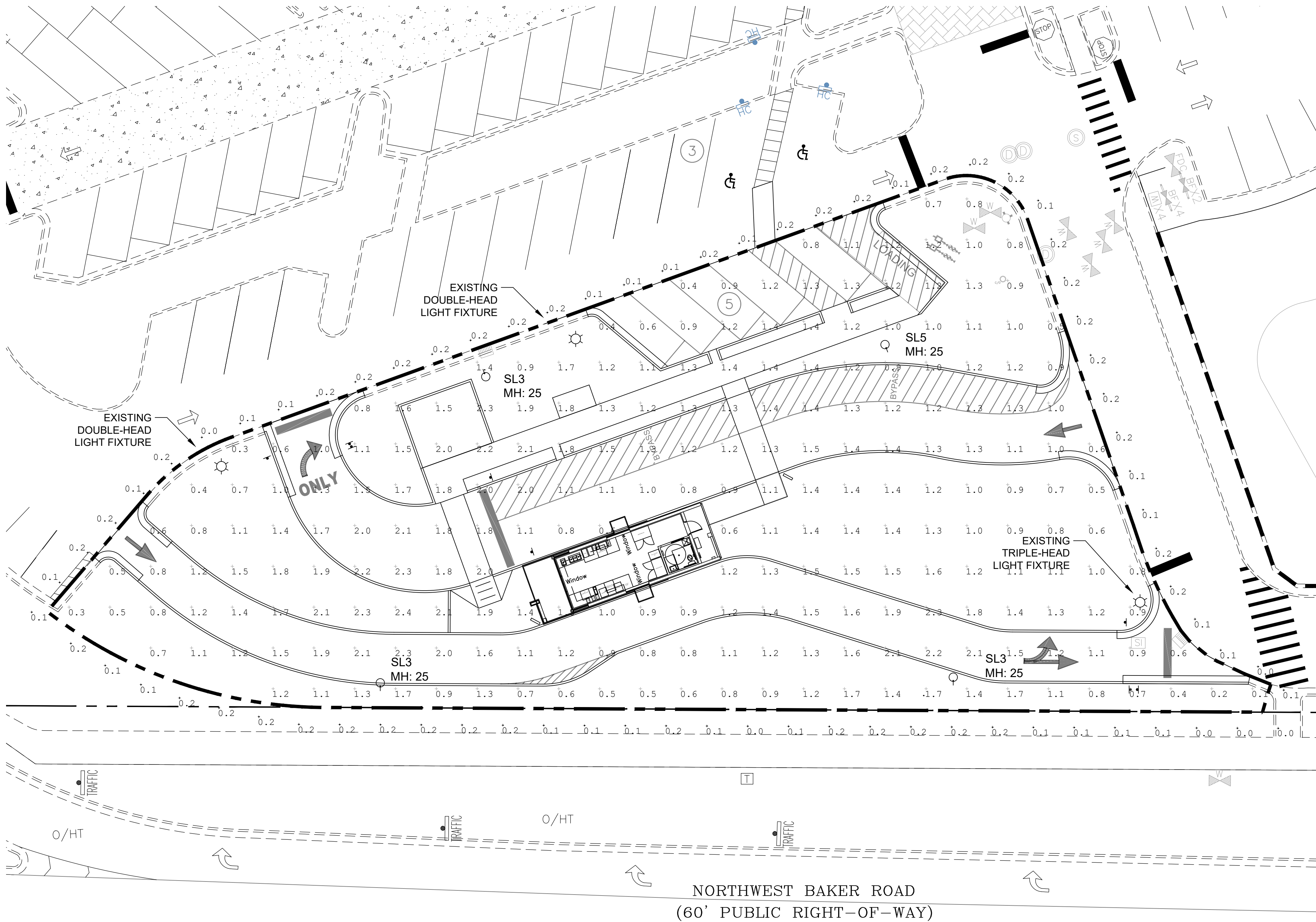
GARBAGE DISPOSAL PLAN
COFFEE RUSH AT CORNERSTONE CENTER
CITY OF STUART, FLORIDA
COFFEE RUSH FLORIDA, LLC

THE GOOD GROUP
Commercial Real Estate • Development • Civil Engineering
120 S. Olive Avenue, Suite 202 • West Palm Beach, FL 33401
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ROBERT H. GOOD
P.E. #47753
Date: 2026.04.24
13:53:48
-04'00"

SHEET NUMBER
C-17



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.20	0.20	0.0	N.A.	N.A.
SITE	Illuminance	Fc	1.24	2.4	0.1	12.40	24.00
PARKING AND DRIVE	Illuminance	Fc	1.32	2.3	0.5	2.64	4.60

Florida Lighting Associates- Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	[MANUFAC]	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
○	3	SL3	Single	KIM #CC17A2-36L-730-4K7-3-2.38-UNV-WHT/ SEMINOLE POLE #S3025TIIG	KIM LIGHTING	0.950	9297	84.52	253.56
○	1	SL5	Single	KIM #CC17A2-36L-730-4K7-5QM-2.38-UNV-WHT/ SEMINOLE POLE #S3025TIIG	KIM LIGHTING	0.950	9575	84.1	84.1

Contact Kaitlyn Terry at Florida Lighting Associates for quotation of fixtures.
kaitlynt@floridalightingassociates.com or 407-780-8022

KIM LIGHTING

CC17A2/IP2
ARCHITECTURAL AREA/SITE

FEATURES

- TIR Optics
- Patented low profile luminaire
- Available in 595nm, 3000K, 4000K and 5000K standard CCT
- Type 1, 2, 3, 4, 4W, 5QM, 5QN, 5R, 5V distributions
- 0-10V dimming drivers standard
- IP66 optic assembly



SPECIFICATIONS

CONSTRUCTION

- One piece non die-cast housing, low copper (>0.6% Cu) Aluminum Alloy with integral cooling ribs over the optical chamber and electrical compartment
- Double thick wall with gaskets on the support arm mounting end
- Housing forms a half cylinder with 55° front face plane providing a recess to allow a flush single latch detail
- All hardware is stainless steel or electro-zinc plated steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, high-purity isocyanurate (TIG) polyester powdercoat
- One-piece die-cast, low copper (>0.6% Cu) aluminum alloy lens frame with 1" minimum depth around the gasket flange
- Optional clear 1/8" thick tempered glass lens retained by eight steel clips with full silicone gasketing around the perimeter
- Optional, fixture supplied with a one-piece flat, clear UV stabilized polycarbonate, fully gasketed, replacing the standard tempered glass lens. CAUTION: Use only when ventilation is anticipated to be high. Useful life is limited by UV discoloration from sunlight. A program of regular inspection and periodic replacement is highly recommended to maintain optimum fixture performance
- One-piece extruded aluminum arm with internal bolt guides and fully radiused top and bottom
- Luminaire to pole attachment is by internal draw bolts, and includes a pole reinforcing plate with wire strain relief
- Arm is circular cut for specified round pole

CONSTRUCTION (CONTINUED)

- Optional cast, low copper aluminum horizontal slip flange with adaptor plate to secure the luminaire to 2" IPS pipe size arms
- Optional cast aluminum wall mount plate assembly. Attaches to the wall over the junction box. Luminaire attaches to the wall plate
- Optics
 - Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate
 - Cartridge is easily disassembled to replace components. Optics are held in place without the use of adhesives
 - Molded silicone gasket ensures a weather-proof seal around each individual LED
 - Features revolutionary individual LED optical control based on high performance TIR optical designs
 - Optional BackLight Control for complete control of unwanted backlight
 - IP66 Optical assembly
 - Type 1, 2, 3, 4, 4W, 5QM, 5QN, 5R, and 5V standard distributions Custom available
 - 3000K, 4000K, 5000K standard CCT. Amber and custom available
 - Die-cast, low copper aluminum heat sink modules provide thermal transfer at PCB level
 - Anodized aluminum heat sink modules
- INSTALLATION
 - Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

curvilinear



RELATED PRODUCTS
Ouro Pavilion PGL8

ELECTRICAL

- Dimming range from 10% to 100% through the use of standard 0-10V interface on the programmable driver
- Modular wiring harness in the service area provides user access to the wiring circuitry
- Optional factory programmed dimming profile
- Surge protection: 10kV surge suppression
- SF for 120, 277, 347 Line volts
DF for 208, 240, 480 Line volts
- Wiring: 14GA wires rated 150°C

CONTROLS

- Standard photocell and 7 pin receptacle

CERTIFICATIONS AND LISTINGS

- Listed to UL1598 and CSA C22.2/250.0-24 for wet locations
- RuHS compliant
- IDA approved, 3000K and warmer CCT's only
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American Construction Materials under Trade Agreements effective 6/06/2020. See Buy American Solutions

WARRANTY

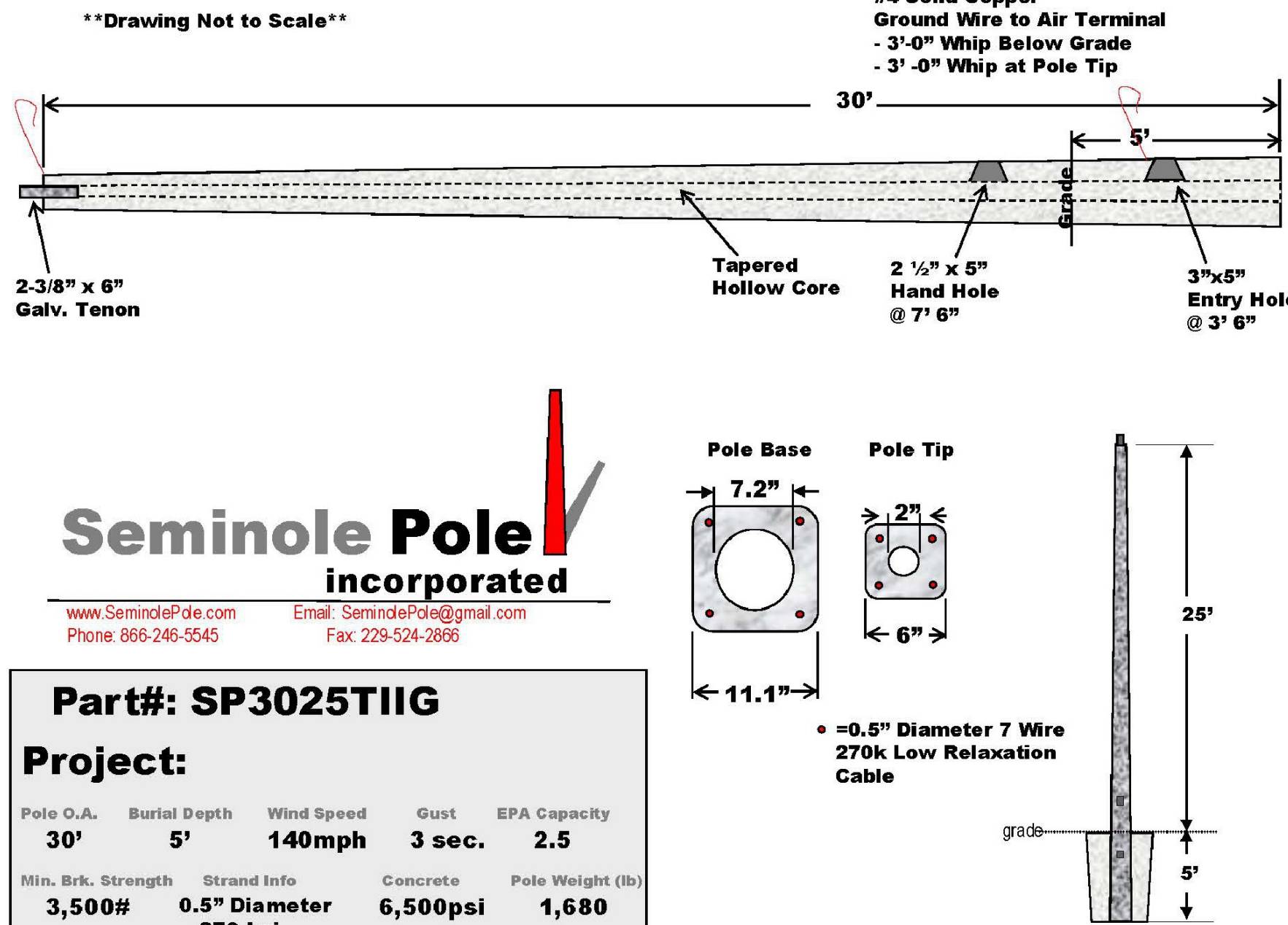
- 5 year warranty

KEY DATA	
Lumen Range	1286-10,424
Wattage Range	28-84
Efficiency Range (LPW)	431-130.6
Reported Life (Hours)	170,600,000
Weight	27 lbs 12.24 kg
EPS Front View / Side View	09 / 09

currentlighting.com/kimlighting
Page 1 of 12
Rev 05/2025
M_CC17A2_spec_006

Current

TYPE SL3 & SL5 AREA LIGHT



Seminole Pole
incorporated

www.SeminolePole.com Email: SeminolePole@gmail.com
Phone: 866-246-5545 Fax: 229-524-2856

Part#: SP3025TIIG

Project:

Pole O.A.	Burial Depth	Wind Speed	Gust	EPA Capacity
30'	5'	140mph	3 sec.	2.5
Min. Brk. Strength	Strand Info	Concrete	Pole Weight (lb)	
3,500#	0.5" Diameter 270 ksi	6,500psi	1,680	

DIRECT BURIAL
CONCRETE LIGHT POLE

Gregory A Reynolds
Digitally signed by Gregory A Reynolds
Date: 2025.12.09 17:30:07 -05'00'

811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

DATE	BY
12/9/25	BW
REVISIONS	NO.
PER COUNTY COMMENTS	
ALOHAPACIFICA@GMAIL.COM	
ALOHAPACIFICA LLC	
LANDSCAPE ARCHITECTURE + WATER FEATURES	
401-A EAST FAIRMANS AVE. WINTER PARK, FL 32789	
SCALE	AS NOTED
DESIGNED BY	ML
DRAWN BY	BW
CHECKED BY	GR
PHOTOMETRIC PLAN	
COFFEE RUSH AT CORNERSTONE CENTER	
FLORIDA	
STUART	
DATE	12/9/25
PROJECT NO.	
SHEET NUMBER	LT-1



Engineering & Planning, Inc.

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

Memorandum

To: City of Stuart Public Works Department
From: Shaun G. Mackenzie, P.E.
Date: September, 3rd, 2025
Re: Coffee Rush

Introduction

MacKenzie Engineering and Planning, Inc. (MEP) was retained by Coffee Rush Inc. to analyze the design queue length for the drive-thru of the proposed Coffee Rush located at the Northeast corner of US1 and Baker Road in Stuart, FL.

Confidence Interval

The analysis presented herein uses the ITE trip generation during the morning peak hour of the adjacent street. The analysis uses the 95th percentile confidence interval. Based on data supplied by the applicant, the following variables are utilized within the queueing analysis formula:

Arrival Rate: 45 Vehicles per hour (from Trip Generation)
Service Time: 1 minute (mins) & 47 seconds (1.78 mins) (from client)
Number of Channels (service lines): 2 (from site plan)

Queue Analysis

Table 1. Recommended Queue Storage

	Coffee Rush	
Scenario	Project Size (SF)	Queue
Proposed	490	5 vehicles

Coffee Rush

Maximum Back of Queue to

Utilize = 5 vehicles (110 feet)

The site has 2 queuing/service lanes. The westbound lane is approximately 150 feet from the pickup window and the eastbound lane is approximately 130 feet from the pickup window.

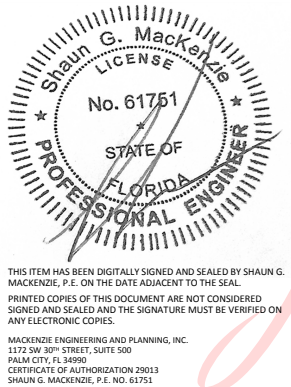
Table 2. Queue Length Analysis

Lane	Storage (feet)	Projected Queue (feet)	Adequate (?)
1	150	110	Yes
2	130	110	Yes

Conclusion

Based on the analysis provided, the proposed drive thru lane from the menu board/ordering window to back of queue should be designed at a minimum of 110 feet for the proposed Coffee Rush.

Adequate queue storage exists on the property for Coffee Rush.



Digitally signed
by Shaun G
MacKenzie
Date: 2025.09.03
13:54:57 -04'00'

Shaun G. MacKenzie, P.E.

P.E. Number 61751

EXHIBIT 1 - QUEUING FORMULA AND ANALYSIS

Queuing Analysis Calculations

Queue Calculations

$$Q = \frac{60 \text{ min/hour}}{1.78 \text{ mins/service}}$$

$$Q = 34 \text{ veh per hour}$$

Demand Rate

$$q = \frac{100\% \text{ of trips utilizing drive-through} \times 45 \text{ vehicles per hour}}{45 \text{ vehicles per hour}}$$

No. of Channels

$$N = 2$$

Utilization Factor

$$p = \frac{q}{N \times Q}$$
$$p = 0.6675$$

from Table 8-11

$$Q_m = 0.6675$$

$$P = 0.05$$

Queue Length
exceeded P
percent of the time

$$M = \left[\frac{\ln P(x > M) - \ln Q_m}{\ln p} \right]^{-1}$$

$$M = \left[\frac{\ln (0.05) - \ln (0.6675)}{\ln (0.6675)} \right]^{-1}$$

$$M = 5.411219$$

$$95\text{th Percentile Queue} = 5 \text{ Vehicles}$$

CITY OF STUART, FLORIDA

AGENDA ITEM REQUEST

City Commission

Meeting Date: 7/27/2026

Prepared by: Lee Baggett

Title of Item:

HANEY CREEK REFERENDUM

Summary Explanation/Background Information on Agenda Request:

In 2006, Section 9.05 was added to the City Charter wherein any conveyance or long-term lease (in excess of 10 years) of any interest in city-owned property, which has or any contiguous parcel has frontage on a tidal creek of the St. Lucie River, requires approval by public referendum. In 2011, Martin County and the City co-purchased a 49.3-acre parcel, known as Harbour Walk Commercial Planned Unit Development parcel at Wright Boulevard and North US-1 for the purpose of conserving the land and making it contiguously part of the larger 165-acre Haney Creek Watershed Preserve which includes a tidal creek. In addition, the City acquired a 1.97-acre commercial zoned (CPUD) parcel fronting North US-1 opposite North River Shores Boulevard, which adjoins the Haney Creek Preserve. Pursuant to Section 9.05 of the City Charter and with the goal of saving tax dollars, the City Commission requested the voters to vote on whether to lease the 1.97-acre commercial parcel on a long-term basis for the purposes of creating revenue to defray the cost of maintaining the Haney Creek Preserve, as well as other expenditures. On November 8, 2011, the voters of the City of Stuart approved a referendum authorizing the City to seek a long-term commercial lease for the 1.07-acre parcel in order to generate revenue to fund the perpetual maintenance of the Haney Creek Preserve. Since that time, the City has not leased the 1.97 acre parcel and it remains undeveloped land. The City uses an alternative lease, i.e. billboard, as the source of non-taxpayer revenue to fund the perpetual maintenance of the Haney Creek Preserve.

Earlier this year, the City Commission instructed City staff to move forward with converting the 1.97-acre into conservation and adding said parcel into the Haney Creek Preserve. In the original 2011 Funding Agreement, the City and Martin County agreed that the 1.97-acre parcel would be carved out and that the City would lease the property to fund the maintenance of the preserve. In resolution No. 20-2026, the City Commission approved the First Amendment to the 2011 Funding Agreement with Martin County which lifted the requirement to lease the 1.97-acre parcel for revenue and allow for it to be added to the Haney Creek Preserve. On May 5, 2026, Martin County also approved the First Amendment to the 2011 Funding Agreement. The amendment to the 2011 Funding Agreement is conditional upon voter approval via referendum.

On May 26, 2026, City Staff placed Resolution No. 40-2026 on the agenda for the regular City Commission meeting. The resolution was seeking approval of ballot language rescinding the 2011 referendum and allowing the City to convert the 1.97 acre parcel to conservation. At the public hearing, the City Commission instructed City Staff to bring back the issue in a D&D on an agenda in July.

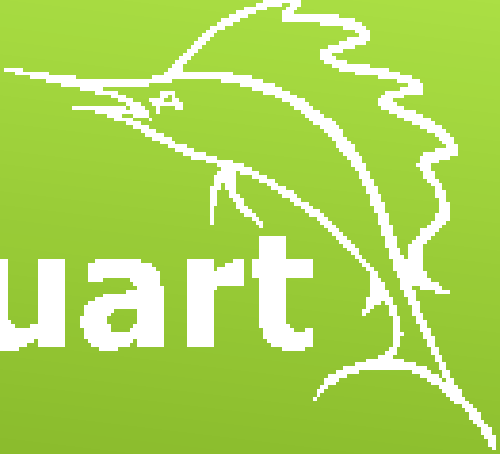
Funding Source:

Recommended Action:

ATTACHMENTS:

1. 7.27.26 Haney Creek DD
2. Section 9.05 City Charter

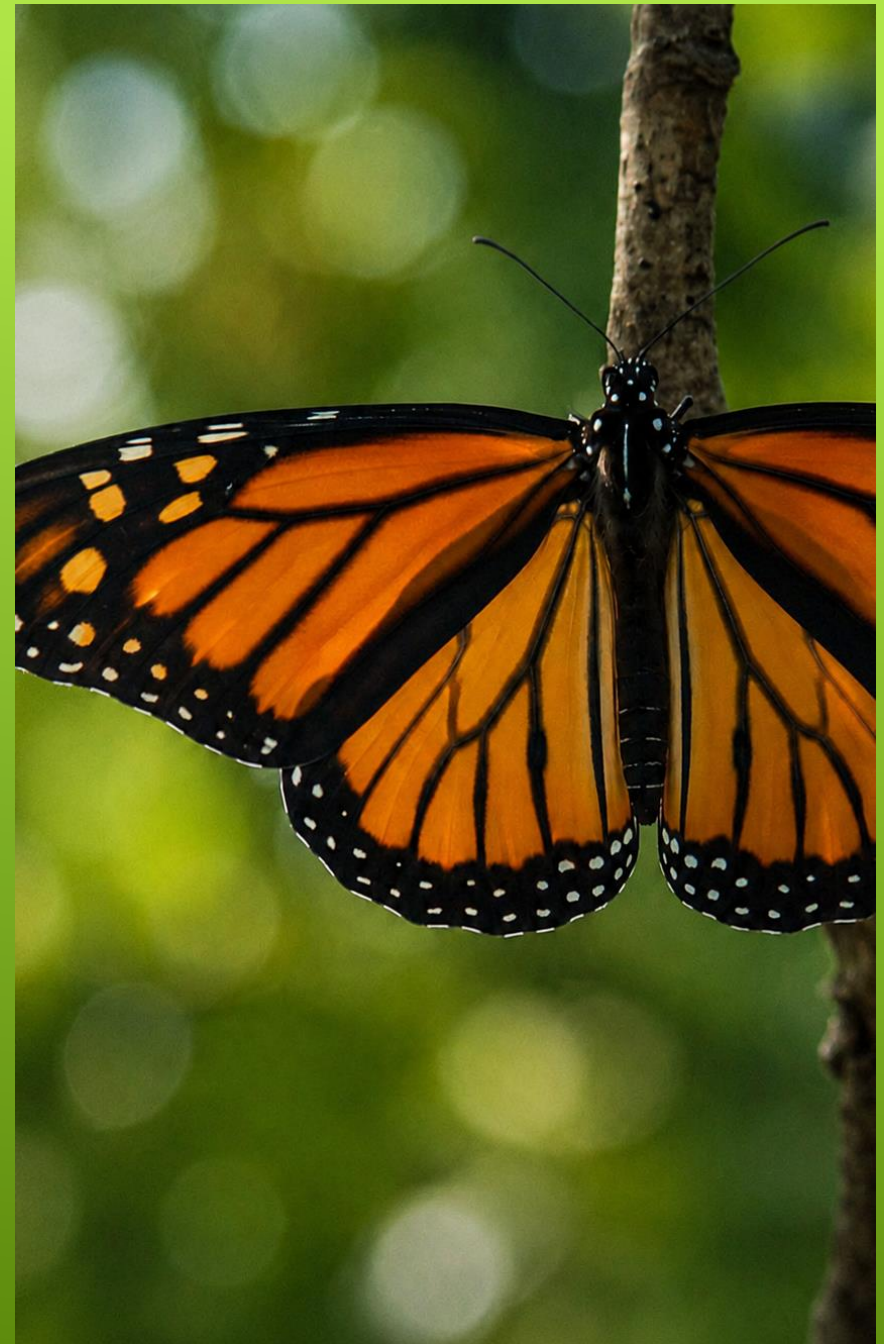
3. R20-2026 plus ILA
4. R40-2026 Referendum 2 Acre Parcel Haney Creek



Stuart **HANEY CREEK** **REFERENDUM**

Discussion & Deliberation

July 27, 2026



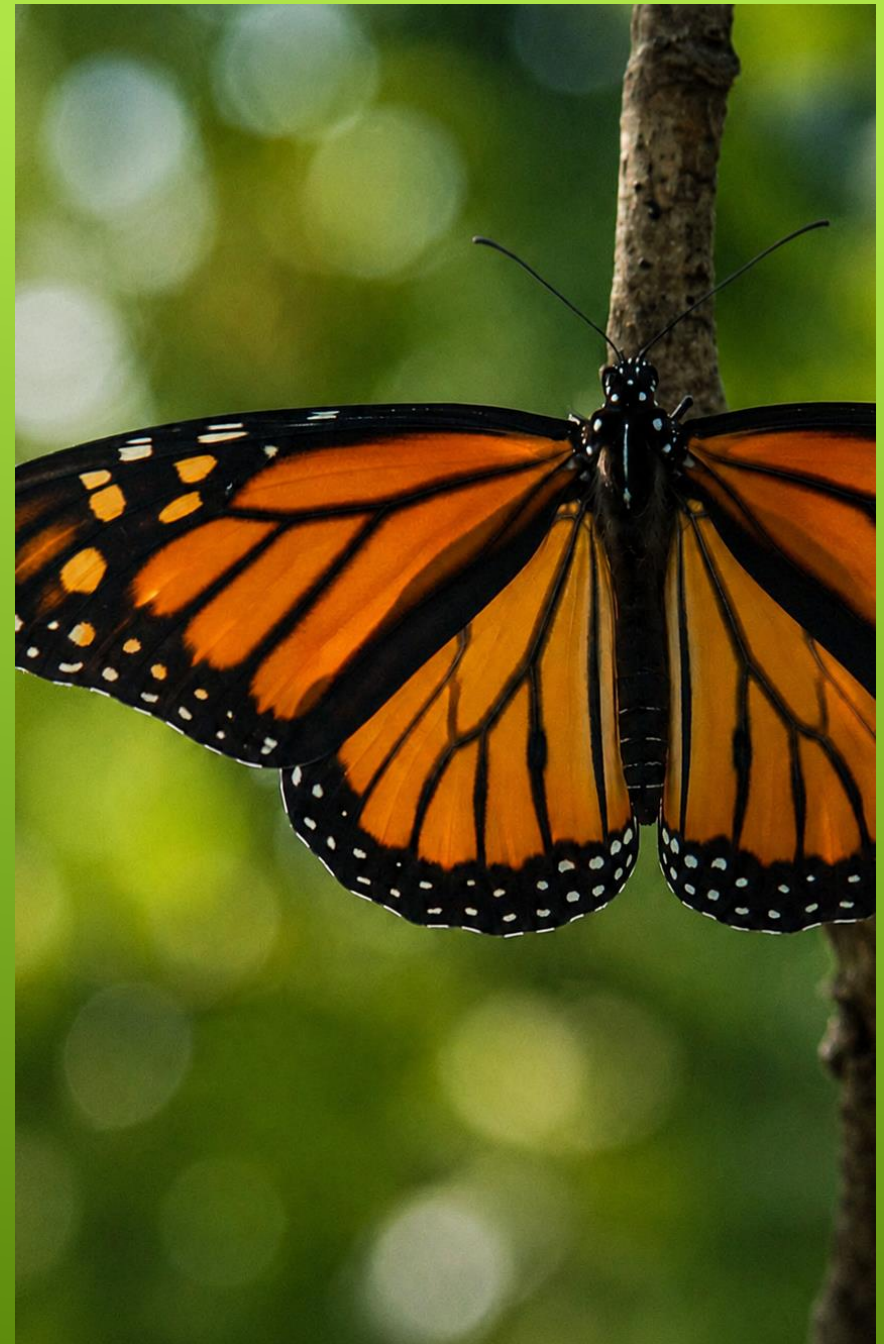


Stuart

**HANEY CREEK HISTORY
COMPREHENSIVE PLAN
ACQUISITION TIMELINE
RECENT EVENTS
PROCESS**

Discussion & Deliberation

July 27, 2026



Haney Creek Park & Nature Preserve

391 NW Baker Road, Stuart, FL 34994

- Named after Dr. Horace J. Haney, an early Stuart-area physician who settled along the creek in 1882, more than 30 years before Stuart was incorporated.
- The preserve protects part of the Haney Creek watershed, which drains into the South Fork of the St. Lucie River.
- The 157-acre preserve protects rare Florida habitats including coastal scrub land, pine flatwoods, wetlands, and wet prairies.
- Originally developed as a stormwater management and environmental restoration project to improve water quality entering the river.
- Supported by community funding through a voter-approved half-cent sales tax dedicated to environmental improvements.
- Opened to the public beginning in 2016, with additional trail phases expanding access throughout the preserve.
- The preserve serves as both a recreational resource and a living example of Stuart's natural landscape before development, while helping protect water quality in the St. Lucie River.
- Today, visitors enjoy 4.4 miles of trails, a dog park, picnic areas, and nature observation opportunities.

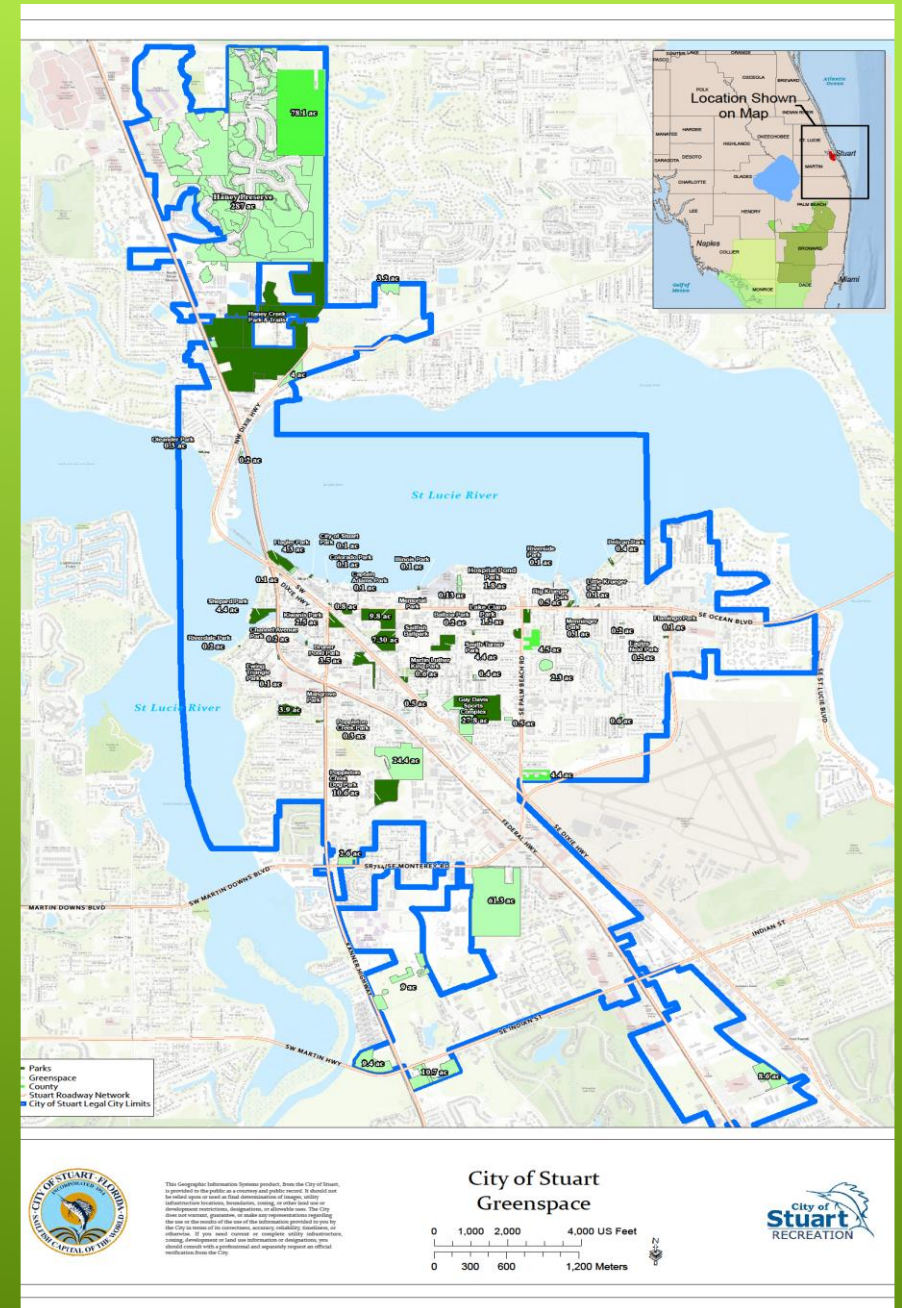


Stuart

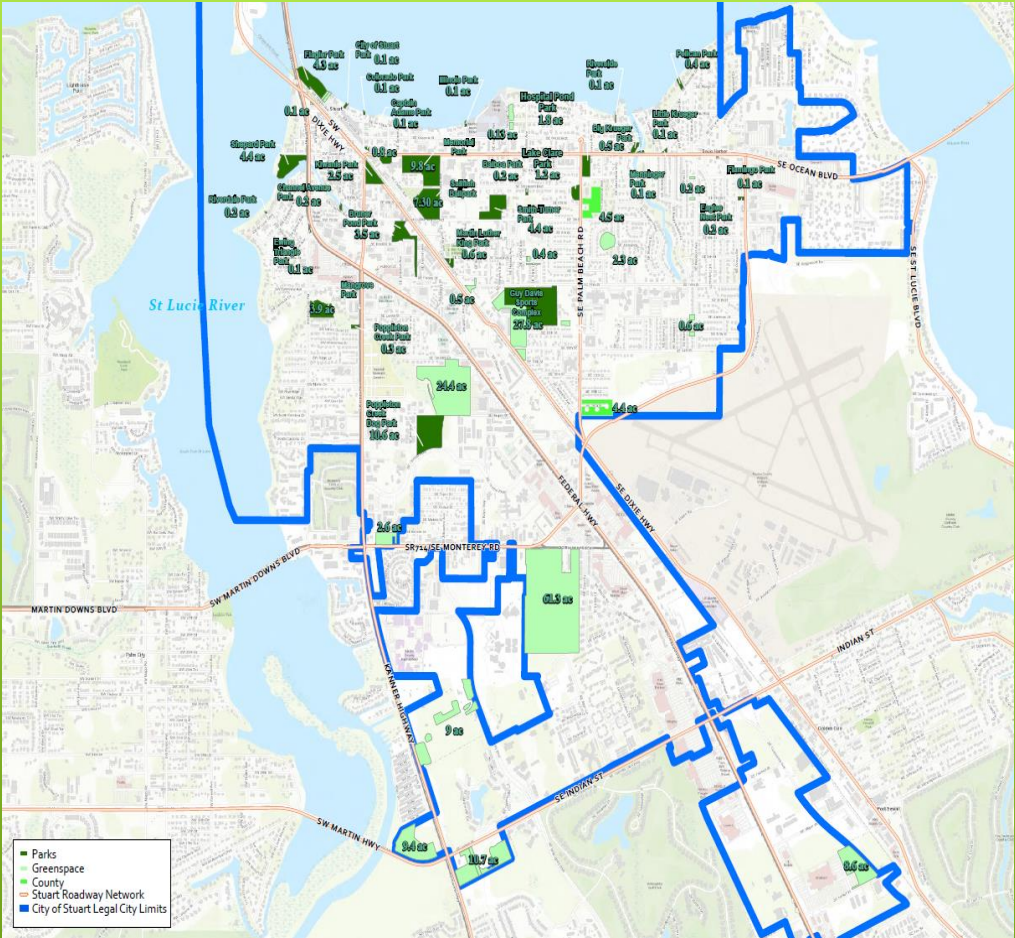
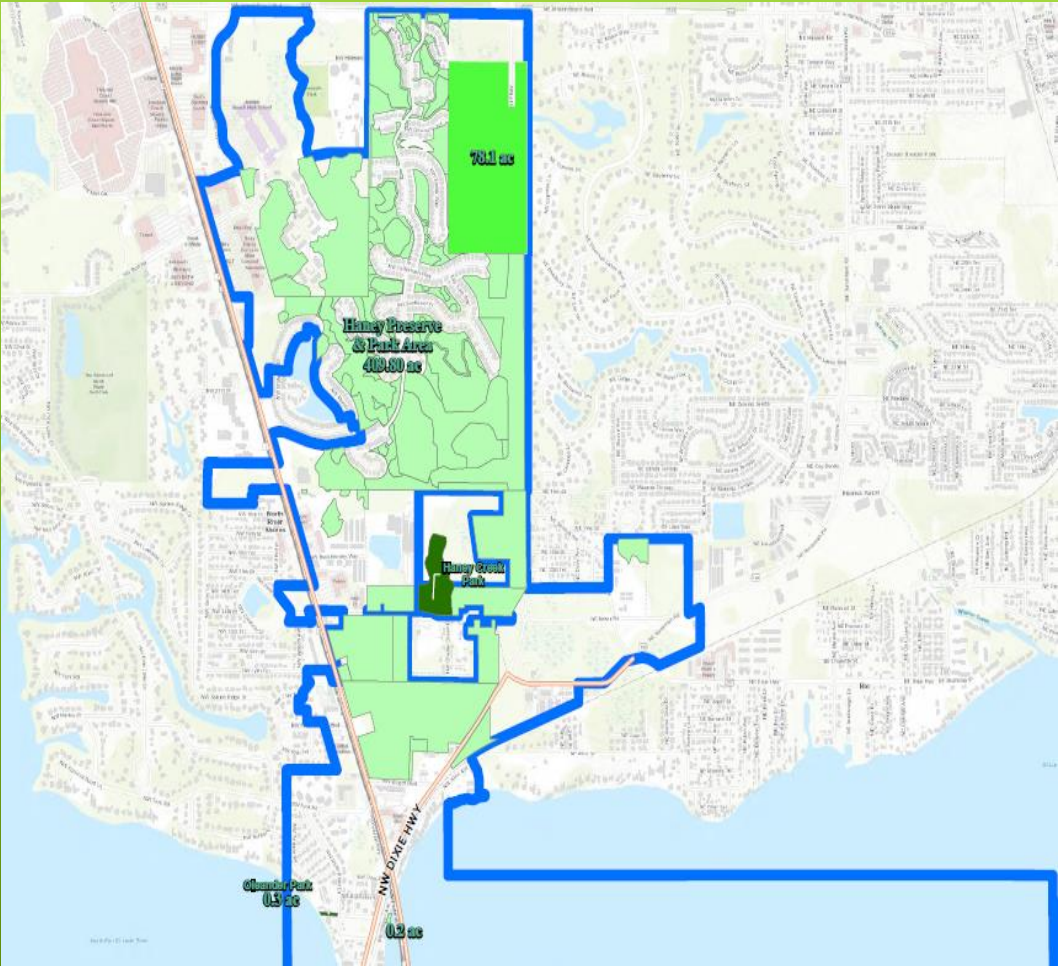
PARKS, CONSERVATION LAND & DEDICATED UPLAND PRESERVATION



July 27, 2026 Workshop, Discussion & Deliberation



North of the St. Lucie River



South of the of St. Lucie River

Comprehensive Plan

GOAL STATEMENT 6.A. RECREATION

Objective 6.A1. - Meeting growing demand—Adequate sites, facilities and programs.

Policy 6.A1.10. The recreation level of service standard shall be three acres of developed park land per 1,000 residents. Developed park land includes, but [is] not limited to, improvements such as picnic facilities, restrooms, play courts (e.g., basketball, tennis, volleyball), ball fields (e.g., softball, baseball, football), vest pocket parks, neighborhood parks and ecological parks.

The City of Stuart manages nearly 3 times the required park land exceeding its minimum requirement by 134 acres.

• Projected Maximum Population Buildout	23,000
• 3 acres per 1,000 residents	69 acres
• Managed City of Stuart Parks & Recreation Land	203 acres

In addition...

• Additional Green Space (not including managed parks)	528 acres
--	-----------

Total Green Space (Managed & Unmanaged)	731 acres
---	-----------

Total Green Space is more than 10 times the comprehensive plan’s objective.



Haney Creek / Acquisition Timeline



January 22, 2007 - the City Commission adopted Ordinance Number 2095-07, which approved the former “Harbour Walk Preserve Commercial Planned Unit Development” (CPUD) project on 52.93 acres, consisting of 299,600 square feet of non-residential floor space including, office, retail and a hotel, together with a community trailhead. The project was never initiated and ultimately, the owner declared bankruptcy.

July of 2011 - the City of Stuart and Martin County jointly purchased 50.96 acres of the former “Harbour Walk Preserve Commercial Planned Unit Development” (CPUD) property for purposes of adding it to the Haney Creek Watershed Preserve. Additionally, the City exchanged for a lot, the 1.97-acre portion of the Harbour Walk PUD for purposes of leasing to a private commercial enterprise to generate revenues for maintenance and improvements to the expanded Haney Creek Preserve and other City-owned lands, acquisition of additional environmental lands and repayment of funds originally invested.

September 12, 2011 - the City Commission adopted Resolution Number 83-2011, providing for ballot language for a referendum under City Charter Section 9.05 seeking voter approval for the City to lease, for more than 10 years, an existing 1.97-acre commercial lot on north US#1 opposite North River Shores Boulevard. In Section 1 of Resolution 83-2011, the following ballot question shall be placed on the City’s General Election to be held November 8, 2011, to become effective as provided by ordinance. Section 2 states the form of the question on the ballot for the November 8, 2011, referendum shall be as follows:

“LONG-TERM LEASE OF CITY-OWNED COMMERCIAL LOT ADJOINING CITY PROPERTY FRONTING TIDALLY-INFLUENCED WATERS.”

Shall the City lease, long-term, the 1.97-acre commercial lot fronting North US#1 opposite North River Shores Boulevard; the proceeds from which shall provide long-term maintenance of the adjoining 165-acre Haney Creek Preserve and other expenditures agreed upon by the City and Martin County.

R43-2011 Authorizing to purchase Haney Creek property and carving out 1.97 acres for commercial use.



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

RESOLUTION No. 43-2011

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING THAT CERTAIN AGREEMENT TO PURCHASE AND SELL REAL ESTATE BY AND BETWEEN THE CITY OF STUART AND TCOAST HOLDINGS, LLC, AND AUTHORIZING THE EXECUTION OF CLOSING DOCUMENTS; AND TO ASSIGN A ONE-HALF INTEREST IN THE AGREEMENT TO PURCHASE AND SELL REAL ESTATE TO MARTIN COUNTY FOR THE HANEY CREEK PROPERTY; APPROVING A CITY CARVE-OUT OF 2± ACRES FOR COMMERCIAL USE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *



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

RESOLUTION No. 43-2011

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING THAT CERTAIN AGREEMENT TO PURCHASE AND SELL REAL ESTATE BY AND BETWEEN THE CITY OF STUART AND TCOAST HOLDINGS, LLC, AND AUTHORIZING THE EXECUTION OF CLOSING DOCUMENTS; AND TO ASSIGN A ONE-HALF INTEREST IN THE AGREEMENT TO PURCHASE AND SELL REAL ESTATE TO MARTIN COUNTY FOR THE HANEY CREEK PROPERTY; APPROVING A CITY CARVE-OUT OF 2± ACRES FOR COMMERCIAL USE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

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

Section 1: The City Commission hereby:

1) approves and adopts that certain Agreement to Purchase and Sell Real Estate by the City Manager on May 6, 2011 with TCoast Holdings, LLC, as later amended, as is on file with the City Clerk; and

2) assigns all right, title and interest to a Purchase and Sell Real Estate (the "Agreement") to

3) authorizes the Mayor, City Manager documents necessary to take title to the property, Martin County Board of County Commissioners amount, estimated to be about \$2,000,000.

Section 2: Notwithstanding the provisions of § out of a two ± acre upland parcel along US High

**Resolution 43-2011
Approve Agreement with TCoast Holdings LLC for Purchase of Haney Creek property**

ADOPTED this 23rd day of May, 2011.

ATTEST:

**CHERYL WHITE
CITY CLERK**

**APPROVED AS TO FORM
AND CORRECTNESS:**

**PAUL J. NICOLETTI
CITY ATTORNEY**

**JEFFREY A. KRAUSKOPF
MAYOR**

Resolution 43-2011
Approve Agreement with TCoast Holdings LLC for Purchase of Haney Creek property

Shores Boulevard, to be purchased separately by the City. If Martin County assents to the carve-out, the City shall pursue and obtain the separate purchase of the carve-out parcel. The Mayor, City Manager and City Clerk are hereby authorized and directed to execute any and all necessary documents to take title to the property. Further, any sale or lease of the carve-out parcel will be subject to a referendum of the city electors due to the Haney Creek parcels being tidal waterfront property. The use of the two ± acre carve-out parcel will be subject to a separate Management Plan which will govern the commercial use of the property. The intended use of the proceeds includes, but is not limited to, restoration and maintenance of the 50 ± acre Haney Creek conservation project, maintenance and management of the entire Haney Creek Watershed, and to reimburse the City for the City's share of the purchase price of the agreement.

The remaining 50 ± acres will be used exclusively for conservation purposes and will be incorporated into the overall Haney Creek Watershed Management Plan.

Lastly, the City will separately add its currently-owned two ± acre "flag lot" with access on Wright Boulevard, into the Haney Creek conservation project, as an offset for the carve-out parcel discussed above, should the carve-out occur.

Section 3: This resolution shall take effect upon adoption.

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

YES	NO	ABSENT
X		
X		
X		
X		
X		



Haney Creek / Acquisition Timeline

July 2011 - the City of Stuart and Martin County jointly purchased most of the site for Haney Creek for preservation purposes. The City separately purchased the subject 1.97-acre parcel for purposes of leasing commercially to generate revenue for ongoing maintenance for Haney and other City owned lands.

December 12, 2011 - the City Commission adopted Ordinance Number 2235-2011, which approved a Major Amendment to Ordinance Number 2095-07 to change the zoning and land use to Public and Conservation, respectively, for the 50.96 acres, while retaining the CPUD Zoning and Downtown Redevelopment Future Land Use Designations on the 1.97-acre parcel. Ordinance 2235-2011 required that future development of the 1.97-acre parcel would require a major amendment to Ordinance 2095-07.

November 25, 2013 - the City Commission directed staff to prepare a major amendment to Ordinance Number 2095-07 to provide for a prototype site plan to be reviewed and approved at the administrative level to make the site more marketable to potential developers.

February 10, 2014 - the City Commission adopted Ordinance Number 2275-2014, which approved a Major Amendment to Ordinance Number 2095-07, formerly the “Harbour Walk Preserve Commercial Planned Unit Development” (CPUD) project, providing for development approval on 1.97-acre commercial property of the site, to be known as the “Haney Creek Trust Commercial Property”.

The purpose of the Ordinance in order to promote leasing of the site to provide commercial enterprise. Exhibit B of Ordinance of 2275-2014, included potential acceptable uses such as restaurants, veterinarian offices, retail sales, etc. A list of prohibited uses is also included. Also, included proposed development conditions, such as submittal of architectural plans, tree survey and mitigation, lighting plan, and landscape plan during site plan and site plan to be approved. Additionally, changed from the zoning from CPUD to Urban Planned Unit Development (UPUD). The Ordinance required the Haney Creek Trust to obtain a Certificate of Occupancy no later than March 12, 2019.



Haney Creek / Acquisition Timeline

April 27, 2016 - the City Commission adopted Resolution 83-2016, authorizing the Mayor to execute a land lease between the City of Stuart and PHR Hotels, Inc., of Boca Raton, FL. The resolution was never recorded, and the applicant withdrew the request.

January 27, 2020 - the City Commission adopted Ordinance Number 2421-2020, refreshing the now defunct Ordinance 2275-2014, amending Ordinance 2095-07, formerly the “Harbour Walk Preserve Commercial Planned Unit Development” (CPUD) project, providing for development approval on a 1.97-acre commercial portion of the site, to be known as the “Haney Creek Trust Commercial Property” Urban Planned Unit Development (UPUD). The Ordinance is expired as of January 1, 2023.

April 27, 2020 - the City Commission had a Discussion and Deliberation regarding options for the lease city owned Haney Creek Commercial Property (1.97-acre). The formal Development Director, presented on the history, location, and provided the potential lease options.

The Commission conversed about working Housing Solutions to bring affordable housing to this property. The Majority stated they would like to see the Commission negotiate whatever ad valorem would have been collected would it have been a commercial rental property, that we could go forward with that in the negotiations. Also, concerns were raised with the size of the property for the number of units that would be available.

September 27, 2021 - the City Commission adopted Resolution Number 99-2021, authorizing the City Manager to enter and execute a letter of intent with the Housing Solutions Council for a due diligence period of one year and negotiate a land lease to utilize the property for affordable housing.

October 19, 2022 - the Housing Solutions Council notified the City to cancel the Resolution Number 96-2022 to be heard at the October 24, 2022 City Commission meeting.

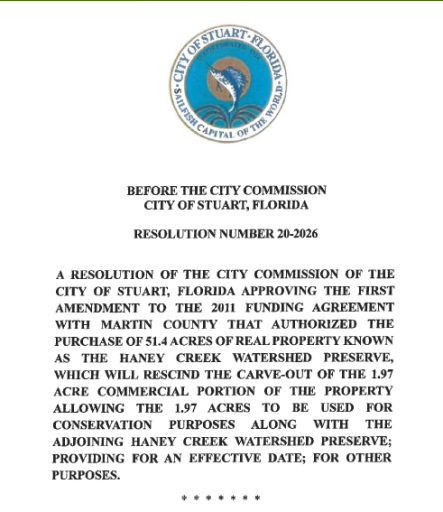
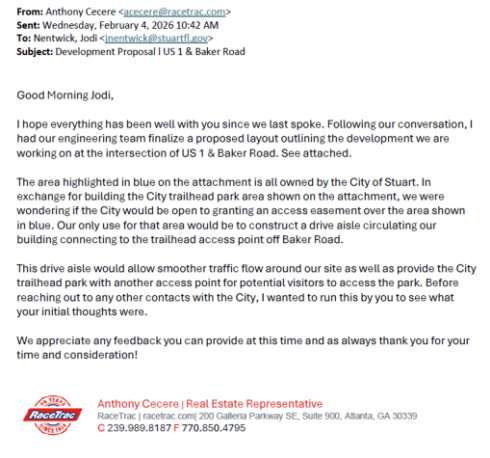
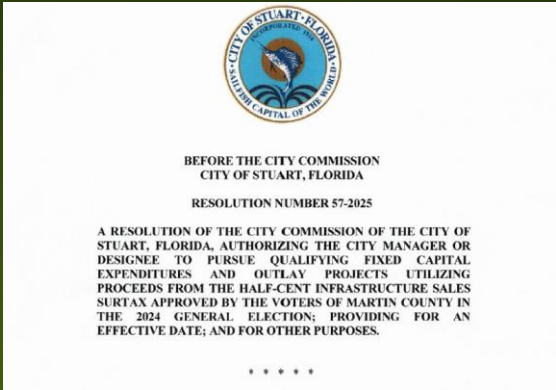
Haney Creek Recent Events

R57-2025 (June 23, 2025) the City Commission Authorized the City Manager to move forward with converting the 1.97-acre commercial zoned parcel on US1 to a trailhead.

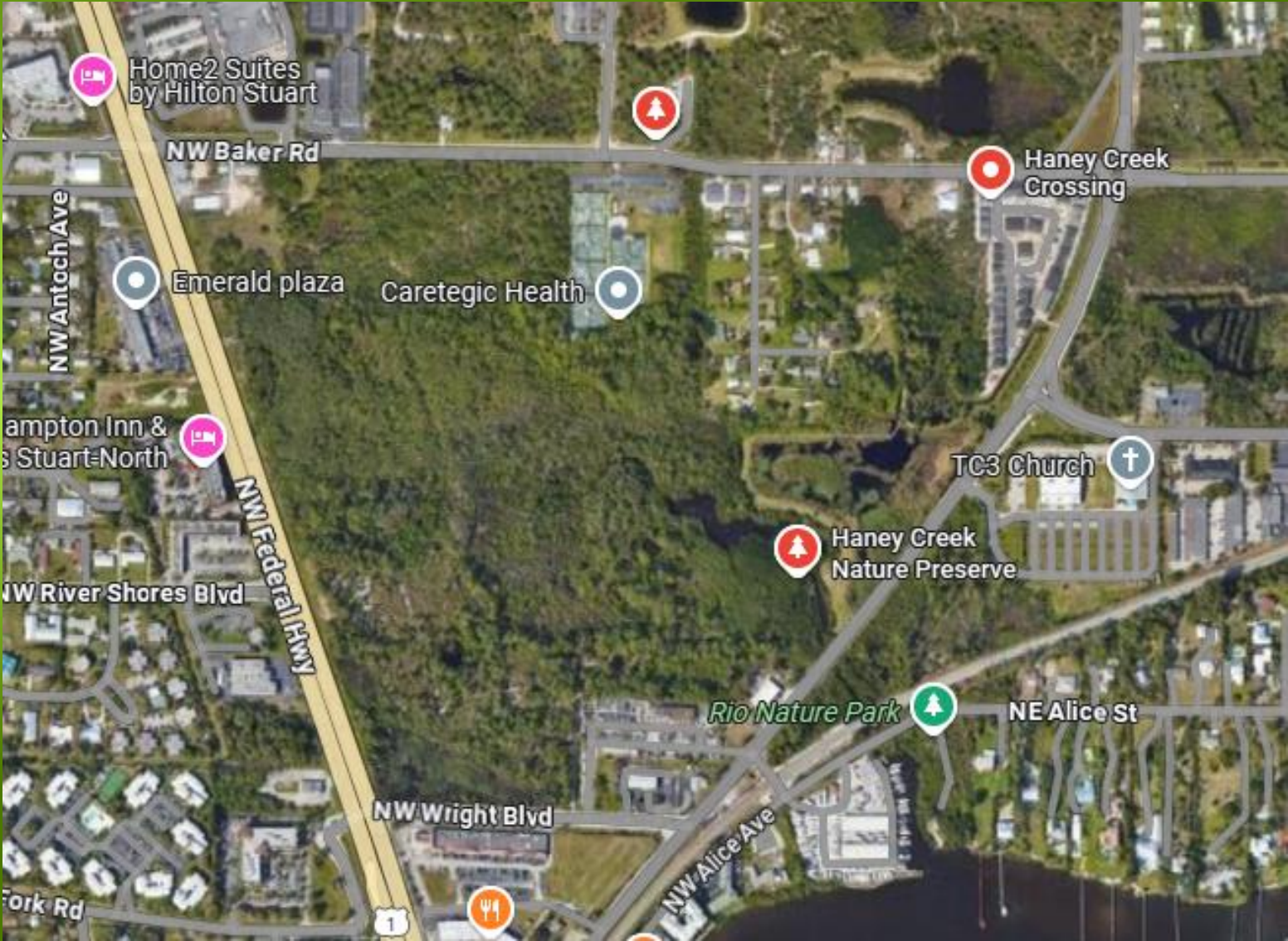
February 25, 2026 – The City received an unsolicited from RaceTrac, 1405 NW Federal Highway requesting the City to consider granting an Ingress/Egress easement to their proposed location, and they would build the trailhead for the City.

March 9, 2026 – City Commission had a consensus to move the Haney Creek Trailhead to 520 NE Baker Road.

R20-2026 (March 23, 2026) the City Commission expressed the desire to abandon the original intent to use the 2-acre parcel for revenue to maintain Haney Park by converting the commercial zone parcels to conservation. The City was required to amend the original 2011 inner local agreement with Martin County prior to returning the item to the voters with a referendum. Martin County agreed to amend the ILA subject to approval via referendum.



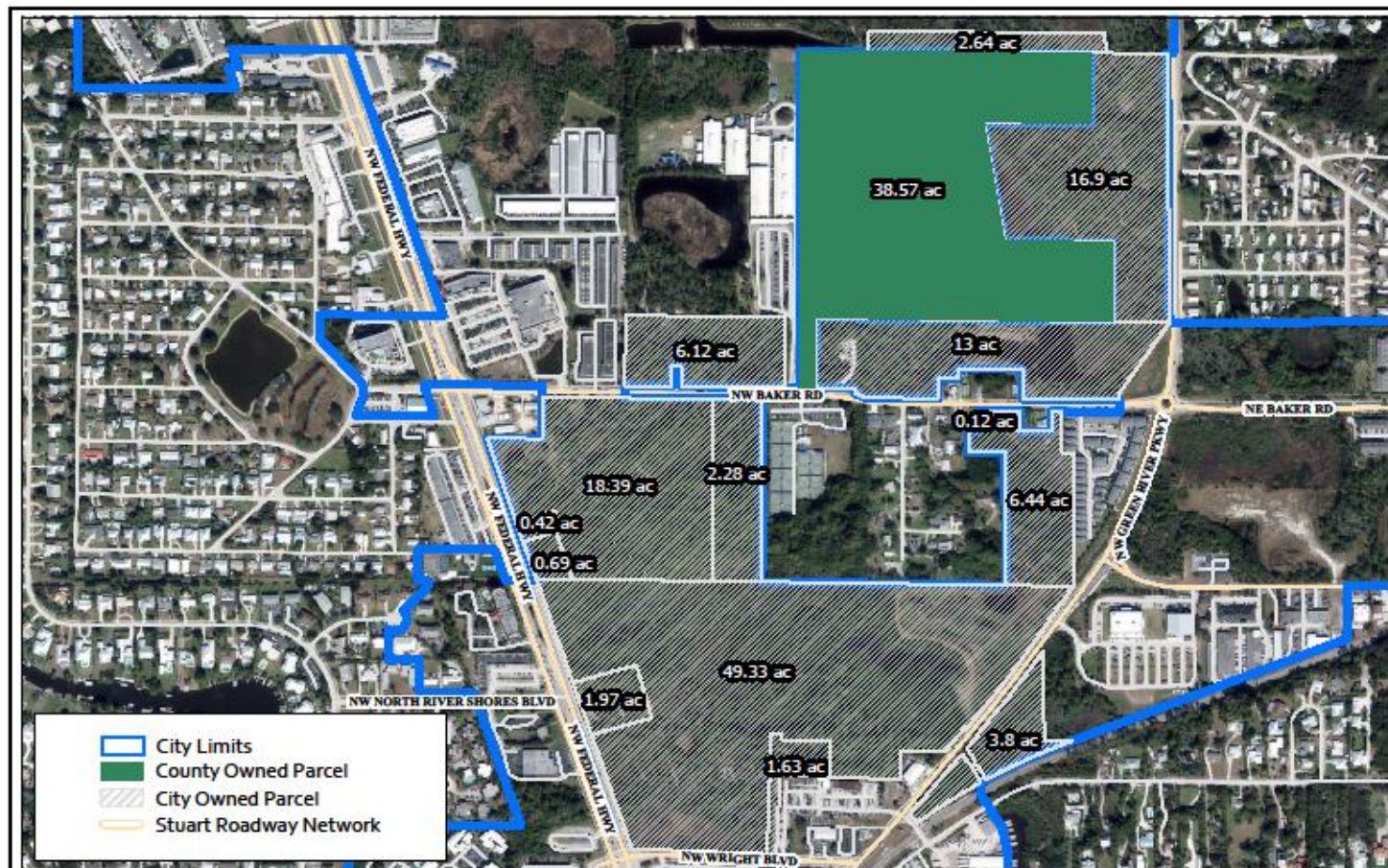
HANEY CREEK NATURE PRESERVE



July 27, 2026 Discussion & Deliberation

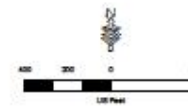
HANEY CREEK

CITY OF STUART & MARTIN COUNTY



This Geographic Information System product, from the City of Stuart, is provided to the public as a courtesy and should not be used for any purpose other than that for which it was intended. The City does not warrant, guarantee, or make any representation regarding the use or the results of the use of the information provided to you by the City in terms of its accuracy, reliability, timeliness, or otherwise. If you need current or complete data, please contact the City of Stuart for more information or data, please contact the City of Stuart and request an official publication from the City.

City vs County Owned
Parcels- Haney Creek



July 27, 2026 Discussion & Deliberation

R35-2026 Trailhead Acquisition with ½ cent Sales Tax



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 35-2026

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CITY MANAGER OR DESIGNEE TO PURSUE THE CREATION OF A TRAILHEAD ALONG WITH ASSOCIATED INFRASTRUCTURE IN HANEY CREEK OFF OF BAKER ROAD AND TO MOVE FORWARD WITH ACQUIRING LAND IN THE AVONLEA AREA UTILIZING PROCEEDS FROM THE HALF-CENT INFRASTRUCTURE SALES SURTAX APPROVED BY THE VOTERS OF MARTIN COUNTY IN THE 2024 GENERAL ELECTION; AUTHORIZING CITY STAFF TO COLLABORATE WITH MARTIN COUNTY IN THE JOINT ACQUISITION OF UNDEVELOPED PARCELS IN THE AVONLEA AREA INCLUDING TAKING ACTION TO NOMINATE UNDEVELOPED PARCELS IN THE AVONLEA AREA TO MARTIN COUNTY'S ENVIRONMENTAL LANDS OVERSIGHT COMMITTEE FOR CONSIDERATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, a local government infrastructure surtax is a discretionary sales surtax that may be levied in an amount up to one percent (1%) when so authorized by a majority of voters of a county in a general election pursuant to the provisions of Chapter 212, Florida Statutes; and

WHEREAS, on February 20, 2024, the Martin County Board of County Commissioners unanimously approved an ordinance to place a referendum on the 2024 General Election ballot calling for a half-cent sales surtax for a period of 10 years, for the purpose of acquiring environmentally sensitive land for preservation, conservation, and restoration; and

Resolution No. 35-2026; Authorizing Uses for the Half-Cent Sales Surtax Approved During the 2024 General Election.

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

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

YES	NO	ABSENT	ABSTAIN
Y			
Y			
Y			
Y			
Y			

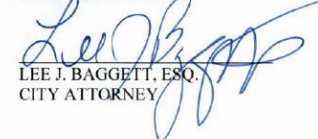
ADOPTED this 27th day of April, 2026.

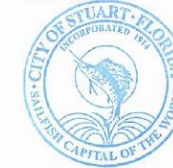
ATTEST:


MARY R. KINDEL, MMC
CITY CLERK


CHRISTOPHER COLLINS
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:


LEE J. BAGGETT, ESQ.
CITY ATTORNEY



July 27, 2026 Discussion & Deliberation

Haney Creek Process

Original Referendum

November 8, 2011 - Referendum Language - voters approved a referendum authorizing the City to seek a commercial lease for the 1.97-acre parcel to fund the perpetual maintenance of the Haney Creek Preserve. Referendum Passed.

To Rescind the Prior Referendum

May 26, 2026 - R40-2026 -A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA PROVIDING FOR BALLOT LANGUAGE FOR A REFERENDUM UNDER CITY CHARTER SECTION 9.05 SEEKING VOTER APPROVAL TO RESCIND THE NOVEMBER 8, 2011 ELECTION BALLOT REFERENDUM REQUIREMENT TO LEASE AN UNDEVELOPED 1.97-ACRE COMMERCIAL PARCEL FRONTING US-1 OPPOSITE NORTH RIVER SHORES BOULEVARD THAT WAS TO FUND THE MAINTENANCE OF THE HANEY CREEK PRESERVE, SO THAT THE 1.97-ACRE PARCEL MAY BE CONVERTED TO CONSERVATION AND ADDED TO THE HANEY CREEK PRESERVE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 40-2026

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA PROVIDING FOR BALLOT LANGUAGE FOR A REFERENDUM UNDER CITY CHARTER SECTION 9.05 SEEKING VOTER APPROVAL TO RESCIND THE NOVEMBER 8, 2011 ELECTION BALLOT REFERENDUM REQUIREMENT TO LEASE AN UNDEVELOPED 1.97-ACRE COMMERCIAL PARCEL FRONTING US-1 OPPOSITE NORTH RIVER SHORES BOULEVARD THAT WAS TO FUND THE MAINTENANCE OF THE HANEY CREEK PRESERVE, SO THAT THE 1.97-ACRE PARCEL MAY BE CONVERTED TO CONSERVATION AND ADDED TO THE HANEY CREEK PRESERVE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Haney Creek Process

Proposed Ballot Language in R40-2026

Shall the City of Stuart rescind the November 8, 2011 election ballot referendum requirement to lease an undeveloped 1.97-acre commercial parcel fronting US-1 opposite North River Shores Boulevard that was to fund the maintenance of the Haney Creek Preserve, so that the 1.97-acre parcel may be converted to conservation and added to the Haney Creek Preserve?

____ YES for approval

____ NO for rejection

➤ Referendum Deadline

August 21, 2026 – Resolution approving Referendum language
Requires 1 public hearing.



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 40-2026

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA PROVIDING FOR BALLOT LANGUAGE FOR A REFERENDUM UNDER CITY CHARTER SECTION 9.05 SEEKING VOTER APPROVAL TO RESCIND THE NOVEMBER 8, 2011 ELECTION BALLOT REFERENDUM REQUIREMENT TO LEASE AN UNDEVELOPED 1.97-ACRE COMMERCIAL PARCEL FRONTING US-1 OPPOSITE NORTH RIVER SHORES BOULEVARD THAT WAS TO FUND THE MAINTENANCE OF THE HANEY CREEK PRESERVE, SO THAT THE 1.97-ACRE PARCEL MAY BE CONVERTED TO CONSERVATION AND ADDED TO THE HANEY CREEK PRESERVE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.



DISCUSSION & DELIBERATION

ARTICLE IX. VACATION OF STREETS

Sec. 9.01. Alteration of streets.

Whenever it may be deemed necessary, the city commission by ordinance may cause public right-of-way to be opened, closed, or vacated.

(Ord. No. 2231-2011, § 1(Exh. A), 7-11-2011)

Sec. 9.02. Vacation of streets [subject to terms and costs].

The vacation or abandonment of any public right-of-way or part thereof shall be subject to the procedures, terms, fees, costs and charges for such vacation as shall be provided by ordinance.

(Ord. No. 2231-2011, § 1(Exh. A), 7-11-2011)

Sec. 9.03. Closing streets giving direct access to navigable waters.

Notwithstanding the provisions of Section 9.02 of this charter, no public right-of-way giving direct access to any navigable waters in the City of Stuart shall be closed, vacated or abandoned without the approval of a majority of the electors participating in a referendum election, as hereafter provided, except in those instances wherein the person or persons petitioning the City of Stuart for such closing, vacating or abandoning of public right-of-way giving direct access to any navigable waters offer to trade or give to the city comparable land or lands for a road, street or public thoroughfare to give access to the same body of water. Such access shall be of such condition as to not work a hardship to users thereof, and the reasonableness of the distance shall be left to the discretion of the city commission of the City of Stuart.

(Ord. No. 2231-2011, § 1(Exh. A), 7-11-2011)

Sec. 9.04. Procedure to close, vacate or abandon public rights-of-way giving direct access to navigable waters.

If any such person or persons petitioning the commission of the city for the closing, vacating or abandoning of public rights-of-way which give direct access to any navigable waters within the city limits of the city do not offer to trade or give to the city comparable land within a reasonable distance of the area affected, the following shall apply:

- a. After giving thirty (30) days' notice thereof by publication once a week for three (3) consecutive weeks in a newspaper published in said city, such publications being at least seven (7) days apart, the question of whether the road shall be closed shall be submitted to the qualified electors of city.
- b. A special election may be held at the same time and may be conducted by the same election officials as any scheduled election.
- c. If a special election is called the person or persons requesting the change shall advance to the city the cost of said election.

(Ord. No. 2231-2011, § 1(Exh. A), 7-11-2011)

Sec. 9.05. Long term lease or conveyance of waterfront property; subject to approval at referendum.

The City Commission shall not convey or lease for more than 10 years (including options to renew) any interest in real property owned or controlled by the City, if it or any contiguous parcel has frontage on the St. Lucie River or on a tidal creek, unless the proposed conveyance or lease is first approved by public referendum using the procedure started in Charter section 9.04 for vacating public streets providing water access.

(Res. No. 195-06, § 1, 11-27-2006, ref. of 11-7-2006)



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

RESOLUTION NUMBER 20-2026

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING THE FIRST AMENDMENT TO THE 2011 FUNDING AGREEMENT WITH MARTIN COUNTY THAT AUTHORIZED THE PURCHASE OF 51.4 ACRES OF REAL PROPERTY KNOWN AS THE HANEY CREEK WATERSHED PRESERVE, WHICH WILL RESCIND THE CARVE-OUT OF THE 1.97 ACRE COMMERCIAL PORTION OF THE PROPERTY ALLOWING THE 1.97 ACRES TO BE USED FOR CONSERVATION PURPOSES ALONG WITH THE ADJOINING HANEY CREEK WATERSHED PRESERVE; PROVIDING FOR AN EFFECTIVE DATE; FOR OTHER PURPOSES.

* * * * *

WHEREAS, in 2011, the City and Martin County (the “County”) entered into a Funding Agreement to co-purchase approximately 51.4 acres of property for conservation and recreation within the City limits and in accordance with County Ordinance 711(the “Haney Creek Preserve”), the 2011 Funding Agreement is attached hereto as Exhibit “A”; and

WHEREAS, on November 8, 2011, a majority of voters approved a City referendum directing the City to carve-out approximately 2 acres of the Haney Creek Preserve located on U.S. Highway 1 for commercial purposes to generate revenue for the improvement, maintenance and management of the remainder of the Haney Creek Preserve (the “Carve-Out Parcel”), a map depicting Haney Creek Preserve and the Carve-Out Parcel is attached hereto as Exhibit “B”; and

WHEREAS, since 2011, the City has paid for all improvements, maintenance and management of the Haney Creek Preserve from its general fund, and to date, the City has not found any acceptable commercial use for the Carve-out Parcel; and

WHEREAS, the City desires to abandon the covenant to use the Carve-out Parcel for commercial purposes in favor of combining the Carve-out Parcel with the rest of the Haney Creek Preserve to be used for conservation purposes in accordance with its Future Land Use Map and Zoning, subject to approval by the County and approved referendum in the upcoming August 18, 2026 Election Day; and

WHEREAS, in order to change the use of the Carve-Out Parcel from commercial to conservation and eliminate the requirement that its commercial revenue be used for perpetual maintenance for the Haney Creek Preserve, the 2011 Funding Agreement between the City and Martin County must be amended to reflect the parties' desires.

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

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

SECTION 2: The City Commission hereby approves the First Amendment to the Funding Agreement with Martin County; a draft of the First Amendment to the Funding Agreement is attached hereto as Exhibit "C."

SECTION 3: The final First Amendment to the Funding Agreement with Martin County shall be signed by the Mayor, or his designee and then be provided to the County for their consideration and execution.

SECTION 4: This resolution shall take effect upon adoption.

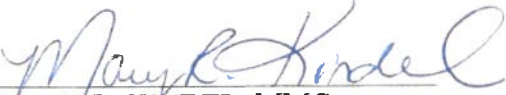
Commissioner GIOBBI offered the foregoing resolution and moved its adoption. The motion was seconded by Commissioner CLARKE and upon being put to a roll call vote, the vote was as follows:

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

YES	NO	ABSENT	ABSTAIN
Y			
Y			
Y			
Y			
	N		

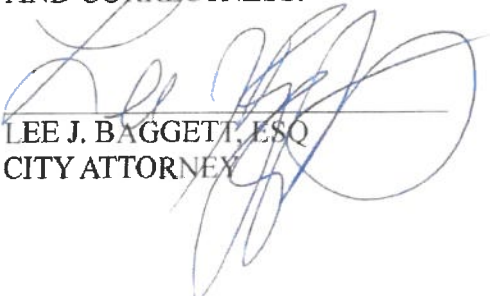
ADOPTED this 23rd day of March, 2026.

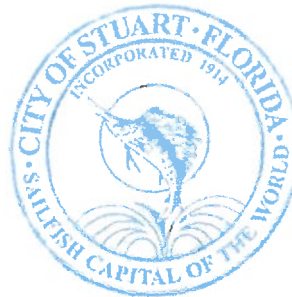
ATTEST:


MARY R. KINDEL, MMC
CITY CLERK


CHRISTOPHER COLLINS
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:


LEE J. BAGGETT, ESQ
CITY ATTORNEY



**FUNDING AGREEMENT
BETWEEN
THE CITY OF STUART
AND
MARTIN COUNTY
(HANEY CREEK)**

THIS AGREEMENT (the "Agreement") is made and entered into as of this 14th day of June, 2011, by and between the City of Stuart, a municipal corporation of the State of Florida (the "City") and Martin County, a political subdivision of the State of Florida (the "County").

BACKGROUND AND OBJECTIVES

WHEREAS, the City is a municipal corporation of the State of Florida and is authorized by the Florida Interlocal Cooperation Act of 1969, as amended, to enter into agreements with the County for the purposes set forth herein; and

WHEREAS, the County is a political subdivision of the State of Florida and is authorized by the Florida Interlocal Cooperation Act of 1969, as amended, to enter into agreements with the City for the purposes set forth herein; and

WHEREAS, effective as of May 6, 2011, the City, as Buyer, and TCoast Holdings, LLC, a Florida limited liability company, as Sellers, entered into that certain Agreement to Purchase and Sell Real Estate (the "Agreement") for the acquisition of Haney Creek Parcel located within the City of Stuart in Martin County consisting of approximately 51.4 acres more or less, for Three Million Eight Hundred Twenty- Five Dollars (\$3,825,000.00), and

WHEREAS, the City has determined, subject to referendum, that it will use two acres, more or less, (located adjacent to US1) (the "Carve-out Parcel") of the 51.4 acres for commercial purposes in order to generate revenue for the improvement, maintenance and management of the remainder of the Haney Creek Parcel and adjoining conservation lands; and

WHEREAS, the City applied to the County Land Acquisition Selection Committee ("LASC") to receive funds from the Martin County Half-Cent Sales Tax, pursuant to Martin County Ordinance No. 711 to acquire environmentally significant land for the purpose of preserving, conserving and restoring the St. Lucie River and to provide connections and wildlife corridors between publicly owned parks and conservation land; and

WHEREAS, on April 12, 2011, the Martin County Board of County Commissioners received and approved the recommendation of the LASC to provide fifty (50%) percent matching funds to partner with the City to fund the purchase of the Haney Creek Parcel; and

WHEREAS, the City further met the requirements of Ordinance 711 by providing fifty percent (50%) matching funds towards the purchase of the Haney Creek Parcel; and

WHEREAS, the City will also convey, at no cost, to the County a fifty percent (50%) interest in a 1.63 acre parcel that is connected to Wright Boulevard (the "Flag Parcel"), which Flag Parcel is contiguous to the Haney Creek Parcel and has previously been improved with a parking lot that will be used to provide public access; and

NOW, THEREFORE, in consideration of these premises and mutual covenants contained herein, the parties agree as follows:

1. COUNTY'S CONTRIBUTION

1.1 The above recitals in the "Background and Objectives" section are true and correct, and incorporated herein.

1.2 The County will provide a contribution to the City for the City's acquisition of 49.4 acres, more or less, (hereinafter described as the Property), as described in Exhibit "A" attached hereto and made a part hereof, in the amount of One Million Eight Hundred Thirty Seven Thousand Five Hundred and 00/100 (\$1,837,500.00) and the County will receive a fifty (50%) percent undivided interest in the Parcel.

2. COUNTY CLOSING PROCEDURE

2.1 The City will cooperate with the County in order to receive the Half-Cent Sales Tax funding by providing the following documents to the County for review and approval prior to the Closing set forth in section 2.3 below.

- a. A fully executed copy of the Agreement for Purchase and Sale between the City and TCoast Holdings, LLC, a Florida limited liability company.
- b. A fully executed copy of this Funding Agreement between the City and Martin County.
- c. The proposed closing statement.
- d. The proposed Special Warranty Deed from TCoast Holdings, LLC, a Florida limited liability company conveying a fifty percent (50%) undivided interest in the Property to the City of Stuart, and a fifty percent (50%) undivided interest in the Property to Martin County.
- e. The proposed Special Warranty Deed, at no consideration, from the City conveying a fifty percent (50%) undivided interest in the Flag Parcel as described in Exhibit "B" attached hereto and made a part hereof to Martin County, at no cost.

f. A survey of the Property prepared to ALTA standards and certified to the City, the County and the Title Insurance Company.

g. A survey of the Flag Parcel prepared to ALTA standards and certified to the City, the County and the Title Insurance Company.

h. A title insurance commitment for the amount of the purchase price, naming the City and County as co-insured with copies of all documents referenced on Schedule B-I and B-II of the commitment for the Property

i. A title insurance commitment for the amount of \$344,000.00, naming the City and County as co-insured with copies of all documents referenced on Schedule B-I and B-II of the commitment for the Flag Parcel.

j. An environmental site assessment of the Property and the Flag Parcel, certified to the City and the County, which meets the standards and requirements of ASTM practice E1527, and with a date of certification within 45 days of the date of acquisition of the Property by the City, together with a statement required by Rule 9K-8.021(4), F.A.C.

2.2 At least ten (10) business days prior to the Closing Date, the City shall provide a closing statement and an invoice in the amount of the County's contribution of **One Million, Eight Hundred Thirty Seven Thousand Five Hundred and 00/100 Dollars (\$1,837,500.00) or fifty percent (50%) of the purchase price of the Property, whichever is less**, and copies of all documents with respect to the acquisition of the Property as set forth in Section 2.1 above; and specific wiring instructions to the County. The County shall provide the invoiced amount to the account specified by the closing agent at the Closing. If, for any reason, the County has delivered its funds and the Closing does not occur, the funds shall immediately be returned to the County within 1 business day.

2.3 At Closing, the City shall cause the Seller to convey to each of the County and the City an undivided fifty percent (50%) interest in the Property by special warranty deed. The City shall also convey an undivided fifty percent (50%) interest in the Flag Parcel to the County by Special Warranty Deed at no cost. The City shall be responsible, at its expense, with respect to any costs incurred, including but not limited to closings costs, documentary stamps, if any, recording fees, survey, and the title insurance premium. Closing with the County is conditioned upon both the City and the County closing with Seller on the Property.

3. NOTICES

All notices required or permitted to be given under the terms and provisions of this Agreement by either party to the other shall be in writing and shall be sent by registered or certified, return receipt requested, or facsimile, to the parties as follows:

City: Stuart City Commission
 ATTN.: Paul Nicoletti, City Manager & City Attorney

121 SW Flagler Avenue
Stuart, Florida 34994

County: Martin County Board of County Commissioners
ATTN.: Taryn Kryzda, County Administrator
2401 SE Monterey Road
Stuart, Florida 34996

or to such other address as may hereafter be provided by the parties in writing. Notices sent registered or certified mail shall be deemed received on the delivery date indicated by the U.S. Postal Service on the return receipt.

4. TERM OF AGREEMENT; EXTENSION; TERMINATION

4.1 This Agreement shall be in effect for an initial term of five (5) years ("Term"), commencing on the date of execution by the last party to sign.

4.2 This Agreement may be extended upon the same terms and conditions by mutual written agreement of both parties.

4.3 This Agreement shall terminate automatically unless the same is extended by mutual written agreement prior to the expiration date of this Agreement. In addition any other provisions which by their terms survive the expiration or termination of this Agreement, sections 7, 8 and 9 survive the expiration or termination of this Agreement.

5. AUTHORITY OF PARTIES TO ENTER INTO AGREEMENT

5.1 The City represents that (1) this Agreement has been duly authorized, executed and delivered by the Mayor of the City of Stuart, and (2) it has the required power and authority to perform this Agreement.

5.2 The County represents that (1) this Agreement has been duly authorized, executed and delivered by the Board of County Commissioners as the governing body of Martin County, and (2) it has the required power and authority to perform this Agreement.

6. AVAILABILITY OF FUNDING

This Agreement is subject to the availability of funding by the parties and does not obligate future appropriations for the obligations created herein.

7. TRANSFER OF THE PROPERTY AND DEDICATION/CERTIFICATION.

The County or City shall not sell, transfer or convey any right, title, or interest in the Property or create any lien or encumbrance or otherwise alter or encumber title to the Property without the prior written consent of the City and the County.

8. MANAGEMENT OF ACQUIRED PROPERTY

8.1 The managing agency for the Property shall be the City.

8.2 A management plan with respect to the Property and the Flag Parcel (hereinafter described as the "Site") shall be prepared by the City. The management plan shall provide for all aspects of the improvement, use, management, and operation of the Site, including land uses that are compatible with the restoration goals and purposes, conservation and appropriate public recreational uses where such recreational uses are compatible with conservation requirements. The management plan shall include provisions for passive recreation, such as: (a) conducting limited land clearing for the purpose of constructing such pervious facilities as docks, boardwalks or mulched walking trails; and (b) construction and maintenance of passive public use facilities for the purpose of educating the public or allowing public access and recreation which have minimal or no impact on natural resources; and (c) placing signs and markers as necessary to identify trails, restoration areas, or other site features related to public use and land management activities; and (d) construction and maintenance to the extent allowed by current and future permits, at grade, management roads, fire breaks, trails, walkways, piers, observation platforms or boardwalks necessary to provide public access and management activities as provided for in the site's management plan; and (e) removal or killing by any lawful means, exotic or nuisance vegetation or animal species, conducting prescribed burns and conducting other management activities necessary to carry out management for conservation purposes; and (f) conducting restoration and enhancement projects which do not conflict with the purpose of this Agreement. A management plan with respect to the Site shall not become final until reviewed and approved in writing by the County. Any modification to the management plan with respect to the Site shall also require the approval of the County. The City shall be responsible, at its expense, for the construction, maintenance, and rehabilitation of any facilities or improvements on the Site for conservation, recreation or public access, including those required pursuant to the management plan for the Site. The City shall provide its proposed management plan to the County prior to June 14, 2012. The management plan shall require the City to change the Comprehensive Plan Future Land Use Map designation and zoning district of the Property to the conservation Future Land Use Map designation and the "P- Public Service" zoning district.

8.3 The City agrees that any and all revenue, other than taxes, received by the City from sale, lease or otherwise, from the Carve-out Parcel shall be perpetually and exclusively used for the improvement, use, management and operation of the Site and adjoining conservation parcels (see Exhibit "C"). All such improvement, maintenance, and operation shall comply with Martin County Ordinance 711 (see Exhibit "D"). In the event the revenue exceeds the expenses for the improvement, use, management and operation of the site, then the expenditure of any such surplus revenue shall be subject to the prior agreement of the City and County, which agreement shall not be unreasonably withheld or denied.

8.4 The City shall annually provide the County with an accounting of all revenues received from the Carve-out Parcel and the use of those revenues.

9. DISPUTE RESOLUTION

In the event a dispute arises concerning any provision of this Agreement, which the parties cannot resolve between themselves, the parties shall have the option to submit to nonbinding mediation. The mediator or mediators shall be impartial and shall be selected by the parties. The cost of the mediation shall be borne equally by the parties. In the event the parties are unable to resolve their dispute through mediation, they shall have the right to pursue whatever remedies are available at law or in equity.

10. ADDITIONAL PROVISIONS

The provisions in this Agreement, and the obligations of the parties hereto under this Agreement may be modified or amended by mutual written agreement of the parties.

11. COUNTERPARTS

This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. A facsimile copy of this Agreement and any signatures hereon shall be considered for all purposes as originals.

ATTEST:


Marsha Ewing, Clerk

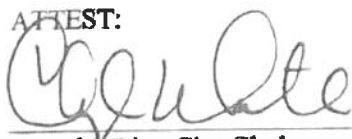
MARTIN COUNTY BOARD OF
COUNTY COMMISSIONERS, a political
subdivision of the State of Florida

By: 
Sarah Heard, Vice-Chairman

Approved as to form and correctness:

By: 
Stephen Fry, County Attorney

ATTEST:


Cheryl White, City Clerk

CITY OF STUART, a municipal corporation of the
State of Florida

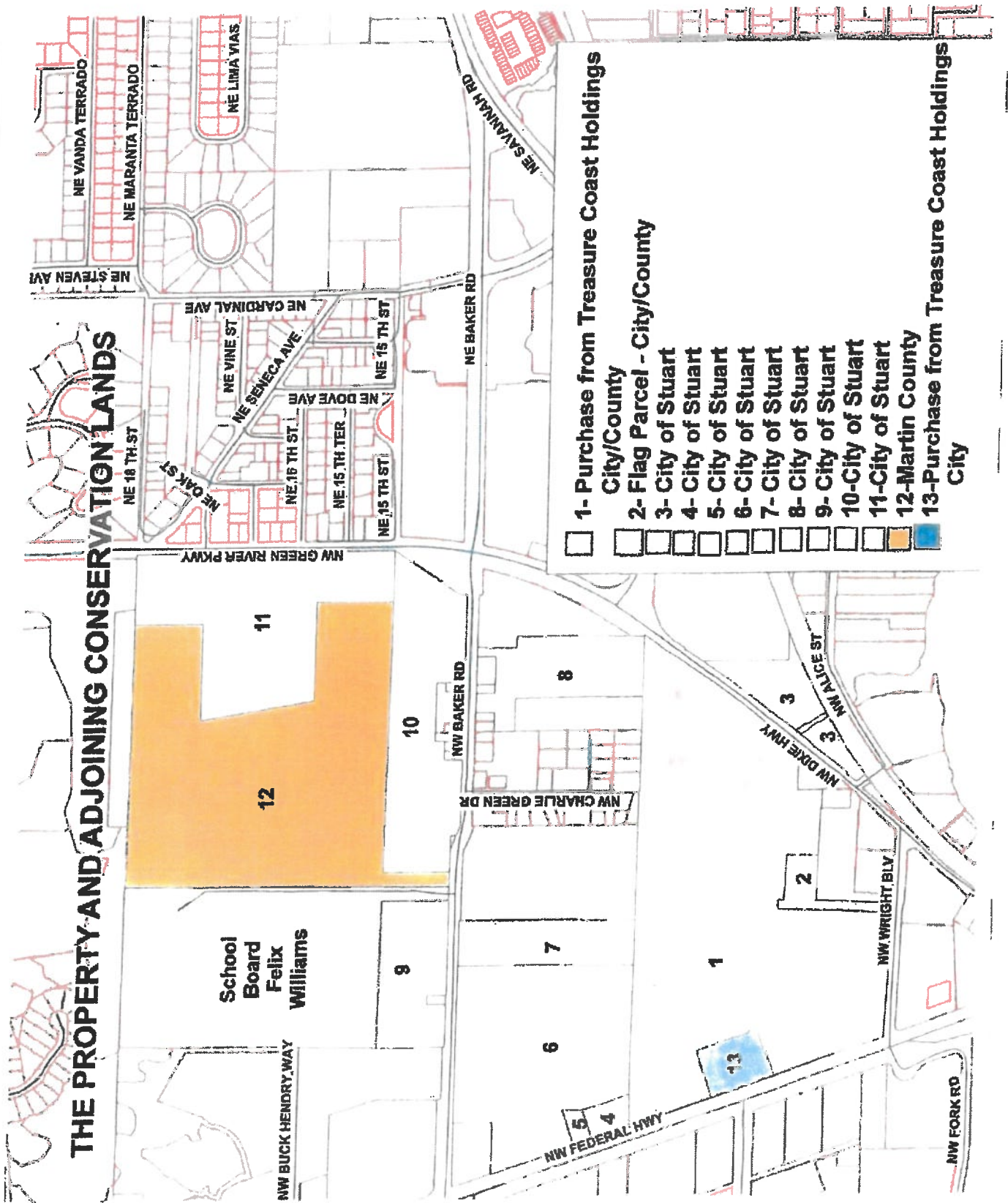
By: 
Mayor

Approved as to Form and
Correctness:

By: 
Paul J. Nicolletti, City Attorney



THE PROPERTY AND ADJOINING CONSERVATION LANDS



**FIRST AMENDMENT TO
THE FUNDING AGREEMENT
BETWEEN THE CITY OF STUART
AND
MARTIN COUNTY
(HANEY CREEK PRESERVE)**

THIS FIRST AMENDMENT TO THE JUNE 13, 2011 FUNDING AGREEMENT is made and entered into as of this 5th day of May, 2026, by and between the City of Stuart, a municipal corporation of the State of Florida (the "City") and Martin County, a political subdivision of the State of Florida (the "County").

RECITALS

WHEREAS, the City is a municipal corporation of the State of Florida and is authorized by the Florida Interlocal Cooperation Act of 1969, as amended, to enter into agreements with other local governments for the purposes set forth herein; and

WHEREAS, in 2011, the City and the County agreed to purchase approximately 51.4 acres of property for conservation and recreation within the City limits and in accordance with County Ordinance 711 (the "Haney Creek Preserve"); and

WHEREAS, on May 6, 2011, the City, as the buyer, entered into a real estate purchase agreement with TCoast Holdings, LLC for the acquisition of the Haney Creek Preserve consisting of approximately 51.4 acres of land within the City; and

WHEREAS, on June 14, 2011, the City and the County entered into an agreement referred to as the FUNDING AGREEMENT BETWEEN THE CITY OF STUART AND MARTIN COUNTY (hereinafter "2011 Agreement") and attached hereto with its original exhibits as Exhibit "1"; and

WHEREAS, on November 8, 2011, a majority of voters approved a City referendum directing the City to carve out and use approximately 2 acres of the Haney Creek Preserve which was located on U.S. Highway 1 for commercial purpose to generate revenue for the improvement, maintenance and management of the remainder of the Haney Creek Preserve and other adjoining conservation lands (i.e. the "Carve-out Parcel"); and

WHEREAS, since 2011, the City has paid for all improvements, maintenance and management of the Haney Creek Preserve from its general fund, and to date, the City has not found any acceptable commercial use for the Carve-out Parcel; and

WHEREAS, both the City and the County desire to abandon the City's covenant to use the Carve-out Parcel for commercial purposes and convert the Carve-out Parcel to be used for conservation purposes in accordance with its Future Land Use Map and Zoning and to combine

the Carve-out Parcel with the remainder of the approximate 49.4 acres of the Haney Creek Preserve, subject to referendum by the City; and

WHEREAS, subject to passage of a 2026 referendum by the City, the City agrees to continue the maintenance, management and necessary improvements from its general funds, subject to the provisions of Section 6 of the 2011 Agreement.

NOW, THEREFORE, in consideration of their mutual covenants and promises contained herein, the parties agree as follows:

1. The above-referenced recitals are true and correct, and incorporated as if fully set forth herein.
2. Section 3 of the 2011 Agreement is amended to read as follows:

3. NOTICES

All notices required or permitted to be given under the terms and provisions of this Agreement by either party to the other shall be in writing and shall be sent by registered or certified, return receipt requested, or facsimile, to the parties as follows:

City: Stuart City Commission
 ATTN.: City Manager
 121 SW Flagler Avenue
 Stuart, Florida 34994

County: Martin County Board of County Commissioners
 ATTN.: County Administrator
 2401 SE Monterey Road
 Stuart, Florida 34996

or to such other address as may hereafter be provided by the parties in writing. Notices sent registered or certified mail shall be deemed received on the delivery date indicated by the U.S. Postal Service on the return receipt.

3. Section 8 of the 2011 Agreement is amended to read as follows:

8. MANAGEMENT OF ACQUIRED PROPERTY

8.1 The managing agency for the Haney Creek Preserve shall be the City.

8.2 A management plan with respect to the Haney Creek Preserve and the Flag Parcel (hereinafter described as the "Site") shall be prepared by the City. The management plan shall provide for all aspects of the improvement, use, management, and operation of the Site, including land uses that are compatible with the restoration goals and purposes, conservation and appropriate public recreational uses where such recreational uses are compatible with conservation requirements. The management plan shall include provisions for passive recreation, such as: (a) conducting limited land clearing for the purpose of constructing such pervious facilities as docks, boardwalks or

mulched walking trails; and (b) construction and maintenance of passive public use facilities for the purpose of educating the public or allowing public access and recreation which have minimal or no impact on natural resources; and (c) placing signs and markers as necessary to identify trails, restoration areas, or other site features related to public use and land management activities; and (d) construction and maintenance to the extent allowed by current and future permits, at grade, management roads, fire breaks, trails, walkways, piers, observation platforms or boardwalks necessary to provide public access and management activities as provided for in the site's management plan; and (e) removal or killing by any lawful means, exotic or nuisance vegetation or animal species, conducting prescribed burns and conducting other management activities necessary to carry out management for conservation purposes; and (f) conducting restoration and enhancement projects which do not conflict with the purpose of this Agreement. A management plan with respect to the Site shall not become final until reviewed and approved in writing by the County. Any modification to the management plan with respect to the Site shall also require the approval of the County. The City shall be responsible, at its expense, for the construction, maintenance, and rehabilitation of any facilities or improvements on the Site for conservation, recreation or public access, including those required pursuant to the management plan for the Site. The City shall provide its proposed management plan to the County prior to June 14, 2012. The management plan shall require the City to ensure the Comprehensive Plan Future Land Use Map designation and zoning district of the entire Haney Creek Preserve is Conservation Future Land Use Map designation and the "P- Public Service" zoning district.

8.3 Any and all improvement, maintenance, and operation of the Haney Creek Preserve shall comply with Martin County Ordinance 711 (see Exhibit "D").

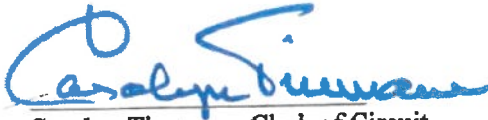
4. Section 11 of the 2011 Agreement is amended to read as follows:

11. COUNTERPARTS

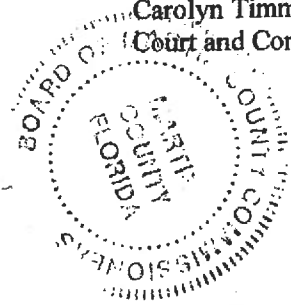
This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. An emailed copy of this First Amendment to the 2011 Agreement and any signatures hereon shall be considered for all purposes as originals.

5. This First Amendment to the 2011 Agreement is subject to referendum by the City at the 2026 elections on the question of whether the Carve-out Parcel shall be converted from commercial purposes to conservational and recreational purposes.
6. Except as amended herein, the remaining terms and conditions of the 2011 Agreement shall remain in full force and effect.
7. This First Amendment to the 2011 Agreement shall be filed with the Martin County Clerk of Circuit Court as required by Florida Statutes § 163.01.

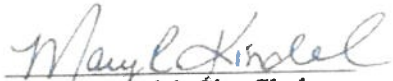
ATTEST:

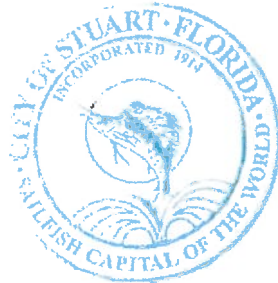


Carolyn Timmann, Clerk of Circuit
Court and Comptroller



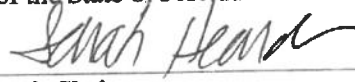
ATTEST:


Mary R. Kindel, City Clerk



MARTIN COUNTY BOARD OF
COUNTY COMMISSIONERS, a political
subdivision of the State of Florida

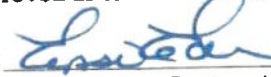
By:



Sarah Heard, Chairman

Approved as to form and correctness:

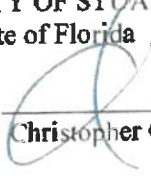
By:



Elysse Elder, County Attorney

CITY OF STUART, a municipal corporation of the
State of Florida

By:



Christopher Collins, Mayor

Approved as to form and correctness:

By:


Lee J. Baggett (Mar 20, 2025 09:30:14 EDT)

Lee J. Baggett, Esq. City Attorney



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

RESOLUTION NUMBER 40-2026

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA PROVIDING FOR BALLOT LANGUAGE FOR A REFERENDUM UNDER CITY CHARTER SECTION 9.05 SEEKING VOTER APPROVAL TO RESCIND THE NOVEMBER 8, 2011 ELECTION BALLOT REFERENDUM REQUIREMENT TO LEASE AN UNDEVELOPED 1.97-ACRE COMMERCIAL PARCEL FRONTING US-1 OPPOSITE NORTH RIVER SHORES BOULEVARD THAT WAS TO FUND THE MAINTENANCE OF THE HANEY CREEK PRESERVE, SO THAT THE 1.97-ACRE PARCEL MAY BE CONVERTED TO CONSERVATION AND ADDED TO THE HANEY CREEK PRESERVE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, in 2006, Section 9.05 was added to the City Charter wherein any conveyance or long-term lease of any interest in City-owned property, which has or any contiguous parcel has frontage on a tidal creek, requires approval by public referendum; and

WHEREAS, in 2011, the City of Stuart and Martin County co-purchased a 49.3 acre parcel, known as Harbour Walk Commercial Planned Unit Development parcel at Wright Boulevard and North US-1 for the purpose of conserving the land and making it contiguously part of the larger 165-acre Haney Creek Watershed Preserve which includes a tidal creek (the entire 165 acre area is referred to herein as Haney Creek Preserve); and

WHEREAS, City acquired a 1.97-acre commercial zoned (CPUD) lot fronting North US-1 opposite North River Shores Boulevard, which adjoins Haney Creek Preserve; and

WHEREAS, consistent with Section 9.05 of the City of Stuart Charter and with the goal of providing relief to City taxpayers, the City Commission requested the voters vote on whether to lease the 1.97 acres on a long-term basis for the purpose of creating revenue to defray the cost of maintaining the Haney Creek Preserve, as well as other expenditures; and

WHEREAS, on November 8, 2011, the voters of the City of Stuart approved a referendum authorizing the City to seek a commercial lease for the 1.97-acre parcel in order to generate revenue to fund the perpetual maintenance of the Haney Creek Preserve (the 2011 Referendum); and

WHEREAS, the City has not leased the 1.97-acre parcel and it remains undeveloped land; and

WHEREAS, the City uses an alternative lease as the source of non-taxpayer revenue to fund the perpetual maintenance of Haney Creek Preserve; and

WHEREAS, the City Commission desires to convert the 1.97-acre parcel into conservation and add said parcel into the Haney Creek Preserve; and

WHEREAS, in order to keep the 1.97-acre parcel from being leased, the 2011 referendum must be rescinded by referendum of the voters at the next election and the voters must approve converting the 1.97-acre commercial parcel to conservation and adding said parcel into the Haney Creek Preserve.

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

SECTION 1: The following ballot question shall be placed on the City's Election to be held August 18, 2026, to become effective as provided by ordinance.

SECTION 2: The form of the question on the ballot for the August 18, 2026 referendum shall be as follows:

**RESCIND PRIOR REFERENDUM REQUIRING COMMERCIAL LEASING OF
PARCEL ADJOINING CITY PROPERTY FRONTING TIDALLY INFLUENCED
WATERS**

Shall the City rescind the November 8, 2011 election ballot referendum requirement to lease an undeveloped 1.97-acre commercial parcel fronting US-1 opposite North River Shores Boulevard that was to fund the maintenance

of the Haney Creek Preserve, so that the 1.97-acre parcel may be converted to conservation and added to the Haney Creek Preserve?

_____ **Yes for approval**

_____ **No for rejection**

SECTION 3: This resolution shall take effect immediately upon adoption.

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

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

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____, 2026.

ATTEST:

MARY R. KINDEL, MMC
CITY CLERK

SEAN REED
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ
CITY ATTORNEY

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 7/27/2026

Prepared by: Lee Baggett

Title of Item:

SAILFISH BALLFIELDS REFERENDUM

Summary Explanation/Background Information on Agenda Request:

Earlier this year, the City Commission instructed City Staff to bring forth an ordinance requiring voters to pre-approve via referendum any sale or long-term lease of city-owned property containing recreational ballfields.

On May 11, 2026, the City Staff placed Ordinance No. 2553-2026 on the agenda for the regular City Commission meeting. All motions related to the ordinance failed to move the ordinance to a second reading. At the regular City Commission meeting on May 26, 2026, the City Commission instructed City Staff to bring back the issue for a discussion and deliberation in July of 2026.

Funding Source:

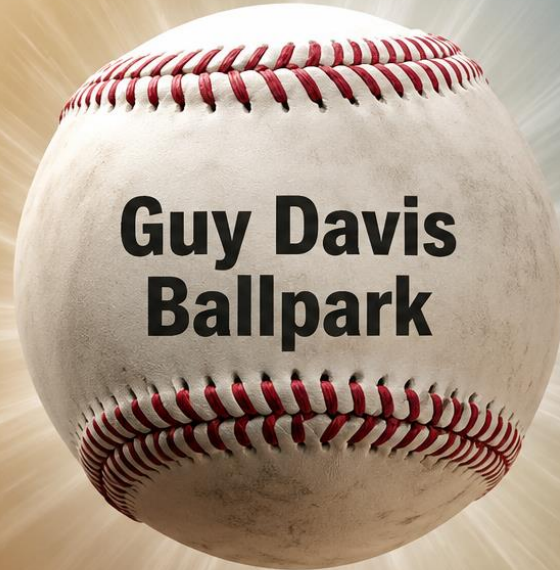
Recommended Action:

ATTACHMENTS:

1. 7.27.26_Guy Davis Sailfish Ballfield D.D
2. Section 9.05 City Charter
3. 2553-2026 Ordinance Saifish Ball Park Referendum Final



Ballfields History & Procedures



July 27, 2026





Ballfields Discussion & Deliberation



Stuart Ballfields Overview

Stuart Ballfields History

Reservations, Scheduling & Utilization

1972 Housing & Urban Development Grant

Operations and Maintenance

Comprehensive Plan

Guy Davis Tournament Athletic Facility Concept

RFP 2018-04

Future Opportunities Planned

Ballot Language & Referendum Process





Ballfields Overview



Guy Davis Ballpark

- 1 baseball/softball field
- Batting Cages
- Concession Stand
- Restrooms
- Playground

Use: Baseball leagues with some outfield uses for various sports practices



Sailfish Ballpark

- 3 Baseball/softball fields
- 1 Tee-ball field
- Concession Stand
- Batting Cages
- Restroom
- Playground

Use: Baseball & softball leagues with some outfield uses for various sports practices and an occasional Movie in the Park.



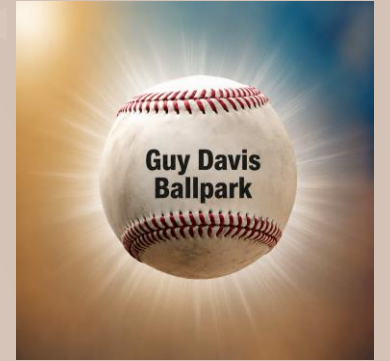


How did the park get its name and who was Guy Davis?





HISTORICAL OVERVIEW GUY DAVIS, LINCOLN PARK & LITTLE DIXIE BALLPARK



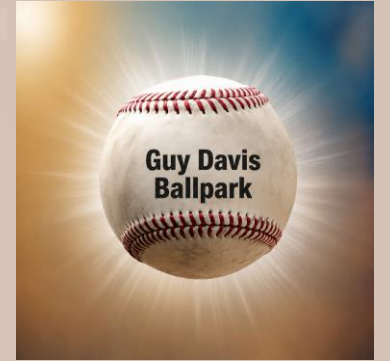
Since its founding in 1913, Lincoln Park (now known as the East Stuart Community) was the center of the African American community of Martin County. With the platting of D.W.C. Ruff's Little Dixie Subdivision in the mid-1920s, "Little Dixie" became synonymous with the area. The Little Dixie Ballpark attracted people from throughout Stuart and Martin County and helped popularize the name.

Guy Davis worked diligently on the maintenance and improvement of Little Dixie Ballpark, investing his own money despite the property being owned by the City of Stuart. He was an athletic pioneer and provided opportunities for youth in the community to acquire skills in baseball, football, and boxing.

Guy Davis Park is both a tribute to a pioneering community leader and a living, growing hub of the East Stuart neighborhood — rooted in African American history and continuing to serve residents of all ages today.



HISTORICAL OVERVIEW GUY DAVIS, LINCOLN PARK & LITTLE DIXIE BALLPARK



1926 - Clifton Green, a local resident, organized the Stuart Dodgers who played at Little Dixie Park.

1934 - Gerald “Guy” Jerome Davis took over the management of the Stuart Dodgers.

May 27, 1975 - The City of Stuart named the park “Guy Davis Park” in his honor.

2002 - The CRA voted to invest \$5.5 Million into upgrades to the Guy Davis park.

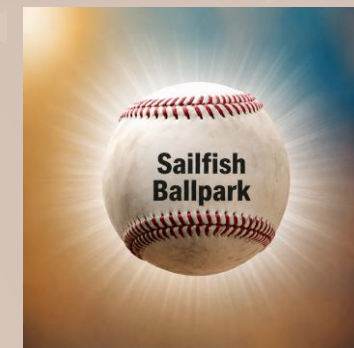
2017 – The City of Stuart requested a \$4M State of Florida appropriation to build a tournament complex at Guy Davis Park.

2023 - M.E.’s team donated towards upgrades to the backstop, dugouts and batting cages.

2024 - The City of Stuart accepted a \$500,000 State of Florida appropriation to help fund the engineering and design of the park expansion project.



HISTORICAL OVERVIEW SAILFISH BALLPARK



Overview - Sailfish Ballpark is a historic 7-acre baseball complex located near the Martin County Courthouse.

Baseball has been a part of Stuart's identity for generations, and Sailfish has played a central roll in that tradition. For more than 80 years, the complex has hosted hundreds games and tournaments over the years.

1940's - The property began serving the community as a public athletic facility.

1943 - Sailfish Ballpark hosted youth baseball, weekend athletics, and community gatherings.

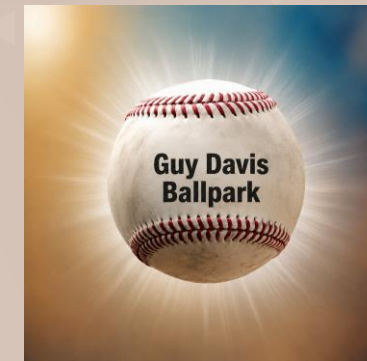
1950's - Martin County High School used Sailfish Ballpark.

1958 – Martin County North began using Sailfish Ballfields.

1970's Martin County North Little League (the largest baseball youth sports teams have made Sailfish Ballpark their home field.



HISTORICAL OVERVIEW SAILFISH BALLPARK



1992 - Major Renovation - A full renovation in 1992 upgraded the complex to a quadraplex layout:

- ❖ Bermuda grass fields
- ❖ Expanded concession facilities
- ❖ Fields supporting tee ball, youth baseball, and competitive play



2010 – Major League Players began using Sailfish Ballfields

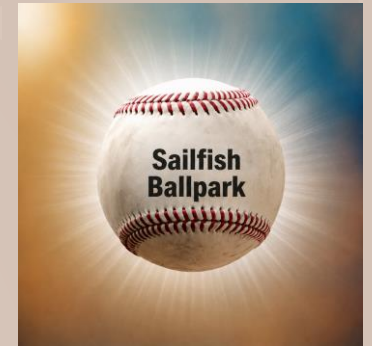




SAILFISH BALLPARK

RESOLUTION NO.7-72

HOUSING AND URBAN DEVELOPMENT HUD GRANT



Housing and Urban Development Grant (HUD)

HUD Grant Date: February 14, 1972

HUD Grant Amount: \$72,000

Florida Recreation Development
Association Program (FRDAP)
Established 1986

Section 375.075 Florida Statutes

LEGAL DESCRIPTION - SAILFISH BALLPARK

A PORTION OF "THE 47 ACRE ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 8, OF SAID PLAT, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF STYPMANN BOULEVARD AS SHOWN ON SAID PLAT AND ON THE WEST RIGHT-OF-WAY LINE OF SAID GEORGIA AVENUE:

THENCE SOUTH 00° 13' 38" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE AND ITS SOUTHERLY PROLONGATION, 617.41 FEET TO THE SOUTHEAST CORNER OF LOT 11, BLOCK 10 OF SAID PLAT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF EAST SEVENTH STREET (EAST 7TH STREET) AS SHOWN ON SAID PLAT;

THENCE NORTH 89° 24' 33" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 10 AND SAID NORTH RIGHT-OF-WAY LINE, 353.60 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 10, SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FLAGLER STREET (FLAGLER AVENUE) AS SHOWN ON SAID PLAT;

THENCE NORTH 41° 41' 49" WEST, ALONG SAID RIGHT-OF-WAY LINE, 444.79 FEET;
THENCE NORTH 41° 18' 19" EAST, 114.70 FEET;
THENCE NORTH 51° 15' 41" WEST, 23.85 FEET;
THENCE NORTH 37° 59' 37" EAST, 80.32 FEET;
THENCE SOUTH 51° 45' 22" EAST, 28.89 FEET;
THENCE NORTH 43° 05' 28" EAST, 187.23 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID STYPMANN BOULEVARD;

THENCE SOUTH 89° 46' 22" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 394.74 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 7.29 ACRES, MORE OR LESS.

RESOLUTION NO. 7-72

A RESOLUTION AUTHORIZING FILING OF APPLICATION FOR GRANT TO DEVELOP OPEN-SPACE LAND

WHEREAS Title VII of the Housing Act of 1961, as amended, provides for the making of grants by the Secretary of Housing and Urban Development to States and local public bodies to assist them in the acquisition and development of permanent interests in land for open-space uses where such assistance is needed for carrying out a unified or officially coordinated program for the provision and development of open-space land as part of the comprehensively planned development of the urban area; and

WHEREAS, the City Commission of the City of Stuart, Florida (herein sometimes referred to as "Applicant") desires to develop the City's Fee Simple Interests to certain land known as Memorial Park, Sailfish Ball Park and East 10th Street Civic Center Park, which land is to be held and used for permanent open-space land for outdoor sports playing fields; and

WHEREAS Title VI of the Civil Rights Act of 1964, and the regulations of the Department of Housing and Urban Development effectuating that Title, provide that no person shall be discriminated against because of race, color, or national origin in the use of the land acquired and/or developed; and

WHEREAS it is recognized that the contract for Federal grant will impose certain obligations and responsibilities upon the Applicant and will require among other things (1) assurances that families and individuals displaced as a result of the open-space land project are offered decent, safe and sanitary housing, (2) compliance with Federal labor standards, and (3) compliance with Federal requirements relating to equal employment opportunity; and

WHEREAS it is estimated that the cost of development of said land will be \$75,000.00; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF

THE CITY OF STUART, FLORIDA:

1. That an application be made to the Department of Housing and Urban Development for a grant in an amount authorized by Title VII of the Housing Act of 1961, as amended, which amount is presently estimated to be \$75,000.00, and that the applicant will pay the balance of the cost from other funds available to it.

2. That the City Manager, Edwin L. Glasscock is hereby authorized and directed to execute and to file such application with the Department of Housing and Urban Development, to provide additional information and to furnish such documents as may be required by said Department, to execute such contracts as are required by said Department, and to act as the authorized correspondent of the Applicant.

3. That the proposed development is in accordance with plans for the allocation of land for open-space uses, and that, should said grant be made, the Applicant will acquire, develop, and retain said land for the use(s) designated in said application and approved by the Department of Housing and Urban Development.

4. That the United States of America and the Secretary of Housing and Urban Development be, and they hereby are, assured of full compliance by the Applicant with regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964.

5. That the United States of America and the Secretary of Housing and Urban Development be, and they hereby are, assured of full compliance by the Applicant with the Federal labor standard imposed under Title VII of the Housing Act of 1961, as amended.

CITY OF STUART

By Charles L. Glasscock
Mayor-Commissioner

ATTEST:

Janice R. Clark
City Clerk

Approved this form correct this
14 day of February, 1972.

W. B. Clark
City Attorney



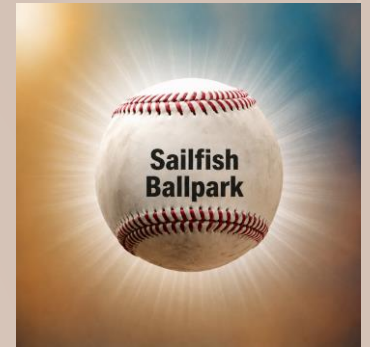
SAILFISH BALLPARK

RESOLUTION NO.7-72

FEBRUARY 14, 1972

HOUSING AND URBAN DEVELOPMENT

HUD GRANT ~ RELEASED 1985



December 16, 1985



542839

RELEASE OF UNITED STATES OF AMERICA'S INTEREST
IN OPEN SPACE LAND

CITY OF STUART, COUNTY OF MARTIN, FLORIDA

THIS RELEASE, executed this 16 day of December 1985, by the United States of America, acting by and through the Secretary of Housing and Urban Development,

WITNESSETH:

That Section 126(b)(3) of the Housing and Urban-Rural Recovery Act of 1983 (Public Law 98-181) repealed Section 704 and the second sentence of Section 706 of the Housing Act of 1961 (Public Law 87-70) thereby removing all Federal restriction upon the present and future use of open space land sites which had received Federal financial assistance under Title VII of the Housing Act of 1961 and rendering unnecessary the requirement that the City of Stuart seek prior approval of the Secretary of Housing and Urban Development with respect to the use of that real property owned by the City of Stuart, located in Martin County, Florida as required by and described in that certain Covenant to Run with the Land executed on August 2, 1974, and recorded in Official Record Book 376, Pages 2147, 2148 and 2149 of the official records of Martin County, Florida.

IN WITNESS WHEREOF, the United States of America, acting by and through the Secretary of Housing and Urban Development, by his authorized agent, has caused these presents to be executed and the Departmental seal affixed the day and year first above written.

(SEAL)

UNITED STATES OF AMERICA, SECRETARY
OF HOUSING AND URBAN DEVELOPMENT
[Signature]
Authorized Agent

STATE OF FLORIDA
COUNTY OF DUVAL

EX-659 PAGE 1601

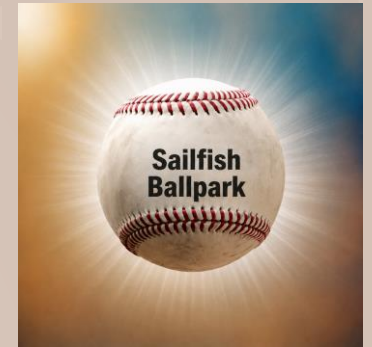
542839 49:00

The foregoing instrument was acknowledged before me this 16 day of December, 1985, by [Signature] authorized agent for the Secretary of Housing and Urban Development.



HISTORICAL OVERVIEW

SAILFISH BALLPARK



2018–2020

Beginning in 2018, the City Commission received an unsolicited proposal to redevelop proposals valued at over \$3 million, with potential tax revenue up to \$700,000 annually. The proposed private projects included multifamily housing, mixed-use spaces, and hotel accommodations. This resulted in the City creating an RFP to develop Sailfish Ballfield and the City Garage property.

Public Response

Community members and families, players, and long-time residents strongly opposed redevelopment due to:

- Emotional and multigenerational ties to the fields
- Loss of green space in downtown
- Concerns about affordability and increased traffic





Ballfields Scheduling Process

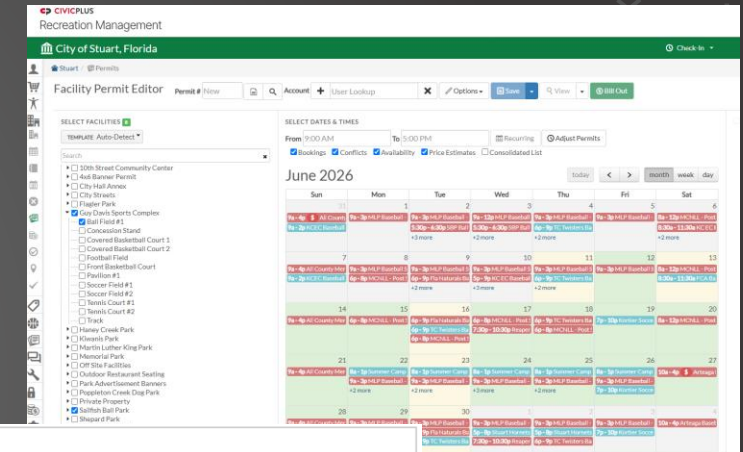
The City Shall assign field usage based on the following priorities, which are subject to change:

- City operated or contracted youth and adult recreation programs
- Youth Sports Providers with an approved agreement
- Youth, non-profit organizations offering one recreational sport
- Youth non-profit travel sports programs
- Public School programs
- Private School programs
- Independent sports team/travel/club/for profit or coaches

Athletic Facility Reservation Process

- A User communicates a facility use request.
- Staff confirm that the facilities are available on the requested day(s) and time(s).
- Staff create a permit for the requested day(s) and time(s) of use.
- Staff share a copy of the permit with the user and process the billing invoice for the permit.

*If we do not have a facility available for the requested date and time, we provide the user with the Martin County Parks and Recreation Athletic Coordinator's contact information.





City of Stuart, Florida
724 SE 10th Street
Stuart, FL 34994
772-288-5340
jsharp@stuartfl.gov
[Stuart, FL | Official Website](#)

PERMIT #6988

Authorized On: 05/09/2026 12:48 PM

Title: Miracle League - Spring 2026 - April 9th - May 21st

NOTE: Rcvd 01/25/26 - Hello Jeff, I hope you are well today. I wanted to reach out to you to secure the dates and field for Miracle League of Martin County's 5th season and 3rd year. We are so excited and wanted to say thanks for everything that you and your staff have done to help accommodate our players and family members. We are very excited for this year and we would like to secure our Spring Thursday nights, starting April 9th and ending May 21st, with a total of seven (7) games. / 04/09/26 - date cancelled by TS(04/08/26) - due to weather concerns - Hey Jeff, we are going to cancel. We can't risk the money we're putting into it, so we will need to try opening right next Thursday.

Location
Sailfish Ball Park
300 SE Stymann Blvd
Stuart, FL 34994

Permit Holder
The Miracle League of Martin County
34 SE 5th Street
Stuart, FL 34994

Authorized Agent
Jeff Hughes
772-288-5340
recreation@ci.stuart.fl.us
stuartrec.com

RESERVATIONS

Location	Facility	Date	Time	Hours	Estimate
Sailfish Ball Park	Ballfield #3	Thu, Apr 16th 2026	04:30 PM-07:30 PM	3.00	\$25.00
Sailfish Ball Park	Ballfield #3	Thu, Apr 23rd 2026	04:30 PM-07:30 PM	3.00	\$25.00
Sailfish Ball Park	Ballfield #3	Thu, Apr 30th 2026	04:30 PM-07:30 PM	3.00	\$35.00
Sailfish Ball Park	Ballfield #3	Thu, May 7th 2026	04:30 PM-07:30 PM	3.00	\$35.00
Sailfish Ball Park	Ballfield #3	Thu, May 14th 2026	04:30 PM-07:30 PM	3.00	\$35.00
Sailfish Ball Park	Ballfield #3	Thu, May 21st 2026	04:30 PM-07:30 PM	3.00	\$35.00
				TOTAL:	\$190.00





Ballfields Utilization Data

Guy Davis Ballfield

- 24 user groups with 227 total field uses
- Total facility revenue for FY25 was \$6,970.00

Top Users groups

Martin County North Little League Baseball
Treasure Coast Fellowship of Christian Athletes
Treasure Coast Twisters Baseball
City of Stuart Recreation Home School Sports program

Sailfish Ballfield

- 25 user groups with 673 total field uses.
- Total Facility Field Revenue for FY25 was \$24,305.00

Top user groups

Martin County North Little League Baseball
Major League Players Baseball
Miracle League Baseball
Stuart Middle School – PE Programs
City of Stuart Recreation Pre-school Sports program





Ballfields Operations & Maintenance



- Turf & Grounds provides daily maintenance as it relates to prepping and lining the fields for play.
- Annual Field Closures for baseball fields are based on targeted maintenance projects due to turf wear and clay maintenance.
- Out of 365 days in the year there were a total of 19 calendar dates with no users, and these were weather related.
- Sailfish Ballpark can accommodate 4 users an evening.
- Guy Davis Ballfield can accommodate 1 user an evening.
- Users adjust their schedules to accommodate fellow users on an ongoing basis due to season overlaps and play off considerations.





Comprehensive Plan Compliance Review

A. Applicable Comprehensive Plan Elements

Recreation & Open Space Policies

Policy 6.A1.1. The City shall continually monitor its Community Services Department to determine what programs, facilities and sites should be included in the City's recreational offerings. This ongoing monitoring shall include:

b. A determination of whether recreational facilities and programs should be expanded or scaled back.

Policy 6.A1.15. The City should monitor and continue to plan for the City's recreational needs at the City's Parks and Recreation Centers.

Policy 6.A3.2. Use adequate operating budgets and proper management techniques to preserve and maintain existing parks and recreation facilities.

Objective 7.A4. [Implementation of Recreation/Open Space Element.]

To implement the Recreation/Open Space Element through coordination and cooperation with the appropriate public agencies outside the City.

Policy 7.A4.2. The City shall increase its recreational resources and facilities as identified in the October Recreation in Florida, 1994 - Florida Statewide Comprehensive Outdoor Recreation Plan by pursuing grants such as Florida Recreation Development Assistance Program, Florida Communities Trust and Land and Water Conservation Funds.

Policy 7.A4.5. The City will seek to enter into a written agreement with Martin County that addresses how the City and County will work together to coordinate recreational use of their facilities, primarily as relates to organized athletic league play and the development of greenways and blueways that may provide recreational opportunities. The City will pursue a similar approach with St. Lucie County and other jurisdictions if opportunities arise.

Policy 7.A4.6. The City and County shall jointly prepare a procedures manual. It will include information that explains how those desiring to secure use of County or City facilities can obtain permission, and conditions needed to be met. Additionally, it shall describe how City and County parks and recreation departments shall coordinate the scheduling of facilities.





Comprehensive Plan Compliance Review

A. Applicable Comprehensive Plan Elements

Recreation & Open Space Policies

The City of Stuart Community Services Department / Recreation Division has been addressing the essence of the Comprehensive Plan in the following ways...

- ✓ City staff works with Martin County's IFAS Extension Office for training with the turf and grounds crew and including MC Parks and Recreation.
- ✓ The City works with the School Board to provide field space for their middle school soccer team and PE classes.
- ✓ The City works with Martin County Parks and Recreation to ensure all youth organizations have field space for practices and games through the year. MC North Little League and Stuart Lacrosse use both city fields and county fields for their programs.
- ✓ We also sign an agreement with Martin County Parks & Recreation to support their after-school programs and community events.





R23- 2017 Tournament Complex Conceptual Plan



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 23-2017

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE ADOPTION OF THE MODIFIED STUART MULTI-USE ATHLETIC TOURNAMENT COMPLEX MASTERPLAN INCLUDING A SPLASH PAD AND PAVERS PLAZA, FOUR ARTIFICIAL TURF BASEBALL FIELDS, AND AN ARTIFICIAL TURF MULTI-USE FOOTBALL AND SOCCER FIELD.

Sailfish RPF 2018-204 ~ August 3, 2018



City of Stuart

121 SW Flagler Avenue • Stuart • Florida 34994
Department of Financial Services
Procurement and Contracting Services Division

Lenora Darden, CPPB
Procurement Manager
purchasing@ci.stuart.fl.us

Telephone (772) 288-5308
Fax: (772) 600-0134
www.cityofstuart.us

LEGAL NOTICE FOR RFP #2018-204

SALE (OR LONG-TERM LEASE) AND DEVELOPMENT OF TWO CITY-OWNED PARCELS KNOWN AS THE 7.27-ACRE SAILFISH BALLFIELD AND ADJOINING 3.48-ACRE CITY GARAGE PROPERTIES

The Stuart City Commission, Stuart, Florida is soliciting qualified and experienced development firms interested in the sale (or long-term lease) and development of two adjoining City-owned parcels in downtown Stuart known as the 7.27-acre "Sailfish Ballfield" Property and the adjoining 3.48-acre "City Garage" Property.

Respondents must register with DemandStar in order to receive all required documents and notification of addenda. Register for FREE at <http://www.onvia.com/demandstar-subscriptions> "FREE AGENCY".

There will be a site visit followed by a non-mandatory pre-proposal conference held at the City Hall Commission Chambers, 121 SW Flagler Avenue, Stuart, Florida at 10:00 am, August 15, 2018. All prospective developers are encouraged to attend. Attendance is highly recommended, but is not mandatory.

Firms desiring to provide the services described above shall submit one (1) original and six (6) copies with one (1) electronic copy (PDF format preferred) on a flash drive of their proposals, containing all of the required information no later than 2:30 pm, September 12, 2018. Submittals received after that date and time will not be accepted or considered and will be retained in the Procurement Office unopened.

Mail/Overnight/Hand Deliver Submittal Responses to:
Stuart City Hall
Procurement & Contracting Services Office
121 S.W. Flagler Avenue
Stuart, Florida 34994

Mark outside of envelope:
RFP #2018-204 "Development of Sailfish Ballfield & City Garage Properties"

Publish Date: August 3, 2018

Stuart City Commission
City of Stuart, Florida

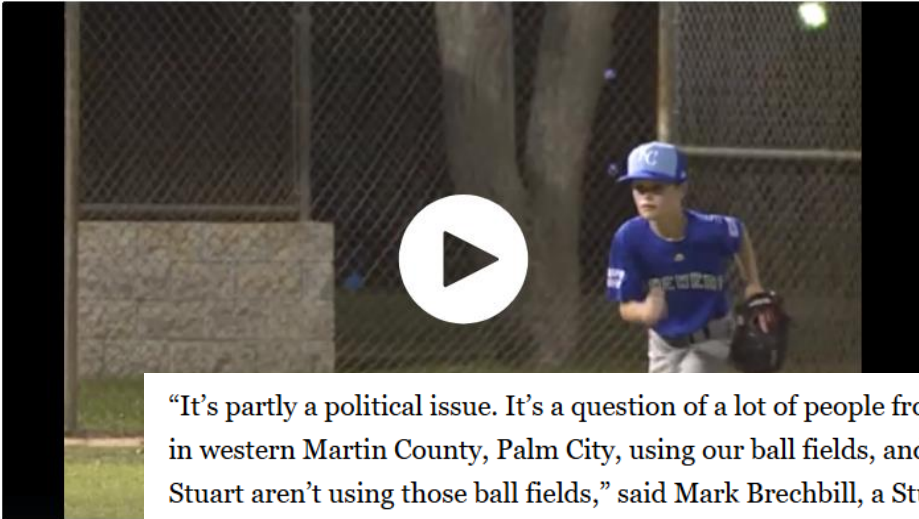
Located in the heart of Stuart's vibrant downtown Community Redevelopment Area (CRA), (see Exhibit "A") the subject properties, known as the "Sailfish Ballfields" and "City Garage" are currently valued by the Martin County Property Appraiser at \$2.2 million and \$303,000 respectively. Located within the City's Transportation Concurrence Exemption Area (TCEA), the ballfield site currently has a *Stuart Comprehensive Plan* land use designation of "Recreation" and is zoned "Urban Neighborhood" under the City's award-winning Urban Code. Also located within the TCEA, the garage site's land use and zoning designations are currently "Public". As a means of expediting development, respondents should note that, in tandem with authorizing the publication of this RFP, the Stuart City Commission has directed its planning staff to proceed immediately with changing the land use designation of both properties to "Downtown Redevelopment", a category that permits a wide range of uses, including multi-family residential (up to 30 units per acre under PUD zoning), office, retail, hotels and restaurants, all of which may be horizontally or vertically integrated within a maximum height of four stories. A link to the City's Land Development Code may be found at:

<http://www.cityofstuart.us/index.php/land-dev-code>



MARCH 2019

City of Stuart decides not to sell Sailfish Park, won't develop baseball fields



The head of Benjar

"It's partly a political issue. It's a question of a lot of people from outside our area in western Martin County, Palm City, using our ball fields, and the kids in East Stuart aren't using those ball fields," said Mark Brechbill, a Stuart resident.

The parks still are not spared from possible development in the future. The city has looked to sell the land multiple times over the years.

"I hate seeing this being kicked down the road over and over and over," said Mayor Becky Bruner.

Commissioner Kelli Glass-Leighton made it clear that without the sale of the baseball fields, the city will still need to find new revenue elsewhere.

"We are desperate for ways to create revenue ... I hate to think of us increasing the millage rate, but that's the road we're going to go down if we continue to offer these awesome services, but not find a way to pay for them."



By: Meghan McRoberts

Posted 11:40 PM, Mar 11, 2019 and last updated 4:27 AM, Mar 12, 2019

STUART, Fla. — Stuart City commissioners voted Monday night to spare the Sailfish Park baseball fields from being sold to a housing developer.

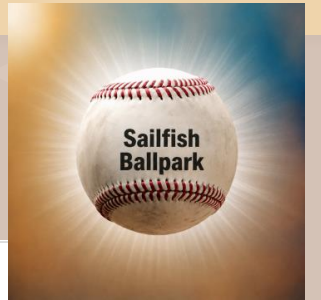
Baseball lovers were worried for months that their beloved fields would be traded for apartments.

But, city leaders also say not selling the fields will pose future challenges. The city needs new sources of revenue, and the sale of the fields would have been worth more than \$3 million.

According to city leaders, the housing projects could have generated up to \$700,000 per year in new tax.



At WPTV, It's





Future Ballfields Opportunities

Sailfish Tee-ball field renovation

Miracle League

Miracle League Baseball provides children and adults with disabilities the opportunity to experience the joy of baseball in a safe, inclusive environment where every player has the chance to bat, score, and be part of a team.

Florida Recreation Development
Assistance Program (FRDAP)

Impact 100

MLB-MLBPA Youth Foundation

State Farm



Proposed Ballfields Referendum Ballot Language

Ordinance No. 2553-2026



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2553-2026

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING BALLOT LANGUAGE AND DIRECTING THE SUPERVISOR OF ELECTIONS OF MARTIN COUNTY, FLORIDA, TO PLACE A REFERENDUM ON THE AUGUST 18, 2026 PRIMARY ELECTION SEEKING VOTER APPROVAL ON A PROPOSED AMENDMENT TO THE CITY CHARTER PERTAINING TO THE SALE OR LONG-TERM LEASE OF CITY-OWNED PROPERTY CONTAINING RECREATIONAL BALLFIELDS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE; FOR OTHER PURPOSES.

May 11, 2026 – The first reading of Ordinance 2553-2026 was brought to the commission. The language was modeled after Mac Stuckey's 2006 referendum for the waterfront development.

STUART CITY CHARTER AMENDMENT

SALE OR LONG TERM LEASE OF CITY PROPERTY CONTAINING RECREATIONAL BALLFIELDS MUST BE APPROVED BY REFERENDUM VOTE

Shall the City Charter of the City of Stuart, Florida be amended to add the following provision:

The City Commission shall not sell, convey or lease for more than 10 years, including any renewal options, any City-owned real property containing recreational ballfields unless first approved by the voters through a public referendum held under Charter Section 9.04 procedures for vacating public streets or abandoning right-of-way. This restriction does not apply to leases reasonably necessary to support sports, recreation, or concession uses serving the property.

___YES for approval

___NO for rejection

Multiple motions – failed.

ORDINANCE FIRST READING

16. CHARTER AMENDMENT- SALE OR LONG TERM LEASE OF CITY PROPERTY CONTAINING RECREATIONAL BALLFIELDS MUST BE APPROVED BY REFERENDUM VOTE (RC):

ORDINANCE No. 2553-2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING BALLOT LANGUAGE AND DIRECTING THE SUPERVISOR OF ELECTIONS OF MARTIN COUNTY, FLORIDA, TO PLACE A REFERENDUM ON THE AUGUST 18, 2026 PRIMARY ELECTION SEEKING VOTER APPROVAL ON A PROPOSED AMENDMENT TO THE CITY CHARTER PERTAINING TO THE SALE OR LONG-TERM LEASE OF CITY-OWNED PROPERTY CONTAINING RECREATIONAL BALLFIELDS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE; FOR OTHER PURPOSES.

Ballfields Referendum Process

May 26, 2026 – Consensus to bring the topic back as a Discussion and Deliberation item.

Ordinance Requirements

- ✓ Define the specific language for the ballot
- ✓ Needs to go before the Land Planning Agency (LPA)
- ✓ Requires Two Commission Meetings

Deadline

- ✓ Ballot Language due to Supervisor of Elections - August 21, 2026

Ballfields Referendum

Discussion & Deliberation



ARTICLE IX. VACATION OF STREETS

Sec. 9.01. Alteration of streets.

Whenever it may be deemed necessary, the city commission by ordinance may cause public right-of-way to be opened, closed, or vacated.

(Ord. No. 2231-2011, § 1(Exh. A), 7-11-2011)

Sec. 9.02. Vacation of streets [subject to terms and costs].

The vacation or abandonment of any public right-of-way or part thereof shall be subject to the procedures, terms, fees, costs and charges for such vacation as shall be provided by ordinance.

(Ord. No. 2231-2011, § 1(Exh. A), 7-11-2011)

Sec. 9.03. Closing streets giving direct access to navigable waters.

Notwithstanding the provisions of Section 9.02 of this charter, no public right-of-way giving direct access to any navigable waters in the City of Stuart shall be closed, vacated or abandoned without the approval of a majority of the electors participating in a referendum election, as hereafter provided, except in those instances wherein the person or persons petitioning the City of Stuart for such closing, vacating or abandoning of public right-of-way giving direct access to any navigable waters offer to trade or give to the city comparable land or lands for a road, street or public thoroughfare to give access to the same body of water. Such access shall be of such condition as to not work a hardship to users thereof, and the reasonableness of the distance shall be left to the discretion of the city commission of the City of Stuart.

(Ord. No. 2231-2011, § 1(Exh. A), 7-11-2011)

Sec. 9.04. Procedure to close, vacate or abandon public rights-of-way giving direct access to navigable waters.

If any such person or persons petitioning the commission of the city for the closing, vacating or abandoning of public rights-of-way which give direct access to any navigable waters within the city limits of the city do not offer to trade or give to the city comparable land within a reasonable distance of the area affected, the following shall apply:

- a. After giving thirty (30) days' notice thereof by publication once a week for three (3) consecutive weeks in a newspaper published in said city, such publications being at least seven (7) days apart, the question of whether the road shall be closed shall be submitted to the qualified electors of city.
- b. A special election may be held at the same time and may be conducted by the same election officials as any scheduled election.
- c. If a special election is called the person or persons requesting the change shall advance to the city the cost of said election.

(Ord. No. 2231-2011, § 1(Exh. A), 7-11-2011)

Sec. 9.05. Long term lease or conveyance of waterfront property; subject to approval at referendum.

The City Commission shall not convey or lease for more than 10 years (including options to renew) any interest in real property owned or controlled by the City, if it or any contiguous parcel has frontage on the St. Lucie River or on a tidal creek, unless the proposed conveyance or lease is first approved by public referendum using the procedure started in Charter section 9.04 for vacating public streets providing water access.

(Res. No. 195-06, § 1, 11-27-2006, ref. of 11-7-2006)



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

ORDINANCE NUMBER 2553-2026

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING BALLOT LANGUAGE AND DIRECTING THE SUPERVISOR OF ELECTIONS OF MARTIN COUNTY, FLORIDA, TO PLACE A REFERENDUM ON THE AUGUST 18, 2026 PRIMARY ELECTION SEEKING VOTER APPROVAL ON A PROPOSED AMENDMENT TO THE CITY CHARTER PERTAINING TO THE SALE OR LONG-TERM LEASE OF CITY-OWNED PROPERTY CONTAINING RECREATIONAL BALLFIELDS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE; FOR OTHER PURPOSES.

* * * * *

WHEREAS, pursuant to Section 9.05 of the City of Stuart Charter and Florida Statutes § 166.031, the City Commission may, by ordinance, submit to the electors of the City of Stuart a proposed amendment to the City Charter at the next Primary Election which is on August 18, 2026; and

WHEREAS, there are two city-owned parks located within the City containing recreational ballfields, Guy Davis Park and Sailfish Ballpark; and

WHEREAS, the City Commission wishes to amend the City Charter to require a public vote via referendum on any sale or long-term lease of City-owned parks containing recreational ballfields; and

WHEREAS, the City Commission believes that it is in the public's interest that the proposed amendment to the Charter be adopted.

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

SECTION 1: The Supervisor of Elections for Martin County is directed to place the following ballot question on the City's Primary Election to be held on August 18, 2026

STUART CITY CHARTER AMENDMENT

**SALE OR LONG TERM LEASE OF CITY PROPERTY CONTAINING
RECREATIONAL BALLFIELDS MUST BE APPROVED BY
REFERENDUM VOTE**

Shall the City Charter of the City of Stuart, Florida be amended to add the following provision:

The City Commission shall not sell, convey or lease for more than 10 years, including any renewal options, any City-owned real property containing recreational ballfields unless first approved by the voters through a public referendum held under Charter Section 9.04 procedures for vacating public streets or abandoning right-of-way. This restriction does not apply to leases reasonably necessary to support sports, recreation, or concession uses serving the property.

_____ **Yes for Approval**

_____ **No for Rejection**

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

SECTION 3: If any section, sentence, clause, phrase or word of this ordinance is for any reason declared to be unconstitutional, inoperative or void, such holding shall not affect the remaining portions of this ordinance and the remaining portions shall be deemed and held to be valid.

SECTION 4: The provisions of Section 1 of this ordinance shall be codified.

SECTION 5: This ordinance shall take effect upon its adoption. However, the provisions of Section 1 shall not take effect without the affirmative vote of approval of a majority of the city electors, as provided herein.

PASSED on first reading on this ____ day of ____, 2026.

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

SEAN REED, MAYOR
CAMPBELL RICH, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
LAURA GIOBBI, COMMISSIONER
VACANT COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading 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