



City of Stuart

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

LOCAL PLANNING AGENCY

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

ADMINISTRATIVE

Development Director, Kev Freeman
Board Secretary, Jordan Pinkston

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

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

CALL TO ORDER

ROLL CALL

ANNUAL BOARD REORGANIZATION

Annual Board Reorganization

APPROVAL OF MINUTES

Approval of LPA Minutes

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

COMMENTS FROM THE BOARD MEMBERS

ACTION ITEMS

1. STUART SPRINGTREE RPUD - FLUM AND RE-ZONING (QUASI-JUDICIAL)(RC):

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY ASSIGNING A FUTURE LAND USE DESIGNATION OF "MULTI-FAMILY RESIDENTIAL" FOR THREE PARCELS EQUALING 13.59 ACRES ANNEXED BY ORDINANCE NO. 2352-2017, OWNED BY STUART 13 ACRES, LLC, TIERRA DEL LAGO, INC. AND STUART HARBOR MARINA AND YACHT CLUB, LOCATED WEST OF S.E. FEDERAL HIGHWAY, SOUTH OF S.E. HARRISON STREET, AND NORTH OF THE NATALIE ESTATES MOBILE HOME PARK WITH SAID LANDS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY ESTABLISH THE STUART-SPRINGTREE RESIDENTIAL PLANNED UNIT DEVELOPMENT RPUD CONSISTING OF TWO HUNDRED EIGHTY (280) MULTI-FAMILY UNITS WITHIN SEVEN (7) INDIVIDUAL FOUR-STORY APARTMENT BUILDINGS; APPROVING A DEVELOPMENT SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

ORDINANCES

- 2. ORDINANCE NO. 2428-2020: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING FROM COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) TO SINGLE FAMILY GENERAL (R-1) ON THE CITY'S OFFICIAL ZONING MAP FOR PROPERTY TOTALING 0.42 ACRES, OWNED BY MEDALIST BUILDING GROUP, LLC LOCATED ON THE NORTHEAST CORNER OF SE DOLPHIN DRIVE AND SE 5TH STREET; BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; DECLARING THE PROJECT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, PROVIDING FOR ACCEPTANCE BY THE APPLICANT AND FOR OTHER PURPOSES.**

STAFF UPDATE

ADJOURNMENT

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

Meeting Date: 1/30/2020

Prepared by: Jordan Pinkston

Title of Item:

Annual Board Reorganization

Summary Explanation/Background Information on Agenda Request:

Elect Chair and Vice Chair

Funding Source:

N/A

Recommended Action:

Elect Chair and Vice Chair

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

Meeting Date: 1/30/2020

Prepared by: Jordan Pinkston

Title of Item:

Approval of December 12, 2019 LPA Minutes.

Summary Explanation/Background Information on Agenda Request:

N/A

Funding Source:

N/A

Recommended Action:

Approve.

ATTACHMENTS:

Description	Upload Date	Type
❏ LPA Minutes 12.12.19	1/21/2020	Cover Memo



MINUTES

LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD TO BE HELD DECEMBER 12, 2019 AT 5:30PM COMMISSION CHAMBERS 121 SW FLAGLER AVE. STUART, FL 34994

LOCAL PLANNING AGENCY

**Chair – Michael Herbach
Vice Chair – Ryan Strom
Board Member – Li Roberts
Board Member – Larry Massing
Board Member – Campbell Rich
Board Member – Bill Mathers
Board Member – Cristina de la Vega
Ex Officio – Garrett Grabowski**

ADMINISTRATIVE

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

CALL TO ORDER

ROLL CALL

Present: Michael Herbach, Li Roberts, Campbell Rich, Christina de la Vega, Ryan Strom, Bill Mathers

Absent: Li Roberts, Larry Massing

APPROVAL OF MINUTES:

Motion: Action: Approve.

Moved by: Bill Mathers

Seconded by: Rich Campbell

Motion passed unanimously.

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

COMMENTS FROM THE BOARD MEMBERS: None.

ACTION ITEMS: None.

ORDINANCES:

1. AMENDMENT TO EXISTING PUD TO URBAN DESIGNATION AND TO RE-ESTABLISH DEVELOPMENT TIMELINES ORDINANCE No. 2421-2020: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REFRESHING THE NOW DEFUNCT ORDINANCE 2275-2014, AMENDING ORDINANCE NUMBER 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); PROVIDING FOR CERTAIN DESIGN CONDITIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR A SEVERABILITY

PRESENTATION: Stephen Mayer, Senior Planner  5:34 PM

BOARD COMMENT:

Cristina de la Vega said that in 2007 there was a lot of opposition due to the site location's unique features.

Mike Mortell explained what originally occurred back in 2007 and what additional expenses run with the land. He said that the city has had multiple inquiries about the property, but they have been unable to lease it. He said that the board could recommend reverting the two acres back to the city. The city has been asked to donate the land to the affordable housing coalition, but there would have to be an approval. He confirmed the conservation land in the rest of the property.

Bill Mathers said that the FDOT would not give us another entrance to the site.

Mike Mortell said that the property is 100% commercial, the property surrounding it is conservation.

Cristina de la Vega asked if low income housing were to get it how many could be on two acres.

Mike Mortell said if they came back with a PUD they could do sixty apartments, but it would probably be more half that. He has seen a site plan for a hotel that fit.

Bill Mathers asked if the property was used for access.

Mike Mortell said that there are trails that lead out of the property, but as of right now nobody uses that as an access.

Ryan Strom said if they move approval it would give the city more flexibility.

Mike Mortell said that approving it would allow the most flexibility. It is in the MPO plan where FDOT would pay to improve the intersection, but there has been no sense of urgency.

Bill Mathers said that the city would have to request an access.

Mike Mortell shared his insight of the status of the MPO and county's status on the property.

Cristina de la Vega asked what would be required of the city if they put a park entrance.

Mike Mortell explained what they could do and how much it would cost.

Bill Mathers confirmed that the city would have to get together with FDOT to put in the request years in advance. He said that the city has a right to ask for the interest of the improvements.

Rich Campbell asked what the gain and loss is by going from CPUD to UPUD.

Kev Freeman said that it is virtually the same thing. A UPUD allows you to look at the urban code, rather than using the baseline of the standard code.

Bill Mathers asked if a UPUD has enough flexibility to overcome some of the issues.

Mike Mortell said yes and that UPUD is urban and already takes into consideration the existing setbacks, density, uplands, preservations, etc.

Kev Freeman said that it is in the CRA.

PUBLIC COMMENT: None.

MOTION:

Action: Approve. The board recommends reversion to conservation if no development is completed by timeline extension (Jan 2023).

Moved by: Ryan Strom

Second by: Campbell Rich

Motion passed with Cristina de la Vega opposing.

2. AMENDMENT TO THE LAND DEVELOPMENT CODE UPUD DENSITY AND PARKING (QUASIJUDICIAL) (RC) ORDINANCE 2423-2020: AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE EXISTING SECTION 2.07.00.1 OF CHAPTER II ENTITLED "URBAN PLANNED UNIT DEVELOPMENT (UPUD) DISTRICTS" TO ADD A METHODOLOGY FOR RESIDENTIAL DENSITY CALCULATION AND ADD MINIMUM RESIDENTIAL CAR PARKING REQUIREMENTS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND FOR OTHER PURPOSES.

PRESENTATION: Kev Freeman, Development Director  5:52 PM

BOARD COMMENT:

Cristina de la Vega asked why we should go by square footage.

Kev Freeman said that the use of cars will be the same. He gave examples of why this would be the best way to do it. He said what we are trying to do is reduce the cost per square foot unit and there is a value per square foot that is used to reflect sale price.

Ryan Strom asked about the example that was given for parking spaces.

Kev Freeman said that each project would be a PUD that would have to come forward and it would be up to the applicant to decide the amount of parking spaces.

Ryan Strom said he was concerned about the units being one bedroom but having two occupants which have two cars.

Kev Freeman said that he is doing more market research about housing versus parking and this will help support the demand that the community is seeing.

Campbell Rich confirmed that this is a proactive approach for housing.

Kev Freeman said that we see proposals that come in that want to provide single units but are unable to do so because of parking or density requirements and this is a negotiated benefit through the PUD process.

Cristina de la Vega asked what type of parking this would be.

Kev Freeman said that it depends on the site plan. He gave examples of other developments that have conformed to less parking and explained that more people are trying to live closer to their jobs. He said we have a lack of housing supply and we must do better and allow building alternatives.

Bill Mathers said 900 square feet is large for a single unit. He gave examples of different types of single units that have a good track record. He said that bathrooms should be included in the square footage calculations.

Campbell Rich said that he is not bothered about not giving two spaces per unit.

Bill Mathers asked for confirmation that the city would not be burdened by parking enforcement.

Kev Freeman said these are free market units.

Michael Herbach gave an example of condo sizing and recommended looking into an FHA program.

Kev Freeman explained his research results on affordable housing. He said this allows developers to market in a lower range.

Michael Herbach said discussed the SHIP program.

Kev Freeman said that if we can get our pricing levels down to something comparable to SHIP then we can give people an opportunity.

Cristina de la Vega asked if we could give these benefits only to people who are building affordable housing.

Kev Freeman said that most people are in the affordable housing range, which is normal market rate. He said that at the moment, the market is within the affordable housing limit so by being proactive we can get the supply numbers up.

Cristina de la Vega said we should use these only as incentives.

Kev Freeman said that we can link it to the SHIP housing levels.

Cristina de la Vega asked about past projects and how we calculated the rates.

Ryan Strom said that he liked the flexibility for the developers.

Kev Freeman said that he spoke to developers about what it would take to build smaller units and how to reduce costs.

Campbell Rich confirmed that this is strictly within the CRA.

Kev Freeman said he is not recommending we do this outside of the CRA.

Bill Mathers expressed issues with mass transit and said that it is a good idea to make sure busses can gain access to the areas.

Michael Herbach said that he talked to the Metropolitan Planning Organization about the busses around town and said they use verbal agreements to decide where they pickup. He said that liability does not exist.

Kev Freeman recapped what he heard the board requested. He said they asked to connect bathrooms to calculations and look at how we relate that to affordable housing. He confirmed that this would only apply in the Urban District CRA overlay, which is almost the original CRA. He clarified what is in the core CRA.

Bill Mathers asked how to expand the CRA.

Kev Freeman said it is doable but a long process.

The board discussed the map and what areas to include and why.

PUBLIC COMMENTS: None.

MOTION:

Action: Approve with the following conditions:

1. Bathroom restrictions (connect to calculations)
2. Link to obtainable or affordable housing
3. Promote incentives

Moved by: Cristina de la Vega

Second by: Ryan Strom

Motion passed unanimously.

3. AMENDMENT TO THE LAND DEVELOPMENT CODE REVIEW PROCEDURES FOR PUD APPLICATIONS (QUASI-JUDICIAL) (RC) ORDINANCE 2424-2020: AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE EXISTING SECTION 11.01.00 OF CHAPTER XI ENTITLED "PROCESSING OF PLAN APPLICATIONS" TO AMEND THE REVIEW BOARD PROCEDURES FOR PROPOSALS THAT INVOLVE URBAN PLANNED UNIT DEVELOPMENT LOCATED WITHIN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

PRESENTATION: Kev Freeman, Development Director



6:35 PM

BOARD COMMENT:

Cristina de la Vega asked why.

Kev Freeman said that this was a request from the Community Redevelopment Board because they are more familiar with the urban district code. He said the question is should we move it across or stay the same.

Bill Mathers asked if it was currently going to both boards.

Kev Freeman explained what we typically do. He said we want one responsible board to make the recommendations.

Bill Mathers confirmed that they are looking for a single entity that will render their advisory.

Cristina de la Vega asked if most of them have to have a land use change.

Kev Freeman confirmed what would and would not come through the board.

Ryan Strom said that anything that is a zoning change going to UPUD that should be reviewed by our board, if it is something that is already a UPUD they can handle that.

Zoning change going from UPUD, if it is already a UPUD it can skip over and go to CRB. Creation of UPUD LPA, management goes to CRB.

PUBLIC COMMENTS: None.

MOTION:

Action: Approve forward with the process change but add requirement that if is the creation of a UPUD it comes before the LPA, if it is a site planning or amendment of a UPUD it goes to CRB.

Moved by: Campbell Rich

Second by: Ryan Strom

Motion passed unanimously.

STAFF UPDATE: None.

BOARD COMMENT: None.

ADJOURNMENT:

Motion: Action: Adjourn

Moved by: Ryan Strom

Seconded by: Cristina de la Vega

Michael Herbach, Chair

Jordan Pinkston, Board Secretary

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Local Planning Agency

Meeting Date: 1/30/2020

Prepared by: Tom Reetz

Title of Item:

STUART SPRINGTREE RPUD - FLUM AND RE-ZONING (QUASI-JUDICIAL)(RC):

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY ASSIGNING A FUTURE LAND USE DESIGNATION OF "MULTI-FAMILY RESIDENTIAL" FOR THREE PARCELS EQUALING 13.59 ACRES ANNEXED BY ORDINANCE NO. 2352-2017, OWNED BY STUART 13 ACRES, LLC, TIERRA DEL LAGO, INC. AND STUART HARBOR MARINA AND YACHT CLUB, LOCATED WEST OF S.E. FEDERAL HIGHWAY, SOUTH OF S.E. HARRISON STREET, AND NORTH OF THE NATALIE ESTATES MOBILE HOME PARK WITH SAID LANDS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY ESTABLISH THE STUART-SPRINGTREE RESIDENTIAL PLANNED UNIT DEVELOPMENT RPUD CONSISTING OF TWO HUNDRED EIGHTY (280) MULTI-FAMILY UNITS WITHIN SEVEN (7) INDIVIDUAL FOUR-STORY APARTMENT BUILDINGS; APPROVING A DEVELOPMENT SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The intent of this application is to assign a Residential Planned Unit Development (RPUD) zoning designation and a multifamily land use to property recently annexed into the city in order to construct 280 multifamily units on 13.59 acres owned by Stuart 13 Acres, LLC, Tierra Del Lago and Stuart Harbor Marina and Yacht Club.

The proposed project consist of six (7) four-story apartment buildings. In addition to the apartment buildings, there will be amenities such as a clubhouse, pool, dog park and car wash. The apartment access will be privately gated with two access points, one of from S.E. Springtree an existing open private road and from S.E. Harrison Street a Martin County maintained road to the north. The residents will also have opportunity to rent a garage for an automobile if desired.

The property is bounded to the south by the Natilie Mobile Home Park which is in unincorporated Martin County. To the north is Coral Gardens single family and an Exon gas station with convenience store, also in Martin County. To the east is vacant land with a CPUD zoning and is within the City of Stuart. The main access to the property will be from Springtree, which has capacity for the additional trips related to the proposed development.

The property is comprised of both uplands and wetlands. The wetland has been qualified as a very low quality system which the South Florida Water Management Department requires no mitigation. The northern portion of the property contains pine flatwood forest which will be mostly retained as preserve. A lake at the development's center will have littoral planting at it's perimeter then transitioning onto it's bank with native trees.

The developer is providing an element of workforce housing as part of this proposal, which will set aside ten

(10) units in the development, five (5) two-bedroom units and five (5) one-bedroom units, with no more than three (3) units allocated to any one building in the Development. Prospective tenants will demonstrate to the owner that all those parties who will occupy the WFH unit will, collectively, (a) make no more than seventy (70%) percent of the median family income for the City of Stuart, as promulgated by the City of Stuart statistical data as compiled by the Federal Government, (b) have a credit score of no less than 685, and (c) have the ability to pay the rent for the WFH unit. The rent for a WFH unit shall be fifteen (15%) percent lower than the average of all comparable units; that is, one (1) bedroom units compared to all one-bedroom units, and two (2) bedroom units compared to all two-bedroom units, in the Development at the time of rental.

Funding Source:

N/A

Recommended Action:

Recommend approval of Ordinance No. 2427-2020 assigning a Residential Planned Unit Development zoning and assigning a future land use map change of multi-family to the City Commission for First Reading.

ATTACHMENTS:

Description	Upload Date	Type
❑ Ordinance No. 2427-2020	1/21/2020	Ordinance add to Y drive
❑ Ordinance No. 2427-2020 Exhibit D	1/21/2020	Ordinance add to Y drive
❑ Staff Report - By Tom Reetz	1/21/2020	Staff Report
❑ Project Narrative	1/22/2020	Backup Material
❑ Springtree unit increase with parking justification	1/21/2020	Backup Material
❑ Consultant comments (2nd Round)	1/21/2020	Backup Material
❑ Applicant response letter	1/22/2020	Backup Material
❑ Stormwater Report- updated	1/22/2020	Backup Material
❑ Traffic Report	1/22/2020	Backup Material
❑ FWC correspondence	1/21/2020	Backup Material



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA
ORDINANCE NUMBER 2427-2020**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY ASSIGNING A FUTURE LAND USE DESIGNATION OF "MULTI-FAMILY RESIDENTIAL" FOR THREE PARCELS EQUALING 13.59 ACRES ANNEXED BY ORDINANCE NO. 2352-2017, OWNED BY STUART 13 ACRES, LLC, TIERRA DEL LAGO, INC. AND STUART HARBOR MARINA AND YACHT CLUB, LOCATED WEST OF S.E. FEDERAL HIGHWAY, SOUTH OF S.E. HARRISON STREET, AND NORTH OF THE NATALIE ESTATES MOBILE HOME PARK WITH SAID LANDS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY ESTABLISH THE STUART-SPRINGTREE RESIDENTIAL PLANNED UNIT DEVELOPMENT RPUD CONSISTING OF TWO HUNDRED EIGHTY (280) MULTI-FAMILY UNITS WITHIN SEVEN (7) INDIVIDUAL FOUR-STORY APARTMENT BUILDINGS; APPROVING A DEVELOPMENT SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by Waypoint Residential Services, LLC for three contiguous parcels equaling 13.59 acres of land located west of S.E. Federal Highway, south of S.E. Harrison Street; and north of the Natalie Estates Mobile Home Park.

WHEREAS, the City of Stuart has determined the need to assign the future land use and a land development zoning district for said lands; and

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

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

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

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

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

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

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

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

- a. **The RPUD Site Plan, Sheets SP-1, SP-2 & SP-3, prepared by HJA Design Studios, Landscape Architects, dated 12.20.2020.**
- b. **Cover Sheet, Boundary Survey and Topographic Survey, Sheets 2 thru 4, by Bowman Consulting Group Ltd., dated 06.28.2019.**
- c. **Existing Tree Survey/Removal Plan, Sheet LP-1, by HJA Studios, Landscape Architects, last dated 01.07.20 & Landscape Plans Sheets LP-2 thru LP-5, prepared by HJA Studios, Landscape Architects, dated 01.07.20.**
- d. **Stuart Springtree Fire Truck Plan, Sheet 1 of 1, prepared by Bowman Consulting Group Ltd., dated 09.24.19**
- e. **Stuart Springtree Garbage Truck Plan, Sheet 1 of 1, prepared by Bowman Consulting Group Ltd., dated 09.24.19**
- f. **Architectural Building Elevations and Garage Elevations, by Group 4 Design, Inc., Sheets MIX 4.1, MIX 4.4 and Garage dated 2019**

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

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

SECTION 5: Except as otherwise provided herein, no development permits, site permits, or building permits shall be issued by the City except in compliance with the City's Land Development Code.

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

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

SECTION 8: This ordinance shall be effective upon the last of the following to occur: adoption by the City Commission, and proper execution and acceptance by the Owner. However, the Future Land Use and Zoning Designations granted herein shall not be effective until thirty-one (31) days after adoption, and as otherwise provided by law.

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

Passed on first reading the ____ day of _____, 2020.

Commissioner _____ offered the foregoing Ordinance and moved its adoption.

The motion was seconded by Commissioner _____ and upon being put to a roll call vote, the vote was as follows:

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

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____, 2020.

ATTEST:

MARY R. KINDEL
CITY CLERK

MICHAEL J. MEIER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL
CITY ATTORNEY

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES:

Owner: Stuart 13 Acres, LLC

Print Name: _____

By: _____

Print Name: _____

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this ____ day of _____, 2020, by _____ owner.

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES:

OWNER: Tierra Del Lago, Inc.

Print Name: _____

By: _____

Print Name: _____

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this ____ day
of _____, 2020, by _____ owner.

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES:

OWNER: Stuart Harbor Marina and Yacht Club

Print Name: _____

By: _____

Print Name: _____

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this ____ day
of _____, 2020, by _____ owner.

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

CITY'S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this ____ day of _____, 2020, by Michael J. Meier, Mayor, and Mary Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation.

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1:

LOTS 51, 52, 53, 54 AND 55, CORAL GARDENS, PLAT NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 21, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 2:

ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY #1, VIZ. : THE SOUTH 3/15 OF THE NORTH 9/15 OF THE SUBDIVISION OF LOTS 18, 19 AND 20 OF HANSON GRANT, ACCORDING TO PLAT THEREOF FILED IN DADE COUNTY, FLORIDA, DECEMBER 30, 1901, IN BOOK "B", PAGE 59, IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND REFILED IN PALM BEACH COUNTY, FLORIDA, ON MARCH 25, 1910, IN BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING NOW, HOWEVER, IN MARTIN COUNTY, FLORIDA, BY REDIVISION OF COUNTIES.

LESS AND EXCEPT THEREFROM THAT PART CONVEYED BY TIERRA DEL LAGO, INC., A FLORIDA CORPORATION, GRANTOR TO ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION, GRANTEE IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1360, PAGE 373, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

AND LESS AND EXCEPT THEREFROM THAT PART CONVEYED BY TIERRA DEL LAGO, INC., A FLORIDA CORPORATION, GRANTOR TO STUART 13 ACRES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANTEE IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2475, PAGE 1736, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

PARCEL 3:

THE SOUTH 434.35 FEET (MEASURING 436.50 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 1) OF THE FOLLOWING DESCRIBED PARCEL:

ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 1 THAT LIE WITHIN THE SOUTH 3/15THS OF THE NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19, AND 20 OF THE HANSON GRANT ACCORDING TO THE PLAT THEREOF FILED IN DADE COUNTY, FLORIDA, DECEMBER 30, 1901 IN BOOK "B", PAGE 59, IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND RE-FILED IN PALM BEACH COUNTY FLORIDA, ON MARCH 25, 1910, IN BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING NOW, HOWEVER, IN MARTIN COUNTY, FLORIDA, BY RE-DIVISION OF COUNTIES.

(Legal Description cont.)

LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 1, AND THE SOUTH LINE OF SAID NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19, AND 20; THENCE

SOUTH 66 DEGREES, 17 MINUTES, 10 5SECONDS WEST 727.96 FEET MEASURED (727.78 DESCRIPTION) ALONG SOUTH LINE OF SAID NORTH 9/15THS OF SUBDIVISION OF LOTS 18, 19, AND 20 TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 66 DEGREES 17 MINUTES 10 SECONDS WEST 1575.25 FEET ALONG SAID SOUTH LINE OF NORTH 9/15THS OF SUBDIVISION OF LOTS 18, 19, 20; THENCE NORTH 23 DEGREES 47 MINUTES 05 SECONDS WEST 781.02 FEET TO THE NORTH LINE OF SAID SOUTH 3115THS OF THE NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19 AND 20; THENCE NORTH 66 DEGREES 21 MINUTES 10 SECONDS EAST 1498.84 FEET ALONG SAID NORTH LINE OF SOUTH 3/15THS OF THE NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19, AND 20; THENCE SOUTH 29 DEGREES 23 MINUTES 47 SECONDS EAST 783.19 FEET MEASURED (782.47 DESCRIPTION) TO THE POINT OF BEGINNING.

EXHIBIT B – LOCATION MAP



EXHIBIT C – DEVELOPMENT CONDITIONS

Approved Plans and Documents

1. The RPUD project and use thereof shall comply with the following drawings:
 - a. **The RPUD Site Plan, Sheets SP-1, SP-2 & SP-3, prepared by HJA Design Studios, Landscape Architects, dated 12.20.2020.**
 - b. **Cover Sheet, Boundary Survey and Topographic Survey, Sheets 2 thru 4, by Bowman Consulting Group Ltd., dated 06.28.2019.**
 - c. **Existing Tree Survey/Removal Plan, Sheet LP-1, by HJA Studios, Landscape Architects, last dated 01.07.20 & Landscape Plans Sheets LP-2 thru LP-5, prepared by HJA Studios, Landscape Architects, dated 01.07.20.**
 - d. **Stuart Springtree Fire Truck Plan, Sheet 1 of 1, prepared by Bowman Consulting Group Ltd., dated 09.24.19**
 - e. **Stuart Springtree Garbage Truck Plan, Sheet 1 of 1, prepared by Bowman Consulting Group Ltd., dated 09.24.19**
 - f. **Architectural Building Elevations and Garage Elevations, by Group 4 Design, Inc., Sheets MIX 4.1, MIX 4.4 and Garage dated 2019**
2. Any modifications to the Master RPUD Site Plan that is less than 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, and location of landscaping may be approved by the City's Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via a public hearing.
3. Development of the Subject Property as a RPUD shall include an impervious area of no more than (59%) impervious coverage for the RPUD. The maximum building height within the RPUD shall be 4 stories or 45'-0". Height shall be measured from the lowest permissible finished first floor elevation to the surface of a flat roof and to the eave of a pitched roof.

4. Notwithstanding any presence of premium parking consisting of garages, at no time shall any parking space be deemed unavailable for use due to an absence of a lease agreement for the use of said space.
5. Garages shall not be used for storage to the exclusion of a vehicle.
6. Prior to certificate of occupancy of the last building, the applicant shall provide an engineer's written confirmation attesting that the RPUD's storm water system is in place and functioning in compliance with all approved plans and specifications.
7. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.

Landscaping

8. The common areas including the projects clubhouse and pool area shall be provided with landscaping with an irrigation system of enough capacity to maintain the landscaping in a healthy growing condition.
9. 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.
10. 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

11. Open Space. Not less than 41.0% of the RPUD shall be open space as depicted on the Site Plan by HJA Design Studios as described in Exhibit C. Required open space may

include native vegetation areas, however, other required landscaping shall not count towards the open space requirement.

12. Excluding wetlands defined by the South Florida Water Management District, not less than 25% of the total pre-development site shall remain as undeveloped and recreated native vegetation area. The required native vegetation area may include open space areas; however, other required landscaping shall not count towards the native vegetation requirement. The location of the native vegetation shall comply with the project's landscape plan, by HJA Design Studios. The project shall adhere to the Preserve area mitigation and monitoring plan PAMP (to be prepared prior to building permit submittal). The owner and developer shall adhere to the provisions of the Monitoring Plan (included in PAMP) and permanent maintenance will be the responsibility of the owner.

Tree Mitigation

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

Prior to Issuance of Site Permits

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

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

Development and Construction

18. The Developer shall construct the project's infrastructure in one phase and complete all site and infrastructure prior to the first certificate of occupancy.
19. The Developer shall install landscaping and gates at the development's entry location at S.E. Harrison Street and S.E. Springtree Place as shown on the landscaping plan prior to the first certificate of occupancy for a residential unit. The entry gates shall be made operational prior to issuance of a certificate of occupancy.
20. The property owner shall provide easements for licensed television services. A Conservation easement shall be dedicated to state agencies with the City of Stuart having the option to have those same easements.
21. In the event of any conflict in the provisions of Exhibit 'C' Development Conditions and attached exhibits, Exhibit 'C' shall prevail.
22. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.
23. All utility improvements constructed by the developer within Florida's Department of Transportation's right-of-way, shall be constructed in a manner and form acceptable to the FDOT. The developer shall grant any such utility easements necessary for this site as may be required by the FDOT.
24. The project's storm water facilities, specifically the Native Planting schemes at the lake will be designed using Low Impact Development "(LID) Techniques as described in

the University of Florida IFSA Extension publication LID Practices: Integration Wetlands and Enhancing Storm water Basins”.

25. Littoral plantings and upland planting shall be provided per Landscape plan by HJA Design Studios at the lakes bank and entire perimeter.
26. Temporary or freestanding storage units are prohibited on the property once construction is complete.
27. Site work including but not limited to land preparation, lake excavation, clearing and grading, drainage and water, sewer and irrigation lines shall be reviewed and approved by the city’s public works department and the city’s engineering consultant prior to permitting.
28. Stuart - Springtree will provide two on-site trash compactors. The trash compactor dedicated to trash collection will have an associated 30-yard rollout dumpster and shall be a Marathon RJ-275 or equal. The trash compactor dedicated to recycling collection shall have an associated 10-yard dumpster and shall be a Marathon RJ-225 or equal. The resident shall separate their refuse into general trash and recycling and place the trash into a general trash receptacle and a recyclable trash receptacle located on their floor. The apartment management is responsible for transferring the trash from the on-floor receptacle to the compactor by way of a rolling cart. The resident will not be responsible for transferring the trash to the compactor or be responsible for operation of the compactor. The trash within the compactor shall be picked up by the City of Stuart Sanitation Department.

Signage

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

Work Force Housing

30. The Owner shall set aside ten (10) units in the Development, five (5) two-bedroom units and five (5) one-bedroom units, as Work Force Housing (“WFH”). No more than three (3) units shall be allocated to any-one building in the Development.
31. Prospective tenants for WFH shall be required to demonstrate to the Owner that all those parties who will occupy the WFH unit will, collectively, (a) make no more than the 80% category of income limits defined in the State Housing Initiatives Partnership Program (SHIP) for Martin County, (b) have a credit score of no less than 650, and (c) have the ability to pay the rent for the WFH unit.
32. The rent for a WFH unit shall be no greater than the 80% category of rental limits per bedroom as defined in the State Housing Initiatives Partnership Program (SHIP) for Martin County.
33. In the event the number of units occupied as WFH Units falls below ten (10), and in the event the Owner, after using reasonable efforts is unable to find a prospective tenant for WFH for a period of two (2) months after the number of WFH tenants has fallen below ten (10), may lease out vacant units to other than WFH tenants. Provided, however, the Owner shall not allow the number of WFH units to stay below ten (10) for longer than two (2) months.
34. On an annual basis starting one (1) year after all certificates of occupancy are obtained, the Owner shall provide to the Development Department of the City, a report setting forth the following: (a) the number of units in the Development actually occupied as WFH during the preceding year, (b) the length of stay in each WFH unit, (c) the rent actually paid for each WFH unit for the preceding year, and (d) the efforts of the Developer to find prospective tenants eligible for WFH.

Future Amendments

35. Owner shall not subject the Property to any condominium conversion and neither shall any portion of the Property be converted to units for sale in connection with a condominium conversion nor shall the title to any such units be transferred to any party other than being held as a single parcel for the purposes of apartment rental.
36. The City may elect at any time to assign a future land use designation of “Conservation” to the PUD’s preserve areas without objection by the owner. Further, the City may at its discretion, take over maintenance of the preserve area(s) without objection by the owner.

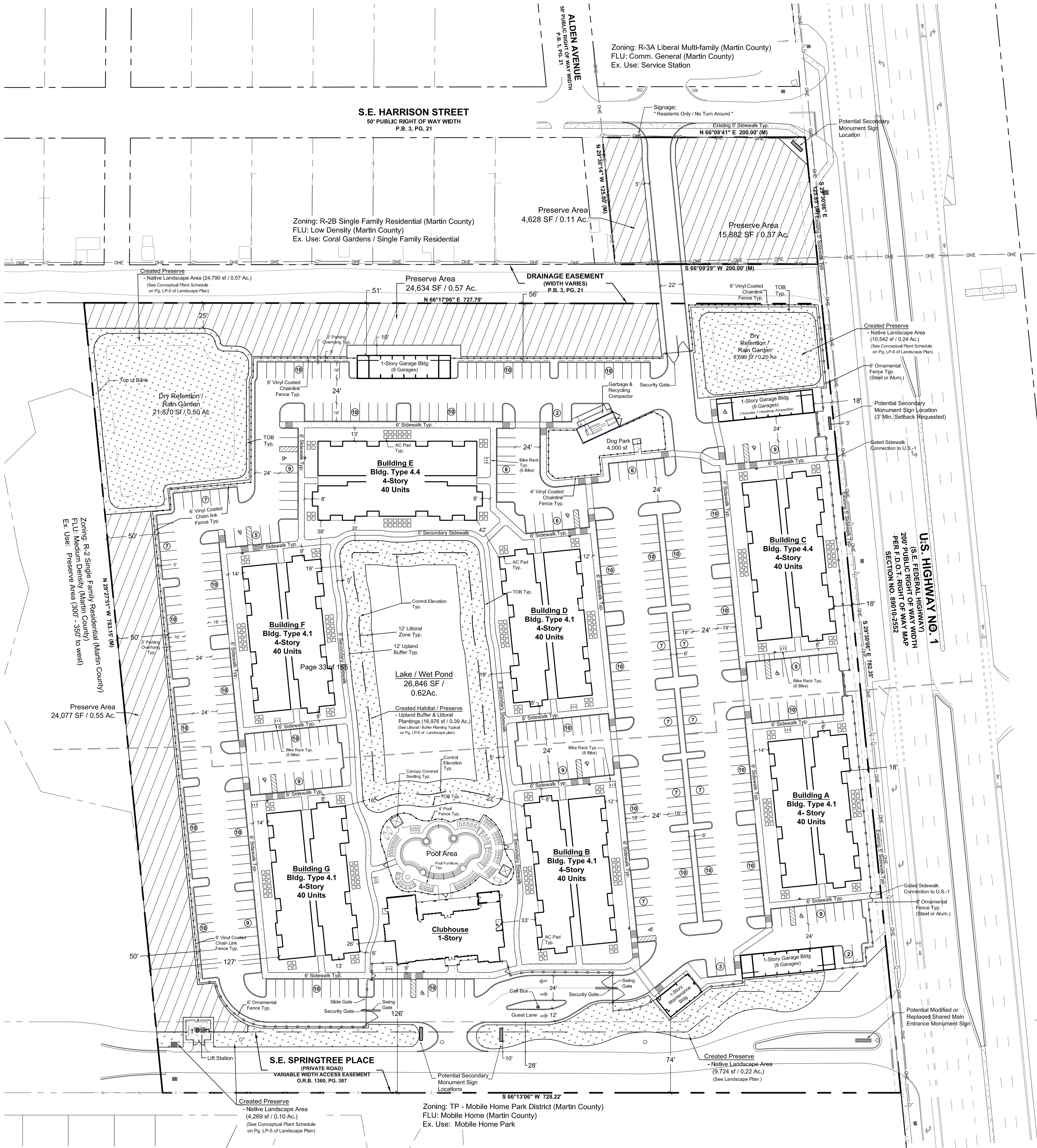
Timetable for Development

37. Timetable for development shall be as follows:

Site and building permit application deemed sufficient for permit review under city codes and standards.	March 1, 2021
Final Certificate of Occupancy for all site and building improvements.	March 1, 2024

Allowable Uses

38. The following uses shall be permitted:
- a. Multi-Family Residential
 - b. Home Occupations in accordance with the City’s Land Development Code.
 - d. This residential facility shall not operate as an age restricted community in accordance with Florida Law.



Location Map



Site Data

Total Site Area	13.59 Ac. / 592,032 sf
Development Site Area	12.40 Ac. / 540,086 sf
Springtree Access Easement Area	1.19 Ac. / 51,948 sf
Proposed Future Land Use	Multi-family Residential
Proposed Zoning	RPUD (30 DU/ AC)
Proposed Use	Multi-family Apartments
Proposed Dwelling Units	280 Units

Density

Maximum Density - 30 DU/Ac. (13.59 Ac. x 30)	407 Max. Units
Proposed Density	280 Units
Proposed Gross Site Density	20.60 DU / Ac.

Impervious Area

Building Coverage	87,749 sf	2.01 Ac.	15%
Vehicular Use Area / Pavement	232,423 sf	5.33 Ac.	39%
Wet Pond / Lake Surface	26,846 sf	0.62 Ac.	5%
Total:	347,018 sf	7.96 Ac.	59%

Open Space / Pervious Area

Dry Retention Areas	30,569 sf	0.70 Ac.	6%
Native Preserve / Other Landscape Areas	214,445 sf	4.29 Ac.	35%
Total:	245,014 sf	5.62 Ac.	41%

Native Upland Preserve Data

Development Site Area (Excludes Springtree Access Easement)	12.40 Ac. / 540,086 sf
Required Native Preserve Area: (540,086 sf x 25%)	135,022 sf / 3.10 Ac. / 25%
Provided Native Preserve Area:	135,522 sf / 3.11 Ac. / 25%
Ex. Native Preserve	69,221 sf / 1.59 Ac.
Created Native Landscape / Preserve Areas	66,301 sf / 1.52 Ac.

Parking Data

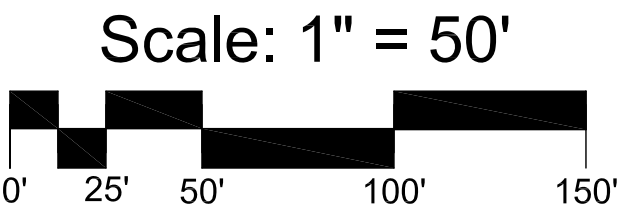
Total Required Parking	484 Spaces
Multi-family Units : Studio or 1 Bedroom (1.5 Spaces per Unit)	
Studio : 27 units / 1 Bedroom: 125 units (152 Units x 1.5 spaces)	228 Spaces
Multi-family Units : 2 or more Bedrooms (2 Spaces per Unit)	
2 Bedroom : 108 units / 3 Bedroom: 20 units (128 Units x 2 spaces)	256 Spaces
Total Provided Parking (1.65 spaces per unit)	462 Spaces
Standard Parking Spaces	428 Spaces
Handicap Parking Spaces (462 x 2% = 10 Req.)	10 Spaces
Detached Garages	24 Spaces
(1 Garage Handicap accessible per ADA Requirements)	

Building Setbacks & Separations

Front Building Setback (From East Property Line along U.S. Hwy 1)	18'
Side Building Setback (From South Property Line)	74'
Side Building Setback (From North Property Line)	51'
Rear Building Setback (From West Property Line)	127'
Building Setback from Lake Top of Bank	18'
Separation Between Buildings	26'
Building Separation from Ex. Preserve Area	10'
Pavement Separation from Ex. Preserve Area	5'

Legend

	Ex. Preserve Area
	Created Preserve / Native Landscape Area



hjaDESIGNSTUDIOLANDSCAPE ARCHITECTURE

50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994

T 772.678.7200
F 772.678.7201

www.hjadesignstudio.com
LA 0000905

Florida

City of Stuart

STUART - SPRINGTREE

RPUD Site Plan

Copyright	19029
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.	
Job No.	19029
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	10-09-19
	12-02-19
Revision Dates	12-20-19

SP-1



City of Stuart RPUD Site Plan

SP-2





50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994

T 772.678.7200
F 772.678.7201

www.hjdesignstudio.com
LA 0000905

Florida

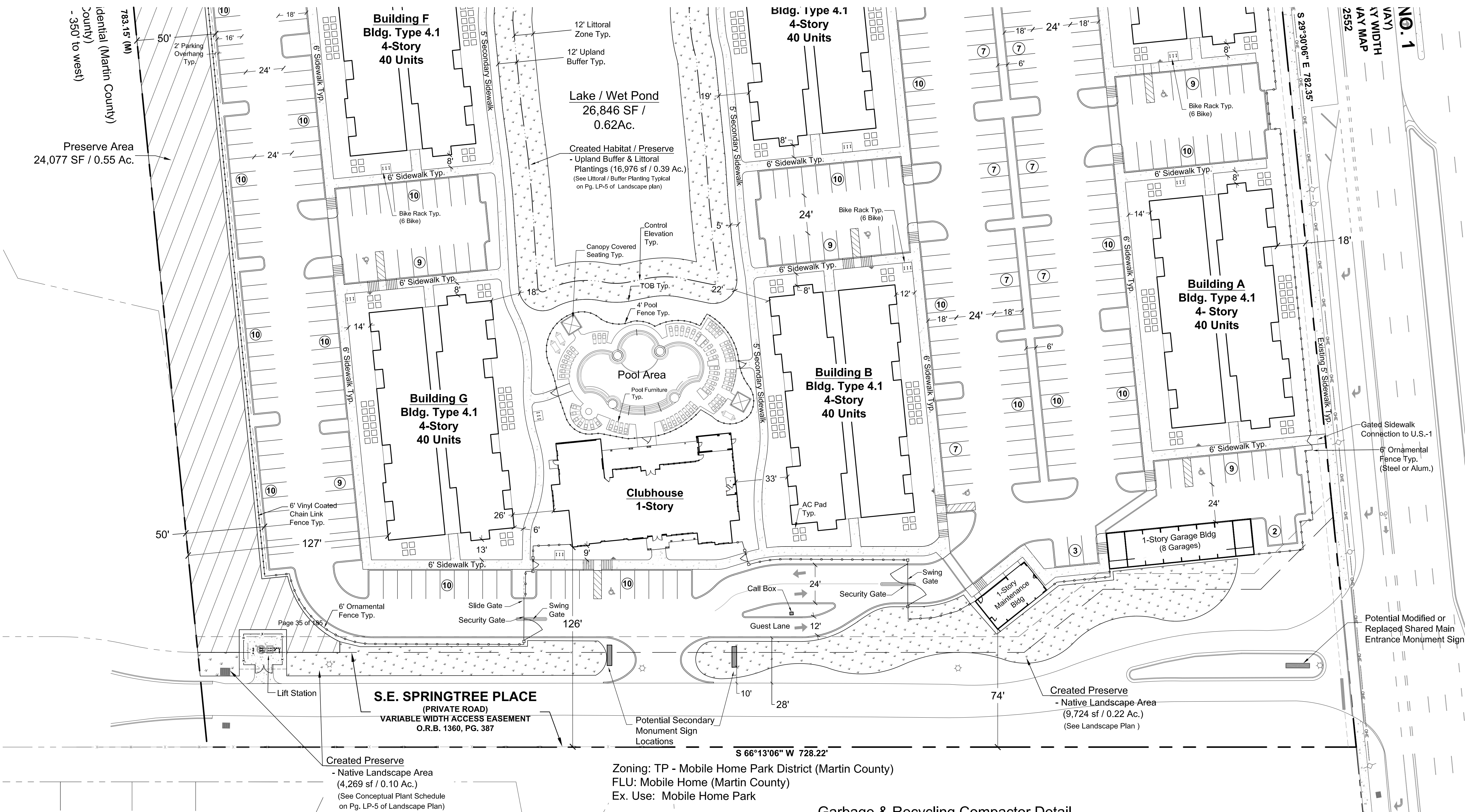
STUART - SPRINGTREE

City of Stuart
RPUD Site Plan

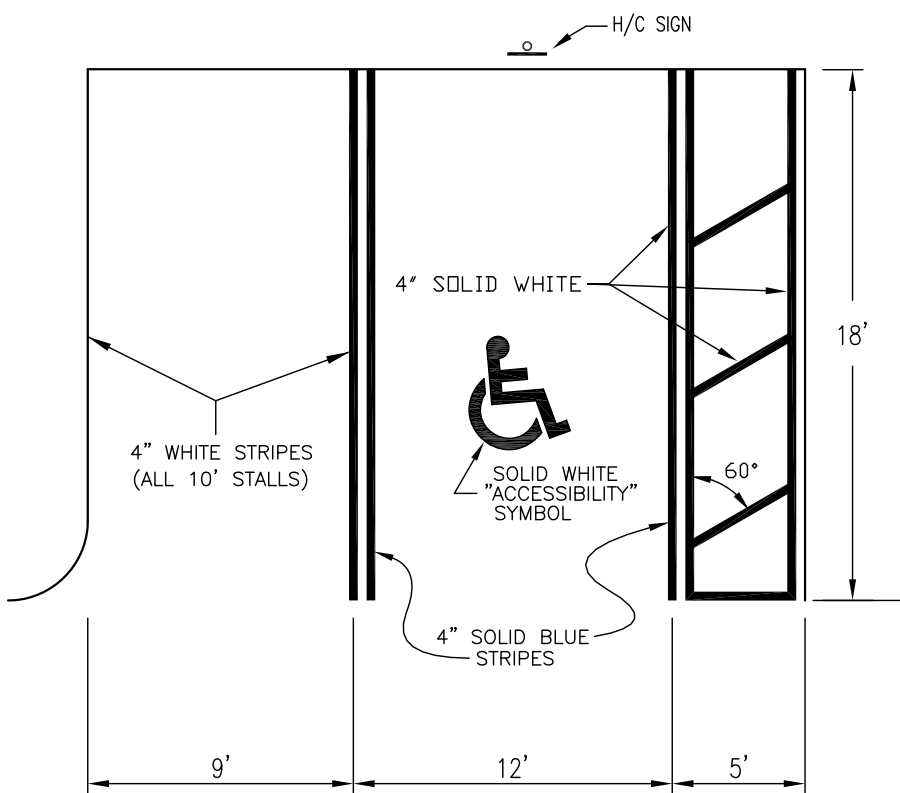
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Job No. 19029
Drawn By TT
Checked By MH
Approved By MH
Submittal Dates 10-09-19
12-02-19
Revision Dates 12-20-19

SP-3



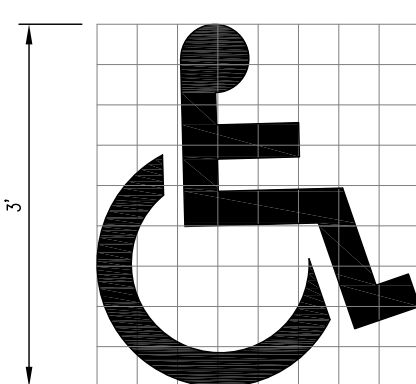
Parking Space Detail



SIGN NOTES

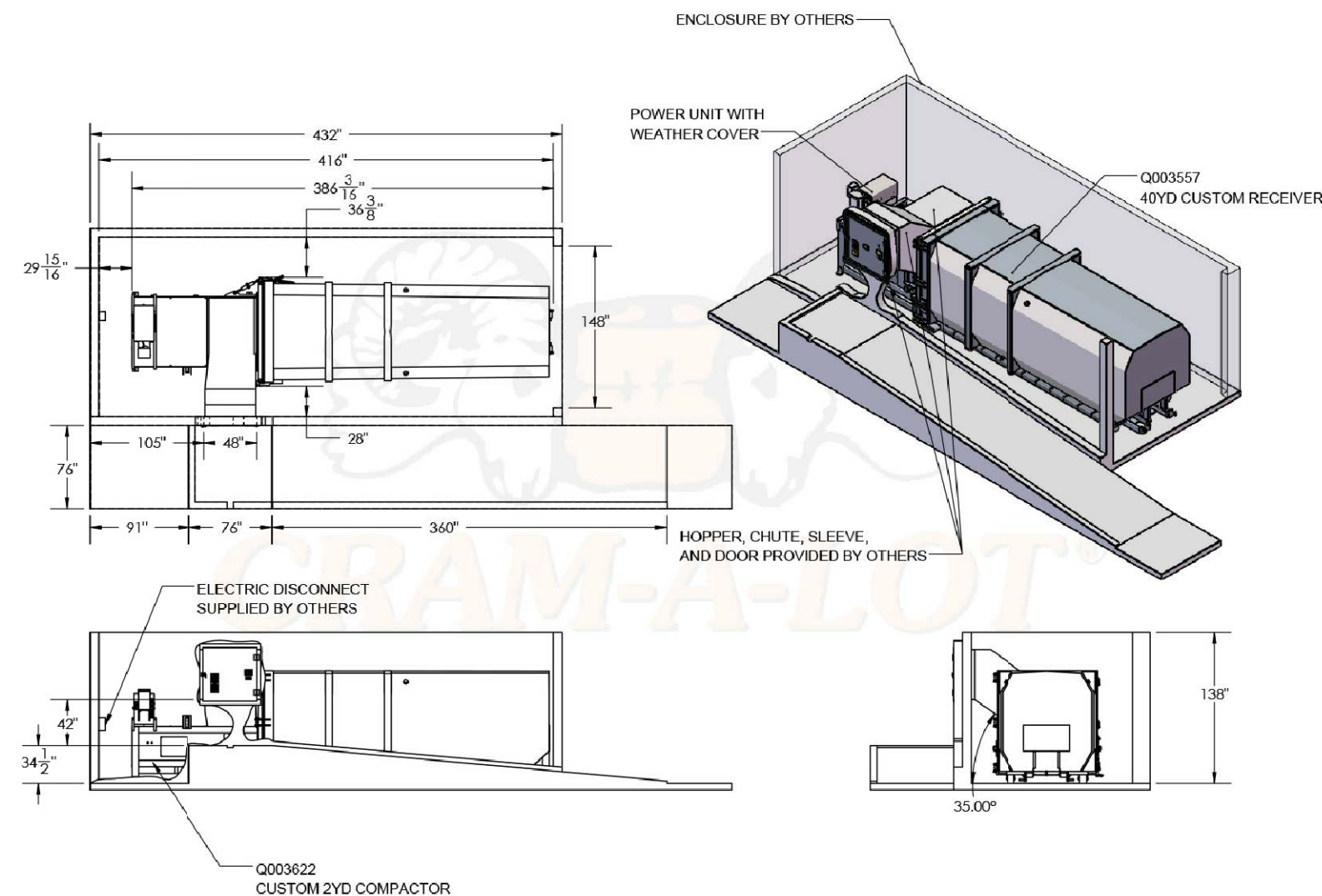
1. TOP PORTION OF SIGN (12"x18") SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION (6"x12") SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK ORANGE LEGEND AND BORDER.
3. BOTTOM OF SIGN SHALL BE 7'-0" ABOVE FINISH GRADE.
4. SIGN SHALL BE MOUNTED ON A 2" SCH 40 ALUMINUM POST.

ACCESSIBLE PARKING SIGN

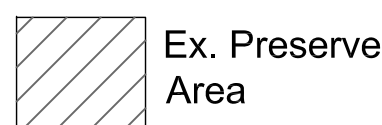


UNIVERSAL SYMBOL OF ACCESSIBILITY

Garbage & Recycling Compactor Detail

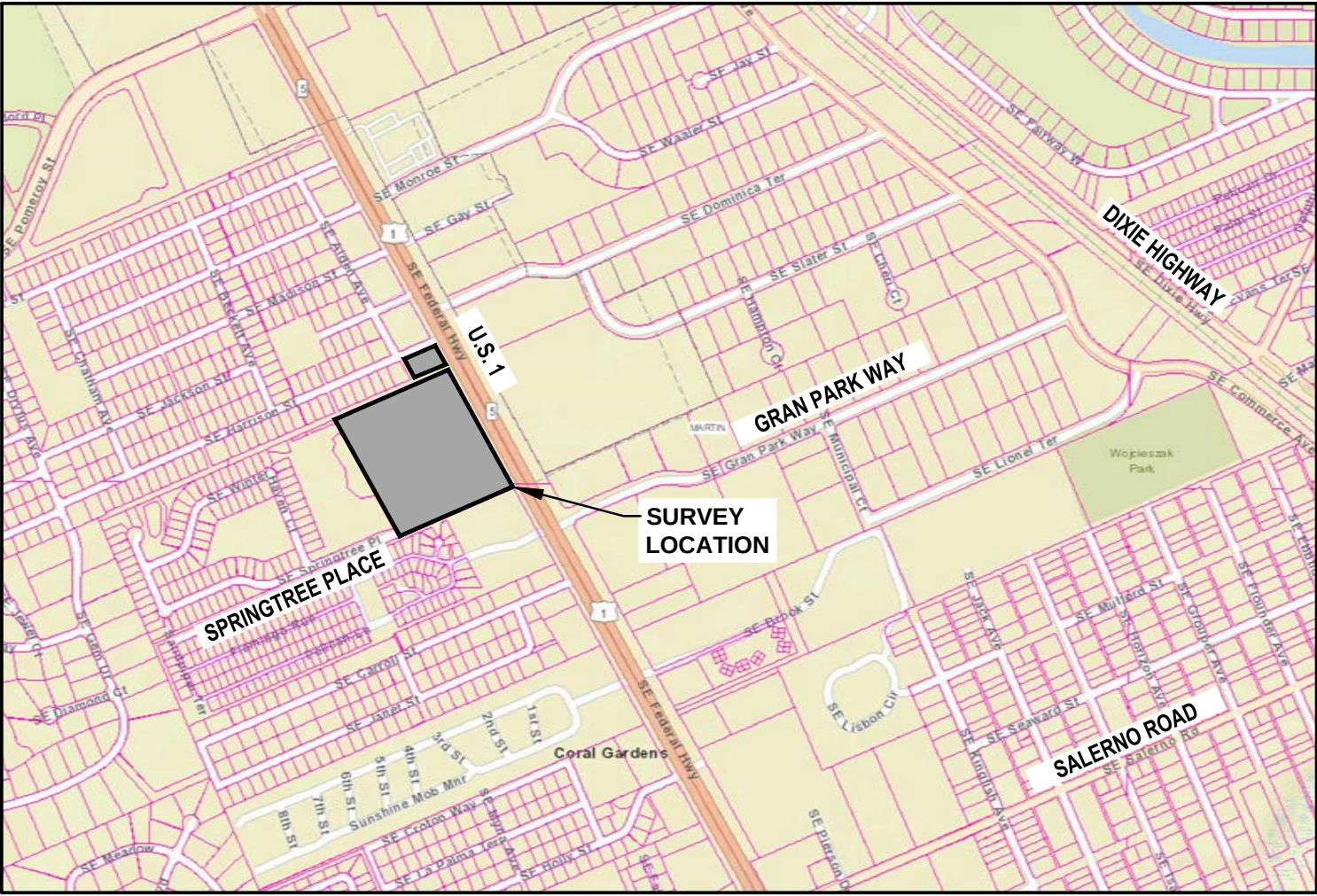


Legend



Scale: 1" = 30'





LOCATION MAP
NOT TO SCALE

PARCELS 1 AND 2

LEGAL DESCRIPTION: (PER TITLE COMMITMENT)

PARCEL 1:

LOTS 51, 52, 53, 54 AND 55, CORAL GARDENS, PLAT NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 21, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 2:

ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY #1, VIZ.: THE SOUTH 3/15 OF THE NORTH 9/15 OF THE SUBDIVISION OF LOTS 18, 19 AND 20 OF HANSON GRANT, ACCORDING TO PLAT THEREOF FILED IN DADE COUNTY, FLORIDA, DECEMBER 30, 1901, IN BOOK "B", PAGE 59, IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND REFILED IN PALM BEACH COUNTY, FLORIDA, ON MARCH 25, 1910, IN BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING NOW, HOWEVER, IN MARTIN COUNTY, FLORIDA, BY REDIVISION OF COUNTIES.

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AND LESS AND EXCEPT THEREFROM THAT PART CONVEYED BY TIERRA DEL LAGO, INC., A FLORIDA CORPORATION, GRANTOR TO STUART 13 ACRES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANTEE IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2475, PAGE 1736, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TITLE COMMITMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NUMBER: NCS-962854-ORL
COMMITMENT DATE: APRIL 30, 2019 @ 8:00 A.M.

SCHEDULE B-II EXCEPTIONS:

ITEMS 1 THROUGH 8 ARE STANDARD EXCEPTIONS - NO COMMENT

- PLAT OF CORAL GARDENS PLAT 1 RECORDED IN PLAT BOOK 3, PAGE 21, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, (AS TO PARCEL 1)
AFFECTS PARCEL 1 AS SHOWN ON SURVEY
- PERPETUAL EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 2761, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCEL 1)
AFFECTS PARCEL 1 AS SHOWN ON SURVEY
- MAP OF THE SUBDIVISION OF MILES AND HANSON GRANT RECORDED IN PLAT BOOK B, PAGE 59 IN DADE COUNTY, FLORIDA AND PLAT BOOK 1, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO PARCEL 2)
AFFECTS PARCEL 2 AS SHOWN ON SURVEY
- PERPETUAL EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 1064, PAGE 1040, RE-RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 2083, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCEL 2)
AFFECTS PARCEL 2 AS SHOWN ON SURVEY
- LICENSE AGREEMENT BY AND BETWEEN TIERRA DEL LAGO, INC., A FLORIDA CORPORATION AND ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 1360, PAGE 395, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCEL 2)
AFFECTS PARCEL 2 - DOCUMENT IS ILLEGIBLE - NOT SHOWN ON SURVEY
- ORDINANCE NO. 2352-2017 RECORDED IN OFFICIAL RECORDS BOOK 2930, PAGE 845, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCELS 1 AND 2)
AFFECTS PARCEL 1 AND 2 - BLANKET IN NATURE - NOT SHOWN ON SURVEY
- TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).
NO COMMENT

ALTA / NSPS LAND TITLE SURVEY BOUNDARY AND TOPOGRAPHIC SURVEY SPRINGTREE HOMES

A PORTION OF LOTS 18, 19, AND 20 OF THE HANSON GRANT STUART, MARTIN COUNTY, FLORIDA



PARCEL 3

LEGAL DESCRIPTION: (PER TITLE COMMITMENT)

THE SOUTH 434.35 FEET (MEASURING 436.50 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 1) OF THE FOLLOWING DESCRIBED PARCEL:

ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 1 THAT LIE WITHIN THE SOUTH 3/15THS OF THE NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19, AND 20 OF THE HANSON GRANT ACCORDING TO THE PLAT THEREOF FILED IN DADE COUNTY, FLORIDA, DECEMBER 30, 1901 IN BOOK "B", PAGE 59, IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND RE-FILED IN PALM BEACH COUNTY FLORIDA, ON MARCH 25, 1910, IN BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING NOW, HOWEVER, IN MARTIN COUNTY, FLORIDA, BY RE-DIVISION OF COUNTIES.

LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 1, AND THE SOUTH LINE OF SAID NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19, AND 20; THENCE SOUTH 66 DEGREES, 17 MINUTES, 10 SECONDS WEST 727.96 FEET MEASURED (727.78 DESCRIPTION) ALONG SOUTH LINE OF SAID NORTH 9/15THS OF SUBDIVISION OF LOTS 18, 19, AND 20 TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 66 DEGREES 17 MINUTES 10 SECONDS WEST 1575.25 FEET ALONG SAID SOUTH LINE OF NORTH 9/15THS OF SUBDIVISION OF LOTS 18, 19, 20, THENCE NORTH 23 DEGREES 47 MINUTES 05 SECONDS WEST 781.02 FEET TO THE NORTH LINE OF SAID SOUTH 315THS OF THE NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19 AND 20; THENCE NORTH 66 DEGREES 21 MINUTES 10 SECONDS EAST 1498.84 FEET ALONG SAID NORTH LINE OF SOUTH 3/15THS OF THE NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19, AND 20; THENCE SOUTH 29 DEGREES 23 MINUTES 47 SECONDS EAST 783.19 FEET MEASURED (782.47 DESCRIPTION) TO THE POINT OF BEGINNING.

TITLE COMMITMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NUMBER: NCS-962845-ORL
COMMITMENT DATE: MAY 29, 2019 @ 8:00 A.M.

SCHEDULE B-II EXCEPTIONS:

ITEMS 1 THROUGH 8 ARE STANDARD EXCEPTIONS - NO COMMENT

- PLAT OF THE HANSON GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "B", PAGE 59, IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND RE-FILED IN IN PLAT BOOK 1, PAGE 11, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
AFFECTS SUBJECT PARCEL (PARCEL 3) AS SHOWN ON SURVEY
- PERPETUAL EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED APRIL 5, 1994 IN OFFICIAL RECORDS BOOK 1064, PAGE 1040 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 2083, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
AFFECTS SUBJECT PARCEL (PARCEL 3) AS SHOWN ON SURVEY
- ACCESS AND UTILITY EASEMENT AGREEMENT, RECORDED DECEMBER 30, 1998 IN OFFICIAL RECORDS BOOK 1360, PAGE 387, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
AFFECTS SUBJECT PARCEL (PARCEL 3) AS SHOWN ON SURVEY
- CITY ORDINANCE NO. 2352-2017, RELATED TO ANNEXATION, RECORDED JUNE 8, 2017 IN OFFICIAL RECORDS BOOK 2930, PAGE 845, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
AFFECTS SUBJECT PARCEL (PARCEL 3) - BLANKET IN NATURE - NOT SHOWN ON SURVEY
- TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).
NO COMMENT

SURVEYOR'S NOTES:

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- THE TOPOGRAPHIC INFORMATION IS BASED UPON A GROUND SURVEY PERFORMED IN JUNE 2019. THE CONTOUR INTERVAL IS ONE FOOT.
- THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED UTILIZING THE DESCRIPTION AS SHOWN IN THE TITLE COMMITMENT AS PROVIDED BY THE CLIENT.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. THIS REFERENCE WAS ESTABLISHED BY USING TOPCON GRS RECEIVERS WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS ON THE FOLLOWING PUBLISHED NATIONAL GEODETIC SURVEY CONTROL POINT.

PID: AJ5257 - FOUND FLANGE-ENCASED STAINLESS STEEL ROD STAMPED "GCY D15 2001",
N: 1023556.75 E: 911406.77

- THE BEARING BASIS SHOWN HEREON REFERS TO THE OBSERVED BEARING OF SOUTH 29°30'06" EAST FOR THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1.
- THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED UPON THE FOLLOWING MARTIN COUNTY BENCHMARKS:

"GP-CG" - FOUND NAIL & DISK IN CONCRETE SIDEWALK STAMPED "GP-CG",
ELEVATION = 16.27 FEET (NAVD 88)

"IS-6" - FOUND 2" BRASS DISK IN CONCRETE OF A SIGN BASE STAMPED "IS-6",
ELEVATION = 17.76 FEET (NAVD 88)

- THIS SURVEY WAS PERFORMED UTILIZING G.P.S.-R.T.K. PROCEDURES AND LIDAR PROCEDURES WITH MULTIPLE MEASUREMENTS, AND HAS A STATISTICAL HORIZONTAL AND VERTICAL POSITIONAL PRECISION OF LESS THAN 0.10 FEET.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- TABLE "A" ITEM 3: THE LANDS BOUND BY THIS SURVEY ARE LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X" (AREA OF MINIMAL FLOOD HAZARD) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NUMBERS 12085C0163G AND 12085C0164G, DATED MARCH 16, 2015, WHICH ARE THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY THESE PARCELS ARE SITUATED IN.
- TABLE "A" ITEM 4: THE GROSS LAND AREA OF THE SUBJECT PARCELS IS ±13.59 ACRES.
- TABLE "A" ITEM 6: ZONING INFORMATION SHOWN ACCORDING TO SITE INVESTIGATION REPORT PREPARED BY BOWMAN CONSULTING GROUP.
- TABLE "A" ITEM 7: THERE ARE NO BUILDINGS ON THE SITE.
- TABLE "A" ITEM 8: THERE ARE NO PARKING SPACES ON THE SITE.
- TABLE "A" ITEM 11: NO UNDERGROUND UTILITIES WERE LOCATED OTHER THAN SHOWN.
- TABLE "A" ITEM 16: THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- TABLE "A" ITEM 17: THERE IS NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THE SURVEY DEPICTS THE SAME PROPERTY CONTAINED IN TITLE COMMITMENT FILE NUMBER: NCS-962854-ORL (PARCELS 1 AND 2) AND NCS-962845-ORL (PARCEL 3) PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- THE SUBJECT PARCEL IS CONTIGUOUS WITH NO GAPS OR GORES OR OVERLAPS.
- THE TOPOGRAPHIC ELEVATION INFORMATION SHOWN IS BASED UPON DATA COLLECTED BY BOWMAN CONSULTING GROUP THROUGH THE USE OF AN UNMANNED AERIAL SYSTEM CARRYING A LIDAR SENSOR AND SUPPLEMENTED WITH ADDITIONAL GROUND SURVEY DATA. THE DATA WAS VERIFIED BY GROUND DATA COLLECTION ON THE VARIOUS GROUND CLASSIFICATIONS AND FOUND TO HAVE A VERTICAL ACCURACY OF +/- 0.12-FOOT. HARD SURFACE ELEVATIONS WERE COLLECTED USING STANDARD GROUND BASED SURVEY PROCEDURES.

INDEX OF SHEETS:

SHEET 1 OF 4	LEGAL DESCRIPTIONS; TITLE EXCEPTIONS; LOCATION MAP; SURVEYOR'S NOTES
SHEET 2 OF 4	BOUNDARY SURVEY
SHEET 3 OF 4	TOPOGRAPHIC SURVEY
SHEET 4 OF 4	TOPOGRAPHIC SURVEY

NOT VALID WITHOUT ALL SHEETS LISTED IN INDEX

SURVEYOR'S CERTIFICATION:

TO: **WAYPOINT RESIDENTIAL SERVICES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FIRST AMERICAN TITLE INSURANCE COMPANY GREENBURG TRAUIG, LLP**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a)(b)(1), 8, 9, 11, 13, 16, 17, 20, AND 21 OF TABLE A THEREOF.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

ALSO

I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

RICHARD E. BARNES, JR.
SURVEYOR AND MAPPER
REGISTRATION No. 5173

JUNE 26, 2019
DATE OF LAST FIELDWORK FLORIDA

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

Bowman
CONSULTING

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COVER SHEET
SPRINGTREE HOMES
STUART
FLORIDA
MARTIN COUNTY

PROJECT NO.
30210-01-001

REVISIONS

DATE	DESCRIPTION
19-180 JS FIELD	RT DRAWN RB CHKD

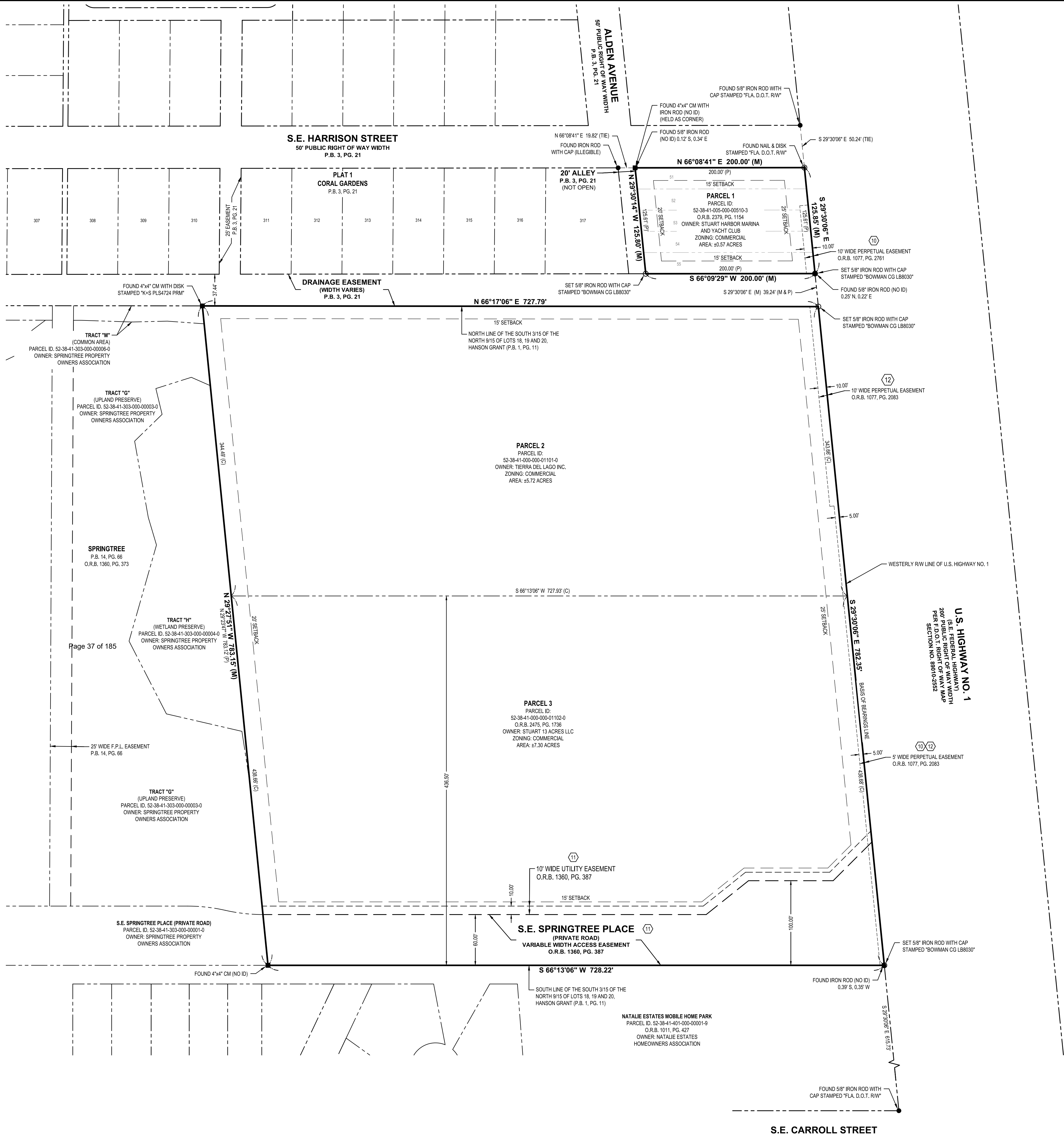
SCALE: N/A

JOB No. 30210-01-001

DATE: 6/28/2019

FILE: 30210-D-BP-001

SHEET **1** OF **4**



LEGEND:

- ARV AIR RELEASE VALVE
- BFP BACKFLOW PREVENTER
- CLF CHAINLINK FENCE
- CM CONCRETE MONUMENT
- CMP CORRUGATED METAL PIPE
- CRB COMMUNICATIONS RISER BOX
- CONC. CONCRETE
- (D) DEED DATA
- E: EASTING
- EL ELEVATION
- FH FIRE HYDRANT
- F.P.L. FLORIDA POWER AND LIGHT COMPANY
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- G.P.S. GLOBAL POSITIONING SYSTEM
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- ID IDENTIFICATION
- INV INVERT
- LP LIGHT POLE
- (M) MEASURED DATA
- N: NORTHING
- NAVD NORTH AMERICAN VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- (P) PLAT DATA
- P.B. PLAT BOOK
- PG. PAGE
- PVC POLYVINYLCHLORIDE PIPE
- R/W RIGHT OF WAY
- RCP REINFORCED CONCRETE PIPE
- R.T.K. REAL-TIME KINEMATIC
- SV SEWER VALVE
- TYP. TYPICAL
- WV WATER VALVE
- IRRIGATION CONTROL VALVE
- FIBER OPTIC HANDHOLE
- FIBER OPTIC MARKER
- SIGN
- GUY ANCHOR
- CONCRETE POWER POLE
- WOOD POWER POLE
- SEWER MANHOLE
- STORM MANHOLE
- STORM INLET
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL HANDHOLE
- FOUND CONCRETE MONUMENT WITH IDENTIFICATION
- NAIL & DISK WITH IDENTIFICATION
- FOUND IRON ROD OR PIPE WITH IDENTIFICATION
- SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB8030"
- DENOTES TITLE COMMITMENT EXCEPTION NUMBER
- 1 --- CONTOUR LINE
- X --- FENCE LINE
- OHE --- OVERHEAD ELECTRICAL
- X 100.00 SPOT ELEVATION
- ASPHALT PAVEMENT
- CONCRETE

TREE LEGEND:

- OAK TREE WITH SIZE
- PALM TREE WITH SIZE
- PINE TREE WITH SIZE
- UNKNOWN TREE WITH SIZE

BOUNDARY SURVEY
SPRINGTREE HOMES
STUART

PROJECT NO.
30210-01-001

REVISIONS

DATE	DESCRIPTION
19-180 JS FIELD	RT DRAWN RB CHKD
SCALE: 1" = 60'	
JOB No. 30210-01-001	
DATE: 6/28/2019	
FILE: 30210-D-BP-001	

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Bowman
CONSULTING

FLORIDA

MARTIN COUNTY



Existing Tree Chart

Tree No.	Species	Size DBH	Protected	Status
1	Slash Pine	20	Yes	Remove
2	Slash Pine	20	Yes	Remove
3	Slash Pine	14	Yes	Remove
4	Slash Pine	15	Yes	Remove
5	Slash Pine	8	No	Preserve
6	Slash Pine	7	No	Preserve
7	Slash Pine	4	No	Preserve
8	Slash Pine	14	Yes	Preserve
9	Slash Pine	7	No	Preserve
10	Slash Pine	10	Yes	Preserve
11	Slash Pine	8	No	Preserve
12	Slash Pine	8	No	Preserve
13	Slash Pine	8	No	Preserve
14	Slash Pine	8	No	Preserve
15	Slash Pine	8	No	Preserve
16	Slash Pine	6	No	Preserve
17	Slash Pine	12	Yes	Preserve
18	Slash Pine	8	No	Preserve
19	Slash Pine	10	Yes	Preserve
20	Slash Pine	12	Yes	Preserve
21	Slash Pine	16	Yes	Remove
22	Slash Pine	16	Yes	Preserve
23	Slash Pine	24	Yes	Preserve
24	Slash Pine	8	No	Preserve
25	Slash Pine	8	No	Preserve
26	Slash Pine	10	Yes	Preserve
27	Sabal Palm	26	No	Preserve
28	Live Oak	5	Yes	Preserve
29	Live Oak	4	No	Preserve
30	Sabal Palm	18	No	Preserve
31	Slash Pine	8	No	Preserve
32	Slash Pine	11	Yes	Preserve
33	Slash Pine	10	Yes	Preserve
34	Slash Pine	11	Yes	Preserve
35	Slash Pine	8	No	Preserve
36	Slash Pine	7	No	Preserve
37	Slash Pine	8	No	Preserve
38	Slash Pine	12	Yes	Preserve
39	Slash Pine	14	Yes	Preserve
40	Slash Pine	12	Yes	Preserve
41	Slash Pine	12	Yes	Preserve
42	Slash Pine	16	Yes	Preserve
43	Slash Pine	16	Yes	Preserve
44	Slash Pine	10	Yes	Preserve
45	Slash Pine	18	Yes	Preserve
46	Slash Pine	18	Yes	Preserve
47	Slash Pine	18	Yes	Preserve
48	Slash Pine	12	Yes	Preserve
49	Slash Pine	8	Yes	Preserve
50	Slash Pine	12	Yes	Preserve
51	Slash Pine	13	Yes	Preserve
52	Slash Pine	24	Yes	Preserve
53	Slash Pine	16	Yes	Preserve
54	Slash Pine	16	Yes	Preserve
55	Live Oak	8	Yes	Preserve
56	Slash Pine	11	Yes	Preserve
57	Slash Pine	11	Yes	Preserve
58	Slash Pine	9	No	Preserve
59	Slash Pine	10	No	Remove
60	Slash Pine	10	Yes	Remove
61	Slash Pine	10	Yes	Remove
62	Slash Pine	9	No	Preserve
63	Slash Pine	8	No	Preserve
64	Slash Pine	10	Yes	Remove
65	Slash Pine	12	Yes	Remove
66	Slash Pine	8	No	Preserve
67	Slash Pine	6	No	Preserve
68	Slash Pine	6	No	Preserve
69	Slash Pine	10	Yes	Preserve
70	Sabal Palm	24	No	Preserve
71	Slash Pine	18	Yes	Preserve
72	Slash Pine	24	Yes	Preserve
73	Slash Pine	24	Yes	Preserve
74	Slash Pine	8	No	Preserve
75	Slash Pine	15	Yes	Preserve
76	Slash Pine	24	Yes	Preserve
77	Slash Pine	20	Yes	Preserve
78	Slash Pine	8	No	Preserve
79	Slash Pine	12	Yes	Preserve
80	Slash Pine	12	Yes	Preserve
81	Slash Pine	11	Yes	Preserve
82	Slash Pine	13	Yes	Preserve
83	Slash Pine	24	Yes	Preserve
84	Slash Pine	8	No	Preserve
85	Slash Pine	15	Yes	Preserve
86	Slash Pine	18	Yes	Preserve
87	Slash Pine	16	Yes	Preserve
88	Slash Pine	10	Yes	Preserve
89	Slash Pine	16	Yes	Preserve
90	Slash Pine	15	Yes	Preserve

Tree No.	Species	Size DBH	Protected	Status
91	Slash Pine	16	Yes	Preserve
92	Slash Pine	9	No	Preserve
93	Slash Pine	8	No	Preserve
94	Slash Pine	10	Yes	Remove
95	Slash Pine	14	Yes	Remove
96	Slash Pine	20	Yes	Remove
97	Slash Pine	14	Yes	Remove
98	Slash Pine	10	Yes	Remove
99	Slash Pine	12	Yes	Remove
100	Slash Pine	11	Yes	Remove
101	Slash Pine	20	Yes	Remove
102	Slash Pine	12	Yes	Remove
103	Slash Pine	12	Yes	Remove
104	Slash Pine	10	Yes	Remove
105	Slash Pine	12	Yes	Remove
106	Slash Pine	12	Yes	Remove
107	Slash Pine	10	Yes	Remove
108	Slash Pine	10	Yes	Remove
109	Slash Pine	12	Yes	Remove
110	Slash Pine	14	Yes	Remove
111	Slash Pine	10	Yes	Remove
112	Slash Pine	12	Yes	Remove
113	Slash Pine	10	Yes	Remove
114	Slash Pine	16	Yes	Remove
115	Slash Pine	18	Yes	Remove
116	Slash Pine	20	Yes	Remove
117	Slash Pine	14	Yes	Remove
118	Slash Pine	24	Yes	Remove
119	Slash Pine	20	Yes	Remove
120	Slash Pine	12	Yes	Remove
121	Slash Pine	24	Yes	Remove
122	Slash Pine	12	Yes	Remove
123	Slash Pine	10	Yes	Remove
124	Slash Pine	12	Yes	Remove
125	Slash Pine	11	Yes	Remove
126	Slash Pine	24	Yes	Remove
127	Slash Pine	16	Yes	Remove
128	Slash Pine	14	Yes	Remove
129	Slash Pine	12	Yes	Remove
130	Slash Pine	10	Yes	Remove
131	Slash Pine	22	Yes	Remove
132	Slash Pine	10	Yes	Remove
133	Slash Pine	16	Yes	Remove
134	Slash Pine	19	Yes	Remove
135	Slash Pine	22	Yes	Remove
136	Slash Pine	24	Yes	Remove
137	Slash Pine	10	Yes	Remove
138	Slash Pine	14	Yes	Remove
139	Slash Pine	10	Yes	Remove
140	Slash Pine	13	Yes	Remove
141	Slash Pine	10	Yes	Remove
142	Slash Pine	10	Yes	Remove
143	Slash Pine	10	Yes	Remove
144	Slash Pine	15	Yes	Remove
145	Slash Pine	12	Yes	Remove
146	Slash Pine	12	Yes	Remove
147	Slash Pine	12	Yes	Remove
148	Slash Pine	10	Yes	Remove
149	Slash Pine	13	Yes	Remove
150	Slash Pine	14	Yes	Remove
151	Slash Pine	12	Yes	Remove
152	Slash Pine	12	Yes	Remove
153	Slash Pine	12	Yes	Remove
154	Slash Pine	12	Yes	Remove
155	Slash Pine	12	Yes	Remove
156	Slash Pine	20	Yes	Remove
157	Slash Pine	16	Yes	Remove
158	Slash Pine	12	Yes	Remove
159	Slash Pine	10	Yes	Remove
160	Slash Pine	16	Yes	Remove
161	Slash Pine	14	Yes	Remove
162	Slash Pine	12	Yes	Remove
163	Slash Pine	14	Yes	Remove
164	Slash Pine	14	Yes	Remove
165	Slash Pine	20	Yes	Remove
166	Slash Pine	14	Yes	Remove
167	Slash Pine	20	Yes	Remove
168	Slash Pine	12	Yes	Remove
169	Slash Pine	14	Yes	Remove
170	Slash Pine	12	Yes	Remove
171	Slash Pine	10	Yes	Remove
172	Slash Pine	10	Yes	Remove
173	Slash Pine	12	Yes	Remove
174	Slash Pine	10	Yes	Remove
175	Slash Pine	12	Yes	Remove
176	Slash Pine	12	Yes	Remove
177	Slash Pine	10	Yes	Remove
178	Slash Pine	10	Yes	Remove
179	Slash Pine	8	No	Remove
180	Slash Pine	10	Yes	Remove

Tree No.	Species	Size DBH	Protected	Status
181	Slash Pine	14	Yes	Remove
182	Slash Pine	14	Yes	Remove
183	Slash Pine	6	No	Remove
184	Slash Pine	12	Yes	Remove
185	Slash Pine	12	Yes	Remove
186	Slash Pine	10	Yes	Remove
187	Slash Pine	12	Yes	Remove
188	Slash Pine	12	Yes	Remove
189	Slash Pine	10	Yes	Remove
190	Slash Pine	11	Yes	Remove
191	Slash Pine	12	Yes	Remove
192	Slash Pine	12	Yes	Remove
193	Slash Pine	12	Yes	Remove
194	Slash Pine	8	No	Preserve
195	Slash Pine	6	No	Preserve
196	Slash Pine	7	No	Preserve
197	Slash Pine	8	No	Preserve
198	Slash Pine	20	Yes	Preserve
199	Slash Pine	11	Yes	Preserve
200	Slash Pine	14	Yes	Remove
201	Slash Pine	6	No	Preserve
202	Slash Pine	10	Yes	Preserve
203	Slash Pine	8	No	Preserve
204	Slash Pine	8	No	Preserve
205	Slash Pine	11	Yes	Preserve
206	Slash Pine	16	Yes	Preserve
207	Slash Pine	26	Yes	Preserve
208	Slash Pine	20	Yes	Preserve
209	Slash Pine	11	Yes	Preserve
210	Slash Pine	6	No	Remove
211	Slash Pine	18	Yes	Preserve
212	Slash Pine	15	Yes	Remove
213	Slash Pine	16	Yes	Remove
214	Slash Pine	20	Yes	Remove
215	Slash Pine	10	Yes	Remove
216	Slash Pine	11	Yes	Remove
217	Slash Pine	10	Yes	Remove
218	Slash Pine	11	Yes	Remove
219	Slash Pine	28	Yes	Remove
220	Slash Pine	19	Yes	Remove
221	Slash Pine	22	Yes	Remove
222	Slash Pine	18	Yes	Remove
223	Slash Pine	20	Yes	Remove
224	Slash Pine	20	Yes	Remove
225	Slash Pine	16	Yes	Remove
226	Slash Pine	14	Yes	Remove
227	Slash Pine	10	Yes	Remove
228	Slash Pine	18	Yes	Remove
229	Slash Pine	24	Yes	Remove
230	Slash Pine	20	Yes	Remove
231	Slash Pine	24	Yes	Remove
232	Slash Pine	14	Yes	Remove
233	Slash Pine	12	Yes	Remove
234	Slash Pine	18	Yes	Remove
235	Slash Pine	16	Yes	Remove
236	Slash Pine	14	Yes	Remove
237	Slash Pine	12	Yes	Remove
238	Slash Pine	12	Yes	Remove
239	Slash Pine	19	Yes	Remove
240	Slash Pine	16	Yes	Remove
241	Slash Pine	12	Yes	Remove

Legend

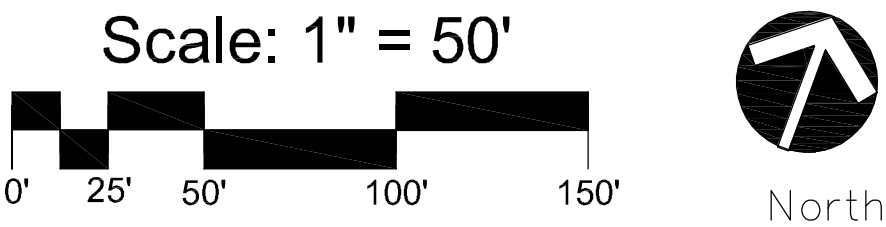
- Ex. Trees to be Preserved
- Ex. Trees to be Removed

Protected Tree Removal Summary

Protected Specimen Trees (Hardwood)	
Total Inches (DBH) to be Removed	0 Inches
Total Inches (DBH) for Replacement	0 Inches
Protected Specimen Pines (Softwood)	
Total Inches (DBH) to be Removed	1,945 Inches
Total Inches (DBH) to be Replaced (1,945 x 1.5)	2,917.5 Inches

Notes

- See Sheet LP-5 for applicable details and notes related to Tree Protection Barricades.
- See Tree Mitigation data on Sheet LP-2 for proposed replacement inches.



HJA DESIGN STUDIO
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Florida
STUART - SPRINGTREE
City of Stuart
Existing Tree Survey / Removal Plan

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Job No. 19029
Drawn By TT
Checked By MH
Approved By MH
Submit Dates 10-09-19
12-02-19 1-07-20
Revision Dates

LP-1



Landscape Data

Required Landscape Area (20% of the total site gross area)		
Total Gross Site Area		13.59 Ac. / 592,032 sf
Required Area (592,032 sf x 20%)		2.72 Ac. / 118,407 sf
Provided Area		5.62 Ac. / 245,014 sf (41%)
1 Tree per 1,500 sf of Development Site (Min. 50% Shade Trees)		
Development Site (excludes ex. on-site preserve area)		522,811 sf (12.0 Ac.)
Total Trees Required (522,811 sf / 1,500 sf)		349 Total Trees
Total Trees Provided		349 Total Trees
Shade Trees		276 Trees
Palms @ 1:1 Ratio		39 Trees
Palms @ 2:1 Ratio		34 Trees (68 Palms)
Total Req. Trees Provided		349 Trees
*Note: Does not include additional trees provided for mitigation / tree replacement. See data below.		
Shade Tree Requirement (Minimum 50% of Required Trees)		
Shade Trees Required (349 Required Trees x 50%)		175 Trees (50%)
Shade Trees Provided		276 Trees (79%)
Native Tree Requirement (Minimum 50% of Required Trees)		
Native Trees Required (349 Req. Trees x 50%)		175 Trees (50%)
Native Trees Provided		185 Trees (53%)

Perimeter Landscape Buffer Requirements

Between Parking Areas and Abutting Right-of-way: (East Property)

A landscaped strip of land not less than ten feet in depth shall be located between parking areas and the abutting right-of-way / street. 1 tree for every 25 LF of required landscape strip. A hedge, wall, berm or other durable landscape barrier placed in a continuous manner.

Adjacent to U.S. Highway No. 1 (East Property): 186 LF

Trees Required: (186 LF / 25)	8 Trees
Trees Provided:	8 Trees
Shade Trees	7 Trees
Palms @ 2:1 Ratio	1 Tree (2 Palms / 2)
Trees Provided	8 Trees

Parking Area Landscaping adjacent to streets: (South Property)

A landscaped strip of land not less than ten feet in width shall be located between the parking area and the abutting street. 1 tree for every 30 LF of required landscape strip. A hedge, wall, berm or other durable landscape barrier placed in a continuous manner.

Adjacent to SE Springtree Place: 605 LF

Trees Required: (605 LF / 30)	20 Trees
Trees Provided:	25 Trees
Shade Trees	19 Trees
Palms @ 2:1 Ratio	6 Trees (13 Palms / 2)
Trees Provided	25 Trees

Interior / Parking Area Landscape Requirements

Required Landscaping between Building Walls and Parking Areas:

Multi-family development shall provide a landscaped strip between the building walls and parking areas. 1 Tree per 20 LF and continuous hedge shall be placed between the building perimeter which is adjacent to parking areas. LF calculations shall exclude building entrances and A/C pads.

Building Type 4.1 : 1,100 LF Total (220 LF per building x 5 building)		55 Trees
Trees Required: (1,100 LF / 20)		56 Trees
Trees Provided:		
Building Type 4.4 : 476 LF Total (238 LF per building x 2 building)		24 Trees
Trees Required: (476 LF / 20)		24 Trees
Trees Provided:		
Clubhouse : 100 LF Total (100 LF per building x 1 building)		5 Trees
Trees Required: (100 LF / 20)		6 Trees
Trees Provided:		
Total Trees Required:		84 Trees
Total Trees Provided:		86 Trees
Shade Trees		48 Trees (57%)
Palms @ 1:1 Ratio		20 Trees
Palms @ 2:1 Ratio		18 Trees (36 Palms / 2)
Trees Provided		86 Trees

Transitional Landscape Buffer: (North Property)

One Tree Per 30 LF. Buffer shall include a buffer screen the width of which is 25 percent of the width of the required buffer. The buffer screen shall include a six-foot high wall or fence. Sec. 6.04.06 B (4) - No Structure, mechanical equipment, trash receptacles, parking area or internal driveways shall be located in the common boundary buffer within 15 feet of the property line.

North Property abutting Single family: 564 LF

Required Buffer Width : 55' (25' + 10' for each additional bldg. story)
Provided Buffer Width : 56' Average

Required Buffer Screen : 13.75' (55' Buffer width x 25%)
Provided Buffer Screen : 50' Average Ex. Preserve / Native Vegetation Area
Trees Required / Provided: N/A, 50' Average Existing Preserve / Naive Vegetation Area Provided

West Property Landscape Buffer: (No Landscape Buffer Required)

The abutting property to the west is undeveloped and is an existing preserve tract for the adjacent single family Springtree development. We are providing an enhanced 50' preserve area along the west property with additional proposed native trees as shown on plan. This provides a much larger connected preserve area with a continuation of the existing native vegetation / habitat.

Interior / Terminal Landscape Island Requirement:

Each interior island shall contain a min. of 1 tree and a combination of shrubs, ground cover, grass and mulch. Hedge material used must be maintained at a max. height of 24". Not less than 50% of trees used in parking area interior landscaping shall be shade trees.

Trees Required:		69 Trees
Trees Provided:		70 Trees
Shade Trees		60 Trees (87%)
Palms @ 1:1 Ratio		3 Trees
Palms @ 2:1 Ratio		7 Trees (15 Palms / 2)
Trees Provided		70 Trees

Interior Parking Median Requirement:

Interior landscaped medians shall be provided between every interior row of parking spaces and not less than six feet in width. Interior medians shall be landscaped with not less than 1 tree every 20 LF. No trees shall be located more than 50 feet apart. Any hedge materials located within an interior landscaped median shall be maintained at a Max. height 24".

Total LF of Parking Median : 365 LF

Trees Required: (365 LF / 20)	18 Trees
Trees Provided:	18 Trees (18 Shade Trees / 100%)

* Tree Replacement / Mitigation Data

Trees provided for Mitigation / Tree replacement are in addition to required trees per Section 6.04 Landscaping.

Protected Specimen Trees (Hardwood):

Inches to be Removed	0 Inches
Required Replacement Inches	0 Inches

Protected Specimen Pines (Softwood):

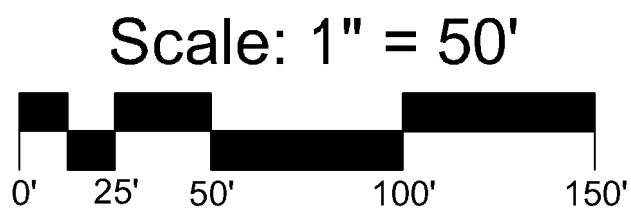
Inches to be Removed	1,945 Inches
Required Replacement Inches (1,945 x 1.5)	2,917.5 Inches
Provided On-site Replacement Inches	2,932 Inches

107 - Slash Pines @ 2.5" DBH	267.5 inches
8 - Royal Palms @ 18" CT	68 inches
40 - Sabal Palms @ 16" CT	260 inches
70 - Sabal Palms @ 18" CT	595 inches
60 - Sabal Palms @ 22" CT	750 inches
20 - Washingtonia Palms @ 18" CT	170 inches
53 - Washingtonia Palms @ 25" CT	821.5 inches
Total inches Provided	2,932 inches

Notes:
- See "Trees for Mitigation" Category within Tree Schedule on Sheet LP-5 for total provided mitigation inches per tree
- Additional trees provided for Mitigation are shown on plan with gray solid hatch

Legend

#	Existing Trees to be Preserved (See Existing Tree Chart on Sheet LP-1 for more detailed info)
Ex. Preserve Area	Created Preserve / Native Landscape Area



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STUART - SPRINGTREE

City of Stuart
Landscape Plan

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Job No.	19029
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	10-09-19
	12-02-19
	1-07-20
Revision Dates	

LP-2



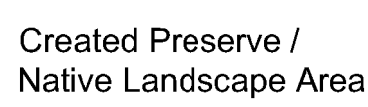


City of Stuart Landscape Plan

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Revision Dates

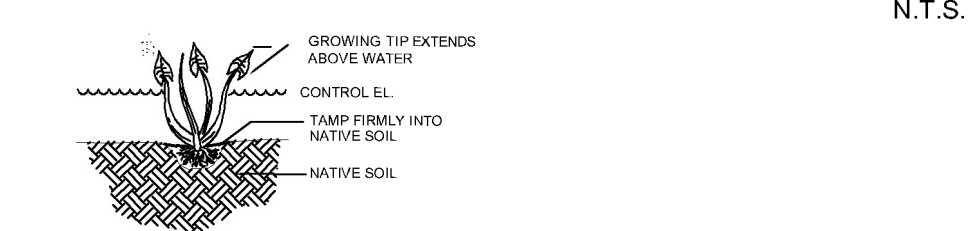
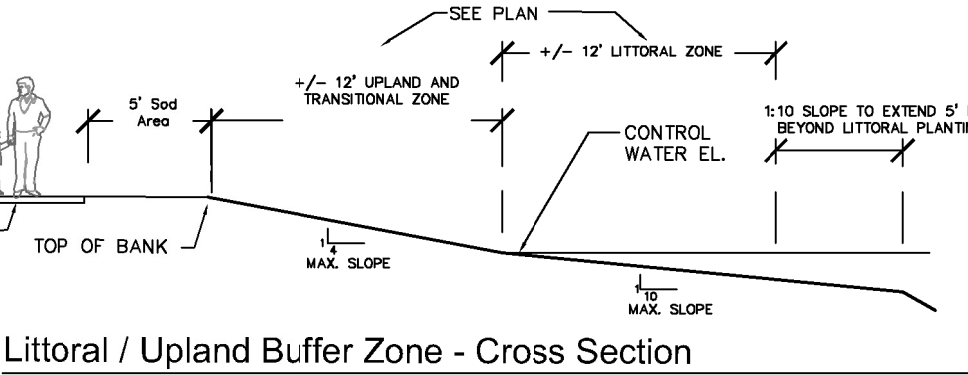
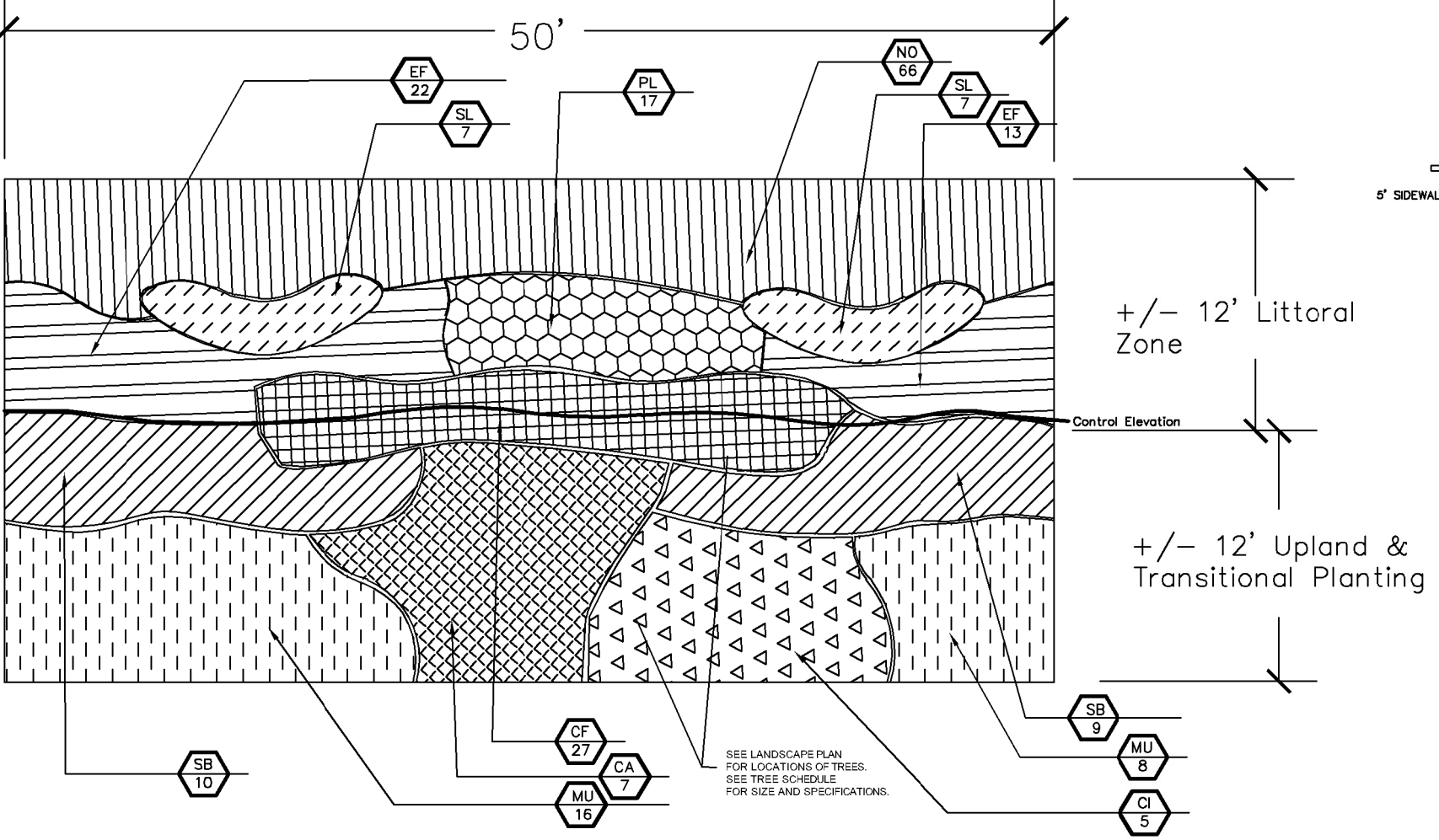
LP-4



North

50' Section of Typical Lake Littoral & Upland Buffer Planting Zone - 24' Width

N.T.S.



Plant List - Upland Buffer Zone

QTY (50' TYP)	QTY (TOTAL)	SYMBOL	SPECIES(BOTANICAL/COMMON)	SPECIFICATION
19	270	SB*	SPARTINA BAKERI / SMOOTH CORDGRASS	3' O.C., 1 GAL., FULL
7	100	CA*	CALLICARPA AMERICANA / BEAUTYBERRY	5' O.C., 3 GAL., FULL
24	341	MU*	MUHLENBERGIA CAPILLARIS / MUHLY GRASS	3' O.C., 1 GAL., FULL
5	71	CI*	CHRYSOBALANUS ICACO / COCOPLUM	5' O.C., 3 GAL., FULL

*=FLORIDA NATIVE

* QUANTITIES ARE FOR A TYPICAL 50' SECTION. LINEAR FOOTAGE OF LITTORAL / UPLAND BUFFER SHOWN AROUND PERIMETER OF LAKE IS 712 LF. THEREFORE QUANTITIES SHOULD BE MULTIPLIED BY 14.2 (712 LF / 50') AS SHOWN ABOVE. SEE LANDSCAPE PLAN FOR LOCATION OF TREES. SEE TREE SCHEDULE FOR SIZE AND SPECIFICATIONS.

Plant List - Littoral Zone

QTY (50' TYP)	QTY (TOTAL)	SYMBOL	SPECIES(BOTANICAL/COMMON)	SPECIFICATION
14	196	SL*	SAGITTARIA LATIFOLIA / DUCK POTATO	2' O.C., BARE ROOT
66	937	NO*	NYMPHEA ODORATA / FRAGRANT WATER LILY	2' O.C., BARE ROOT
35	497	EP*	ELEOCHARIS FLAVESCENS / SPIKE RUSH	2' O.C., BARE ROOT
27	383	CI*	CANNA FLACCIDA / GOLDEN CANNA LILY	2' O.C., BARE ROOT
17	241	PL*	PONTERDERIA LANCEOLATA / PICKEREL WEED	2' O.C., BARE ROOT

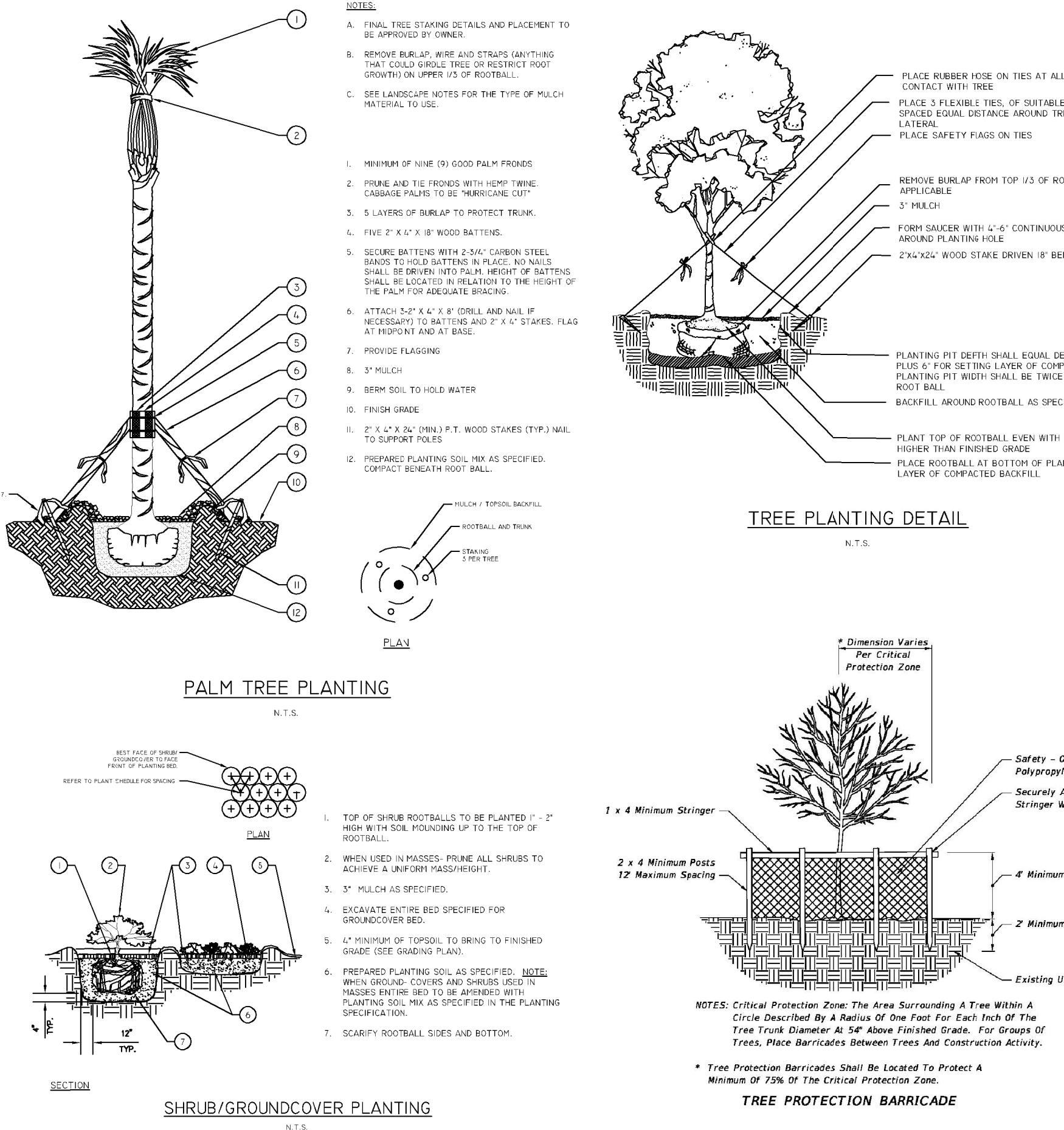
*=FLORIDA NATIVE

Created Preserve / Native Landscape Area - Conceptual Plant Schedule

SPECIES	QTY	SIZE	% / SPACING
Chrysobalanus icaco / Coco Plum	278	3 gal	20% @ 60" oc
Muhlenbergia capillaris / Pink Muhly	772	1 gal	20% @ 36" oc
Myrica cerifera / Wax Myrtle	139	3 gal	10% @ 60" oc
Serenoa repens / Saw Palmetto	386	1 gal	10% @ 36" oc
Spartina bakeri / Sand Cord Grass	1,543	1 gal	40% @ 36" oc

Planting / Landscape Details

Page 44 of 185



Shrub / Groundcover Schedule

SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAILS	NATIVE	SPACING
AM	23	Asparagus meyeri / Foxtail Fern	3 gal	* Full pot	No	24" o.c.
BH	50	Bougainvillea x 'Helen Johnson' / Dwarf Bougainvillea	3 gal	*Full Pot	No	24" o.c.
CR2	136	Chrysobalanus icaco/ Green Cocoplum	3 gal	20 - 24" HT., FULL	Yes	36" o.c.
CR	438	Chrysobalanus icaco/ Red Tip / Red Tip Cocoplum	3 gal	20 - 24" HT., FULL	Yes	30" o.c.
CS3	102	Clusia guttifera / Small-Leaf Clusia	3 gal	24" Ht. Min.	Yes	30" o.c.
CS2	259	Clusia guttifera / Small-Leaf Clusia	7 gal	36" Ht., Full	Yes	30" o.c.
CU2	104	Coccoloba uvifera / Sea Grape	7 gal	36" Ht., Full	Yes	42" o.c.
CS1	353	Conocarpus erectus / Silver Buttonwood	3 gal	24" Ht., full	Yes	24" o.c.
CS	166	Conocarpus erectus / Silver Buttonwood	3 gal	24" Ht., full	Yes	30" o.c.
HL	242	Hymenocallis latifolia/ Spider Lily	1 gal	* Full pot	Yes	24" o.c.
ID	471	Ilex vomitoria 'Schillings Dwarf' / Dwarf Schillings Holly	3 gal	Full	Yes	24" o.c.
MC	235	Muhlenbergia capillaris / Pink Muhly	1 gal	Full	Yes	36" o.c.
SB	152	Spartina bakeri / Sand Cord Grass	1 gal	Full	Yes	36" o.c.
VO	21	Viburnum odoratissimum / Sweet Viburnum	3 gal	24" Ht. Min.	No	36" o.c.
VS	589	Viburnum suspensum / Sandankwa Viburnum	3 gal	24" Ht. Min.	No	24" o.c.

* Drought Tolerant Shrub Species (per most current SFWMD Waterwise, South Florida Landscapes, Landscaping to Promote Water Conservation Using the Principles of Xeriscapes)	Total Required / Code Shrubs	2,689 Shrubs
Drought Tolerant Shrubs Provided	1,641 Shrubs (61%)	
* Drought Tolerant Grasses / Ground Covers Species (per most current SFWMD Waterwise, South Florida Landscapes, Landscaping to Promote Water Conservation Using the Principles of Xeriscapes)	Total Required (Code) Grasses / GC	652 Grasses / GC
Drought Tolerant Grasses / GC Provided	652 Grasses / 3C (100%)	
Native Shrub Requirement (50% Minimum)	Total Required / Code Shrubs	2,689 Shrubs
Native Shrubs Provided	2,029 Shrubs (75%)	
Native Grasses / Ground Cover Requirement (50% Minimum)	Total Required (Code) Grasses / GC	652 Grasses / GC
Native Grasses / Ground Covers Provided	579 Grasses / GC (88%)	

TREE SCHEDULE					
CODE PALMS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE CREDIT
VM3	10	Adonidia merrillii/ Christmas Palm	1:1 Tree Ratio	10' ct. Min., Triple Specimen	No
BS2	3	Bismarckia nobilis 'Silver' / Silver Bismark Palm	2:1 Tree Ratio	10' CT Min.	No
PE4	12	Ptychosperma eligans / Alexander Palm	1:1 Tree Ratio	10' CT. Min, Double Specimen	No
PE3	17	Ptychosperma eligans / Alexander Palm	1:1 Tree Ratio	10' ct. Min., Triple Specimen	No
RR	1	Roystonea regia / Royal Palm	2:1 Tree Ratio	18' ct.	Yes
SS	26	Sabal palmetto / Cabbage Palmetto	2:1 Tree Ratio	13 @ 16' ct., 13 @ 20' ct.	Yes
WR	38	Washingtonia robusta / Mexican Fan Palm	2:1 Tree Ratio	18 @ 16' ct., 20 @ 18' ct.	No
CODE TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE CREDIT
AR	18	Acer rubrum 'Florida Flame' / Florida Flame Red Maple		12' HT. x 6' Spr. Min.	Yes
BB	17	Bucida buceras 'Shady Lady' / Shady Lady Black Olive		12' HT. x 6' Spr. Min.	No
BA	2	Bulnesia arborea / Verawood		12' HT. x 6' Spr. Min.	No
BS	13	Bursera simaruba / Gumbo Limbo		12' HT. x 6' Spr. Min.	Yes
CD	14	Coccoloba diversifolia / Pigeon Plum		12' HT. x 6' Spr. Min.	Yes
CE	13	Conocarpus erectus / Green Buttonwood		12' HT. x 6' Spr. Min.	Yes
CS5	7	Conocarpus erectus 'Sericeus' / Silver Buttonwood		12' HT. x 6' Spr. Min.	Yes
DR	4	Delonix regia / Royal Poinciana		12' HT. x 6' Spr. Min.	No
ED	23	Elaeocarpus decplens TM / Japanese Blueberry Tree		12' HT. x 6' Spr. Min.	No
IE	28	Ilex x attenuata 'Eagleston' / Eagleston Holly		12' HT. x 6' Spr. Min.	Yes
LM	22	Lagerstroemia x 'Muskogee' / Muskogee Crape Myrtle		12' Ht. x 6' Spr. Min., Multi-trunk	No
LN	13	Lagerstroemia x Natchez' / Natchez Crape Myrtle		12' HT. x 6' Spr. Min.	No
LT	14	Lagerstroemia x 'Tuscarora' / Crape Myrtle Coral Pink		12' Ht. x 6' Spr. Min., Multi-trunk	no
MG	3	Magnolia grandiflora 'D.D. Blanchard' / Southern Magnolia		12' HT. x 6' Spr. Min.	Yes
QV	39	Quercus virginiana / Southern Live Oak		12' HT. x 6' Spr. Min.	Yes
SE	10	Senna surattensis / Glossy Shower		12' HT. x 6' Spr. Min.	No
TD3	36	Taxodium distichum / Bald Cypress		12' HT. x 6' Spr. Min.	Yes
TREES FOR MITIGATION (ADDITIONAL)	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE CREDIT
PD2	107	Pinus eliotti / Slash Pine	* Pine Mitigation (Softwoods)	2.5" DBH Min., 12' Ht. x 6' Spr. Min.	Yes 267.5 inches
RR2	8	Roystonea regia / Royal Palm	* Pine Mitigation (Softwoods)	18' ct.	Yes 68 Inches
SS3	170	Sabal palmetto / Cabbage Palmetto	* Pine Mitigation (Softwoods)	40 @ 16' ct., 70 @ 18' ct., 60 @ 22' ct.	Yes 1,605 Inches
WR2	73	Washingtonia robusta / Mexican Fan Palm	* Pine Mitigation (Softwoods)	20 @ 18' ct., 53 @ 25' ct.	No 991.5 inches

* Drought Tolerant Tree Species (per most current SFWMD Waterwise, South Florida Landscapes, Landscaping to Promote Water Conservation Using the Principles of Xeriscapes)	Total Required / Code Trees	349 Trees
Drought Tolerant Trees Provided	291 Trees (83%)	
Native Tree Requirement (50% Minimum)	Native Trees Required (349 Required Trees x 50%)	175 Trees (50%)
Native Trees Provided	185 Trees (53%)	

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Florida

STUART - SPRINGTREE

City of Stuart

Landscape Specifications

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Drawn By TT

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LP-5



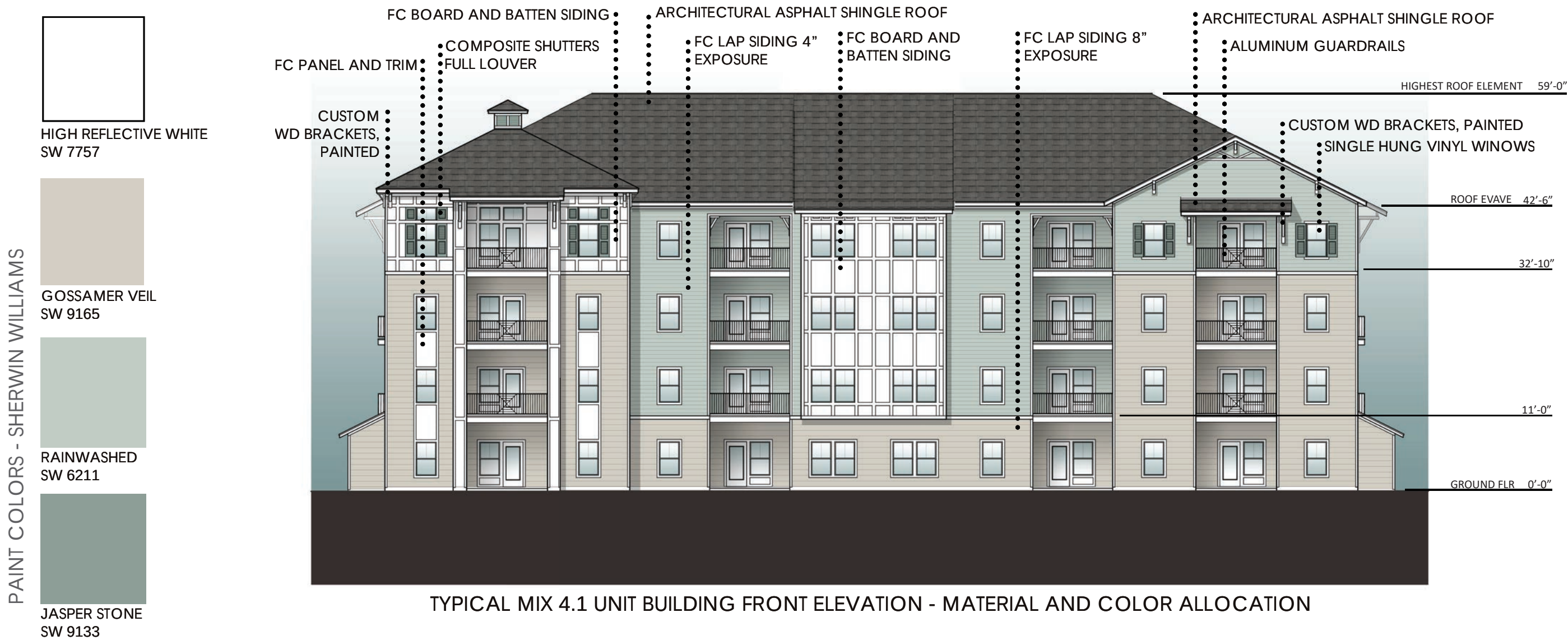
LEFT SIDE ELEVATION



REAR ELEVATION



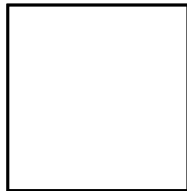
RIGHT SIDE ELEVATION



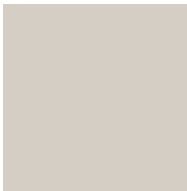


TYPICAL MIX 4.4 UNIT BUILDING FRONT ELEVATION - MATERIAL AND COLOR ALLOCATION

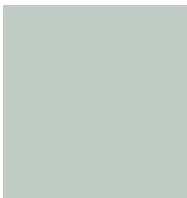
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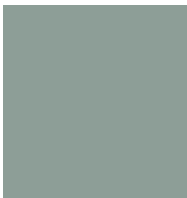
HIGH REFLECTIVE WHITE
SW 7757



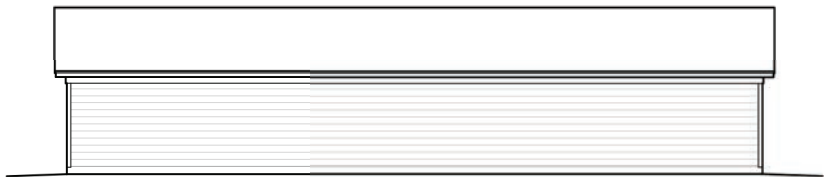
GOSSAMER VEIL
SW 9165



RAINWASHED
SW 6211



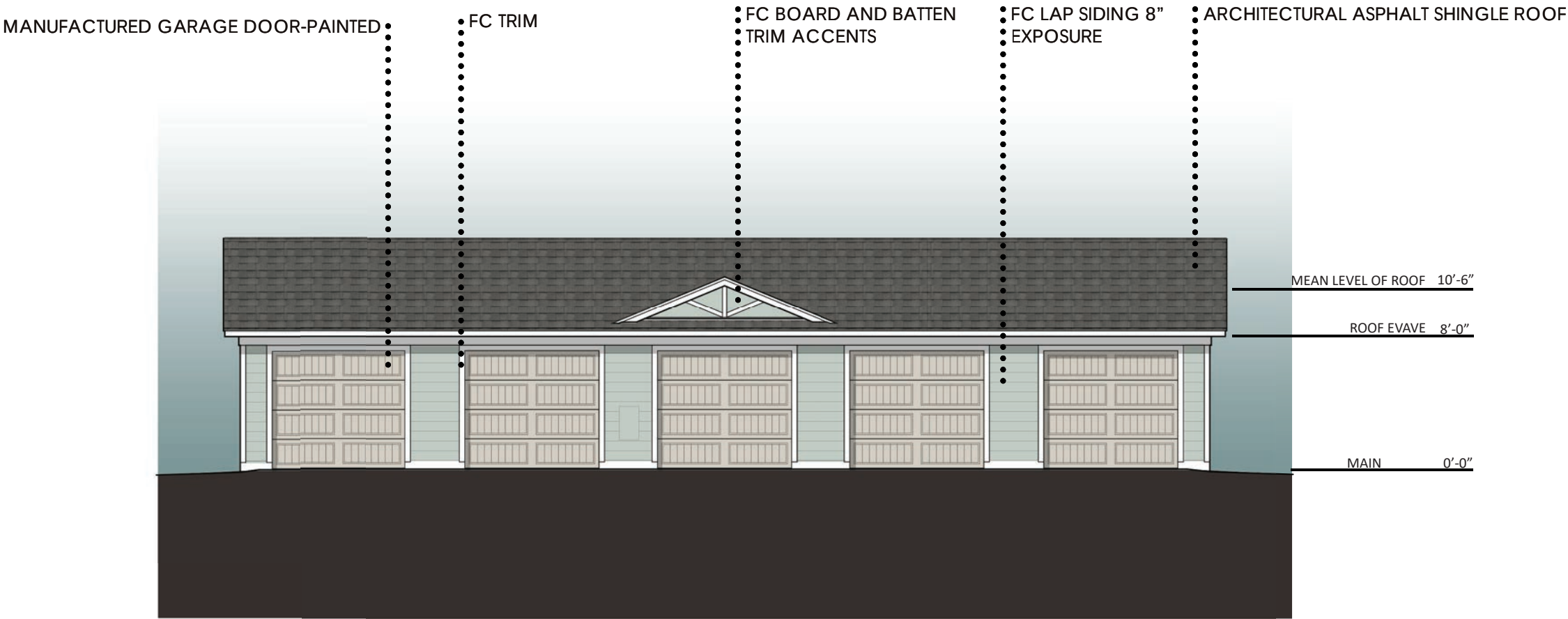
JASPER STONE
SW 9133



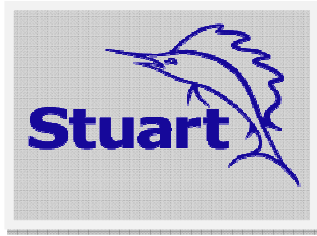
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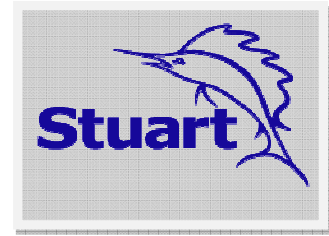
TYPICAL SIDE ELEVATION



TYPICAL GARAGE BUILDING FRONT ELEVATION - MATERIAL AND COLOR ALLOCATION



CITY OF STUART
Local Planning Agency
 January 30, 2020



Project Name: Stuart - Springtree RPUD	Property Owner: Stuart 13 Acres, LLC; Tierra Del Lago, Inc. and Stuart Harbor Marina & Yacht Club
Project No.: Z19100015	Applicant/Petitioner: Waypoint Residential Services, LLC
Ordinance No: 22427-2020	Agent/Representative: Michael Houston, HJA Design Studios
	Case Planner: Tom Reetz
Location: West of S.E. Federal Highway, south of S.E. Harrison Street and north of the Natalie Estates Mobile Home Park.	



PROJECT SUMMARY		
<i>Property Size (area)</i>		13.59 Acres
<i>Present Use</i>		Undeveloped
<i>Subject Property Land Use</i>		Unassigned – Martin County
<i>Adjacent FLU</i>	<i>North</i>	Martin County – Low Density Residential/Commercial
	<i>South</i>	Martin County - Mobile Home
	<i>East</i>	City of Stuart - Commercial
	<i>West</i>	Martin County – Medium Density Residential
<i>Subject Property Zoning</i>		
<i>Adjacent Zoning</i>	<i>North</i>	Martin County - R-3A Residential
	<i>South</i>	Martin County - Trailer Park
	<i>East</i>	City of Stuart - CPUD
	<i>West</i>	Martin County – R-2 Residential
<i>Proposed Land Use Designation</i>		Multi-family
<i>Proposed Zoning District</i>		Residential Planned Unit Development RPUD
<i>Proposed Use</i>		280 Multi-Family Apartments
<i>City Approvals</i>		Building Department – No comments at this time. Fire Department – See comments attached Public Works – See comments attached Police Department – No comments at this time
<i>Brief Explanation</i>		The intent of this application is to request a large-scale future land use map (FLUM) amendment to the City’s Comprehensive Plan Residential Planned Unit Development assigning a “Multi-Family Density Residential” land use, and a Zoning designation of (RPUD) on the City of Stuart Zoning Map. The subject property is 13.59 acres. The property is currently undeveloped. The intent of this project is to allow 280 attached multi-family apartment homes within 7 four story buildings to be developed on the site while upgrading the drainage and enhancing the upland preserve.
<i>Staff Recommendation:</i> Staff recommends approval for the Future Land Use designation to Multi-Family Density Residential and zoning district designation to RPUD (Residential Planned Unit Development).		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

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

B. Site Posting Date: 12-31-2019

C. Mail Notice Postmark: 12-31-2019 to property owners within 300 feet

D. Publication Date: 10 days prior to Second Reading

II. LARGE SCALE COMPREHENSIVE PLAN AMENDMENT AND ZONING MAP AMENDMENT ORDINANCE NO. 2427-2020

III.APPLICATION: Dated October 9, 2019

IV.HISTORY OF THE SITE

The vacant subject property is approximately 13.59 acres and consists of three parcels, located west of SE Federal Highway in an urban area on the south eastern edge of jurisdictional limits of the City of Stuart.

The City Commission unanimously approved the annexing of the three parcels into the City of Stuart on May 8, 2017 in accordance with Ordinance 2352/2017 recorded in Book 2930 Page 845. At the time the subject property received approval for annexation into the City of Stuart the City Commission determined that development of said lands shall be in accordance with the regulatory requirements of Martin County until such a time as amendments to the City's Comprehensive Land Use Plan and Official Zoning Map become effective.

Martin County future land use designations for the property are Commercial Limited with R-3A, Liberal Multiple Family and R-2, Residential zoning designations on the two larger parcels and Commercial General future land use and R-3A, Liberal Multiple Family and R-2, Residential on the smallest parcel.

V. ANALYSIS

A. Site and Area Characteristics

The subject property consists of three vacant parcels located west of SE Federal Highway with an established principle access off SE Springtree Place, an open road with a private residential street classification extending approximately 724.8 feet in length of the subject property. SE Springtree Place currently serves as access to the established Springtree residential subdivision.

Property immediately abutting to the north of the subject property is within Martin County jurisdiction and consists of Coral Gardens, an established residential single-family community with single family residences. The north eastern portion of the subject property abuts established commercial retail properties that front US1 and Harrison Street. Future land use designations on abutting properties to the north include Low Density Residential and Commercial General, with SE Harrison Street providing some separation between the subject property and the existing single-family residences abutting most of the northern property line. Properties to the north have an R-2B – Residential and R-3A, Liberal Multiple Family zoning district designation.

To the east of the subject property is SE Federal Highway (US1) with vacant lands included within the City of Stuart's jurisdiction further east of US1. Those vacant lands have a Commercial Future Land Use Designation and a B-1 Business Limited zoning district designation. Further south east of the subject property is the existing Gran Park at Port Salerno, an industrial development with Limited Industrial future land use and zoning district designations.

Property to the south of the proposal site is within Martin County jurisdiction and consists of the Natalie Estates Mobile Home/HOA "Co-op" with a Mobile Home Future land use and Trailer Park (TP) zoning district designation.

To the west is a preserve associated with the single-family portion of the previously developed Springtree community and managed by that association. This property has a Medium Density Residential Future Land Use and an R-2, Residential zoning district designation and is within Martin County's jurisdiction.

B. Project Description

The applicant is proposing to construct 280 multi-family garden-style residential units consisting of seven 4 story garden-style apartment buildings all with elevators. On-site amenities include an expansive clubhouse which will include an oversized fitness facility along with a cyber-café, game room, TV viewing and other entertainment opportunities. The contemporary clubhouse pool and pool deck have been carefully designed to allow a wide range of uses and users to enjoy this lake- side setting. A 5' wide recreation walk has been planned around the community lake and will connect to all of the apartment buildings.

Throughout the applicant's nationwide portfolio, the company estimates 60%+ of residents have pets. To accommodate this need, the project will offer on-site amenities including a dog washroom in its clubhouse along with a dedicated dog park. The applicant has also found that there are always residents who want to park their car in a garage, so the project is proposing 24 garage units.

The project will include a trash compactor onsite along with recycling receptacles. The project will offer valet trash to its residents to help control disposition of trash in order to keep a clean and orderly site.

The main access to the community will be from the existing SE Springtree Place on the south and a northern access point at SE Harrison Street connecting to US1.

The proposed floor plans consist of 27 studio, 119 one bed, 105 two bed and 19 three bed apartments. At the time of preparation of this agenda item, it was not known how many bedrooms the 10 workforce units would be. The four-story apartment buildings will measure 42 ft. 6 inches to the roof level and 60 ft to the highest element of the roof.

The vegetative characteristics of the site are described generally in the submitted environmental report and are described as remnants of pine flatwoods that have been negatively impacted and by both human impact (off road trails, camping, etc.) and extensive invasive exotic vegetation. The northern portion of the site includes quality pine flatwoods with much less human and exotic impact. The project is proposing the preservation and creation of 3.11 acres of pineland upland habitat or just over 25% of the site with much of that being in that northern area. The north and west boundaries include upland preserves varying in width but generally 50' wide. These preserve areas as well as the area along Springtree Place will be supplemented with extensive native tree and shrub plantings where the existing habitat allows which will create high quality habitat connecting existing upland habitats on the north and south as well as dry retention areas. The area south of Harrison Street will be preserved entirely with the exception of the area needed for the access road.

The project includes the following:

- The preservation and creation of 3.11 acres of high- quality preserve areas along three sides of the parcel or 25% of the property.
- Removal of invasive exotic vegetation throughout the site prior to allow re- planting and re- vegetation of pine flatwood habitat.
- A multi- family community with a variety of on-site amenities.
- The creation of recreational lake walk that provide connectivity for pedestrians throughout the proposed project.
- Building setbacks from the north, south and western edges of the subject property to achieve a greater separation distance and accommodate buffers from existing single family and RV/ trailer park residences.
- Provision of 41 % open space or 5.62 acres where a minimum of 30% is required.

Traffic Study: A traffic Statement has been prepared by Bowman Consulting to assess trip distribution and assignment has incorporated the characteristics of the proposed development as well as the surrounding network configuration. The traffic analysis was performed in accordance with the City of Stuart Code, Section 4.00.00 Traffic Impact Analysis. The project meets the thresholds of Section 4.00.00. The results of the analysis show that the roadways are projected to operate acceptably with the addition of the proposed development and the project meets Stuart's concurrency requirements.

Parking Provisions: City of Stuart Land Development Code, Sec. 6.01.13. - Off-street parking schedule, requires 2 parking spaces per unit when 2 or more bedrooms are proposed and 1.5

spaces per unit when 1 bedroom is proposed. Parking within the subject property is proposed to include 462 spaces where 467 spaces are required. The reduction in provision of parking spaces will achieve adequate parking provision within the community and includes 10 accessible parking spaces and 24 detached garages. The subject property site plan has been designed to achieve an unobstructed access through the parking areas to ensure emergency service vehicles may navigate through the property safely and effectively.

Architectural Details: Architectural details are included on each of the four sides of the proposed apartment units with the entry to the development via US1 and SE Springfield Place offering a high standard of design and scale. All apartments will include private balconies. Materials proposed for the apartment buildings include lap siding exposure divided into multiple color blocks; asphalt shingle roofs; composite shutters and full lower single hung vinyl windows.

Comprehensive Plan policy A5.6. requires the City of Stuart to maintain a height limitation of the greater of 45 feet or four stories of occupiable space for all buildings. Proposed heights of the Springfield apartments include 31 ft. 4 inches to the roof levels and 50 ft. 4 inches to the highest element of the roof on the three-story apartment buildings. The four-story apartment buildings extend to 42 ft. 6 inches to the roof level and 61 ft. to the highest element of the roof. The heights proposed are consistent with the Comprehensive Plan four story height limit requirement included in Policy A5.6.

Landscaping & Buffers: The landscape as proposed meets the requirements of the City's approved plant list and exceeds the 50% native requirements and 25% preservation of native vegetation on the property.

Landscape buffers have been provided on the northern and western sides of the subject property with 50' landscape buffers in the form of preserve areas. Along the property fronting US1 a 10' wide landscape buffer has been provided. The southern boundary includes S.E. Springtree Place as an existing right of way with no scope to provide any extensive buffer along this edge of the property. Throughout the subject property a series of dry retention areas are also intended to accommodate native plantings, adding an extensive visual and environmental amenity to the project. The landscape plan provides details of the proposed shade trees and other species included in the buffer areas.

Internal to the property the applicant has provided the necessary plantings according to the height of the respective buildings. Additional landscaping will be provided within the trail areas, around the dry detention areas and within the public open space areas. The site has been designed to preserve as much upland vegetation as possible. In addition, all utility boxes are intended to be landscaped to be fully screened.

Preservation Areas & Open Space: The proposed final site plan and landscape plan makes provision for the preservation of 3.11 acres or 25% on the subject property. Open space provision measures at 5.62 acres or 41% where a minimum of 30% is required on properties with an RPUD zoning district designation.

Signage: A signage program will be proposed as part of the site plan application. The signage will include a proposed monument sign intended to identify the Springtree Apartments development to the public. The sign will be located at the main vehicular entrance off from US1 and S.E. Springtree Place approximately 10 feet from the right of way. The sign will be less than ten feet tall by a fifteen feet wide base. The sign will include the project address and name of the residential community.

C. Future Land Use Amendment and Comprehensive Plan Consistency Review

A review of the Comprehensive Plan finds that the proposed list of uses that are consistent with the proposed Multi-Family Future Land Designation:

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

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

1. The existing land use pattern;

The existing land use pattern surrounding the project area consist of single-family residences, a mobile home community, industrial uses and vacant land. The majority of the vacant land near the project consists of the undeveloped site in which Slater street was abandoned and recently developer interest has been for a mixed-use development whose commercial parcels could benefit from the proposed multi-family land use.

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

No, the proposed multifamily project will benefit the recent commercial development along US1.

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

No. The multifamily land use and the proposed project will rely on Martin County Utilities for services which has sufficient capacity to service the proposed project. The school capacity will be coordinated with the Martin County school board and concurrency will be reserved at the time of construction plan permitting for the

Stuart-Springtree Apartments. The streets have adequate capacity to handle the proposed RPUD.

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

The property will not connect to the City's sewage collection, treatment and disposal facilities. The property is within the Martin County Utilities service district.

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

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

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

There are no issues in this regard.

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

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

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

The type and intensity of development that would be feasible on the subject property would not create an adverse impact to nearby neighborhoods. The site is buffered from abutting neighborhoods the north and west with preserve.

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

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

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

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

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

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

D. Rezoning and Land Development Code Consistency Review

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

E. Technical Review by Other Agencies

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

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

VI. LOCAL PLANNING AGENCY BOARD RECOMMENDATION

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

VII. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Staff has determined that the proposed future land use amendment to Multi-Family Density Residential and rezoning to RPUD is consistent with the goals, objectives and policies of the Comprehensive Plan and the regulations in the Land Development Code. Staff offers no objection to the requests.



January 07, 2020

**Springtree Project Narrative &
Landuse Amendment & Residential Planned
Unit Development Justification**

The Request: On behalf of Waypoint Residential, as the Contract Purchaser, this is a request to amend the future land use map to include the subject property as a Multi-family residential land use and rezone the property to Residential Planned Unit Development (RPUD) to allow for the construction of a 280 unit apartment complex. The subject property is located off SE Federal Highway and SE Springtree Place in Stuart, Florida.

The Subject Property: The vacant subject property is approximately 13.59 acres and consists of three parcels, located west of SE Federal Highway in an urban area on the south eastern edge of jurisdictional limits of the City of Stuart. The property is included in the Hanson Grant subdivision dating back to part of an original 1901 plat later refiled in 1910 that consists of three legal parcels. The property owners are Tierra Del Lago, Inc. on the 5.743-acre parcel 52-38-41-000-000-01101-0; Stuart 13 Acres, LLC on 7.257-acre parcel 52-38-41-000-000-01102-0; and Stuart Harbor Marina & Yacht Club on 0.5739 - acre parcel 52-38-41-005-000-00510-3.

The City Commission unanimously approved the annexing of the three parcels into the City of Stuart on May 8, 2017 in accordance with Ordinance 2352/2017 recorded in Book 2930 Page 845. At the time the subject property received approval for annexation into the City of Stuart the City Commission determined that development of said lands shall be in accordance with the regulatory requirements of Martin County until such a time as amendments to the City's Comprehensive Land Use Plan and Official Zoning Map become effective.

Martin County future land use designation on the subject property had been Commercial Limited with R-3A, Liberal Multiple Family and R-2, Residential zoning designations on the two larger parcels and Commercial General future land use and R-3A, Liberal Multiple Family and R-2, Residential on the smallest parcel. Had the property remained within Martin County jurisdictional limits, a mandatory rezoning to Limited Commercial (LC) or Commercial Planned Unit Development (CPUD), would have been required on the two larger parcels and General Commercial (GC) on the smaller parcel ahead of the approval of any final site plan proposal on the subject property. Residential uses would have been limited to Apartment Hotels as a permitted use on property with a Commercial Limited and Commercial General FLU designation. Permitted uses for a property zoned LC and GC typically included commercial offices, banks, residential storage, limited retail sales and service, shooting ranges and medical facilities, including pain management clinics. The GC zoning district designation also includes more intensive uses as restaurants with drive -throughs and gas stations.

The applicant is requesting the proposed Future Land Use Map (FLUM) designation for the subject property is amended to Multifamily (MF) with a compatible zoning district designation of Residential Planned Unit Development (RPUD). This will achieve the

necessary land use and zoning change and achieve consistency with the recent approval of the annexation of the property within the City of Stuart jurisdictional limits.

Surrounding Properties Land Use & Zoning: The subject property consists of three vacant parcels located west of SE Federal Highway with an established principle access off SE Springtree Place, an open road with a private residential street classification extending approximately 724.8 feet in length of the subject property. SE Springtree Place currently serves as access to the established Springtree residential subdivision.

Property immediately abutting to the north of the subject property is within Martin County jurisdiction and consists of Coral Gardens, an established residential single-family community with single family residences. The north eastern portion of the subject property abuts established commercial retail properties that front US1 and Harrison Street. Future land use designations on abutting properties to the north include Low Density Residential and Commercial General, with SE Harrison Street providing some separation between the subject property and the existing single-family residences abutting most of the northern property line. Properties to the north have an R-2B – Residential and R-3A, Liberal Multiple Family zoning district designation.

To the east of the subject property is SE Federal Highway (US1) with vacant lands included within the City of Stuart’s jurisdiction further east of US1. Those vacant lands have a Commercial Future Land Use Designation and a B-1 Business Limited zoning district designation. Further south east of the subject property is the existing Gran Park at Port Salerno, an industrial development with Limited Industrial future land use and zoning district designations.

Property to the south of the proposal site is within Martin County jurisdiction and consists of the Natalie Estates Mobile Home/HOA “Co-op” with a Mobile Home Future land use and Trailer Park (TP) zoning district designation.

To the west is a preserve associated with the single family portion of the previously developed Springtree community and managed by that association. This property has a Medium Density Residential Future Land Use and an R-2, Residential zoning district designation and is within Martin County jurisdiction.

Proposed Development: The applicant is proposing to construct 280 multi-family garden-style (under 5 stories) residential units consisting of seven 4 story garden- style apartment buildings all with elevators. The location was chosen based on close proximity to retail/ shopping/ entertainment opportunities and the roadway network for commuting choices. On- site amenities include a expansive clubhouse which will include an oversized fitness facility along with a cyber café, game room, TV viewing and other entertainment opportunities. The contemporary clubhouse pool and pool deck have been carefully designed to allow a wide range of uses and users to enjoy this lake-side setting. A 5’ wide recreation walk has been planned around the community lake and will connect to all of the apartment buildings.

Throughout the applicant’s nationwide portfolio, the company estimates 60%+ of residents have pets. To accommodate this need the project will offer a fully amenitized dog wash room in its clubhouse along with a dedicated dog park onsite. The applicant has also found that there are always residents who want to park their car in a garage, so the project is proposing 24 garage units. The project will include a trash compactor

onsite along with recycling receptacles. The project will offer valet trash to its residents to help control disposition of trash in order to keep a clean and orderly site.

The main access to the community will be from the existing SE Springtree Place on the south and a northern access point at SE Harrison Street connecting to US1. The scale and proposed use as a multi-family development is considered to be of a density and scale reflective of the property facing US1, and introduces a suitable transition from the established commercial areas further north with the existing single family and to the south with the Natalie Estates and Sunshine mobile home parks to the south.

The proposed floor plans consist of 27 studio, 125 one bed, 108 two bed and 20 three bed apartments. The four-story apartment buildings will measure 42 ft. 6 inches to the roof level or evave and 59ft to the highest element of the roof level.

The vegetative characteristics of the site are described generally in the submitted environmental report and are described as remnants of pine flatwoods that have been negatively impacted and by both human impact (off road trails, camping, etc.) and extensive invasive exotic vegetation. The northern portion of the site does include quality pine flatwoods with much less human and exotic impact. The project is proposing the preservation and creation of 3.11 acres of pineland upland habitat or just over 25% of the site with much of that being in that northern area. The north and west boundaries include upland preserves varying in width but generally 50' wide. These preserve areas as well as the area along Springtree Place will be supplemented with extensive native tree and shrub plantings where the existing habitat allows which will create high quality habitat connecting existing upland habitats on the north and south as well as a dry retention areas. The area off of Harrison Street will be preserved entirely with the exception of the area needed for the access road.

A rezone to RPUD is required to accommodate Section 2.03.09 Table 3.b. land development code provision that allows a density of up to 30 units per acre on properties with a zoning designation of RPUD. The project has been designed to meet all other provisions of the City land development code and comprehensive plan.

The public benefits offered as part of the development application and RPUD zoning agreement include the following:

- The preservation and creation of 3.11 acres of high- quality preserve areas along three sides of the parcel or 25% of the property.
- Removal of invasive exotic vegetation throughout the site prior to allow re- planting and re- vegetation of pine flatwood habitat.
- A much needed multi- family community with a variety of on-site amenities.
- The creation of recreational lake walk that provide connectivity for pedestrians throughout the proposed project.
- Significant building setbacks from the north, south and western edges of the subject property to achieve a greater separation distance and accommodate buffers from existing single family and RV/ trailer park residences.
- Provision of 41 % open space or 5.62 acres where a minimum of 30% is required as a minimum for properties zoned RPUD.

The proposal is consistent with Comprehensive Plan Objective B1 – Compact Urban Form, in that the project discourages urban sprawl by facilitating urban redevelopment

and infill development of properties. A multi-family apartment development in this part of the City of Stuart plans well for urban infill and redevelopment of lands and achieves a compact urban form of development. The project is also consistent with Comprehensive Plan Objective B3. Desirable pattern of land uses. Introducing a residential project on the vacant property creates stronger compatibility with a Multi-family land use and RPUD zoning district than the County's General and Limited Commercial land use designations. The proposal will enhance the pattern of development in a way that is compatible and convenient to City residents, businesses and visitors and avoids inappropriate or wasteful use of land.

Traffic Study: A traffic Statement has been prepared by Mackenzie engineering and Planning to assess trip distribution and assignment has incorporated the characteristics of the proposed development as well as the surrounding network configuration. The traffic analysis was performed in accordance with the City of Stuart Code, Section 4.00.00 Traffic Impact Analysis. The project meets the thresholds of Section 4.00.00. The results of the analysis show that the roadways are projected to operate acceptably with the addition of the proposed development and the project meets Stuart's concurrency requirements.

Parking Provisions: City of Stuart Land Development Code, Sec. 6.01.13. - Off-street parking schedule, requires 2 parking spaces per unit when 2 or more bedrooms are proposed and 1.5 spaces per unit when 1 bedroom is proposed. Parking within the subject property is proposed to include 462 spaces where 484 spaces are required. The reduction in provision of parking spaces will achieve adequate parking provision within the community and includes 10 accessible parking spaces and 24 detached garages. The subject property site plan has been designed to achieve an unobstructed access through the parking areas to ensure emergency service vehicles may navigate through the property safely and effectively.

Architectural Details: Architectural details are included on each of the four sides of the proposed apartment units with the entry to the development via US1 and SE Springfield Place offering a high standard of design and scale. All apartments will include private balconies. Materials proposed for the apartment buildings include lap siding exposure divided into multiple color blocks; asphalt shingle roofs; composite shutters and full lower single hung vinyl windows.

Comprehensive Plan policy A5.6. requires the City of Stuart to maintain a height limitation of the greater of 45 feet (to roof eave) or four stories of occupiable space with a 15 foot maximum slope to highest point / top of roof (60 foot maximum overall height) for all buildings. Proposed heights of the Springtree apartment buildings are four-story which extend to 42 ft. 6 inches to the roof eave and 59 ft. to the highest element of the roof. The heights proposed are therefore consistent with the Comprehensive Plan four story height limit requirement included in Policy A5.6.

Landscaping & Buffers: The landscape as proposed meets the requirements of the City's approved plant list and exceeds the 50% native requirements and 25% preservation of native vegetation on the property.

Landscape buffers have been provided on the northern and western sides of the subject property with 50' landscape buffers in the form of preserve areas. Along the property fronting US1 a 10' minimum wide landscape buffer has been provided. The southern boundary includes S.E. Springtree Place as an existing access easement with no scope

to provide any extensive buffer along this edge of the south property. But a 10 minimum landscape buffer has been provided between the north side of S.E. Springtree Place and internal drive / parking areas. Throughout the subject property a series of dry retention areas are also intended to accommodate native plantings, adding an extensive visual and environmental amenity to the project. The landscape plan provides details of the proposed shade trees and other species included in the buffer areas.

Internal to the property the applicant has provided the necessary / required plantings around the perimeter of the buildings which will accent the height of the respective buildings. Also, a minimum of one tree per parking lot island has been provided with 87% being shade trees. Additional landscaping will be provided within the littoral areas of lake, around the dry detention areas and internal sidewalks, within buffers as well as within the other public open space areas. The site has been designed to preserve as much upland vegetation as possible. In addition, all utility boxes are intended to be landscaped to be fully screened.

Preservation Areas & Open Space: The proposed final site plan and landscape plan makes provision for the preservation of 3.11 acres or 25% on the subject property. Open space provision measures at 5.62 acres or 41% where a minimum of 30% is required on properties with an RPUD zoning district designation.

Signage: A signage program will be proposed as part of the site plan application. The signage will include a proposed monument sign intended to identify the Springtree Apartments development to the public. The sign will be located at the main vehicular entrance off of US1 and S.E. Springtree Place approximately 10 feet from the right of way. The sign will be less than ten feet tall by a fifteen feet wide base. The sign will include the project address and name of the residential community.

RPUD Major Site Plan Approval:

Demonstrate that the proposed 280-unit apartment development is consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses.

The proposed future land use on the subject property is requested to be Multifamily (MF). Per Section 2.01.03 Table 1, the zoning of the subject property is a compatible Residential Planned Unit Development (RPUD). Multi-family apartment use is a permitted use in the RPUD zoning district per code Section 2.02.02 Table 2.

The proposed Multi-family future land use designation and proposed RPUD zoning district designation affords the property the opportunity to accommodate the 280 residential units on the subject property and a maximum density of 30 dwelling units per acre. Based on the 13.59-acre site, and a maximum density of 30 dwelling units per acre, code provisions would allow for 407 maximum units. The applicant proposes to construct a 280-unit apartment development and achieve a proposed density of 20.60 dwelling units per acre. The proposal is consistent with density requirements of Section 2.03.03 regarding density provisions and intensity is of the will not to exceed LDC Sec. 2.03.10. - Table 4 requirements.

The use is compatible with both existing uses, zoning and FLU. The proposed use is compatible with the surrounding established communities.

LOS Transportation - The proposed development is located on US1 and access is via SE Springtree Place. It is anticipated that the proposed development will have no adverse impact on the level of service applicable to US1 or SE Springtree Place and this part of the community. The Traffic Impact Study provides details to support this statement.

The following Level of Service standards are adopted in the Comprehensive Plan Infrastructure element to be used as the basis for determining the availability of facility capacity.

- **Sanitary sewer facilities**
- **Solid waste facilities**
- **Drainage facilities**
- **Finished Potable water**

The site is within the service area whereby such levels of service are available and adequate to accommodate a 280-unit apartment development.

With the exception of those applicable code provisions detailed above as applicable for review against the merits of the request to rezone the property to RPUD, the project complies with the relevant development standards of the City of Stuart Land Development Code.

Large Scale Comprehensive Plan Amendment & Rezoning Applications:

Amendments to the Future Land Use – The proposal to introduce a City of Stuart Future Land Use designation on the property is consistent with Policy A7.1. Land Use Categories with the provisions of Subsection A7.1.B Multi-Family Residential having been met with regards to the proposed apartment use.

Policy A7.5 includes a Comp Plan provision that properties that are annexed into the City shall be given a City land use designation as soon as possible after the annexation is finalized. The property annexation was approved May 8, 2017 with the land use and zoning remaining that of County designations until a subsequent land use and zoning change application are submitted to the City of Stuart for review and approval. This request is therefore consistent with Policy A7.5.

Objective B1. - Compact urban form.

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

The placement of additional residential units in the form of apartment buildings in this most south eastern edge of the City limits on a vacant urban lot meets Objective B1 in achieving a compact urban form of development.

Objective B3. - Desirable pattern of land uses.

Promote and enhance a pattern of land uses that are compatible; that are convenient to City residents, businesses, and visitors; that avoid inappropriate or wasteful use of land; and that encourage efficient use of land, resources and facilities. Future land uses shall be designated to support the existing or planned community character, thereby prohibiting the development or expansion of uses which are inconsistent with the community's

character. Reduce blighted areas through redevelopment. Land development and use regulations shall include provisions to ensure consistency with this Comprehensive Plan.

A land use amendment to Multi-family residential will accommodate much needed housing stock in the City limits while not negatively impacting the established residential communities. Location on US1 provides the opportunity for easy access to commercial, educational, workplace and community provisions in this part of the City.

Policy B2.2. No approval for new development or redevelopment shall cause facilities or services to fall below adopted local level-of-service standards as contained in the Capital Improvements Element of this Comprehensive Plan except for temporary reductions allowed by capital improvements policies. Public facilities and services necessary to serve the proposed development or redevelopment must be available, at the adopted local levels-of-service, concurrent with the impacts of development or must meet the requirements specified in Capital Improvements Element policies. Submittal materials include information applicable to demonstrating that the proposed multi-family development may be accommodated utilizing the City's adopted level of service standards.

Objective B3. - Desirable pattern of land uses.

Promote and enhance a pattern of land uses that are compatible; that are convenient to City residents, businesses, and visitors; that avoid inappropriate or wasteful use of land; and that encourage efficient use of land, resources and facilities.

The proposed land use amendment to accommodate a Multi-Family Residential category is considered compatible and complimentary to the existing established residential communities to the north, south and western adjacent properties. Development of the long-term vacant property will also reduce the blighted areas within the City through the development of the site.

Policy B3.1. Existing land uses which are inconsistent with the Future Land Use Plan of the City shall be eliminated upon redevelopment and Policy B3.2. All development shall be compatible with and complementary to surrounding land uses and shall not unduly affect existing approved activities.

The existing land use and zoning designation on the subject property is that of Martin County Comprehensive Plan and Land Development Regulations. Such designations are not applicable or consistent with those options included within the City of Stuart Comp Plan and Land Development Codes. An amendment of the land use and zoning on the subject property is required as the next step following the approval of the annexation of the property into the City limits May 8, 2017. The requested land use category is considered consistent with the patterns of development and offers a transition in scale and use from the established residential communities to the more intense and extensively developed commercial and industrial developments along US1 to the east and north of the subject property.

Rezoning and Land Development Code Consistency Review: Section 11.01.02.7 (Zoning Map Changes) of the Land Development Code requires the Local Planning Agency to consider the following criteria prior to making an advisory recommendation to the City Commission.

Comprehensive Plan Policy A7.1. includes apartments as a permitted use for properties with Multi-Family Residential land use designation. As the property has a Multi-Family Land Use designation, an apartment use is therefore permitted.

The existing land use pattern: The land use pattern will not be adversely impacted by the inclusion on apartment buildings with a Multi-family Residential Land Use in this south eastern edge of the City of Stuart's jurisdictional area. Patterns of development are predominantly residential to the northern and western edges of the subject property with Springtree single family subdivision to the west and Coral Gardens single family subdivision to the north. A small portion of property further north is commercial and has a Commercial General future land use and is an existing commercial plaza. Further to the north are numerous commercial shopping centers and strip commercial centers. To the south is the Natalie Estates Mobile Home Park property with a Mobile Home Future Land Use. To the east is US1 and then vacant commercial property with a commercial future land use designation. The proposed multi-family future land use would provide an appropriate transition from the existing established residential single family and mobile home uses to the north, west and south of the subject property rather than introducing a potentially more intense commercial development as would have been permitted under the Commercial Limited and Commercial General Martin County land use designations. The multi-family residential land use proposed is consistent with the future land use provisions and consistent with the City Land Development Code provisions regarding use as per Section 2.01.03.

The possible creation of an isolated district unrelated to adjacent and nearby districts: Rezoning the property to the RPUD will not detract from the overriding Multi-family future land use designation policy protection measures associated with the property. The majority of the properties surrounding the site Low Density single family zoning district designations or trailer park designations with separation from the subject property being in the form of existing right of ways, preserve areas and wetland area buffers and drainage area easements. The site plan includes additional buffers, preserve areas and extensive building setbacks to further reduce impact of the proposed apartment buildings on the surrounding established communities. The RPUD zoning agreement affords the project the opportunity to attached conditions specific to expectations for development on the site, will ensure standards are in place to compliment existing patterns of development.

The population density pattern of the area and possible increase or overtaxing of the land on public facilities such as schools, utilities and streets: The proposal site is located on the edge of the urban fringe of the City of Stuart's jurisdiction where infrastructure is readily available and access to stores and businesses lie close to the property. As an urban infill site, the property is located within a well-established residential community with schools, utilities and existing streets to be utilized to accommodate the project all readily available. Utilizing the subject property offers an opportunity to add multi-family housing to the existing City population, strengthening support of the existing schools, commercial and community infrastructure within the city limits and achieves a sustainable and complimentary form of development.

The possible overloading of the City's utility system: As per the Engineer's report and analysis provided in support of the project, existing water and sewer provisions are readily available and impact fees will be paid to contribute towards the introduction and

maintenance of the project. Adding residential provisions to this part of the City will also provide a growth in tax revenues to add to the overall maintenance and provision of public service provisions within the City of Stuart and Martin County.

The existing district boundaries in relation to existing conditions on the subject property: Addressed above.

The existence of changed or changing conditions which make the passage of the proposed rezoning necessary or appropriate: Rezoning the property to RPUD is an acceptable zoning district designation for properties with a Multi-family land use designation. A zoning change is required on the property to RPUD to accommodate the opportunity for an increased density on the subject property. The higher density of development in this part of Stuart will introduce much needed housing provision within the city limits to support existing and future commercial viability of the city.

The impact of the proposed rezoning upon living conditions in the adjacent neighborhood: The development of a vacant infill lot in an urban area of the City of Stuart will provide additional residential units in this area of the City. The adjacent neighborhood will benefit from seeing residential use on the subject property rather than higher intensity of uses associated with the Commercial Limited and Commercial General Martin County Land Use designations. The proposed buffer provisions, landscape improvements and the introduction of an apartment development is of a scale, use and layout complimentary to the long-established residential communities to the north, west and south of the property.

The impact of the rezoning upon the flow of light and air to adjacent areas: The proposed 4-story heights will not detract from established residential units given the extensive building setbacks, extensive preserve areas and overall site layout in relation to the existing adjacent development patterns.

The impact of the proposed rezoning upon property values in the adjacent area: Developing the property with the assurances and development parameters clearly established in the PUD will increase property values and add to the tax bases in both the City and County.

The impact of the proposed rezoning upon improvement or development of adjacent property in accordance with existing regulations: The proposed rezone to RPUD provides additional assurances in the form of a PUD zoning agreement in addition to the parameters of development afforded to a property with Multi-family land use designation.

The existence of other adequate sites in the City for the proposed use in districts already permitting such use: An objective of the City of Stuart is to plan for a city with diverse and sustainable supply of a mixed housing provision. This project will increase those provisions available within the City of Stuart.

Application to amend the Future Land Use and Rezone Real Property Components (as per application form requirements).

Item#	Typical Plan Components	Response
1	Schedule a pre-application	Pre-application meeting completed in 2019

2	Plans 24" x 36" – 2 sets	Attached are 2 sets of the final site plan in State Plan Coordinates
3	Folded drawings	All documents are folded as per requirements
4	Graphic scale displayed	Completed
5	Title Block	Completed with north arrow, street address, date prepared and the company who produced the document
6	Site data summary	Provided a final site plan with site data to offer assurances on the scale, layout and intensity of development of the subject property. The site plan indicates density, the number of proposed apartment units, open space provision and upland preserve areas. Parameters for development of the site in accordance with the proposed Multi-Family Residential Future Land Use.
7	Legal Description and parcel boundary survey	Boundary survey prepared by a licensed surveyor in the State of Florida
8	Vicinity Map	Attached
9	Zoning Map, Future Land Use Map and Aerial Map	Attached & labelled
10	CD in pdf downloadable file	Completed and file combined to provide bookmarks of each document submitted downloadable file on disc.
11	Signed and sealed pdf downloadable file on disc	Scanned versions of the documents requiring signature have been attached to be read in conjunction with the original paper sets
12	Revised plans to be clouded and accompanied by a cover letter	Not applicable
13	Access and traffic flow plans	A Traffic Impact Study is attached.
14	Any traffic lights installed will require traffic pre-emption device	N/A
15	Fire Department Access, Water Supply, etc.	The utilization of an existing access road is detailed on the site plan. Adequate access has been provided to accommodate Emergency Service Vehicles and maintain effective links with the existing roadway layouts connected with the established residential communities.
16	Existing buildings and structures on the project and within 50 feet of the project's property lines	The site plan depicts links with existing infrastructure and proximity to existing structures and buildings within 50 feet of the subject property. An aerial map has also been provided showing the surrounding properties.
17	Existing uses and zoning on all adjacent property	The site plan, a series of map exhibits and the justification letter/narrative depict the existing

		uses, zoning and land use on adjacent properties.
18	Locations of the nearest available public water supply and wastewater disposal system and the proposed tie-in points	Such details will be included on the site plan and civil plans and demonstrate water and wastewater systems are in place to accommodate the subject property proposal.
19	Proposed development to show location, size, allowable use, height, total gross floor area, and distance to property lines and between buildings. Number of buildings, density per gross acre, height and type of fences, walls, etc. Architectural elevations, off street parking, etc.	Details as applicable are included on the site plan and architectural elevations with more specific parameters for development included within the draft RPUD.
20	Building setback distances from property lines, abutting right of way centerlines, and all adjacent buildings and structures.	Details are included on the site plan and the Draft RPUD zoning agreement.
21	Minimum floor elevations of buildings and finished floor elevations of subject property and adjacent property.	Provided on the site plan details in accordance with Florida Statutes and Building Code provisions.
22	Pedestrian Circulation System and Points of Ingress and egress	Provided on the final site plan with efforts to maintain and improve pedestrian and vehicular access within the subject property and with the established adjacent communities.
23	Concurrency review. Traffic Study or Statement. School Concurrency.	A Traffic Impact Study has been provided demonstrating compliance. A school concurrency form has been completed and attached to the application packet demonstrating compliance with school concurrency requirements.
24	Phasing plan/details.	The project will be completed in a single phase as per the site plan details.
25	Dumpsters.	Not applicable.
26	Various plans included. Site lighting plan. Signage plan, landscape plan	Provided in accordance with LDR requirements.
27	Location, names and widths of proposed streets. etc.	Location of streets provided, private access drives within the property. Naming of access drives will need to be completed as the project progresses.
28	Utility lines and structures such as water, sewer, gas, electric, telephone, hydrants, main size, etc.	Utility lines and structures are depicted in the civil drawings/documentation as provided by the Engineer of Record.

29	Cross sections and specifications of all proposed pavements	Provided as part of the civil drawings/documentation provided by the Engineer of Record.
30	Location of proposed retention/detention areas	Provided on the site plan details and supporting civil documents
31	Typical and special roadway and drainage sections	Provided by the Engineer of Record
32	Locations of all land to be abandoned, dedicated or reserved for all public and private uses including rights-of way, easements, special reservations	Not applicable.
33	Location of onsite well and any wells within 1500 feet.	An irrigation well will be requested.
34	Pre-application meetings – potential environmental impacts to be discussed.	A pre-application meeting was completed ahead of the submittal of the development application. Discussions included ensuring environmental elements of the existing site and established residential communities are respected.
34A	Avoidance or minimization of wetland or other environmental impacts.	No wetlands that meet minimum preservation requirements exist on the property and those adjacent to the subject property to the west have been factored into the building placement and provision of upland preserve and additional buffers. Environmental impacts have been minimized while achieving the effective utilization of an infill property within an urban part of the City.
34B	On site minimization.	As per the site plan details.
34C	All waterbodies, watercourses, wetlands and associated buffers on site and immediately adjacent to the site	The existing wetlands to the west have been respected when the site plan layout, building setbacks, buffers and upland preserves have been designed.
34D	Existing vegetation on site	Existing vegetation on the property has been depicted on the survey/tree survey and environmental report.
34E	Wetlands – wetland delineation map and opinion from professional regarding wetland environmental value	Not applicable as no wetlands that meet minimum preservation requirements exist on the subject property.
34F	Wildlife observed	As per the environmental report.
34G	Preserve area and upland buffer evaluation	Achieved preserve area requirements on the subject property and provided buffers to minimize impacts on the surrounding established residential communities as applicable.
34H	Native vegetation Preserve Area Onsite/Offsite	Achieved on site as per the details depicted on the site plan and landscape plan.

34I	Use of drought-tolerant native vegetation in landscaping	Refer to landscape plan for details.
34J	Exotic and invasive vegetation to be removed	Refer to environmental study.
35	Frontage type(s).	Three and four story apartment structures have been located with principle elevations of Buildings A and C fronting US1. Refer to architectural elevations for details regarding architectural styles, scale and massing of the building(s).
36	Minimum percentage of façade	Not applicable.
37	Location of transition line if applicable.	Not applicable.
38	Minimum percentage of glass	Not applicable.
39	Slope of pitched roof.	As per architectural elevations and details.
40	Height of parapet wall, if any	Not applicable.
41	List of exterior materials, colors and finishes.	As per architectural elevations and details.
42	Architectural details.	As per architectural elevations and details.
43	Curb cut, if any	Utilizing existing access arrangements in place off of US1 onto SE Springtree Place.
44	Outbuildings, if any	Not applicable.
45	Height, length, depth, projection of balcony rails.	As per architectural elevations and details.
46	Traffic Drive aisle width.	As per site plan details and civil plans
47	Material of roofs and gutters	As per architectural elevations and details.
48	Specification of arcades and porches if any	Not applicable.
49	Materials, configuration, and operations of windows and doors	As per architectural elevations and details.
50	Garden wall, if any	Not applicable



STUART- SPRINGTREE APARTMENTS
Unit Increase & Parking Analysis
January 2, 2020

Based on discussions with City Commissioners and staff related to the need for additional workforce housing in the City and a more market- tested parking analysis, the applicant is amending the original submittal to increase the number of units by ten from 270 to 280 (20.6 du/ac) with the additional 10 apartments being added to the one three- story building which will now also be four stories. The 462 parking spaces shown in the original submittal is not proposed to change based on the applicant's experience with other similar projects developed and managed by them. An important issue in this analysis is the number of one-bedroom units proposed which 146 or 54% in the original submittal and will now be increased to 152 units or 54.3% in the revised submittal.

The attached chart reflects a key measure in apartment parking analysis which is the parking space to bedroom ratio. Five completed Waypoint projects are listed here along with their unit and bedroom totals, parking spaces provided and the space to bedroom ratio. The highest ratio is the Point at Tamaya complex in Jacksonville which is at 1.08 spaces per bedroom; the same ratio being proposed for the revised Springtree project. The City's parking code would currently require 1.13 spaces per bedroom if applied in this same manner. Other projects are as low as 0.80 spaces per bedroom. Waypoint communities has a great depth of experience in building and managing large and successful apartment projects and provided ample parking to meet their resident's needs is a key aspect of that success.

It is important to note that many Counties and Cities across Florida are evaluating their existing parking requirements based on this type of market information and on a desire to reduce paved areas and their associated costs and to increase open space where possible. The City of Stuart Planning Department is in the early stages of this type of study.

Project	Location	Units	Bedrooms	Spaces	Spaces/Bedroom
Volaris Live Oak	Sarasota, FL	300	500	524	1.05
Point at Tamaya	Jacksonville, FL	380	623	674	1.08
Arch Street	Huntsville, AL	267	445	400	0.90
The Heights	Montgomery, AL	164	221	176	0.80
Apex on Preston	Louisville, KY	312	528	552	1.05
Average		1,423	497	507	1.02
Springtree	Stuart, FL	280	428	462	1.08



To: Tom Reetz
Senior Planner
City of Stuart Development Department

From: Kevin Roberson, P.E.
Kimley-Horn and Associates, Inc.

Date: November 4, 2019

Re: **Stuart Springtree – Stuart, Florida**
RPUD Rezoning and Major Land Use Amendment Review - Engineering

Dear Mr. Reetz,

Kimley-Horn has reviewed the submittal of the RPUD Rezoning and Major Land Use Amendment Application and associated documents, dated November 27, 2019, provided to Kimley Horn on December 6, 2019, prepared by HJA Design Studio for the proposed Stuart Springtree development in Stuart, Florida. Please find below our review comments pertaining to the following items listed within the application:

Project Narrative

3. The City will need to comment on the parking providing being less than required.
Applicant Response: this was discussed and approved with City Staff
New Comment: Per discussion with Tom Reetz, Staff is aware of the request for less parking than code required, however the Applicant needs to provide justification.

Stormwater Report

8. ICPR post development input data. The stage volume input data for the Dry Retention node does not match the back up data provided.
New Comment: ICPR data still does not match the stage storage table in the report for Dry detention. Spot checking storage at elevation 18 and 19.5, the combined vertical and linear storage from the report table is 1.16 and 2.21 respectively. The storage in ICPR is 0.76 and 3.32 respectively.
9. ICPR post development input data. The stage volume input data for the Site node at elevation 19.5 does not match the back up data provided.
10. **New Comment: ICPR data still does not match the stage storage table in the report for Site node. Spot checking storage at elevation 19 and 19.5, the combined pavement**



Memorandum

To: Tom Reetz, Senior Planner, City of Stuart
From: Tricia Richter, PLA, ASLA
Date: December 31, 2019
Subject: Stuart Springtree

We have reviewed the additional application materials for the referenced site, provided under a cover letter dated November 27, 2019, and compared it to the requirements in Sections 5.05 Trees and 6.04 Landscaping. The following is a summary of our findings.

Overall:

- Provide proposed sod species and callouts.

LP-2 Landscape Plan

- Required tree credit calculation is incorrect. As per section 6.004.02.A.2, "palm trees may be substituted for any number of the remaining trees provided that two palm trees shall be counted as one tree." Only for mitigation of removed trees can select palm species be used at a 1:1 ratio. Please revise calculations and provide additional trees to meet the requirements.

LP-5 Landscape Specifications

- Per code 5.05.02.A.e, for every one foot of clear trunk of palm tree exceeding minimum palm tree size per section 6.04.02.A.2, credit will be given for 1" of replacement. Per code 5.05.02.A.1.g, credits towards tree replacements shall be provided only if all required trees are planted at a minimum DBH of 4.5" and all required palms are planted at minimum 14' clear trunk. Palm calculations are incorrect, please revise.
 - For each palm that does not count towards a required site tree, 4.5" plus an additional 1" for every one foot of clear trunk above the 14' clear trunk minimum may be counted towards mitigation.
 - For example, a Royal Palm specified at 18' clear trunk shall count as 4.5" each as they are being planted in addition to the minimum site tree requirements, plus an additional 4" each, totaling 8.5" per palm. The total credit shall be revised to 68 inches.



Memorandum

To: Tom Reetz, Senior Planner, City of Stuart
From: Tom Fucigna, Environmental Scientist
Date: December 9, 2019
Subject: Springtree Major Land Use Amendment and RPUD Rezoning
Second Review Comments

We have reviewed the additional application materials for the referenced site, provided under a cover letter dated November 27, 2019, and compared it to the requirements in Chapter V. Resource Protection Related to Development Standards. The following is a summary of our findings.

Section 5.02.00 Environmental Assessment Report – Complete.

The Applicant has provided documentation that requests for information were submitted to the Florida Fish and Wildlife Conservation Commission (FWC) and the US Fish and Wildlife Service (USFWS). Note: It is understood that the agencies may not respond to such request depending upon work load.

Section 5.03.00 Wetlands – Completed previously.

Section 5.04.00 Environmentally Sensitive Lands – Completed previously.

Section 5.05.00 Tree location map and tree survey - Completed previously.

Section 5.06.00 Mangrove and Shoreline Protection – Not applicable. Completed previously.

Section 5.07.00 Floodplains and Flood Damage Prevention – Completed previously.

Section 5.08.01 Martin County Wellfield Protection Ordinance – Complete.

Specific information regarding compliance with Martin County Wellfield Protection was not provided, but the applicant has stated, on Page 11, Item 7 of their November 27, 2019 response letter that wellfield protection compliance “will be analyzed and provided at the time of site permit.”

Section 5.09.00 Historic Preservation – Completed previously.



and Open Space storage from the report table is 7.318 and 10.953 respectively. The storage in ICPR is 7.26 and 10.76 respectively.

Thank you for the opportunity to assist the City of Stuart in reviewing the noted project. Please contact us if you have any questions or need additional information.

Sincerely,

Kimley-Horn and Associates, Inc.

A handwritten signature in blue ink, appearing to read "Kevin M. Roberson".

Kevin M. Roberson, P.E.
Vice President



To: Tom Reetz
Senior Planner
City of Stuart Development Department

From: Nicholas J. Mora, P.E.
Kimley-Horn and Associates, Inc.

A handwritten signature in blue ink, appearing to be "NJM".

Alexander R. Memering, E.I.T.
Kimley-Horn and Associates, Inc.

A handwritten signature in blue ink, appearing to be "ARM".

Date: December 18, 2019

Re: **Springtree – City of Stuart, Florida**
2nd Review of Traffic Impact Analysis

Kimley-Horn has reviewed the Traffic Impact Analysis (dated September 2019) prepared by MacKenzie Engineering & Planning, Inc. related to the above-mentioned project. Please find below one additional review comment pertaining to the development's impacts to adjacent transportation facilities.

1. Please revise the HCS analysis for the intersection of US 1 & Gran Park Way as the volumes appear to be incorrect.

Thank you for the opportunity to assist the City of Stuart in reviewing the noted project. Please contact us if you have any questions or need additional information.



VIA HAND DELIVERED

January 7, 2020

Tom Reetz
Senior Planner
City of Stuart Planning Department
49 Flagler Avenue
Stuart, Florida

Re: Stuart Springtree -RPUD Rezoning 2nd Resubmittal - Response Letter

Our Ref #: 19029

Dear Tom,

Below, please see responses to all comments received from staff / Kimley Horn on 1-2-20. Please let me know if you have any questions or would like to discuss in more detail. Thank you.

Overall Landscape:

1. Provide proposed sod species and callouts.
Response: As per discussion with staff, this shall be provided at the time of Site Permit. See General Note #18 added to sheet LP-5. Note states "Sod species, quantities and callouts shall be provided on final landscape construction plans at the time of site permit."

LP-2 Landscape Plan:

1. Required tree credit calculation is incorrect. As per section 6.004.02.A.2, "palm trees may be substituted for any number of the remaining trees provided that two palm trees shall be counted as one tree." Only for mitigation of removed trees can select palm species be used at a 1:1 ratio. Please revise calculations and provide additional trees to meet the requirements.
Response: Agree. There was a total of 4 single palms (3 Bismarck's and 1 royal) I was counting as 1:1 which totaled 4 tree credits. These 4 palms have been revised to count as 2:1 (as per comment above) for a total of 2 tree credits. Two additional double trunk specimen palms which count as 1:1 have been added to the landscape plan to make up for the tree credit deficient.

LP-5 Landscape Specifications:

1. Per code 5.05.02.A.e, for every one foot of clear trunk of palm tree exceeding minimum palm tree size per section 6.04.02.A.2, credit will be given for 1" of replacement. Per code 5.05.02.A.1.g, credits towards tree replacements shall be provided only if all required trees are planted at a minimum DBH of 4.5" and all required palms are planted at minimum 14' clear trunk. Palm calculations are incorrect, please revise.
 - o For each palm that does not count towards a required site tree, 4.5" plus an additional 1" for every one foot of clear trunk above the 14' clear trunk minimum may be counted towards mitigation.
 - For example, a Royal Palm specified at 18' clear trunk shall count as 4.5" each as they are being planted in addition to the minimum site tree requirements, plus an additional 4" each, totaling 8.5" per palm. The total credit shall be revised to 68 inches.

Response: Agree. Total credit received per additional palm provided for mitigation has been revised based on the formula above for inch credit. Please see updated landscape / Mitigation data on sheet LP-2.

Project Narrative (Engineering Comments):

1. The City will need to comment on the parking providing being less than required.
 Applicant Response: this was discussed and approved with City Staff
 New Comment: Per discussion with Tom Reetz, Staff is aware of the request for less parking than code required, however the Applicant needs to provide justification.
Response: Agree. Please see separate submitted document " Unit increase and Parking analysis"

Stormwater Report (Engineering Comments):

1. ICPR post development input data. The stage volume input data for the Dry Retention node does not match the back up data provided.
 New Comment: ICPR data still does not match the stage storage table in the report for Dry detention. Spot checking storage at elevation 18 and 19.5, the combined vertical and linear storage from the report table is 1.16 and 2.21 respectively. The storage in ICPR is 0.76 and 3.32 respectively.
Response: The ICPR report has been updated to match the stage storage tables. Refer to attached report.

2. ICPR post development input data. The stage volume input data for the Site node at elevation 19.5 does not match the back up data provided.

New Comment: ICPR data still does not match the stage storage table in the report for Site node. Spot checking storage at elevation 19 and 19.5, the combined pavement and Open Space storage from the report table is 7.318 and 10.953 respectively. The storage in ICPR is 7.26 and 10.76 respectively.

Response: The ICPR report has been updated to match the stage storage tables. Refer to attached report.

Traffic Comments

1. Please revise the HCS analysis for the intersection of US 1 & Gran Park Way as the volumes appear to be incorrect.

Response: The Gran Park Way intersection analysis is revised. The northbound and southbound traffic includes the left-turn and right-turn movements. Therefore, the left-turn and right-turn movements at the intersection were subtracted from the through movements. There are no significant changes as a result of the revision.

Environmental Comments:

Section 5.02.00 Environmental Assessment Report – Complete.

The Applicant has provided documentation that requests for information were submitted to the Florida Fish and Wildlife Conservation Commission (FWC) and the US Fish and Wildlife Service (USFWS) Note: It is understood that the agencies may not respond to such request depending upon work load.

Section 5.03.00 Wetlands – Completed previously.

Section 5.04.00 Environmentally Sensitive Lands – Completed previously.

Section 5.05.00 Tree location map and tree survey - Completed previously.

Section 5.06.00 Mangrove and Shoreline Protection – Not applicable. Completed previously.

Section 5.07.00 Floodplains and Flood Damage Prevention – Completed previously.

Section 5.08.01 Martin County Wellfield Protection Ordinance – Complete.

Specific information regarding compliance with Martin County Wellfield Protection was not provided, but the applicant has stated, on Page 11, Item 7 of their November 27, 2019 response

letter that wellfield protection compliance "will be analyzed and provided at the time of site permit."

Section 5.09.00 Historic Preservation – Completed previously.

Response: Acknowledged. Items Completed with no additional comments.

Sincerely,

Michael Houston ASLA
President, HJA Design Studio, LLC

A handwritten signature in blue ink, appearing to read "Michael Houston", written over a faint circular stamp.

c.c. Jim Lott
Howard Ehram
Todd Troxell

Waypoint - Springtree Stormwater Report

Date: January 6, 2020

Prepared by:



Digitally signed
by Octavio
'Oats' Reis, P.E.
Date: 2020.01.06
17:10:59 -05'00'

Octavio 'Oats' Reis, P.E.
Florida License # 65661

Bowman Consulting Group

301 SE Ocean Blvd.
Suite 301
Stuart, FL 34994
772-283-1413

INTRODUCTION

Waypoint Residential has a contract to purchase a 13.59 acre parcel on the NW corner of US 1 and Springtree Place, in the City of Stuart, FL. The developer is proposing to build multi-family apartments consisting of 7 buildings with 270 units, associated parking and a clubhouse. This due diligence report covers preliminary calculations regarding the proposed stormwater management system for the site.

Two areas of the site have been excluded from the stormwater calculations of this report: A 1.19-acre portion of the site has been previously developed as a roadway access (Springtree Place) to an adjacent residential community to the west. Drainage for the roadway is directed to the stormwater system of the adjacent community, with an outfall to the West to the South Fork of the St. Lucie River. Furthermore, 1.60 acres will be preserved in its natural state, and will not contribute additional stormwater runoff to the site. The total development site covered under this report is 10.8 acres.

The mainly wooded, undeveloped site is relatively flat, with only about 2-3 feet variation throughout. The elevations vary from elevation 15' NAVD to 18' NAVD. The NRCS Soil Survey of the site indicates that most of the site to constitute of a Waveland-Immokalee soil, common in the area. This soil profile consists mainly of sandy soils, however the soils drain poorly due to a horizontal hardpan layer located only a few feet below the soil surface. The wet season water table is normally encountered within a couple of feet of the natural surface. Preliminary 6' deep hand augers by a geotechnical engineering firm encountered the hardpan at all locations. Three exfiltration conductivity tests confirmed the low infiltration of these soils. The hardpan must be excavated and removed from beneath the lake and retention areas. Subsequent deeper borings (30') indicated the presence of fine sands below the hardpan.

The site abuts a canal maintained by Martin County, which through a series of ditches and culverts discharges through two separate outfalls to the Manatee Pocket towards the East, with ultimate connection to the St. Lucie River near the inlet. The St. Lucie River is an impaired water body, triggering additional water quality treatment criteria. This conveyance system is known as the East Hanson Grant Drainage Basin and has been improved over the years as the area has been developed. It is the subject of a County drainage study done in 1986 and subsequent additional ERP permits for sites abutting the conveyance system. The conveyance system runs through FDOT right of way and FEC Railway property.

The undeveloped site currently drains into this canal via a 15" culvert connection. It is beyond the scope of this preliminary report, however a meeting with County engineers and further review of this conveyance system will be required to understand the operation and capacity of this system to accept drainage from our site. A pre-development TR-55 analysis indicates a high runoff rate of around 2 cfs per acre, however our experience is that the permitted discharge from the site would be limited to 1.0 cfs per acre due to conveyance issues.

The adjacent property to the west has a lake and a SFWMD permit for the site. Information from the permit and the construction plans indicate that the wet season water table for that site was established at elevation 14.9' NAVD. Due to the proximity of this site, and corroborated with the initial geotech explorations, we have assumed a conservative wet season water table on our site to be at elevation 15.0' NAVD. During a recent site visit, the adjacent canal to the north had water at an elevation of 12.0' NAVD,

but the site will experience higher water table elevations due to the hardpan and low percolating soils found on site.

The proposed stormwater system will consist of two dry retention areas totaling 0.70 acres and a 0.82-acre lake. The weir for the lake will be a 4' wide concrete sharp-crested weir set within a manhole. The weir will be set 12" above the water table, at elevation 16.0' NAVD, providing wet retention for better nutrient treatment. Runoff from the building rooftops, pavement and landscape areas will be directed via the underground drainage pipe network to the two retention areas for pre-treatment. The retention areas will then overflow into the lake, which will be connected to the canal to the north via a control structure and 15" culvert. Due to the low exfiltration conductivity and high water table, this site is not conducive to the use of exfiltration trenches or underground vaults.

DESIGN CRITERIA

Water Quality

The City of Stuart and South Florida Water Management District Criteria for Water Quality is given as:

The larger of

- 2.5" x Imperviousness (Imperviousness as defined by the SFWMD)
- 1" over the entire site

In addition, since we are discharging to an impaired water body, the following also apply:

- 50% Additional Treatment for Discharges to St Lucie River (Impaired Water Body)
- Nutrient analysis to be performed to indicate no net increase in Phosphorus and Nitrogen discharges from the site. In practice, SFWMD interprets this policy to require that the stormwater system must remove sufficient nutrients to match the pre-development rate up to a removal level of 90% of the phosphorus and nitrogen load generated by the developed site.

Stormwater Runoff Attenuation

The site has a positive outfall and therefore the allowable peak discharge rate will be determined by the existing discharge rate from the site in its undeveloped state. Though the soils are poorly draining and a large runoff rate from the site could be expected, a berm between the site and the canal restricts the discharge to 5-10 cfs (0.5-1.0 cfs per acre) through the existing 15" culvert.

The following accumulated rainfall is from the South Florida Water Management District's Data for estimation of runoff from rainfall information.

10 year 1 day Rainfall	7.0 inches	Minimum Pavement EL
25 year 3 day Rainfall	12.0 inches	Minimum Berm EL
100 year 3 day Rainfall	14.5 inches	Minimum Finished Floor

BASIN HYDROLOGY

Site	Areas (acres)	TC (mins)	CN
Southern Road Basin	1.19		
Preserve	1.60		
Project Site	10.80		
Total Property	13.59		
Proposed Project Site Breakdown:			
Buildings and Pool	2.01	10	98
Pavement / sidewalk	4.91	10	98
Lake (Edge of Water)	0.62	10	98
Total Impervious (70%)	7.54		
Dry Retention Areas	0.70	10	77
Lake Bank Above Edge of Water	0.21		
Open / Landscape	2.35	30	77
Total Pervious (30%)	3.26		
Project Site Total (100%)	10.80		

Wet Season Ground Water Elevation: estimated to be 15.0 feet NAVD.

RESULTS

Water Quality

Water Quality Required per SFWMD and City of Stuart criteria (See appendix for detailed calculations):

$$\begin{aligned}
 1'' / 12 \times 10.8 \text{ acres} &= 0.9 \text{ acre-ft} \times 150\% &= 1.35 \text{ acre-ft} \\
 2.5'' \times \text{Imperviousness} &= 1.28 \text{ acre-ft} \times 150\% &= 1.91 \text{ acre-ft} - \text{Controlling}
 \end{aligned}$$

Water Quality Provided:

$$\begin{aligned}
 \text{Dry Retention at El 17.5' NAVD} &= 0.83 \text{ ac-ft} / 50\% = 1.65 \text{ ac-ft} \\
 \text{Wet Retention at El 16.0' NAVD} &= \underline{0.65 \text{ ac-ft}} / 100\% = \underline{0.65 \text{ ac-ft}} \\
 \text{Total Provided} &= 1.48 \text{ ac-ft} &= 2.30 \text{ ac-ft}
 \end{aligned}$$

Note: For Nutrient Calculations, the retention volume = 1.48 ac-ft, or 1.80"

Nutrient Analysis

According to the BMP-Trains model, the following table describes the pre (existing) and post (developed) nutrient loads. Please note that nutrient reductions assume that a littoral zone is created within the lake.

Condition	Annual Runoff (ac-ft)	Nitrogen (N) Kg/yr	Phosphorus (P) Kg/yr
Existing load generated / discharged	6.9	9.8	0.23
Developed load generated	28.7	82.3	18.43
Developed load discharged		9.8	1.08
% Removal by Stormwater System		88%	94%
Target Removal		88%	90%

The nutrient removal requirement is met.

ICPR Model Results (Peak Discharge / Maximum Stage):

Maximum Outfall Discharge Flow Rate (cfs):

	25-yr 3-day	100-yr 3-day 0 discharge
Name		
Outfall	5.3	0

Maximum discharge rate during the 25 yr-3day event is approximately 0.5 cfs / acre

Basin Maximum Stage (NAVD):

	10-yr 1-day	25-yr 3-day	100-yr 3-day 0 discharge
Name			
Lake	17.6	18.2	19.0

Minimum Elevations (NAVD)	Road	Berm	FFE
	17.8	18.5	19.5

Recovery calculations of the lake and retention area indicate that the stormwater system recovers within 12 days as required by SFWMD.

CONCLUSION

The existing stormwater management system has sufficient capacity to provide water quality treatment and stormwater attenuation for the proposed improvements.

SITE DATA

Springtree

Area Calculations

Springtree

Post Development

Description	Square Feet	Acres
<u>Impervious</u>		
Building (Total Footprint)	87749	2.01
Pavement/Conc	214043	4.91
Pond 2 EOW	26846	0.62
Total Impervious	328,638	7.54
<u>Pervious</u>		
Retention Areas	30,569	0.70
Lake Bank	8,775	0.20
Open Space	102,716	2.36
Total Pervious	142,060	3.26
Total	470,698	10.80
Percent Impervious		70%
Percent Pervious		30%

STAGE STORAGE

Springtree

Stage / Storage Computations

Post-Development

	Pavement	Open	Dry Retention	Dry Retention	Lake	Lake	
	Linear	Linear	Bottom	Bank	Bottom	Bank	
Area (ac)	4.91	2.36	0.46	0.24	0.62	0.20	
	L	L	V	L	V	L	
Starting Elev (ft)	17.50	18.00	16.00	16.00	15.00	15.00	
Ending Elev (ft)	18.00	19.00	21.00	18.00	21.00	18.00	
Stage	Linear	Linear	Vertical	Linear	Vertical	Linear	Total
NAVD	Storage	Storage	Storage	Storage	Storage	Storage	Storage
	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft
13.50	0.000	0.000	0.000	0.000	0.000	0.000	0.000
14.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000
14.50	0.000	0.000	0.000	0.000	0.000	0.000	0.000
15.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000
15.50	0.000	0.000	0.000	0.000	0.310	0.008	0.318
16.00	0.000	0.000	0.000	0.000	0.620	0.033	0.653
16.50	0.000	0.000	0.230	0.015	0.930	0.075	1.250
17.00	0.000	0.000	0.460	0.060	1.240	0.133	1.893
17.50	0.000	0.000	0.690	0.135	1.550	0.208	2.583
18.00	1.228	0.000	0.920	0.240	1.860	0.300	4.548
18.50	3.683	0.295	1.150	0.360	2.170	0.400	8.058
19.00	6.138	1.180	1.380	0.480	2.480	0.500	12.158
19.50	8.593	2.360	1.610	0.600	2.790	0.600	16.553
20.00	11.048	3.540	1.840	0.720	3.100	0.700	20.948
20.50	13.503	4.720	2.070	0.840	3.410	0.800	25.343
21.00	15.958	5.900	2.300	0.960	3.720	0.900	29.738

CURVE NUMBER

Springtree

Curve Number and Time of Concentration

Name	Total Area	Pervious Area	Pervious CN	Impervious Area	Impervious Cn	Weighted CN
Site	10.80	3.26	77	7.54	98	91.7
Total	10.80					

Name	Total Area	Pervious Area	Pervious CN	Impervious Area	Impervious Cn	Weighted CN
Lake	0.82	0.20	77	0.62	98	92.9
Total	0.82					

Name	Total Area	Pervious Area	Pervious CN	Impervious Area	Impervious Cn	Weighted CN
Dry Retention Area	0.70	0.70	77	0.00	98	77.0
Total	0.70					

WATER QUALITY REQUIRED

Springtree

Water Quality Requirements

Post Development

- a) Per SFWMD and City of Stuart, water quality volume shall provide for the greater of:

Criteria 1: 1 inch of runoff x total drainage area

$$\text{Calculated Runoff Volume} \Rightarrow (1.0/12) * (10.80) = 0.90 \text{ ac-ft}$$

Criteria 2: 2.5 inches times imperviousness

Site area, for water quality pervious/impervious calculation only

Total Project - (Roof + Lake) = site area for water quality

$$= 10.80 - (2.01 + 0.62) = 8.17 \text{ ac}$$

Impervious area for water quality pervious/impervious calculations

(Site area for water quality pervious/impervious) - pervious =

$$= 8.17 - 3.26 = 4.91 \text{ ac}$$

Percentage of impervious area for water quality

(Imp. Area for WQ / Site area for WQ) * 100%

$$= (4.91 / 8.17) * 100\% = 60.10\%$$

For 2.5 in times the percentage impervious

$$2.5 * 0.6010 = 1.50 \text{ in}$$

Calculated Runoff Volume:

Inches to be Treated x (Total Site - Lake - Roof)

$$= 1.50 * (10.80 - 0.62) * (1/12) = 1.27 \text{ ac-ft}$$

Controlling SFWMD Required Water Quality Volume	1.27 ac-ft
--	-------------------

x150% for Discharge into Impaired Water Body	1.91 ac-ft
---	-------------------

WATER QUALITY PROVIDED

Springtree

Water Quality Treatment Provided

	Dry Ret Bottom	Dry Ret Bank	Lake Bottom	Lake Bank	
Area (ac)	0.46	0.24	0.62	0.20	
	V	L	V	L	
Starting Elev (ft)	16.00	16.00	15.00	15.00	
Ending Elev (ft)	21.00	18.00	21.00	18.00	
Stage NAVD	Vertical Storage ac-ft	Linear Storage ac-ft	Vertical Storage ac-ft	Linear Storage ac-ft	Total Storage ac-ft
15.00	0.000	0.000	0.000	0.000	0.000
15.50	0.000	0.000	0.310	0.008	0.318
16.00	0.000	0.000	0.620	0.033	0.653
16.50	0.230	0.015	0.930	0.075	1.250
17.00	0.460	0.060	1.240	0.133	1.893
17.50	0.690	0.135	1.550	0.208	2.583
18.00	0.920	0.240	1.860	0.300	3.320
18.50	1.150	0.360	2.170	0.400	4.080
19.00	1.380	0.480	2.480	0.500	4.840
19.50	1.610	0.600	2.790	0.600	5.600
20.00	1.840	0.720	3.100	0.700	6.360
20.50	2.070	0.840	3.410	0.800	7.120

Onsite WQ Required 1.91 Ac-ft

	Ac-Ft	Credit	Ac-Ft	
WQ Provided (Dry Retention) / 50%	0.83	50%	1.65	Provided at elev 17.5
WQ Provided Wet Retention (Lake)	0.65	100%	0.65	Provided at elev 16.0
	1.48		2.30	

FINISHED FLOOR ELEVATION

Springtree

Runoff (Zero Discharge) Calculations

Post Development

Soil Storage

Average Depth to Water Table = 2.50 feet
Using Depressional Compacted (SFWMD Permit Manual):

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage - Compacted (in)
1.0	0.6	0.6	0.45
1.5	1.6	1.6	1.02
2.0	2.5	2.5	1.58
2.5	4.6	4.0	2.44
3.0	6.6	5.4	3.30
3.5	8.8	7.2	4.20
4.0	10.9	9.0	5.10

Developed Pervious Area = 3.26 acres
Soil Storage = 2.44 inches
Soil Moisture Storage (S) = 0.74 inches

Total Developed Area
= 10.80 acres
= (3.26/10.80)*2.44

For the 100 year - 3 day storm event, with zero discharge:

P = 14.50 inches

$$\text{Vol} = \frac{(14.5 - (0.2 \times 0.74))^2}{(14.5 + (0.8 \times 0.74))} \frac{\text{in}^2}{\text{in}} \left| \begin{array}{l} 10.80 \text{ acres} \\ 1 \text{ foot} \\ 12 \text{ inches} \end{array} \right.$$

= 12.29 ac-ft

From Total Stage - Storage Table, elevation = 19.01 ft, NAVD

Interpolation Table

<u>Storage</u>	<u>Stage</u>
12.16	19.00
12.29	19.01
16.55	19.50

NUTRIENT ANALYSIS

Complete Report (not including cost) Ver 2.1.0

Project: Springtree

Date: 11/25/2019 5:18:55 PM

Site and Catchment Information

Analysis: Net Improvement

Catchment Name	Site
Rainfall Zone	Florida Zone 5
Annual Mean Rainfall	57.00

Pre-Condition Landuse Information

Landuse	Undeveloped - Scrubby Flatwoods: TN=1.155 TP=0.027
Area (acres)	10.80
Rational Coefficient (0-1)	0.13
Non DCIA Curve Number	77.00
DCIA Percent (0-100)	0.00
Nitrogen EMC (mg/l)	1.155
Phosphorus EMC (mg/l)	0.027
Runoff Volume (ac-ft/yr)	6.915
Nitrogen Loading (kg/yr)	9.848
Phosphorus Loading (kg/yr)	0.230

Post-Condition Landuse Information

Landuse	Multi-Family: TN=2.320 TP=0.520
Area (acres)	10.80
Rational Coefficient (0-1)	0.61
Non DCIA Curve Number	77.00
DCIA Percent (0-100)	70.00
Wet Pond Area (ac)	0.82
Nitrogen EMC (mg/l)	2.320
Phosphorus EMC (mg/l)	0.520
Runoff Volume (ac-ft/yr)	28.746
Nitrogen Loading (kg/yr)	82.231
Phosphorus Loading (kg/yr)	18.431

Catchment Number: 1 Name: Site

Project: Springtree

Date: 11/25/2019

Multiple BMP in Series Design Parameters

BMP in Series Number: 1

BMP Type: Retention

Retention Depth (in) 1.800

Retention Volume (ac-ft) 1.497

BMP in Series Number: 2

BMP Type: Wet Detention

Permanent Pool Volume (ac-ft) 5.500

Permanent Pool Volume (ac-ft) for 31 days residence 2.441

Annual Residence Time (days) 70

Littoral Zone Efficiency Credit 10

Wetland Efficiency Credit

BMP in Series Number: 3

BMP Type: None

BMP in Series Number: 4

BMP Type: None

Watershed Characteristics

Catchment Area (acres) 10.80

Contributing Area (acres) 9.980

Non-DCIA Curve Number 77.00

DCIA Percent 70.00

Rainfall Zone Florida Zone 5

Rainfall (in) 57.00

Surface Water Discharge

Required TN Treatment Efficiency (%) 88

Provided TN Treatment Efficiency (%) 88

Required TP Treatment Efficiency (%) 99

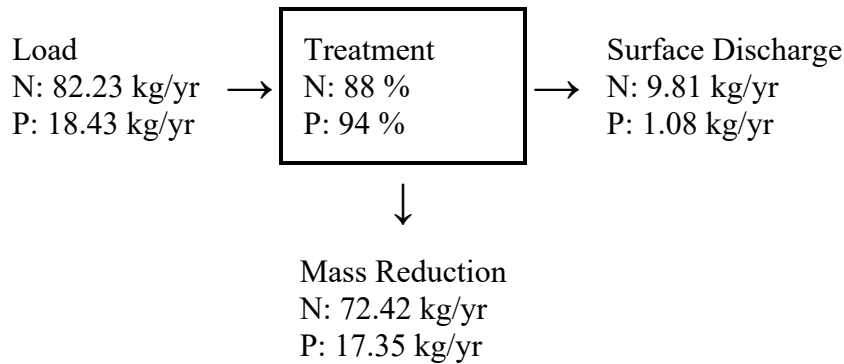
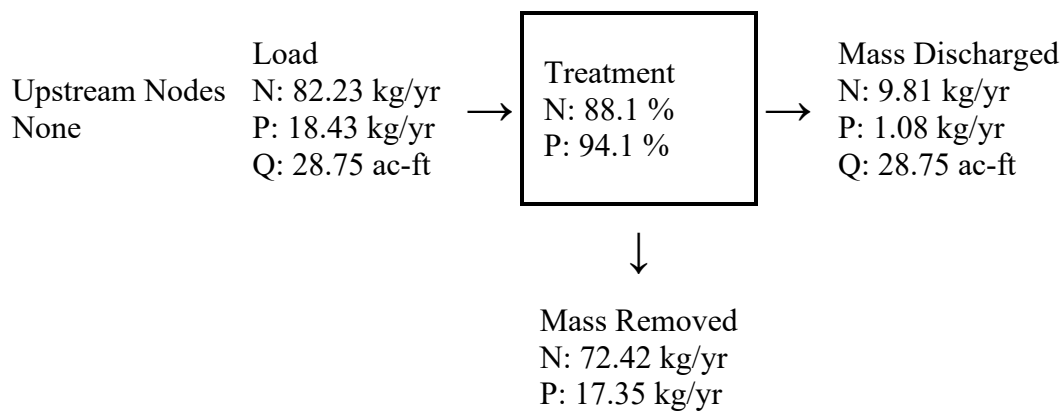
Provided TP Treatment Efficiency (%) 94

Media Mix Information

Type of Media Mix Not Specified
 Media N Reduction (%)
 Media P Reduction (%)

Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr) 0.000
 TN Mass Load (kg/yr) 69.080
 TN Concentration (mg/L) 0.000
 TP Mass Load (kg/yr) 15.484
 TP Concentration (mg/L) 0.000

Load for Multiple BMP in Series**Load Diagram for Multiple BMP (As Used In Routing)**

Summary Treatment Report Version: 2.1.0

Project: Springtree

Analysis Type: Net
Improvement

Date: 11/25/2019

BMP Types:

Catchment 1 - Multiple

BMP

Routing Summary

Catchment 1 Routed to Outlet

Total nitrogen target removal met? YES

Total phosphorus target removal met? NO

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	9.85 kg/yr	
Total N post load	82.23 kg/yr	
Target N load reduction	88 %	
Target N discharge load	9.85 kg/yr	
Percent N load reduction	88 %	
Provided N discharge load	9.81 kg/yr	21.63 lb/yr
Provided N load removed	72.42 kg/yr	159.69 lb/yr

Phosphorus

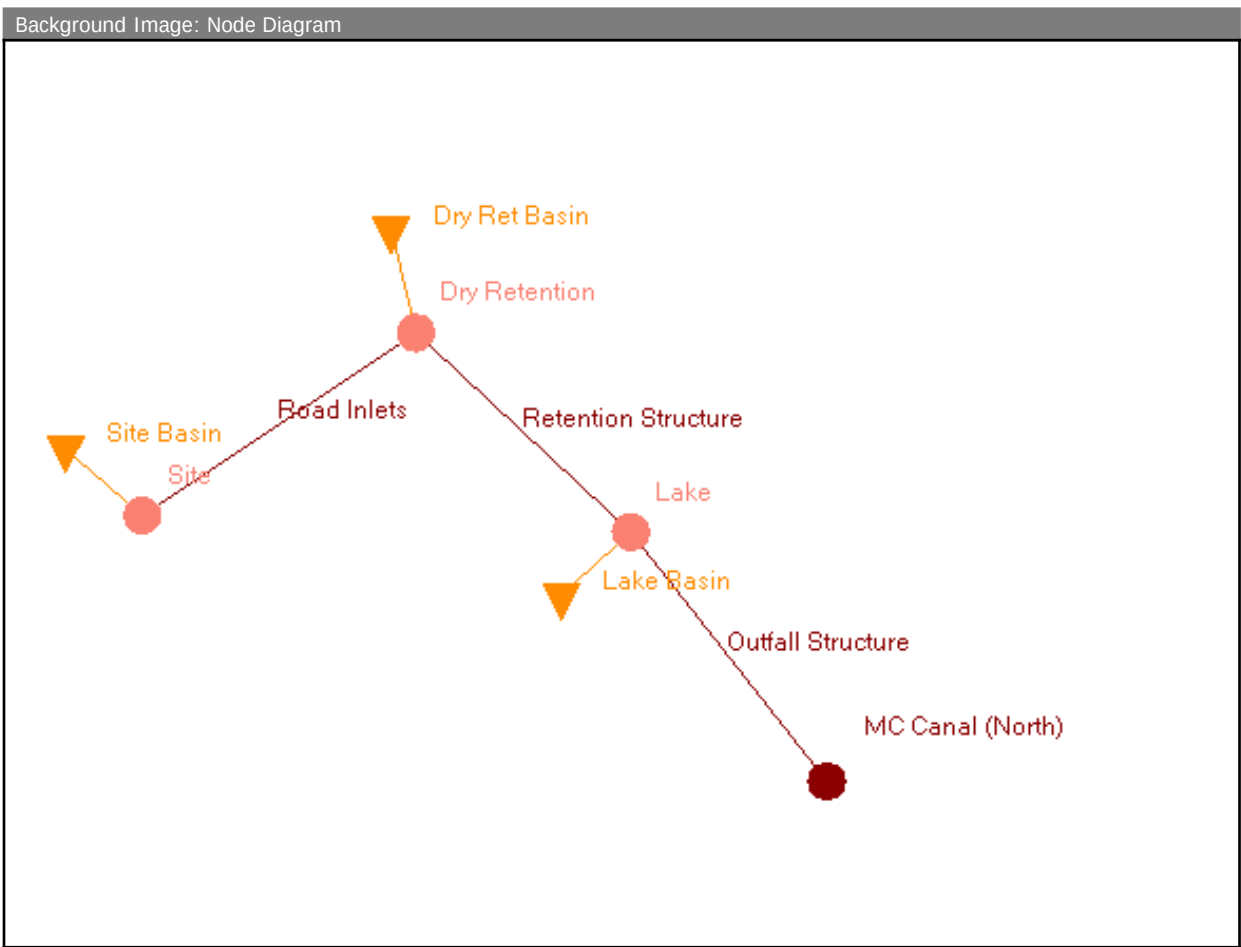
Surface Water Discharge

Total P pre load	.23 kg/yr	
Total P post load	18.431 kg/yr	
Target P load reduction	99 %	
Target P discharge load	.23 kg/yr	
Percent P load reduction	94 %	
Provided P discharge load	1.084 kg/yr	2.39 lb/yr
Provided P load removed	17.347 kg/yr	38.25 lb/yr

From Pre-Condition Loads

Existing N Discharge	9.85 (kg/yr)
Existing P Discharge	.23 (kg/yr)

ICPR MODEL



1D Nodes - Max

1

Scenario	Sim	Node Name	Maximum Stage [ft]
Scenario 2	10Y-1D	Dry Retention	17.82
Scenario 2	10Y-1D	Lake	17.59
Scenario 2	10Y-1D	MC Canal (North)	16.20
Scenario 2	10Y-1D	Site	18.07
Scenario 2	25Y-3D	Dry Retention	18.19
Scenario 2	25Y-3D	Lake	18.17
Scenario 2	25Y-3D	MC Canal (North)	17.00
Scenario 2	25Y-3D	Site	18.25

1D Links - Max

1

Sim	Link Name	Maximum Flow Rate [cfs]
25Y-3D	Outfall Structure	5.30
25Y-3D	Retention Structure	11.12
25Y-3D	Road Inlets	11.32

1

Simple Basin: Dry Ret Basin

Scenario: Scenario 2
 Node: Dry Retention
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 9999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.7000 ac
 Curve Number: 77.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Simple Basin: Lake Basin

Scenario: Scenario 2
 Node: Lake
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 9999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.8200 ac
 Curve Number: 93.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Simple Basin: Site Basin

Scenario: Scenario 2
 Node: Site
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 9999.00 cfs

Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 9.2800 ac
 Curve Number: 92.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Node: Dry Retention

Scenario: Scenario 2
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 16.00 ft
 Warning Stage: 18.50 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
16.00	0.00	0
16.50	0.25	10672
17.00	0.52	22651
17.50	0.83	35937
18.00	1.16	50530
18.50	1.51	65776
19.00	1.86	81022
19.50	2.21	96268

Comment:

Node: Lake

Scenario: Scenario 2
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 15.00 ft
 Warning Stage: 18.50 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
15.00	0.00	0
15.50	0.32	13939
16.00	0.65	28314
16.50	1.00	43560
17.00	1.37	59677
17.50	1.76	76666

3

Stage [ft]	Volume [ac-ft]	Volume [ft3]
18.00	2.16	94090
18.50	2.57	111949
19.00	2.98	129809
19.50	3.39	147668

Comment:

Node: MC Canal (North)

Scenario: Scenario 2
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 15.00 ft
 Warning Stage: 17.50 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	12.00
0	0	0	12.0000	15.00
0	0	0	72.0000	17.00
0	0	0	96.0000	17.00
0	0	0	120.0000	15.00
0	0	0	160.0000	15.00
0	0	0	288.0000	12.00

Comment:

Node: Site

Scenario: Scenario 2
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 17.50 ft
 Warning Stage: 19.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
17.50	0.00	0
18.00	1.23	53492
18.50	3.98	173282
19.00	7.32	318772
19.50	10.95	477113

External Hydrograph

Comment:

4

Drop Structure Link: Outfall Structure		Upstream Pipe	Downstream Pipe
Scenario:	Scenario 2	Invert: 15.00 ft	Invert: 14.50 ft
From Node:	Lake	Manning's N: 0.0130	Manning's N: 0.0130
To Node:	MC Canal (North)	Geometry: Circular	Geometry: Circular
Link Count:	1	Max Depth: 1.25 ft	Max Depth: 1.25 ft
Flow Direction:	Both	Bottom Clip	
Solution:	Combine	Default: 0.00 ft	Default: 0.00 ft
Increments:	10	Op Table:	Op Table:
Pipe Count:	1	Ref Node:	Ref Node:
Damping:	0.0000 ft	Manning's N: 0.0000	Manning's N: 0.0000
Length:	325.00 ft	Top Clip	
FHWA Code:	0	Default: 0.00 ft	Default: 0.00 ft
Entr Loss Coef:	0.00	Op Table:	Op Table:
Exit Loss Coef:	0.00	Ref Node:	Ref Node:
Bend Loss Coef:	0.00	Manning's N: 0.0000	Manning's N: 0.0000
Bend Location:	0.00 ft		
Energy Switch:	Energy		

Pipe Comment:

Weir Component		
Weir: 1	Bottom Clip	
Weir Count: 1	Default:	0.00 ft
Weir Flow Direction: Both	Op Table:	
Damping: 0.0000 ft	Ref Node:	
Weir Type: Sharp Crested Vertical	Top Clip	
Geometry Type: Rectangular	Default:	0.00 ft
Invert: 16.00 ft	Op Table:	
Control Elevation: 16.00 ft	Ref Node:	
Max Depth: 3.25 ft	Discharge Coefficients	
Max Width: 4.00 ft	Weir Default:	3.200
Fillet: 0.00 ft	Weir Table:	
	Orifice Default:	0.600
	Orifice Table:	

Weir Comment:

Drop Structure Comment:

Drop Structure Link: Retention Structure		Upstream Pipe	Downstream Pipe
Scenario:	Scenario 2	Invert: 12.00 ft	Invert: 12.00 ft
From Node:	Dry Retention	Manning's N: 0.0110	Manning's N: 0.0110
To Node:	Lake	Geometry: Circular	Geometry: Circular
Link Count:	1	Max Depth: 3.00 ft	Max Depth: 3.00 ft
Flow Direction:	Both	Bottom Clip	
Solution:	Combine	Default: 0.00 ft	Default: 0.00 ft
Increments:	0	Op Table:	Op Table:
Pipe Count:	2	Ref Node:	Ref Node:
Damping:	0.0000 ft	Manning's N: 0.0000	Manning's N: 0.0000

5

Length:	500.00 ft	Top Clip	
FHWA Code:	0	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:	
Exit Loss Coef:	0.00	Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000
Bend Location:	0.00 ft		
Energy Switch:	Energy		
Pipe Comment:			

Weir Component	
Weir:	1
Weir Count:	2
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	17.50 ft
Control Elevation:	17.50 ft
Max Depth:	2.00 ft
Max Width:	3.00 ft
Fillet:	0.00 ft
Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Drop Structure Link: Road Inlets		Upstream Pipe		Downstream Pipe	
Scenario:	Scenario 2	Invert:	16.00 ft	Invert:	16.00 ft
From Node:	Site	Manning's N:	0.0110	Manning's N:	0.0110
To Node:	Dry Retention	Geometry:	Circular	Geometry:	Circular
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	4	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	500.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 ft				
Energy Switch:	Energy				
Pipe Comment:					

Weir Component

6

Weir: 1
 Weir Count: 4
 Weir Flow Direction: Both
 Damping: 0.0000 ft
 Weir Type: Horizontal
 Geometry Type: Rectangular
 Invert: 17.50 ft
 Control Elevation: 17.50 ft
 Max Depth: 2.00 ft
 Max Width: 3.00 ft
 Fillet: 0.00 ft

Bottom Clip

Default: 0.00 ft

Op Table:

Ref Node:

Top Clip

Default: 0.00 ft

Op Table:

Ref Node:

Discharge Coefficients

Weir Default: 3.200

Weir Table:

Orifice Default: 0.600

Orifice Table:

Weir Comment:

Drop Structure Comment:

Simulation: 10Y-1D

Scenario: Scenario 2

Run Date/Time: 1/6/2020 4:35:27 PM

Program Version: ICPR4 4.05.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	48.0000
	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]	
Min Calculation Time:	60.0000	0.1000	900.0000	
Max Calculation Time:		30.0000		

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: CN

Green-Ampt Set:
Vertical Layers Set:
Impervious Set: Impervious
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	ET for Manual Basins: False
Over-Relax Weight: 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain: Global
	Opt:
Max dZ: 1.0000 ft	OF Region Rain Opt: Global
Link Optimizer Tol: 0.0001 ft	Rainfall Name: ~FLMOD
	Rainfall Amount: 7.00 in
Edge Length Option: Automatic	Storm Duration: 24.0000 hr
Dflt Damping (2D): 0.0050 ft	Dflt Damping (1D): 0.0050 ft
Min Node Srf Area: 100 ft2	Min Node Srf Area: 100 ft2
(2D):	(1D):
Energy Switch (2D): Energy	Energy Switch (1D): Energy

Comment:

Simulation: 25Y-3D

Scenario: Scenario 2
Run Date/Time: 1/6/2020 4:36:12 PM

Program Version: ICPR4 4.05.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	288.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: CN

Green-Ampt Set:
Vertical Layers Set:
Impervious Set: Impervious
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 72.0000 hr
Max Iterations: 6	ET for Manual Basins: False
Over-Relax Weight 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
Max dZ: 1.0000 ft	OF Region Rain Opt: Global
Link Optimizer Tol: 0.0001 ft	Rainfall Name: ~SFWMD-72
	Rainfall Amount: 12.00 in
Edge Length Option: Automatic	Storm Duration: 72.0000 hr
Dflt Damping (2D): 0.0050 ft	Dflt Damping (1D): 0.0050 ft
Min Node Srf Area 100 ft2	Min Node Srf Area 100 ft2
(2D):	(1D):
Energy Switch (2D): Energy	Energy Switch (1D): Energy

Comment:



Engineering & Planning, Inc.

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

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

January 6, 2020

Mr. Tom Reetz
Senior Planner
City of Stuart Development Department

Re: **Springtree – City of Stuart, Florida**
Review of Traffic Impact Analysis

Dear Mr. Reetz:

We offer the following responses to comments regarding the IRC review of the Traffic Impact Study (TIS)

Response to Comments (12/18/2019)

1. **Response: The Gran Park Way intersection analysis is revised. The northbound and southbound traffic includes the left-turn and right-turn movements. Therefore, the left-turn and right-turn movements at the intersection were subtracted from the through movements. There are no significant changes as a result of the revision.**

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

Sincerely,

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

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

TRAFFIC IMPACT ANALYSIS

Springtree Martin County, FL

Prepared for:
Bowman Consulting Group, Ltd., Inc.
Port St. Lucie, Florida

Prepared by:


Engineering & Planning, Inc.

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



Shaun G. MacKenzie P.E.
PE Number 61751

027011
November 2019
Revised September 2019
Revised January 2020
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CA 29013

1/6/20



EXECUTIVE SUMMARY

MacKenzie Engineering & Planning, Inc. was retained to prepare an analysis of the traffic impacts from Springtree. The site is located at the northwest corner of Springtree Place and Federal Highway, Stuart, Florida, Parcel ID 52-38-41-000-000-01101-0 and 52-38-41-000-000-01102-0.

The applicant proposes 270 mid-rise multi-family dwelling units. The development is planned for completion by the end of 2024. The analysis was performed for the 2024 roadway conditions.

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

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

- 1,470 daily, 91 AM peak hour (24 in/67 out), and 115 PM peak hour (70 in/45 out)

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

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

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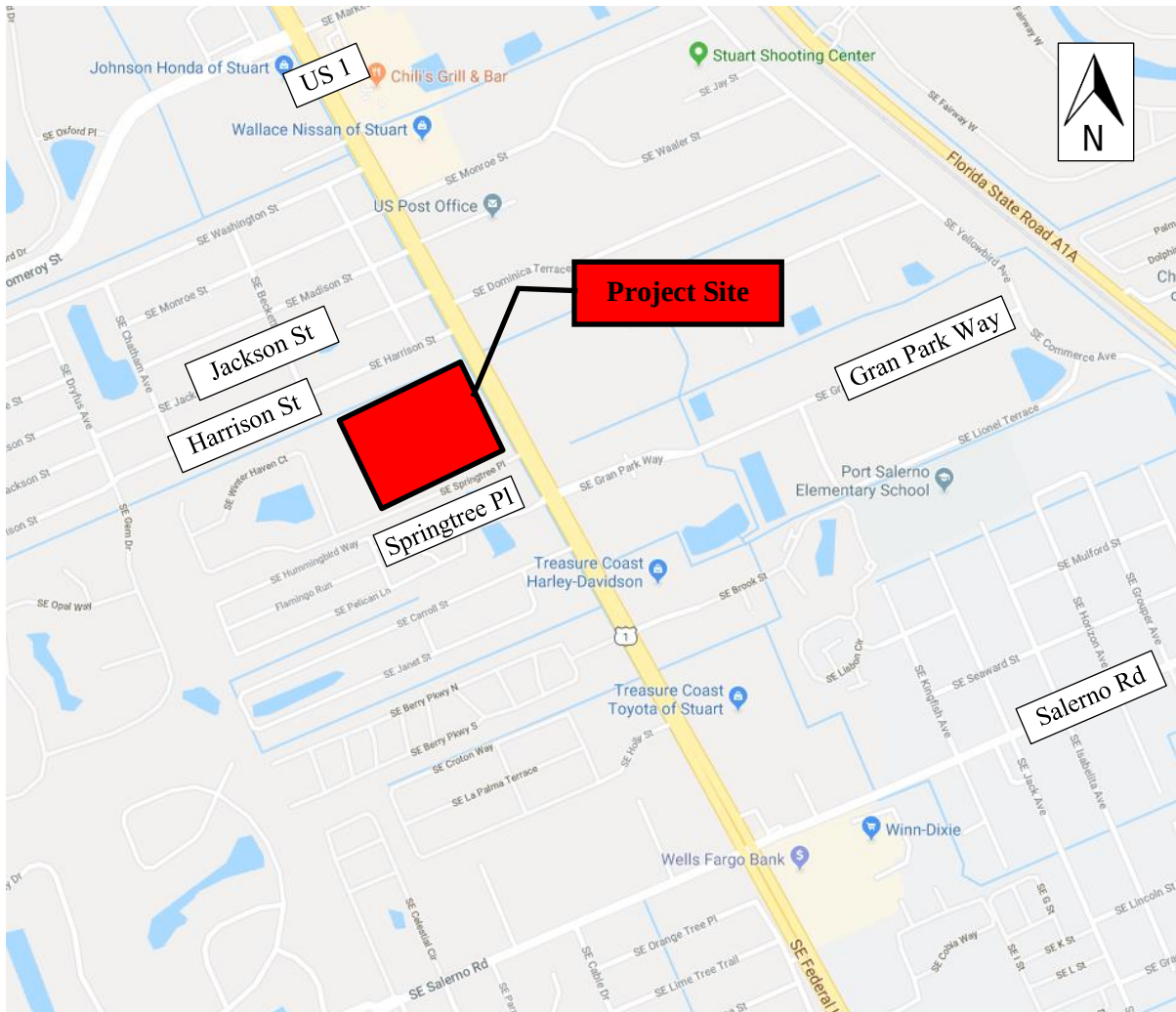
Exhibit 1. Trip Generation

INTRODUCTION

MacKenzie Engineering & Planning, Inc. was retained to prepare an analysis of the traffic impacts from Springtree. The site is located at the northwest corner of Springtree Place and Federal Highway, Stuart, Florida, Parcel ID 52-38-41-000-000-01101-0 and 52-38-41-000-000-01102-0.

The applicant proposes 270 mid-rise multi-family dwelling units. The development is planned for completion by the end of 2024. The analysis was performed for the 2024 roadway conditions. A site location map is shown below in Figure 1.

Figure 1. Site Location Map





INVENTORY AND PLANNING DATA

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

- FDOT's Q/LOS Manual
- *Trip Generation, 10th Edition* (ITE report)
- Martin County's 2018 Roadway Level of Service Inventory Report
- Martin County Impact Fee Study Technical Report, 12/2012, Walter H. Keller, Inc.

Bowman Consulting Group, Ltd., Inc. provided project development information.

PROJECT TRAFFIC

Traffic Generation

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

Proposed Uses

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

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

- 1470 daily, 91 AM peak hour (24 in/67 out), and 115 PM peak hour (70 in/45 out)

Internal Capture

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

Pass-by Capture

The site contains no pass-by capture.

Table 1. Trip Generation

MacKenzie
Engineering & Planning, Inc.

Springtree Stuart Trip Generation									
Land Use				Intensity	Daily	AM Peak Hour		PM Peak Hour	
					Trips	Total	In	Out	Total
<u>Proposed Site Traffic</u>									
Multifamily Housing(Mid-Rise)				270 DU	1,470	91	24	67	115 70 45
Subtotal					1,470	91	24	67	115 70 45
NET PROPOSED TRIPS					1,470	91	24	67	115 70 45
Total Proposed Driveway Volumes					1,470	91	24	67	115 70 45
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)					1,470	91	24	67	115 70 45
NET CHANGE IN DRIVEWAY VOLUMES					1,470	91	24	67	115 70 45
Note: Trip generation was calculated using the following data:									
				Pass-by	AM Peak Hour		PM Peak Hour		
Land Use	ITE Code	Unit	DailyRate	Rate	in/out	Rate	in/out	Equation	
Multifamily Housing(Mid-Rise)	221	DU	T = 5.45 (X) + -1.75	0%	26/74	Ln(T) = 0.98 Ln(X) + -0.98	61/39	Ln(T) = 0.96 Ln(X) + -0.63	

s:\jobs - share drive\027 - bowman\011 - springtree\traffic analysis\trip generation circle k.xlsx\ngen-prop

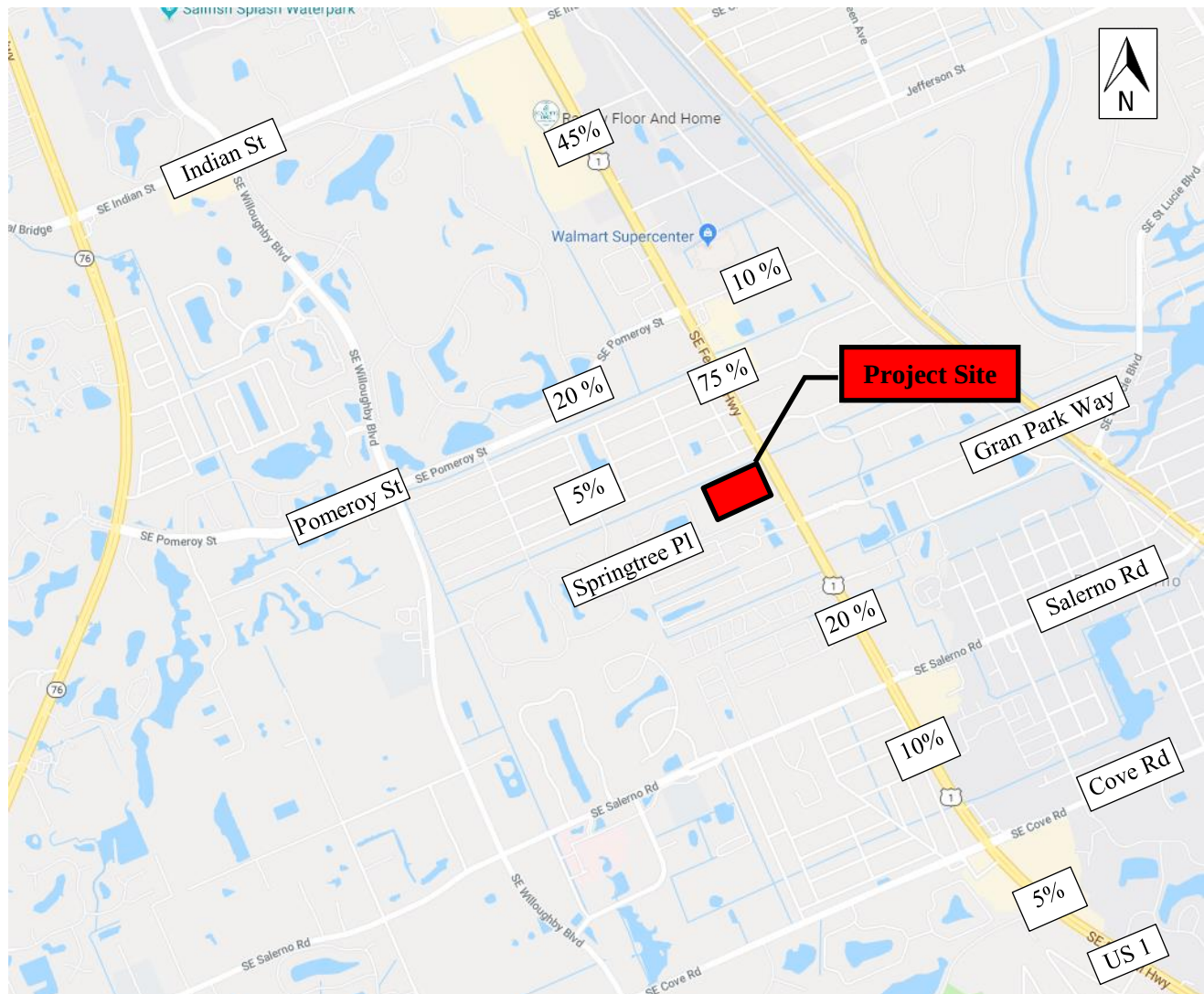
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TRAFFIC ASSIGNMENT

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

- North – 75%
- South – 20%
- West – 5%

Figure 2. Traffic Assignment





SIGNIFICANCE

Significant Impact

A project significantly impacts a facility if its peak hour trips use more than five percent (5%) of a roadway's capacity (City of Stuart Code, 4.05.02 Traffic Impact Analysis). The project's traffic assignment and net external trips were utilized to determine the number of project trips on each road segment. Road capacities from Martin County's Roadway Inventory report were utilized in the study. In order to determine the project significance, the project's trips were divided by the roadway segment capacity. Based on the City's significance methodology, the proposed project does not significantly impact US 1. However, the study area will include the intersection at US 1 & Jackson Street and US 1 & SE Gran Park Way. The roadway capacities and the project significance are shown in Table 2.

Study Area

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

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

Roadway	From	To	Lanes	Generalized Service Capacity	Assign	Project Traffic	Significance	Significant Impact (Y/N)
SR-5 (US-1)	Cove Rd	Salerno Rd	6	3,020	15%	11	0.36%	no
	Salerno Rd	Monroe St	6	3,020	95%	67	2.22%	no
	Monroe St	Indian St	6	3,020	45%	32	1.06%	no
Pomeroy St	Willoughby Blvd	SR-5	2	790	20%	14	1.77%	no

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



Intersection Analysis

The study analyzed the following intersections, because this is the peak period of impact for each intersection:

- US Highway No. 1 & Jackson Street – PM
- US Highway No. 1 & Harrison Street – AM
- US Highway No. 1 & Springtree Place - AM
- US Highway No. 1 & SE Gran Park Way - AM

The intersection traffic volumes were grown to the buildout year of 2024. The traffic volumes at the US 1 & Jackson Street and US 1 & SE Gran Park Way intersections utilized the project's full driveway trips in order to provide a conservative analysis. Based on this analysis, the intersection is projected to operate acceptably.

US 1 & Jackson Street - PM

Intersection analysis at US 1 & Jackson Street was performed during the PM Peak Hour using HCS 7. The queueing analysis can be found in the Appendix. With project traffic, the intersection is projected to be under capacity with all movements operating under capacity (v/c ratio less than 1.0) during the PM peak hour. All of the turn-lanes used by vehicles destined to or from Springtree are projected to be adequate.

Table 3. US 1 & Jackson Street PM Post 2024 Storage Analysis

Direction	Turn-Lane	PM Peak 95 th % Queue (veh)	Existing Storage (veh)	Adequate
Eastbound	Right	1	-	Yes
Northbound	Left	3	10	Yes



US 1 & Harrison Street - AM

Intersection analysis at US 1 & Harrison Street was performed during the AM Peak Hour using HCS 7. The queueing analysis can be found in the Appendix. With project traffic, the intersection is projected to be under capacity with all movements operating under capacity (v/c ratio less than 1.0) during the AM peak hour. Harrison Street 95th percentile queue is 25 feet at US 1 during the busiest time of the day (AM Peak Hour) on eastbound Harrison Street. Queues from US 1 intersection will not affect project driveway.

Table 4. US 1 & Harrison Street AM Post 2024 Storage Analysis

Direction	Turn-Lane	PM Peak 95 th % Queue (veh)	Existing Storage (veh)	Adequate
Eastbound	Right	1	-	Yes

US 1 & Springtree Place - AM

Intersection analysis at US 1 & Springtree Place was performed during the AM Peak Hour using HCS 7. The queueing analysis can be found in the Appendix. With project traffic, the intersection is projected to be under capacity with all movements operating under capacity (v/c ratio less than 1.0) during the AM peak hour. Springtree Place 95th percentile queue is 50 feet at US 1 during the busiest time of the day (AM Peak Hour) on eastbound Springtree Place. Queues from US 1 intersection will not affect project driveway.

Table 5. US 1 & Springtree Place AM Post 2024 Storage Analysis

Direction	Turn-Lane	PM Peak 95 th % Queue (veh)	Existing Storage (veh)	Adequate
Eastbound	Right	2	-	Yes



US 1 & SE Gran Park Way - AM

Intersection analysis at US 1 & SE Gran Park Way was performed during the AM Peak Hour using HCS 7. The queueing analysis can be found in the Appendix. With project traffic, all movements operate under capacity (v/c ratio less than 1.0) during the AM peak hour. All of the turn-lanes used by vehicles destined to or from Springtree are projected to be adequate.

Table 6. US 1 & SE Gran Park Way AM Post 2024 Storage Analysis

Direction	Turn-Lane	PM Peak 95 th % Queue (veh)	Existing Storage (veh)	Adequate
Eastbound	Right	0	-	Yes
Westbound	Right	2	-	Yes
Northbound	Left	1	10	Yes
Southbound	Left	8	11	Yes

Roadway Analysis

A PM peak hour peak direction roadway analysis was undertaken for SR-5 (US-1) from Salerno Road to Pomeroy Street, considering its total one-way peak hour traffic volume and the roadway laneage to be in place at 2024. Traffic volumes were obtained from the Martin County 2018 Roadway Level of Service Inventory Report. As shown in Table 7, all roadways are projected to operate acceptably with the project.

Table 7. Roadway Analysis PM Peak Hour Direction

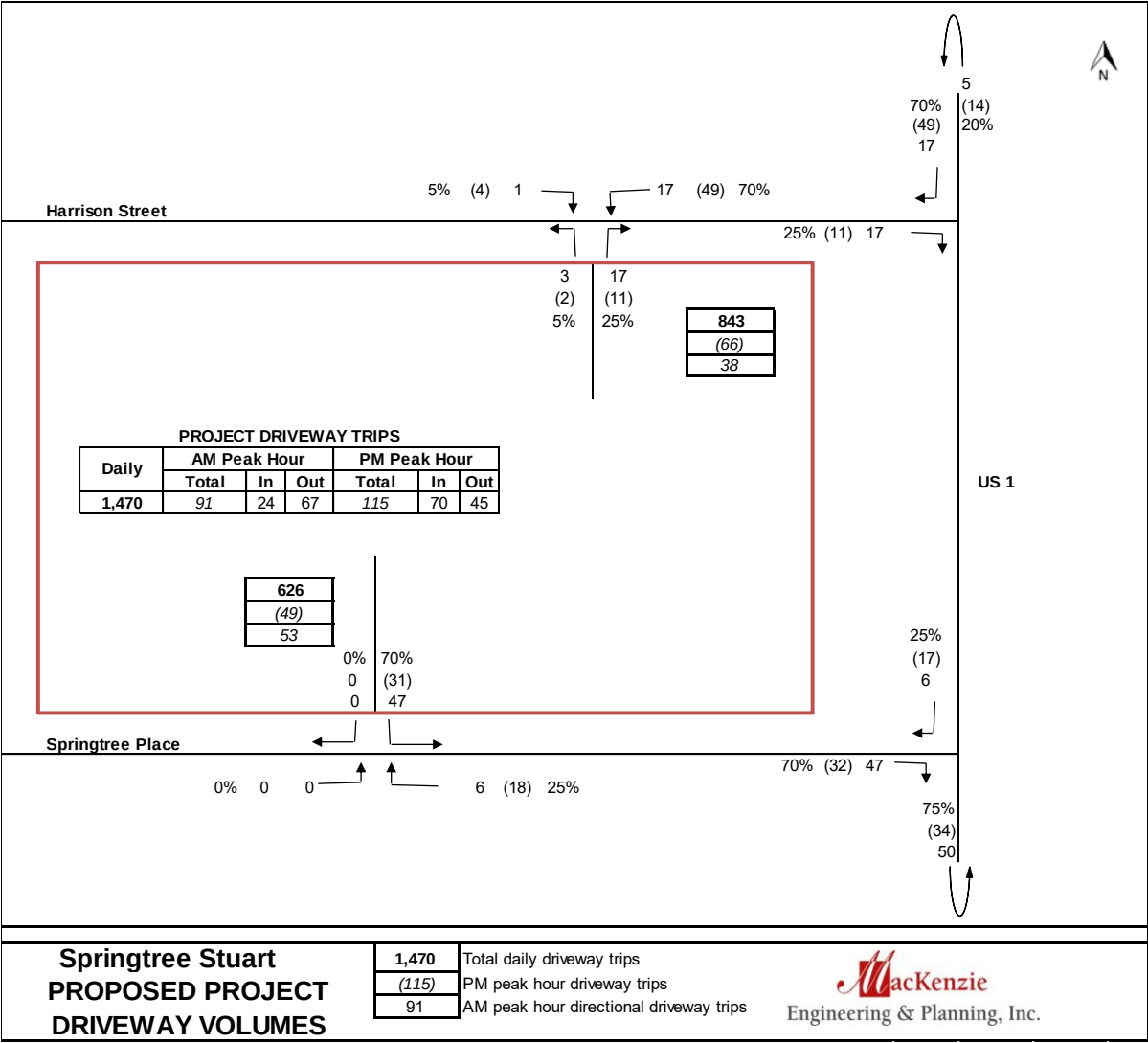
Roadway	From	To	Lanes	Service Capacity	Peak Hour Existing Traffic	Count Year	Growth Rate	2024 Traffic Growth	2024 Background Traffic	Project Traffic	2024 Total Traffic	Meets Service Volume
SR-5 (US-1)	Salerno Rd	Project Site	6	3,020	1,775	2018	0.9%	98	1,873	67	1,940	YES
	Project Site	Pomeroy St	6	3,020	1,775	2018	0.9%	98	1,873	67	1,940	YES

ACCESS

The project proposes two points of access as follows:

- Harrison Street – Full Access
- Springtree Place – Full Access

Figure 3. Driveway Trips





Driveways

Harrison Street & Project Entrance - PM

Intersection analysis at Harrison Street & Project Entrance was performed during the PM Peak Hour using HCS 7. The queueing analysis can be found in the Appendix. With project traffic, all movements operate under capacity (v/c ratio less than 1.0) during PM peak hour. Operation is acceptable during busiest inbound time period (PM Peak hour). Therefore, AM peak hour analysis is not needed. No turn lanes needed.

Springtree Place & Project Entrance - PM

Intersection analysis at Springtree Place & Project Entrance was performed during the PM Peak Hour using HCS 7. The queueing analysis can be found in the Appendix. With project traffic, all movements operate under capacity (v/c ratio less than 1.0) during the PM peak hour. Operation is acceptable during busiest inbound time period (PM Peak hour). Therefore, AM peak hour analysis is not needed. No turn lanes needed.



CONCLUSION

MacKenzie Engineering & Planning, Inc. was retained to prepare an analysis of the traffic impacts from Springtree. The site is located at the northwest corner of Springtree Place and Federal Highway, Stuart, Florida, Parcel ID 52-38-41-000-000-01101-0 and 52-38-41-000-000-01102-0.

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

- 1,470 daily, 91 AM peak hour (24 in/67 out), and 115 PM peak hour (70 in/45 out)

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

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



EXHIBITS

Exhibit 1. Trip Generation

EXHIBIT 1 Springtree Stuart Trip Generation										
Land Use			Intensity	Daily	AM Peak Hour		PM Peak Hour			
				Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic										
Multifamily Housing(Mid-Rise)			270 DU	1,470	91	24	67	115	70	45
Subtotal				1,470	91	24	67	115	70	45
<i>NET PROPOSED TRIPS</i>				<i>1,470</i>	<i>91</i>	<i>24</i>	<i>67</i>	<i>115</i>	<i>70</i>	<i>45</i>
Total Proposed Driveway Volumes				<i>1,470</i>	<i>91</i>	<i>24</i>	<i>67</i>	<i>115</i>	<i>70</i>	<i>45</i>
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)				1,470	91	24	67	115	70	45
NET CHANGE IN DRIVEWAY VOLUMES				1,470	91	24	67	115	70	45
Note: Trip generation was calculated using the following data:										
				Pass-by	AM Peak Hour		PM Peak Hour			
Land Use	ITE Code	Unit	Daily Rate	Rate	in/out	Rate	in/out	Equation		
Multifamily Housing(Mid-Rise)	221	DU	T = 5.45 (X) + -1.75	0%	26/74	Ln(T) = 0.98 Ln(X) + -0.98	61/39	Ln(T) = 0.96 Ln(X) + -0.63		

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APPENDICES

Intersection Volume Development

Post-Development Intersection Analysis

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

Site Plan

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

* PEAK SEASON

COUNTY: 89
STATION: 5038
DESCRIPTION: SR 5/US 1 - N OF SALERNO RD (COUNTY LINK: 110)
START DATE: 01/23/2018
START TIME: 2345

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	11	7	8	12	38	16	13	15	14	58	96	
0100	10	9	7	21	47	16	5	10	10	41	88	
0200	7	11	10	5	33	8	4	5	7	24	57	
0300	7	13	8	5	33	10	13	9	10	42	75	
0400	11	20	23	34	88	15	24	37	36	112	200	
0500	43	55	68	75	241	45	68	73	99	285	526	
0600	107	145	157	221	630	139	178	183	213	713	1343	
0700	268	293	330	283	1174	276	271	292	236	1075	2249	
0800	274	305	290	286	1155	273	264	262	280	1079	2234	
0900	301	301	298	285	1185	263	267	262	238	1030	2215	
1000	300	297	352	350	1299	282	272	288	314	1156	2455	
1100	270	335	317	326	1248	288	303	325	326	1242	2490	
1200	365	318	410	335	1428	307	293	374	324	1298	2726	
1300	334	365	343	364	1406	357	392	323	370	1442	2848	
1400	378	348	375	342	1443	376	359	357	351	1443	2886	
1500	344	357	373	339	1413	336	350	366	361	1413	2826	
1600	362	353	380	420	1515	368	384	357	435	1544	3059	
1700	329	307	307	265	1208	401	360	322	274	1357	2565	
1800	294	261	255	202	1012	273	243	243	205	964	1976	
1900	190	146	120	100	556	183	174	169	179	705	1261	
2000	89	96	89	96	370	142	123	124	119	508	878	
2100	68	73	83	71	295	120	93	77	61	351	646	
2200	55	40	30	25	150	71	53	34	36	194	344	
2300	27	27	17	16	87	36	24	22	13	95	182	
24-HOUR TOTALS:					18054						18171	36225

		PEAK VOLUME INFORMATION					
		DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME		HOUR	VOLUME	HOUR	VOLUME
A.M.	730	1192		800	1079	845	2258
P.M.	1600	1515		1615	1577	1600	3059
DAILY	1600	1515		1615	1577	1600	3059

Springtree
PM PEAK HOUR TURNING MOVEMENTS
US 1 & Jackson Street

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	0	0	2	0	0	0	0	8	4	362	0	0	0	368	7	751
4:15 PM	4:30 PM	0	0	0	1	0	0	0	0	15	7	353	0	0	0	384	4	764
4:30 PM	4:45 PM	0	0	0	1	0	0	0	0	25	9	380	0	0	0	357	3	775
4:45 PM	5:00 PM	0	0	0	2	0	0	0	0	8	6	420	0	0	0	435	7	878
5:00 PM	5:15 PM	0	0	0	1	0	0	0	0	20	8		0	0	0		4	33
5:15 PM	5:30 PM	0	0	0	2	0	0	0	0	16	6		0	0	0		4	28
5:30 PM	5:45 PM	0	0	0	0	0	0	0	0	10	11		0	0	0		1	22
5:45 PM	6:00 PM	0	0	0	0	0	0	0	0	9	1		0	0	0		0	10

Peak Hour Traffic Volume

4:00 PM	5:00 PM	0	0	0	6	0	0	0	0	56	26	1515	0	0	0	1544	21	3168
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Count Taken: 1/23/2018 9/17/2019 PHF 0.90
 Buildout year: 2024
 Growth Rate: 0.9%
 Seasonal Factor: 1.02 1.09

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt *	nbr	sbu	sbl	sbt *	sbr
1/23/2018	0	0	0	6	0	0	0	0	56	26	1515	0	0	0	1544	21
PSCF	0	0	0	1	0	0	0	0	5	2	30	0	0	0	31	2
Adjusted Volumes		0	0	7		0	0	0	61	28	1545	0		0	1575	23
Growth Rate		0.9%	0.9%	0.9%		0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%		0.9%	0.9%	0.9%
Growth		0	0	0		0	0	0	3	1	85	0		0	87	1
2024 Volumes		0	0	7		0	0	0	64	29	1630	0		0	1662	24
Pre-Development		0	0	7		0	0	0	64	29	1630	0		0	1662	24
Project	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0
Post	0	0	0	7	0	0	0	0	78	29	1630	0	0	0	1662	24

Project Traffic Assignment

	In															
	0%	0%	0%	0%	0%	0%	0%	0%	20%	0%	0%	0%	0%	0%	0%	0%

* NBT and SBT Volumes obtained from the FDOT Count Station 89 5038, 1/23/2018

Springtree
PM PEAK HOUR TURNING MOVEMENTS
Harrison & Project Entrance

Count Taken: 9/17/2019 Use PHF of 0.90 to be conservative
Buildout year: 2024
Growth Rate: 0.9%
Seasonal Factor: 1.09

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt *	nbr	sbu	sbl	sbt *	sbr
9/17/2019			47				47									
PSCF	0	0	4	0	0	0	4	0	0	0	0	0	0	0	0	0
Adjusted Volumes		0	51	0		0	51	0	0	0	0	0		0	0	0
Growth Rate		0.9%	0.9%	0.9%		0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%		0.9%	0.9%	0.9%
Growth		0	2	0		0	2	0	0	0	0	0		0	0	0
2024 Volumes		0	53	0		0	53	0	0	0	0	0		0	0	0
Pre-Development		0	53	0		0	53	0	0	0	0	0		0	0	0
Project	0	0	0	4	0	49	0	0	0	2	0	11	0	0	0	0
Post	0	0	53	4	0	49	53	0	0	2	0	11	0	0	0	0
Project Traffic Assignment	0%	0%	0%	In 5%	0%	In 70%	0%	0%	0%	Out 5%	0%	Out 25%	0%	0%	0%	0%

* Traffic volumes based on highest inbound or outbound volume from US 1 & Jackson Street intersection turning movement count in order to provide conservative analysis of driveway

Springtree
AM PEAK HOUR TURNING MOVEMENTS
US 1 & Harrison

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM											268				276		544
7:15 AM	7:30 AM											293				271		564
7:30 AM	7:45 AM											330				292		622
7:45 AM	8:00 AM											283				236		519
8:00 AM	8:15 AM											274				273		547
8:15 AM	8:30 AM											305				264		569
8:30 AM	8:45 AM											290				262		552
8:45 AM	9:00 AM											286				280		566
Peak Hour Traffic Volume																		
7:30 AM	8:30 AM	0	0	0	0	0	0	0	0	0	0	1192	0	0	0	1065	0	2257
Count Taken:	1/23/2018	9/24/2019		PHF		0.91												
Buildout year:	2024																	
Growth Rate:	0.9%																	
Seasonal Factor:	1.02	1.08																
		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt *	nbr	sbu	sbl	sbt *	sbr	
1/23/2018		0	0	0	47	0	0	0	0	0	0	1192	0	0	0	1065	47	
PSCF		0	0	0	4	0	0	0	0	0	0	24	0	0	0	21	4	
Adjusted Volumes		0		0	51	0		0	0	0	0	1216	0	0	0	1086	51	
Growth Rate		0.9%		0.9%	0.9%	0.9%		0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	
Growth		0		0	3	0		0	0	0	0	67	0	0	0	60	2	
2024 Volumes		0		0	54	0		0	0	0	0	1283	0	0	0	1146	53	
Pre-Development		0		0	54	0		0	0	0	0	1283	0	0	0	1146	53	
Project		0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	17	
Post		0	0	0	71	0	0	0	0	0	0	1283	0	0	0	1146	70	
Project Traffic Assignment		Out															In	
		0%	0%	0%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	70%	

* NBT and SBT Volumes obtained from the FDOT Count Station 89 5038, 1/23/2018

Springtree
PM PEAK HOUR TURNING MOVEMENTS
Springtree & Project Entrance

Count Taken: 9/17/2019 Use PHF of 0.90 to be conservative
Buildout year: 2024
Growth Rate: 0.9%
Seasonal Factor: 1.09

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt *	nbr	sbu	sbl	sbt *	sbr
9/17/2019			47				47									
PSCF	0	0	4	0	0	0	4	0	0	0	0	0	0	0	0	0
Adjusted Volumes		0	51	0		0	51	0	0	0	0	0		0	0	0
Growth Rate		0.9%	0.9%	0.9%		0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%		0.9%	0.9%	0.9%
Growth		0	2	0		0	2	0	0	0	0	0		0	0	0
2024 Volumes		0	53	0		0	53	0	0	0	0	0		0	0	0
Pre-Development		0	53	0		0	53	0	0	0	0	0		0	0	0
Project	0	0	0	0	0	0	0	18	0	0	0	0	0	32	0	0
Post	0	0	53	0	0	0	53	18	0	0	0	0	0	32	0	0
Project Traffic Assignment	0%	0%	0%	0%	0%	0%	0%	In 25%	0%	0%	0%	0%	0%	Out 70%	0%	0%

* Traffic volumes based on highest inbound or outbound volume from US 1 & Jackson Street intersection turning movement count in order to provide conservative analysis of driveway

Springtree
AM PEAK HOUR TURNING MOVEMENTS
US 1 & Gran Park Way

														NB			SB			
		ebu	ebL	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	Total	sbu	sbl	sbt	sbr	Total	totals
7:00 AM	7:15 AM	0	0	0	0	0	0	0	22	8	0	252	8	268	0	46	230	0	276	834
7:15 AM	7:30 AM	0	0	0	1	0	0	0	38	8	3	221	61	293	2	52	210	7	271	896
7:30 AM	7:45 AM	0	0	0	0	0	0	0	16	10	1	285	34	330	4	42	246	0	292	968
7:45 AM	8:00 AM	0	0	0	2	0	0	0	10	5	1	260	17	283	2	26	207	1	236	814
8:00 AM	8:15 AM	0	0	0	0	0	0	0	9	4	1	251	18	274	1	27	244	1	273	830
8:15 AM	8:30 AM	0	0	0	0	0	0	0	16	3	1	288	13	305	11	28	223	2	264	890
8:30 AM	8:45 AM	0	0	0	1	0	0	0	6	4	3	268	15	290	2	6	253	1	262	849
8:45 AM	9:00 AM	0	0	0	2	0	0	0	11	9	3	268	6	286	0	14	266	0	280	865

Peak Hour Traffic Volume

7:00 AM	8:00 AM	0	0	0	3	0	0	0	86	31	5	1018	120		8	166	893	8		3512
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Count Taken: 1/23/2018 9/24/2019 PHF 0.91
 Buildout year: 2024
 Growth Rate: 0.9%
 Seasonal Factor: 1.02 1.08

	ebu	ebL	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt *	nbr	sbu	sbl	sbt *	sbr
1/23/2018	0	0	0	3	0	0	0	86	31	5	1018	120	8	166	893	8
PSCF	0	0	0	0	0	0	0	7	2	0	20	10	1	13	18	1
Adjusted Volumes		0	0	3		0	0	93	33	5	1038	130	9	179	911	9
Growth Rate		0.9%	0.9%	0.9%		0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%
Growth		0	0	0		0	0	4	2	0	57	6	0	8	50	0
2022 Volumes		0	0	3		0	0	97	35	5	1095	136	9	187	961	9
Pre-Development		0	0	3		0	0	97	35	5	1095	136	9	187	961	9
Project	0	0	0	0	0	0	0	0	0	0	0	0	18	0	0	0
Post	0	0	0	3	0	0	0	97	35	5	1095	136	27	187	961	9

Project Traffic Assignment	In															
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	75%	0%	0%

* NBT and SBT Volumes obtained from the FDOT Count Station 89 5038, 1/23/2018

Springtree
AM PEAK HOUR TURNING MOVEMENTS
US 1 & Springtree Place

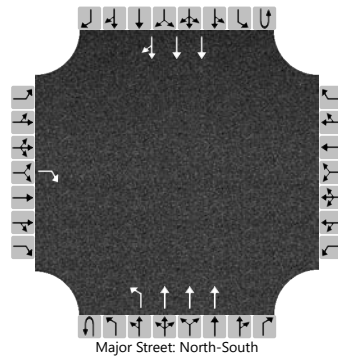
		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM											268				276		544
7:15 AM	7:30 AM											293				271		564
7:30 AM	7:45 AM											330				292		622
7:45 AM	8:00 AM											283				236		519
8:00 AM	8:15 AM											274				273		547
8:15 AM	8:30 AM											305				264		569
8:30 AM	8:45 AM											290				262		552
8:45 AM	9:00 AM											286				280		566
Peak Hour Traffic Volume																		
7:30 AM	8:30 AM	0	0	0	0	0	0	0	0	0	0	1192	0	0	0	1065	0	2257
Count Taken:	1/23/2018	9/24/2019		PHF		0.91												
Buildout year:	2024																	
Growth Rate:	0.9%																	
Seasonal Factor:	1.02	1.08																
		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt *	nbr	sbu	sbl	sbt *	sbr	
1/23/2018		0	0	0	47	0	0	0	0	0	0	1192	0	0	0	1065	47	
PSCF		0	0	0	4	0	0	0	0	0	0	24	0	0	0	21	4	
Adjusted Volumes		0		0	51	0		0	0	0	0	1216	0	0	0	1086	51	
Growth Rate		0.9%		0.9%	0.9%	0.9%		0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	
Growth		0		0	3	0		0	0	0	0	67	0	0	0	60	2	
2024 Volumes		0		0	54	0		0	0	0	0	1283	0	0	0	1146	53	
Pre-Development		0		0	54	0		0	0	0	0	1283	0	0	0	1146	53	
Project		0	0	0	47	0	0	0	0	0	0	0	0	0	0	0	6	
Post		0	0	0	101	0	0	0	0	0	0	1283	0	0	0	1146	59	
Project Traffic Assignment		Out															In	
		0%	0%	0%	70%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	

* NBT and SBT Volumes obtained from the FDOT Count Station 89 5038, 1/23/2018

General Information

Analyst	ZYY	Intersection	US 1 & Jackson Street
Agency/Co.	MEP	Jurisdiction	
Date Performed	9/24/2019	East/West Street	Jackson St
Analysis Year	2024	North/South Street	US 1
Time Analyzed	9/24/2019	Peak Hour Factor	0.90
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Springtree 2024 Post PM		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	1	3	0	0	0	3	0
Configuration				R						L	T				T	TR
Volume (veh/h)				7					78	29	1630				1662	24
Percent Heavy Vehicles (%)				2					2	2						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1					5.6	5.3						
Critical Headway (sec)				7.14					5.64	5.34						
Base Follow-Up Headway (sec)				3.9					2.3	3.1						
Follow-Up Headway (sec)				3.92					2.32	3.12						

Delay, Queue Length, and Level of Service

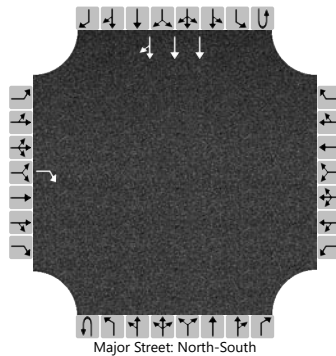
Flow Rate, v (veh/h)				8						119						
Capacity, c (veh/h)				229						216						
v/c Ratio				0.03						0.55						
95% Queue Length, Q ₉₅ (veh)				0.1						2.9						
Control Delay (s/veh)				21.3						40.3						
Level of Service (LOS)				C						E						
Approach Delay (s/veh)	21.3								2.5							
Approach LOS	C															

Northbound Jackson Street Storage is approximately 250 feet; Queue storage is acceptable.

General Information

Analyst		Intersection	US 1 & Harrison St
Agency/Co.	MEP	Jurisdiction	
Date Performed	11/22/2019	East/West Street	Harrison St
Analysis Year	2024	North/South Street	US 1
Time Analyzed		Peak Hour Factor	0.91
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Springtree Post-Development AM		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	0	0	0	0	3	0
Configuration				R											T	TR
Volume (veh/h)				71											1146	70
Percent Heavy Vehicles (%)				2												
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1												
Critical Headway (sec)				7.14												
Base Follow-Up Headway (sec)				3.9												
Follow-Up Headway (sec)				3.92												

Delay, Queue Length, and Level of Service

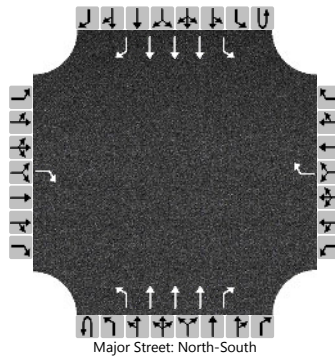
Flow Rate, v (veh/h)				78												
Capacity, c (veh/h)				344												
v/c Ratio				0.23												
95% Queue Length, Q ₉₅ (veh)				0.9												
Control Delay (s/veh)				18.5												
Level of Service (LOS)				C												
Approach Delay (s/veh)	18.5															
Approach LOS	C															

Harrison Street 95th percentile queue is 25 feet at US 1 during the busiest time of the day (AM Peak Hour) on eastbound Harrison Street. Queues from US 1 intersection will not affect project driveway.

General Information

Analyst	ZYY	Intersection	US 1 & Gran Park Way
Agency/Co.	MEP	Jurisdiction	
Date Performed	1/6/20	East/West Street	Gran Park Way
Analysis Year	2024	North/South Street	US 1
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.91
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Springtree 2024 Post AM		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	1	0	1	3	1	0	1	3	1
Configuration				R				R		L	T	R		L	T	R
Volume (veh/h)				3				97	35	5	1095	136	27	187	961	9
Percent Heavy Vehicles (%)				2				2	2	2			2	2		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No				No				No				No			
Median Type Storage	Left Only								2							

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1				7.1	5.6	5.3			5.6	5.3		
Critical Headway (sec)				7.14				7.14	5.64	5.34			5.64	5.34		
Base Follow-Up Headway (sec)				3.9				3.9	2.3	3.1			2.3	3.1		
Follow-Up Headway (sec)				3.92				3.92	2.32	3.12			2.32	3.12		

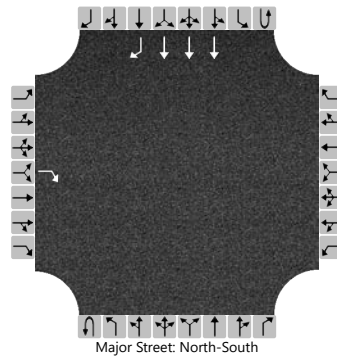
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				3				107		44				235		
Capacity, c (veh/h)				424				380		543				273		
v/c Ratio				0.01				0.28		0.08				0.86		
95% Queue Length, Q ₉₅ (veh)				0.0				1.1		0.3				7.3		
Control Delay (s/veh)				13.6				18.1		12.2				64.8		
Level of Service (LOS)				B				C		B				F		
Approach Delay (s/veh)	13.6				18.1				0.4				11.7			
Approach LOS	B				C											

General Information

Analyst		Intersection	US1 & Springtree Place
Agency/Co.	MEP	Jurisdiction	
Date Performed	11/22/2019	East/West Street	US 1
Analysis Year	2024	North/South Street	Springtree Place
Time Analyzed		Peak Hour Factor	0.91
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Springtree Post-Development AM		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	0	0	0	0	3	1
Configuration				R											T	R
Volume (veh/h)				101											1146	59
Percent Heavy Vehicles (%)				2												
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No												No			
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1												
Critical Headway (sec)				7.14												
Base Follow-Up Headway (sec)				3.9												
Follow-Up Headway (sec)				3.92												

Delay, Queue Length, and Level of Service

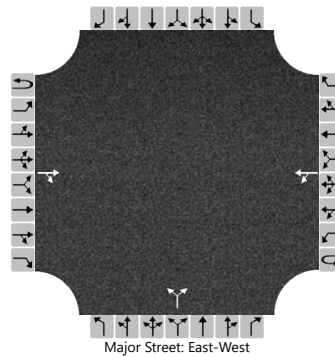
Flow Rate, v (veh/h)				111												
Capacity, c (veh/h)				364												
v/c Ratio				0.30												
95% Queue Length, Q ₉₅ (veh)				1.3												
Control Delay (s/veh)				19.2												
Level of Service (LOS)				C												
Approach Delay (s/veh)	19.2															
Approach LOS	C															

Springtree 95th percentile queue is 50 feet at US 1 during the busiest time of the day (AM Peak Hour) on eastbound Springtree Place. Queues from US 1 will not impact project driveway.

General Information

Analyst		Intersection	Harrison St & Entrance
Agency/Co.	MEP	Jurisdiction	
Date Performed	11/22/2019	East/West Street	Harrison St
Analysis Year	2024	North/South Street	Entrance
Time Analyzed		Peak Hour Factor	0.90
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Springtree Post-Development PM		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			53	4		49	53			16		11				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

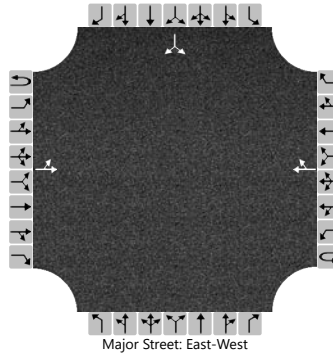
Flow Rate, v (veh/h)						54					30					
Capacity, c (veh/h)						1539					822					
v/c Ratio						0.04					0.04					
95% Queue Length, Q ₉₅ (veh)						0.1					0.1					
Control Delay (s/veh)						7.4					9.5					
Level of Service (LOS)						A					A					
Approach Delay (s/veh)					3.7				9.5							
Approach LOS									A							

Operation is acceptable during busiest inbound time period (PM Peak hour). Therefore AM peak hour analysis is not needed. No turn lanes needed.

General Information

Analyst		Intersection	Springtree & Entrance
Agency/Co.	MEP	Jurisdiction	
Date Performed	11/22/2019	East/West Street	Springtree
Analysis Year	2024	North/South Street	Project Entrance
Time Analyzed		Peak Hour Factor	0.90
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Springtree Post-Development PM		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		0	53				53	18						32		0
Percent Heavy Vehicles (%)		2												2		2
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0													36	
Capacity, c (veh/h)		1519													867	
v/c Ratio		0.00													0.04	
95% Queue Length, Q ₉₅ (veh)		0.0													0.1	
Control Delay (s/veh)		7.4													9.3	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)	0.0												9.3			
Approach LOS													A			

Operation is acceptable during busiest inbound time period (PM Peak hour). Therefore AM peak hour analysis is not needed. No turn lanes needed.

Land Use: 221

Multifamily Housing (Mid-Rise)

Description

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

Additional Data

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Source Numbers

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

Multifamily Housing (Mid-Rise) (221)

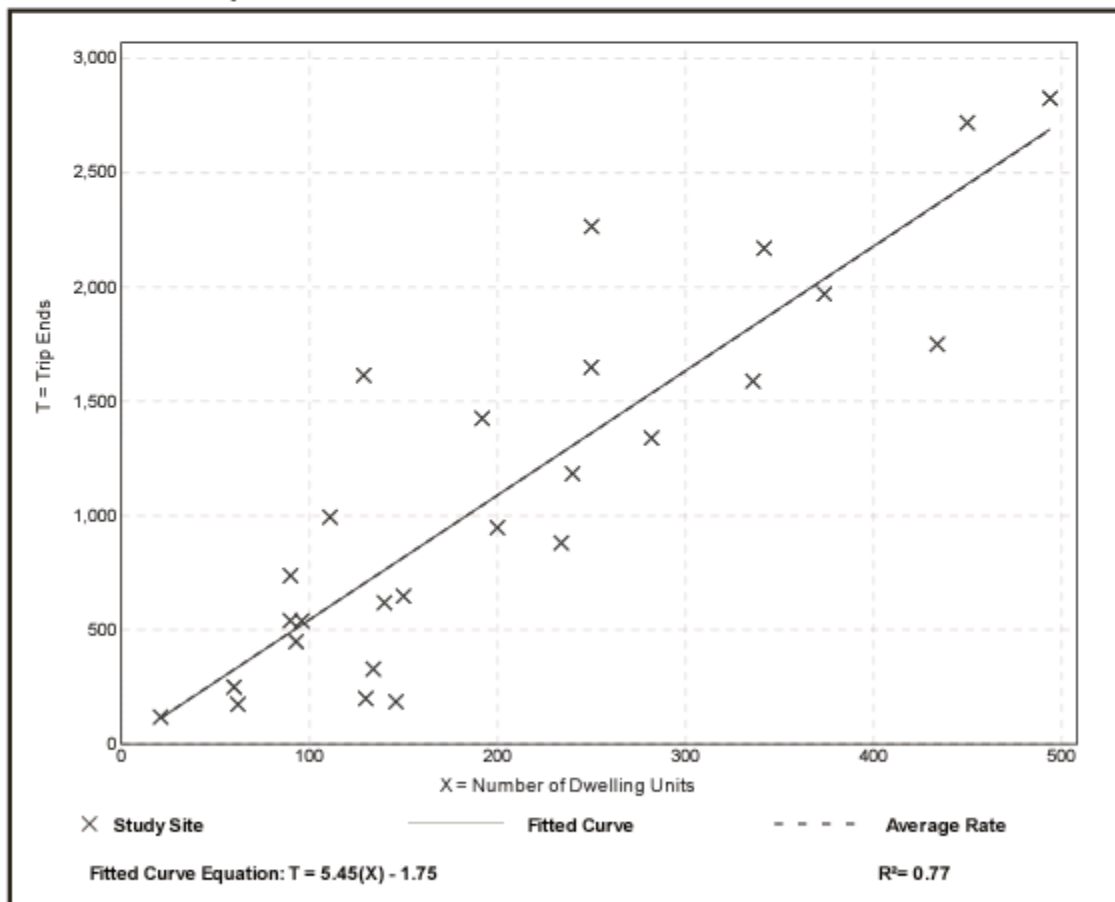
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

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

Setting/Location: General Urban/Suburban

Number of Studies: 53

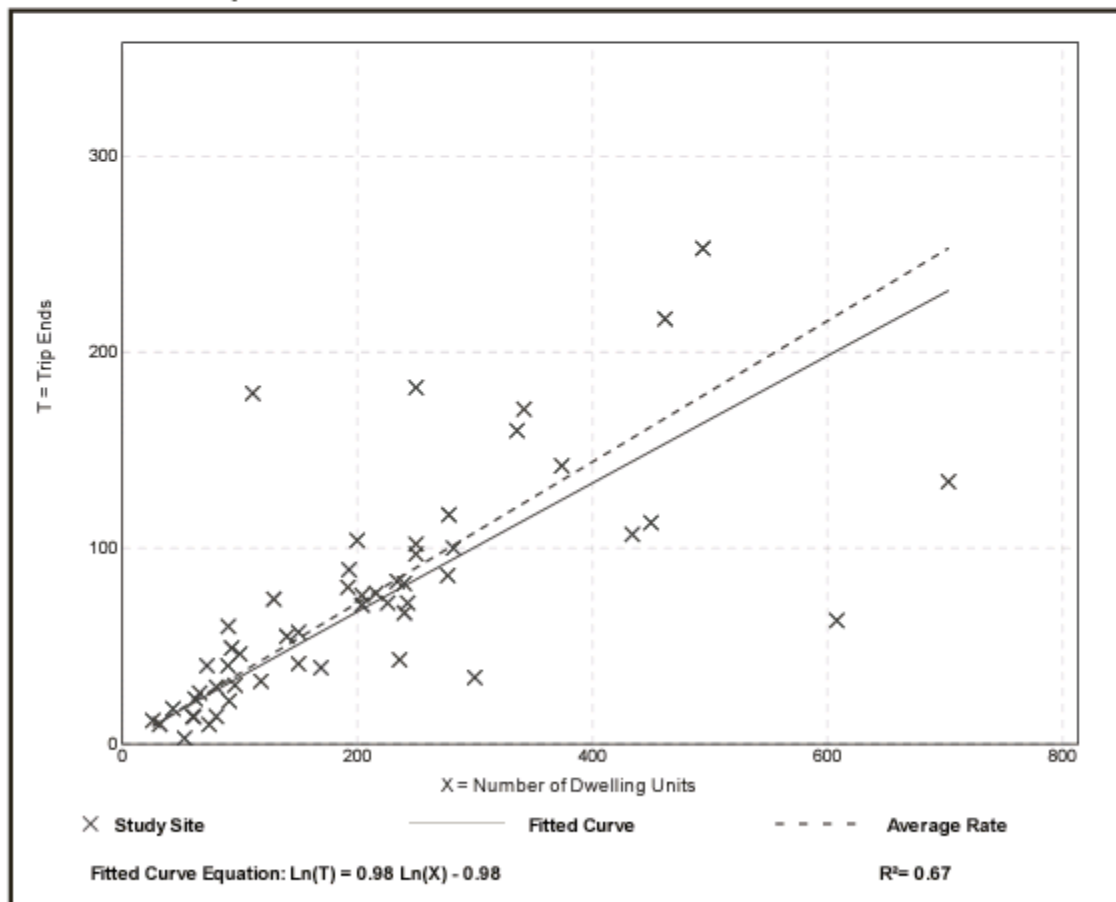
Avg. Num. of Dwelling Units: 207

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

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

Setting/Location: General Urban/Suburban

Number of Studies: 60

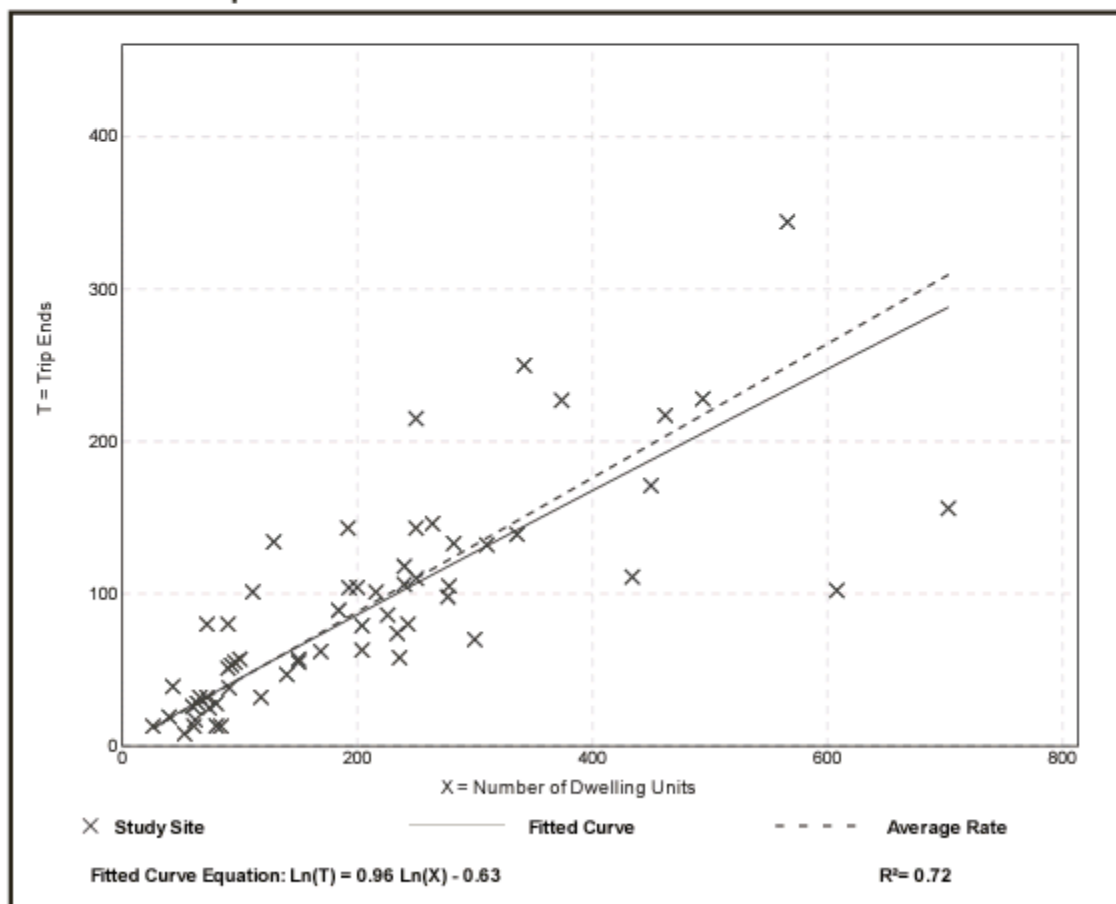
Avg. Num. of Dwelling Units: 208

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



From: Kristin Campbell krwcampbell@yahoo.com 
Subject: Springtree Homes Property, Martin County
Date: November 22, 2019 at 12:05 PM
To: conservationplanningservices@myfwc.com
Cc: Christine.Raininger@myfwc.com Christine.Raininger@MyFWC.com



Hello,

City of Stuart, Martin County is requesting correspondence with FWS regarding the lack of listed species on this property. I've attached a letter requesting correspondence as well as our Environmental Assessment. Please let me know if you need any additional information.

Thanks,

Kristin Campbell
Phillip R. Jimrusti and Associates, Inc.
4085 S.W. Honey Terrace
Palm City, FL 34990

Phone: (954) 370-8870
Fax: (772) 781-3790
Cell: (561) 801-0838
Email: krwcampbell@yahoo.com



Spring Tree EA
report.pdf



As Nature Intended

Phillip R. Jimrusti & Associates, Inc.
Ecological Engineers
Environmental Consultants

4085 S.W. Honey Terrace • Palm City, Florida 34990
Broward: 954-370-8870 • Fax: 772-781-3790

November 22, 2019

Christine Raininger
Land Use Planning Program
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
8535 Northlake Blvd.
West Palm Beach, FL 33412

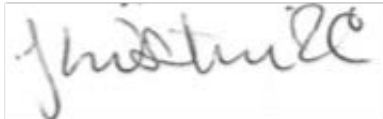
Re: Springtree Homes

We are assisting with the development of this property, which is comprised of three separate parcels with two different owners. The three parcels are 0.5739 acres, 7.257 acres, and 5.743 acres and total 13.5739 acres. The property is located west of US Highway 1, south of SE Harrison Street, Section 23, Township 38 South, Range 41 East, City of Stuart, Martin County, Florida.

We have visited the site several times over the past several years and conducted a formal Environmental Assessment on July 22, 2019 (attached). No rare, threatened, endangered or species of special concern have ever been observed on this property. The City of Stuart Planning Department is requesting correspondence from Florida Fish and Wildlife Conservation Commission and US Fish and Wildlife Services confirming that this property does not contain rare, threatened, endangered or species of special concern.

If necessary, please notify us of the time and date that you will visit the site and we will make arrangements to accompany you. If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristin Campbell", enclosed within a rectangular border.

Kristin Campbell
Associate

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Local Planning Agency

Meeting Date: 1/30/2020

Prepared by: Stephen Mayer

Title of Item:

ORDINANCE NO. 2428-2020: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING FROM COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) TO SINGLE FAMILY GENERAL (R-1) ON THE CITY'S OFFICIAL ZONING MAP FOR PROPERTY TOTALING 0.42 ACRES, OWNED BY MEDALIST BUILDING GROUP, LLC LOCATED ON THE NORTHEAST CORNER OF SE DOLPHIN DRIVE AND SE 5TH STREET; BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; DECLARING THE PROJECT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, PROVIDING FOR ACCEPTANCE BY THE APPLICANT AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The subject property is located south of East Ocean Boulevard at the northeast corner of the intersection of SE Dolphin Drive and SE 5th Street. The applicant/owner is Medalist Building Group, LLC. The applicant is requesting a change to the Zoning Map designation from Commercial Planned Unit Development (CPUD) to Single Family Residential (R-1). On December 18, 2000, the City approved Ordinance 1758-2000, changing the zoning from R-1 to CPUD, and establishing a CPUD for a bed and breakfast, known as the Baksh Property and the proposed bed and breakfast is known as the White Gable Inn. This project was never initiated, and the property remains vacant. The current owner has purchased the property with the intent to divide the 0.42-acre lot into two conforming R-1 properties and build two single family homes.

Funding Source:

N/A

Recommended Action:

Recommend approval of Ordinance No. 2428-2020 and forward to the City Commission for First Reading on February 10, 2020.

ATTACHMENTS:

Description	Upload Date	Type
❑ Ordinance 2428-2020	1/17/2020	DRAFT ORDINANCE
❑ LPA Staff Report	1/17/2020	Staff Report
❑ Application	1/16/2020	Attachment



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

ORDINANCE NUMBER 2428-2020

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING FROM COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) TO SINGLE FAMILY GENERAL (R-1) ON THE CITY'S OFFICIAL ZONING MAP FOR PROPERTY TOTALING 0.42 ACRES, OWNED BY MEDALIST BUILDING GROUP, LLC LOCATED ON THE NORTHEAST CORNER OF SE DOLPHIN DRIVE AND SE 5TH STREET; BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; DECLARING THE PROJECT TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, PROVIDING FOR ACCEPTANCE BY THE APPLICANT AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by Medalist Building Group, LLC (owner) of .42 acres of undeveloped land located on the northeast corner of SE Dolphin Drive and SE 5th Street, and

WHEREAS, the City of Stuart has determined the need to change the now defunct Land Development zoning district from CPUD to Single-Family, General (R-1) for said lands to be consistent with the Future Land Use Designation of Residential Low Density; and

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

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

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

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

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

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

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

SECTION 1: The land use designation in the City’s Comprehensive land Use Plan shall be established as “Residential Low Density”. The Zoning designation of the subject property shall be established as “R-1” on the City of Stuart’s Official Zoning Map.

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

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

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

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

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

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

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

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

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

SECTION 8: Upon complete execution of this Ordinance, including the Acceptance and Agreement by the Owners, the City Clerk is directed to record a Certified Copy of the same in the Public Records of Martin County, Florida.

Passed on first reading the ____ day of _____, 2020.

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

MICHAEL J. MEIER, MAYOR

EULA R. CLARKE, VICE MAYOR

BECKY BRUNER, COMMISSIONER

KELLI GLASS LEIGHTON, COMMISSIONER

MERRITT MATHESON, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

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

ATTEST:

MARY R. KINDEL

CITY CLERK

MICHAEL J. MEIER

MAYOR

APPROVED AS TO FORM

AND CORRECTNESS:

MICHAEL J. MORTELL

CITY ATTORNEY

ACCEPTANCE AND AGREEMENT

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

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

WITNESSES:

Medalist Building Group, LLC

Print Name: _____

Jeremy LeMaster, MGMR

Print Name: _____

OWNER’S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this

_____ day of _____, 2020, by Jeremy LeMaster, MGMR

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

CITY’S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this _____ day of _____, 2020, by MICHAEL J. MEIER, Mayor, and Mary Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation.

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

EXHIBIT “A”**LEGAL DESCRIPTION:**

ALL OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 29, BROADWAY SECTION OF ST. LUCIE ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA,

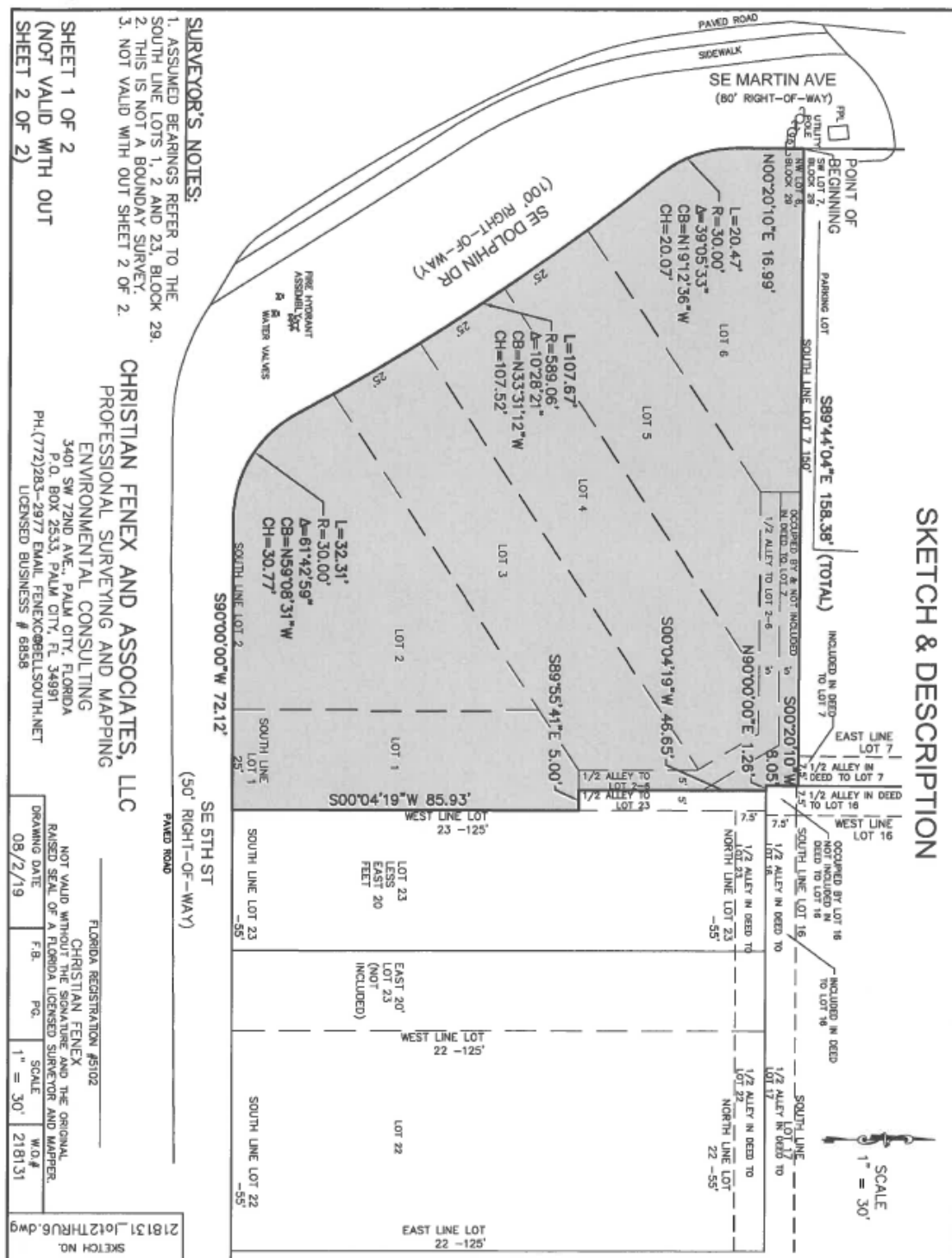
ALSO THE WESTERLY HALF OF ABANDONED ALLEY ABUTTING REAR OF LOT 3, ALL OF THE ALLEY NORTH AND WEST OF AND ABUTTING LOTS 4, 5 AND 6, SAID BLOCK 29, BROADWAY SECTION OF ST. LUCIE ESTATES SUBDIVISION;

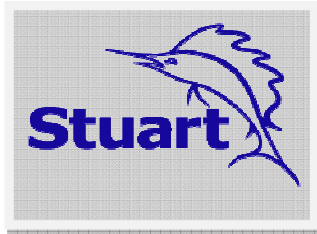
SAID LOTS 1 THROUGH 6 AND ALLEY WAYS, ALL IN BLOCK 29, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 6, BLOCK 29, SAID NORTHWEST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 7, BLOCK 29, BROADWAY SECTION OF ST. LUCIE ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S89°44'04"E ALONG THE SOUTH LINE OF SAID LOT 7, BLOCK 29, A DISTANCE OF 158.38 FEET TO THE CENTER OF ABANDONED ALLEY BETWEEN LOTS 7 AND 16, BLOCK 29; THENCE S00°20'10"W, A DISTANCE OF 8.05 FEET TO THE CENTER OF ABANDONED ALLEY BETWEEN LOTS 16 AND 23, BLOCK 29; THENCE N90°00'00"E, A DISTANCE OF 1.26 FEET TO THE CENTER OF ABANDONED ALLEY BETWEEN LOTS 23 AND 3 AND 4; THENCE S00°04'19"W, A DISTANCE OF 46.65 FEET TO THE SOUTH LINE OF ABANDONED ALLEY; THENCE S89°55'41"E; A DISTANCE OF 5.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 29; THENCE S00°04'19"W ALONG THE EAST LINE OF SAID LOT 1, BLOCK 29, A DISTANCE OF 85.93 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 29; THENCE S90°00'00"W ALONG THE SOUTH LINE OF LOTS 1 AND 2, BLOCK 29, A DISTANCE OF 72.12 FEET TO A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 32.31 FEET, THROUGH A DELTA OF 61°42'59", A CHORD DISTANCE OF 30.77 FEET AND A CHORD BEARING OF N59°08'31"W TO A POINT OF REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 589.06 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 107.67 FEET, THROUGH A DELTA OF 0°28'21", A CHORD DISTANCE OF 107.52 FEET AND A CHORD BEARING OF N33°31'12"W TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 30 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 20.47 FEET, THROUGH A DELTA OF 39°05'33", A CHORD DISTANCE OF 20.07 FEET AND A CHORD BEARING OF N19°12'36"W; THENCE N00°20'10"E ALONG THE WEST LINE OF LOT 6, BLOCK 29, A DISTANCE OF 16.99 FEET TO THE POINT OF BEGINNING.

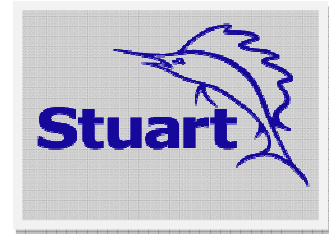
SAID PARCEL CONTAINING 18,293± SQ.FT. (0.42± ACRES)

EXHIBIT "B"





CITY OF STUART
Local Planning Agency
January 30, 2020



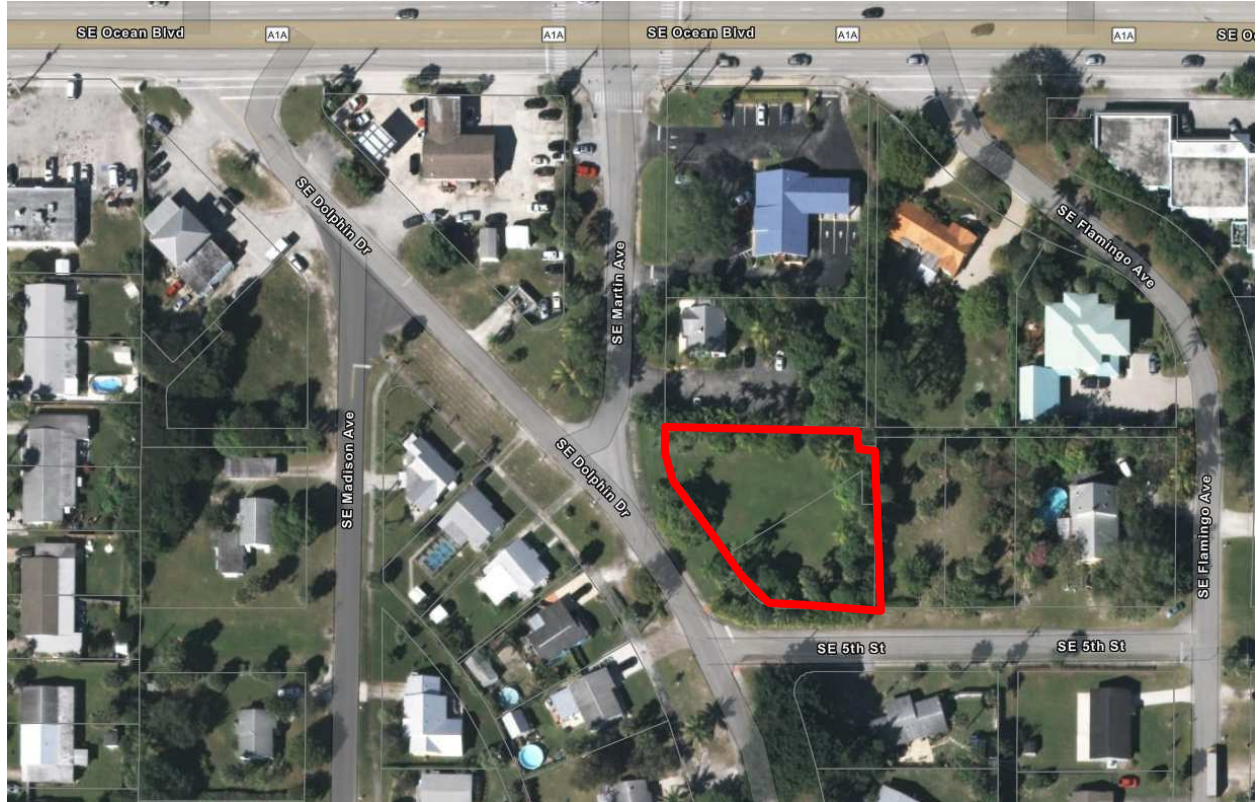
Project Name: Dolphin Drive Medalist Building Group Rezoning	Property Owners: Medalist Building Group, LLC
Project No.: Z19120004	Applicant/Petitioner: Medalist Building Group, LLC
Ordinance No: 2428-2020	Agent: Medalist Building Group, LLC
	Case Planner: Stephen Mayer
Location: PCNs # 03-38-41-023-029-00010-8 and 03-38-41-023-029-00030-4	

Location Map

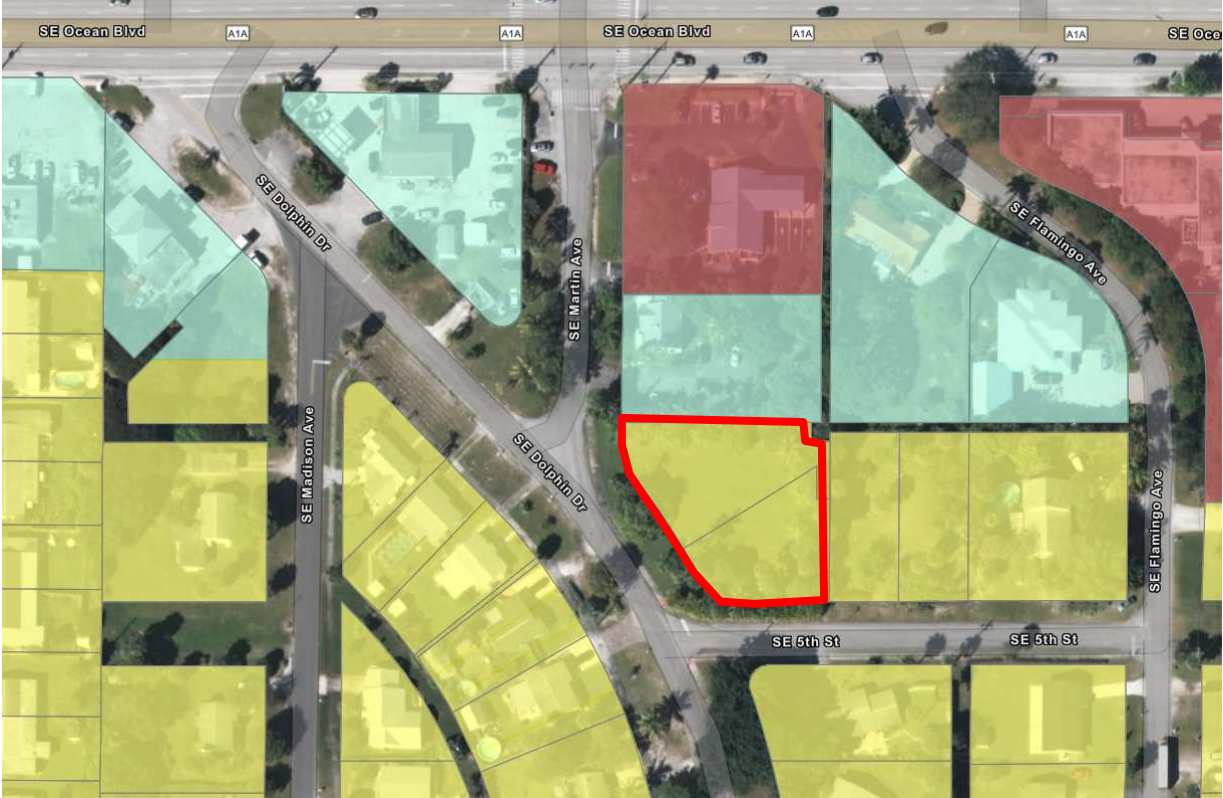
PROJECT SUMMARY		
<i>Property Size (area)</i>		0.42 acres
<i>Present Use</i>		Undeveloped
<i>Subject Property Land Use</i>		Residential Low Density
<i>Adjacent FLU</i>	<i>North</i>	Office/Residential
	<i>South</i>	Low Density Residential
	<i>East</i>	Low Density Residential
	<i>West</i>	Low Density Residential
<i>Subject Property Zoning</i>		CPUD
<i>Adjacent Zoning</i>	<i>North</i>	R-3
	<i>South</i>	R-1
	<i>East</i>	R-1
	<i>West</i>	R-1
<i>Proposed Zoning District</i>		R-1
<i>Proposed Use</i>		Two Single-Family Residences
<i>City Approvals</i>		Building Department – No comments at this time. Fire Department – No comments at this time Public Works – No comments at this time Police Department – No comments at this time
<i>Brief Explanation</i>		The subject property is .42 acres. The applicant is requesting a rezoning to R-1, consistent with the Future Land Use designation and the adjacent residential property. The applicant desires to build two conforming single-family houses.

Staff Recommendation: Staff recommends approval of Ordinance 2428-2020, consisting of a rezoning to R-1.

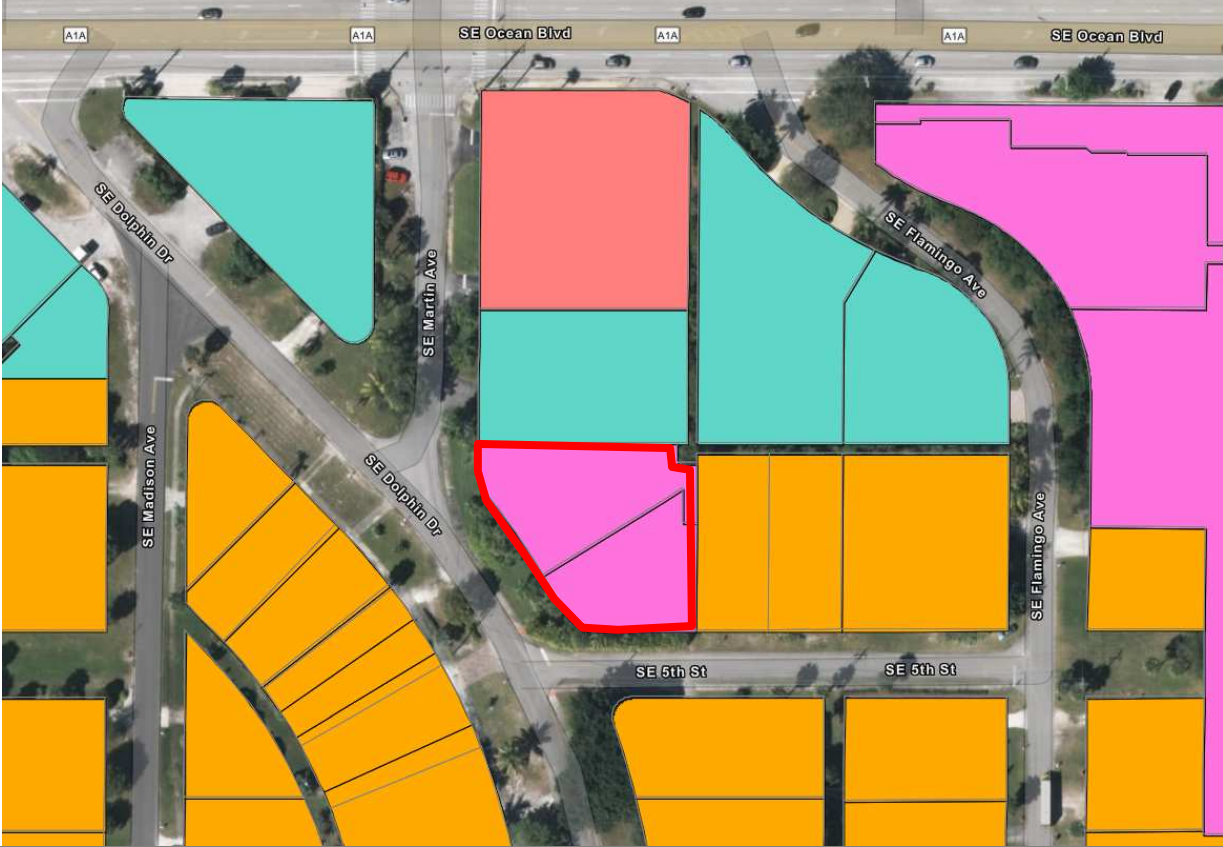
Aerial



Future Land Use Map



Zoning Map



STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The application for re-zoning district designation to RPUD have been noticed in accordance with the requirements set forth in Sections 11.01.06 of the Land Development Regulations.

B. Site Posting Date: 1-15-2020

C. Mail Notice Postmark: 1-15-2020 to property owners within 300 feet

D. Publication Date: 10 days prior to the adoption hearing, Section 11.01.06

II. RE-ZONING, Ordinance. 2428-2020 (Attachment A)

III. APPLICATION (Attachment B): Dated December 20, 2019

IV. HISTORY OF THE SITE

The subject property is located south of East Ocean Boulevard at the northeast corner of the intersection of SE Dolphin Drive and SE 5th Street. The applicant/owner is Medalist Building Group, LLC. The applicant is requesting a change to the Zoning Map designation from Commercial Planned Unit Development (CPUD) to Single Family Residential (R-1). On December 18, 2000, the City approved Ordinance 1758-2000, changing the zoning from R-1 to CPUD, and establishing a CPUD for a bed and breakfast, known as the Baksh Property and the proposed bed and breakfast is known as the White Gable Inn. This project was never initiated, and the property remains vacant. The current owner has purchased the property with the intent to divide the 0.42-acre lot into two conforming R-1 properties and build two single family homes.

V. STAFF ANALYSIS

A. Site and Area Characteristics

The subject property totaling 0.42 acres located on the northeast corner of SE Dolphin Drive and SE 5th Street. To the east, adjacent to the property, to the south and to the west are single family homes. To the north is an existing office. The previously approved CPUD was a bed and breakfast with a Victorian style house. The applicant desires to develop the property in a similar manner as the surrounding R-1 community. The applicant will build in accordance with the City's Land Development Code.

B. Rezoning and Land Development Code Consistency Review

The application has been reviewed for consistency with the City's Comprehensive Plan. The rezoning would allow for the construction of 2 single family homes.

Section 11.01.02.7 Rezoning to R-1 of the Land Development Code requires the Local Planning Agency to consider the following criteria prior to making an advisory recommendation to the City Commission.

1. *The existing land use pattern;*

The proposed land use pattern has been established as Residential. The rezoning is consistent with this pattern.

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

The proposed rezoning to R-1 would not create an isolated zoning classification in regard to nearby classifications of zoning.

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

The intended use of the subject property as two single family homes would not encourage the type and intensity of development that would result in overtaxing of schools, utilities, or streets.

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

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

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

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

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

There are no issues in this regard.

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

The traffic study reports that the existing roadway will handle the additional capacity of two homes. The rezoning is anticipated to result in less traffic than the previously approved CPUD.

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

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

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

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

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

The rezoning to R-1 would likely result in an increase in property values in the adjacent area by having new housing stock nearby, rather than an empty lot.

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

The rezoning to R-1 would not impact adjacent properties to improve or develop in accordance with existing regulations.

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

The subject location is ideal for single family residences due to the proximity to surrounding residential and family.

VII. STAFF RECOMMENDATION (APPROVAL)

Staff has determined that the rezoning to R-1 is consistent with the goals, objectives and policies of the Comprehensive Plan and the regulations in the Land Development Code. Furthermore, staff has determined that allowing two single-family residences to be developed on the site is consistent with the Land Development Code and recommends Ordinance No. 2428-2020.



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

Reviewed By: SM

Application must be legible with all relevant fields completed.

Project ID# 219120004
(Staff Entry)

Pre-App Conference Date:		Application Date: 12-20-19	
Project Name: SE DOLPHIN DRIVE			
Parcel ID# 03-38-41-023-029-00010-8 & 03-38-41-023-029-00030-4		Project Address: TBD: SE DOLPHIN DRIVE	
Current Zoning: CPUD		Current Land Use: RESIDENTIAL - LOW	
Proposed Zoning: R-1		Proposed Land Use: RESIDENTIAL - LOW	
Present Use: VACANT		Site Area/Acreage:	
Fees (check box): This does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees.			
Rezoning to CPUD	\$3,584.00	☐	Site space must be greater than 20,000 sq. ft.
Rezoning to RPUD	\$3,584.00	☐	Site area must be greater than .5 acre
Rezoning to MXPUD	\$3,584.00	☐	Site area must be greater than .5 acre
Rezoning to Industrial IPUD	\$3,584.00	☐	Site area must be greater than 1 acre
Rezoning to Public Service PSPUD	\$3,584.00	☐	Site area must be greater than 2.5 acres
Non-PUD District Rezoning	\$1,049.00	☒	
Submittal Requirements: A completed application form, the payment of fees, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and a site plan. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) The data requirements for a site plan and a concept plan are available at the Development Department.			
Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application. The Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. The City Commission is also required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.			
Written justification supporting the application and demonstrating how the application: ➤ Is consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses and ➤ Complies with the relevant development standards of the City of Stuart Land Development Code (include additional pages if needed).			

(over)

General Information

(Please Print or Type)

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

Name: JEREMY LEMASTER
Title: JEREMY LEMASTER - MGMR
Company: MEDALIST BUILDING GROUP, LLC
Company Address: PO BOX 1067

City/State/Zip Code: PALM CITY, FL 34991
Telephone Number: 772-287-2010
Facsimile Number:
Email Address (optional):

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

Name:
Title:
Company:
Company Address:

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

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

Name:
Title:
Company:
Company Address:

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

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

4. Signed this 26 day of December, 2019.

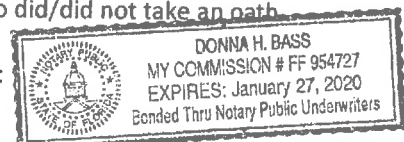
Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 26 day ofDecember 2019 by Jeremy Lemaster who is personally known to me, or who has produced

as identification and who did/did not take an oath

Notary Signature

Commission expires:



Martin County, Florida - Laurel Kelly, C.F.A

generated on 12/20/2019 10:31:51 AM EST

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
03-38-41-023-029-00030-4	20727	UNASSIGNED, STUART	\$76,500	12/14/2019

Owner Information	
Owner(Current)	MEDALIST BUILDING GROUP LLC
Owner/Mail Address	PO BOX 1067 PALM CITY FL 34991
Sale Date	7/29/2019
Document Book/Page	<u>3074 0797</u>
Document No.	2767788
Sale Price	380000

Location/Description			
Account #	20727	Map Page No.	O-O3B
Tax District	3100	Legal Description	BROADWAY, ST LUCIE ESTATES, LOTS 3 4 5 & 6 BLK 29 & 1/2 OF CLOSED ALLEYS ADJ
Parcel Address	UNASSIGNED, STUART		
Acres	.2390		

NOTE: Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

Parcel Type	
Use Code	0000 Vacant Residential
Neighborhood	333830 Kreuger Est Broad St Lucie Est

Assessment Information	
Market Land Value	\$76,500
Market Improvement Value	
Market Total Value	\$76,500

Martin County, Florida - Laurel Kelly, C.F.A

generated on 12/20/2019 10:30:21 AM EST

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
03-38-41-023-029-00010-8	20726	UNASSIGNED, STUART	\$54,000	12/14/2019

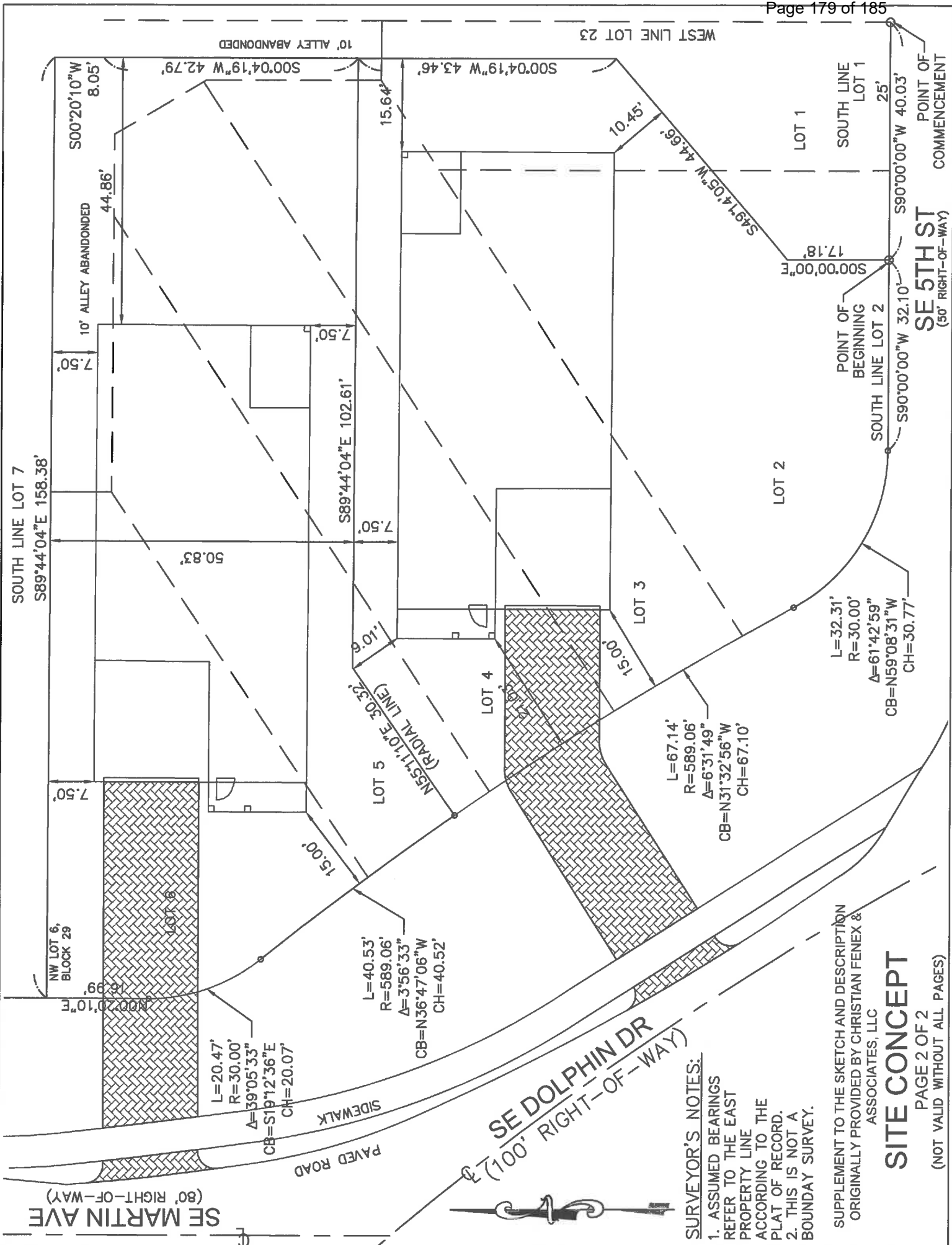
Owner Information	
Owner(Current)	MEDALIST BUILDING GROUP LLC
Owner/Mail Address	PO BOX 1067 PALM CITY FL 34991
Sale Date	7/29/2019
Document Book/Page	<u>3074 0797</u>
Document No.	2767788
Sale Price	380000

Location/Description			
Account #	20726	Map Page No.	0-03B
Tax District	3100	Legal Description	BROADWAY, ST LUCIE ESTATES, LOTS 1 & 2 BLK 29
Parcel Address	UNASSIGNED, STUART		
Acres	.1850		

NOTE: Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

Parcel Type	
Use Code	0000 Vacant Residential
Neighborhood	333830 Kreuger Est Broad St Lucie Est

Assessment Information	
Market Land Value	\$54,000
Market Improvement Value	
Market Total Value	\$54,000



LEGAL DESCRIPTION:

ALL OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 29, BROADWAY SECTION OF ST. LUCIE ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA,

ALSO THE WESTERLY HALF OF ABANDONED ALLEY ABUTTING REAR OF LOT 3, ALL OF THE ALLEY NORTH AND WEST OF AND ABUTTING LOTS 4, 5 AND 6, SAID BLOCK 29, BROADWAY SECTION OF ST. LUCIE ESTATES SUBDIVISION;

SAID LOTS 1 THROUGH 6 AND ALLEY WAYS, ALL IN BLOCK 29, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 6, BLOCK 29, SAID NORTHWEST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 7, BLOCK 29, BROADWAY SECTION OF ST. LUCIE ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S89°44'04"E ALONG THE SOUTH LINE OF SAID LOT 7, BLOCK 29, A DISTANCE OF 158.38 FEET TO THE CENTER OF ABANDONED ALLEY BETWEEN LOTS 7 AND 16, BLOCK 29; THENCE S00°20'10"W, A DISTANCE OF 8.05 FEET TO THE CENTER OF ABANDONED ALLEY BETWEEN LOTS 16 AND 23, BLOCK 29; THENCE N90°00'00"E, A DISTANCE OF 1.26 FEET THE THE CENTER OF ABANDONED ALLEY BETWEEN LOTS 23 AND 3 AND 4; THENCE S00°04'19"W, A DISTANCE OF 46.65 FEET TO THE SOUTH LINE OF ABANDONDED ALLEY; THENCE S89°55'41"E; A DISTANCE OF 5.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 29; THENCE S00°04'19"W ALONG THE EAST LINE OF SAID LOT 1, BLOCK 29, A DISTANCE OF 85.93 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 29; THENCE S90°00'00"W ALONG THE SOUTH LINE OF LOTS 1 AND 2, BLOCK 29, A DISTANCE OF 72.12 FEET TO A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 32.31 FEET, THROUGH A DELTA OF 61°42'59", A CHORD DISTANCE OF 30.77 FEET AND A CHORD BEARING OF N59°08'31"W TO A POINT OF REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 589.06 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 107.67 FEET, THROUGH A DELTA OF 0°28'21", A CHORD DISTANCE OF 107.52 FEET AND A CHORD BEARING OF N33°31'12"W TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 30 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 20.47 FEET, THROUGH A DELTA OF 39°05'33", A CHORD DISTANCE OF 20.07 FEET AND A CHORD BEARING OF N19°12'36"W; THENCE N00°20'10"E ALONG THE WEST LINE OF LOT 6, BLOCK 29, A DISTANCE OF 16.99 FEET TO THE PINT OF BEGINNING.

SAID PARCEL CONTAINING 18,293± SQ.FT. (0.42± ACRES)

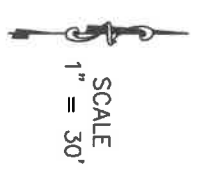
SURVEYOR'S NOTES:

1. ASSUMED BEARINGS REFER TO THE SOUTH LINE LOTS 1, 2 AND 23, BLOCK 29.
2. THIS IS NOT A BOUNDARY SURVEY.
3. NOT VALID WITH OUT SHEET 2 OF 2.

218131_lot2THRU6.dwg
SKETCH NO.

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

SHEET 2 OF 2
(NOT VALID WITH OUT
SHEET 1 OF 2)



SE 5TH ST
RIGHT-OF-WAY
PAVED ROAD

FLORIDA REGISTRATION #5102			
CHRISTIAN FENEX			
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURETYOR AND MAPPER.			
DRAWING DATE	F.B.	PG.	SCALE
08/12/19			1" = 30'
			W.O.# 218131

SKETCH & DESCRIPTION

LEGAL DESCRIPTION:

BEING A PORTION OF LOTS 3, 4, 5, AND 6, BLOCK 34, AND PORTION OF ABANDONED ALLEY ADJACENT TO LOTS 3, 4, 5, AND 6, BLOCK 34, BROADWAY SECTION OF ST. LUCIE ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 34, BROADWAY SECTION OF ST. LUCIE ESTATES SUBDIVISION; THENCE S90°00'00"W ALONG THE SOUTH LINE OF SAID LOTS 1 AND 2, BLOCK 34, A DISTANCE OF 40.03 FEET TO THE POINT OF BEGINNING; SAID POINT BEING A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 32.31 FEET, THROUGH A DELTA OF 61°42'59", A CHORD DISTANCE OF 30.77 FEET AND A CHORD BEARING OF N59°08'31"W TO THE POINT OF REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 589.06 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 67.14 FEET, THROUGH A DELTA OF 6°31'49", A CHORD DISTANCE OF 67.10 FEET AND A CHORD BEARING OF N31°32'56"W TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID ARC OF CURVE HAVING A RADIUS OF 589.06 FEET AN ARC DISTANCE OF 40.53 FEET, THROUGH A DELTA OF 3°56'33", A CHORD DISTANCE OF 40.52 FEET AND A CHORD BEARING OF N36°47'06"W TO A POINT OF REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 20.47 FEET, THROUGH A DELTA OF 39°05'33", A CHORD DISTANCE OF 20.07 FEET AND A CHORD BEARING OF N19°12'36"W; THENCE N00°20'10"E ALONG THE WEST LINE OF LOT 6, BLOCK 34, A DISTANCE OF 16.99 FEET; THENCE S89°44'04"E ALONG THE NORTH LINE OF SAID LOT 6, BLOCK 34, SAME BEING THE SOUTH LINE OF LOT 7, BLOCK 34, A DISTANCE OF 158.38 FEET; THENCE S00°20'10"W, A DISTANCE OF 8.05 FEET; THENCE S00°04'19"W ALONG A LINE THAT IS 116.24 FEET WEST OF AND PARALLEL TO THE EAST LINE OF LOT 22, BLOCK 34, A DISTANCE OF 42.79 FEET; THENCE N89°44'04"W ALONG A LINE THAT IS 50.83 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 7 BLOCK 34, A DISTANCE OF 102.61 FEET; THENCE S55°11'10"W ALONG A RADIAL LINE, A DISTANCE OF 30.32 FEET TO THE POINT OF BEGINNING.



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

PAGE 1 OF 2

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.				
DRAWING DATE	F.B.	PG.	SCALE	W.O.#
08/15/19	A5/56	1"	= 20'	218131

SKETCH NO. 218131-6.dwg

SE MARTIN AVE
(80' RIGHT-OF-WAY)



SURVEYOR'S NOTES:

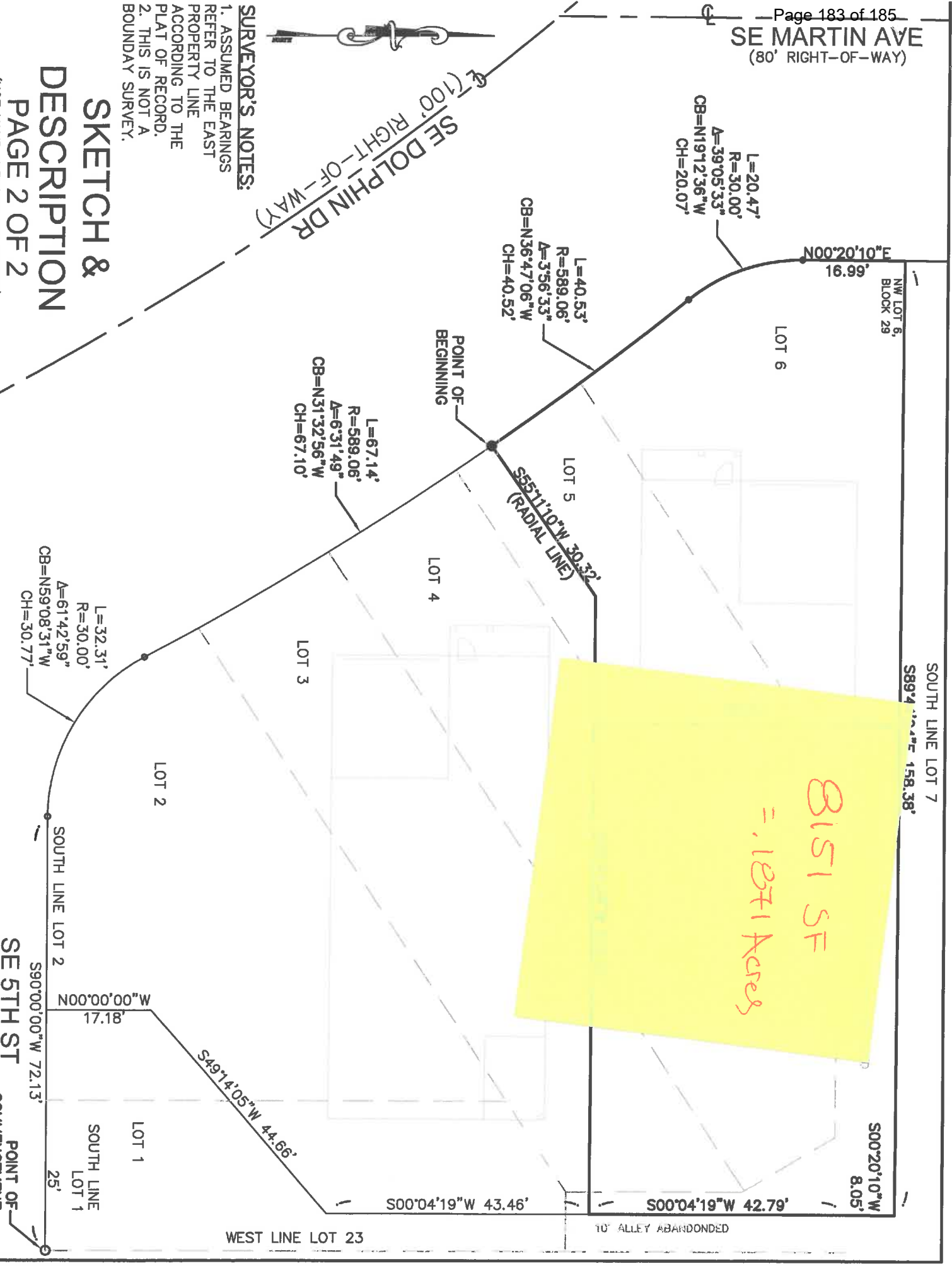
1. ASSUMED BEARINGS REFER TO THE EAST PROPERTY LINE ACCORDING TO THE PLAT OF RECORD.
2. THIS IS NOT A BOUNDARY SURVEY.

SKETCH &

DESCRIPTION

PAGE 2 OF 2

(NOT VALID WITHOUT ALL PAGES)



WEST LINE LOT 23

10' ALLEY ABANDONED

8151 SF
=.1871 Acres

SKETCH & DESCRIPTION

LEGAL DESCRIPTION:

BEING A PORTION OF LOTS, 1, 2, 3, 4, AND 5, BLOCK 34, AND PORTION OF ABANDONED ALLEY ADJACENT TO LOT 2 AND 3, BLOCK 34, BROADWAY SECTION OF ST. LUCIE ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 34, BROADWAY SECTION OF ST. LUCIE ESTATES SUBDIVISION; THENCE S90°00'00"W ALONG THE SOUTH LINE OF SAID LOTS 1 AND 2, BLOCK 34, A DISTANCE OF 40.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S90°00'00"W ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 34, A DISTANCE OF 32.10 FEET TO A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 32.31 FEET, THROUGH A DELTA OF 61°42'59", A CHORD DISTANCE OF 30.77 FEET AND A CHORD BEARING OF N59°08'31"W TO THE POINT OF REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 589.06 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 67.14 FEET, THROUGH A DELTA OF 6°31'49", A CHORD DISTANCE OF 67.10 FEET AND A CHORD BEARING OF N31°32'56"W; THENCE DEPARTING SAID CURVE ALONG A RADIAL LINE, N55°11'10"E A DISTANCE OF 30.32 FEET; THENCE S89°44'04"E ALONG A LINE THAT IS 50.83 SOUTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 7, BLOCK 34, A DISTANCE OF 102.61 FEET; THENCE S60°04'19"W ALONG A LINE THAT IS 116.24 FEET WEST OF AND PARALLEL TO THE EAST LINE OF LOT 22, BLOCK 34, A DISTANCE OF 43.46 FEET; THENCE S49°14'05"W, A DISTANCE OF 44.66 FEET; THENCE S00°00'00"E, A DISTANCE OF 17.18 FEET TO THE POINT OF BEGINNING.

CHRISTIAN FENEX AND ASSOCIATES, LLC

PROFESSIONAL SURVEYING AND MAPPING

ENVIRONMENTAL CONSULTING

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LICENSED BUSINESS # 6858

PAGE 1 OF 2



FLORIDA REGISTRATION #5102

CHRISTIAN FENEX

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

DRAWING DATE

F.B.

PG.

SCALE

W.O.#

08/15/19

A5/56

1" = 20'

218131

SKETCH NO.

218131-5.dwg

SURVEYOR'S NOTES:

1. ASSUMED BEARINGS REFER TO THE EAST PROPERTY LINE ACCORDING TO THE PLAT OF RECORD.
2. THIS IS NOT A BOUNDARY SURVEY.

SKETCH & DESCRIPTION

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(NOT VALID WITHOUT ALL PAGES)

