



City of Stuart

A G E N D A
LOCAL PLANNING AGENCY / PLANNING ADVISORY BOARD
TO BE HELD OCTOBER 17, 2019
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

APPROVAL OF MINUTES

Approval of LPA Minutes

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

COMMENTS FROM THE BOARD MEMBERS

ACTION ITEMS

1. AMENDMENT TO THE NEW AVONLEA PLANNED UNIT DEVELOPMENT (PUD) (QUASI-JUDICIAL)(RC)

ORDINANCE No. 2420-2019: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, BEING THE SECOND AMENDMENT OF ORDINANCE NO. 2307-2015, ALSO KNOWN AS THE "NEW AVONLEA PLANNED UNIT DEVELOPMENT (PUD)" CONSISTING OF 12.40 ACRES ZONED RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD), 16.24 ACRES ZONED COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), AND 20.4 ACRES OF WETLAND/UPLAND PRESERVE ZONED RPUD, FOR A TOTAL OF 49.04 ACRES; SAID PUD BEING GENERALLY LOCATED BETWEEN NE DIXIE HIGHWAY TO THE SOUTH, LAND ON BOTH SIDES OF GREEN RIVER PARKWAY ON THE WEST, LAND ON BOTH SIDES OF CARDINAL AVENUE ON THE EAST AND THE CITY BOUNDARY TO THE NORTH, BEING MORE FULLY DESCRIBED BY EXHIBIT "A" ATTACHED; AMENDING SAID PUD TO PROVIDE FOR THE APPROVAL OF THE MASTER PARCEL SITE PLAN FOR THE AVONLEA CROSSING A (PARCEL 1), TO BE KNOWN AS KINDIG PROFESSIONAL OFFICES; PROVIDING FOR A MASTER OFF-SITE INFRASTRUCTURE PLAN FOR THE ENTIRE PUD; PROVIDING FOR REVISED AND ADDITIONAL DEVELOPMENT CONDITIONS OF APPROVAL; PROVIDING FOR AMENDED AND NEW TIMETABLES 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.

2. THE HOPE CENTER FOR AUTISM CPUD - FIRST READING (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2418-2019: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP, THEREBY APPLYING A LAND DEVELOPMENT ZONING DESIGNATION OF CPUD 'COMMERCIAL PLANNED UNIT DEVELOPMENT' TO A PARCEL OF LAND TOTALING 1.22 ACRES, OWNED BY KPL HOLDINGS LLC, LOCATED AT 2580 SE WILLOUGHBY BLVD., BEING MORE FULLY DESCRIBED IN EXHIBIT 'A' ATTACHED; ESTABLISHING 'THE HOPE CENTER FOR AUTISM' COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) CONSISTING OF AN EXISTING LIGHT INDUSTRIAL/OFFICE BUILDING IN THE B-4 LIMITED BUSINESS/MANUFACTURING ZONING DISTRICT; ALLOWING FOR THE RELOCATION OF A CHARTER ELEMENTARY SCHOOL TO SAID LOCATION; PROVIDING FOR APPROVAL OF A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS, 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.

ORDINANCES

3.

TRILLIUM RPUD - FIRST READING (QUASI-JUDICIAL)(RC):

ORDINANCE No. 2419-2019: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "COMMERCIAL" TO "MULTI-FAMILY RESIDENTIAL" FOR A 9.45 ACRE PORTION OF A 49.43 ACRE PARCEL ANNEXED BY ORDINANCE NO. 1527-97, OWNED BY TED GLASRUDD ASSOCIATES FL LLC, LOCATED ON THE SOUTH OF SE MIAMI STREET ABUTTING THE NORTH SIDE OF WALMART AND EAST OF STUART LANDINGS, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY BE REZONED FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO RESIDENTIAL PLANNED UNIT DEVELOPMENT "RPUD" ON THE CITY'S OFFICIAL ZONING MAP; ESTABLISHING THE TRILLIUM RPUD CONSISTING OF SEVENTY SIX (76) ATTACHED HOMES; APPROVING A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

STAFF UPDATE

ADJOURNMENT

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

Meeting Date: 10/17/2019

Prepared by: Jordan Pinkston

Title of Item:

Approval of LPA Minutes

Summary Explanation/Background Information on Agenda Request:

Funding Source:

N/A

Recommended Action:

Approve.

ATTACHMENTS:

Description	Upload Date	Type
☐ LPA Minutes 9.19.19	10/10/2019	Cover Memo



MINUTES

**LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD
TO BE HELD SEPTEMBER 19, 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 – Christina de la Vega
Ex Officio – Garrett Grabowski**

ADMINISTRATIVE

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

CALL TO ORDER  **5:32 PM**

ROLL CALL  **5:32 PM**

Present: Michael Herbach, Li Roberts, Larry Massing, Campbell Rich, Bill Mathers, Christina de la Vega

Absent: Ryan Strom

APPROVAL OF MINUTES:

Motion: Action: Approve.

Moved by: Li Roberts

Seconded by: Larry Massing

Motion passed unanimously.

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

COMMENTS FROM THE BOARD MEMBERS: None.

ACTION ITEMS:

1. ZONING TEXT CHANGE TO ESTABLISH REGULATIONS ON FRONT YARD FENCES IN THE R-2 ZONING DISTRICT (RC): ORDINANCE No. 2406-2019: AN ORDINANCE OF THE CITY OF STUART, FLORIDA AMENDING CHAPTER 6, SECTION 6.09.05, "FENCES, WALLS, HEDGES AND ENCLOSURES" OF THE CITY'S LAND DEVELOPMENT CODE; PROVIDING FOR REGULATIONS THAT SHALL LIMIT THE HEIGHT, TYPE AND LOCATION OF FENCES IN THE FRONT YARD OF RESIDENTIAL SINGLE FAMILY/DUPLEX (R-2) DISTRICT PROPERTY; PROVIDING FOR A SEVERABILITY CLAUSE, A CONFLICT CLAUSE AND CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

PRESENTATION: Stephen Mayer, Senior Planner
Michael Mortell, City Attorney

BOARD COMMENT:

Larry Massing asked why R2, when it is okay in other zoning districts.

Mike Mortell said that is more a policy question. In R1 a lot has to be 100 feet wide and R1A it can be 75 feet wide and that is because someone said so and it is a generalized practice.

Stephen Meyer said that staff hasn't revised the ordinance that is on the agenda, so it is the same request for guidance as per the City Commission.

Bill Mathers confirmed that he understood the request.

Li Roberts asked if R2 was on the map being shown because she wanted clarification on the language for R2 and what it can be butted up to.

Michael Herbach said that he understands that R2 is duplex, and R3 can be duplex or multi-family.

Cristina de la Vega said that if you are next to a duplex then you can use the different zoning if you are next to it.

Li Roberts said the verbiage that is being discussed is on 6-93, C2, page 17 of 63 and read the language.

Kev Freeman said that language was referring to primarily R3 which is mutli-family district. We are talking about R2 which is a single-family district.

Li Roberts asked for confirmation that the language would be left the same in multi-family residential districts.

Key Freeman said that language would need to be changed in B2 on page 17 of 63. If you are in R2 and you are put into R3 with less or alternative fencing, you could apply those. Our intention would be to maintain this in R2.

Li Roberts wanted to talk about the front yard piece on page 13 of 63. She asked for confirmation that a fence would never be higher than six feet.

Stephen Mayer confirmed that was correct.

Cristina de la Vega had questions regarding page eleven. She asked if you could build a solid wood fence and not have wind restriction.

Stephen Mayer said the air flow restriction is specific to that type of stockade fence only. If you are going to build a stockade fence, then it would need to give 30% difference in where you put planks.

Cristina de la Vega asked why staff does not do that for concrete fences.

Mike Mortell said that when it was adopted it was to support the wooden fences to allow wind to blow through them so they would not tip over, rather than the concrete fences that are built to a different standard.

Cristiana de la Vega asked about metal fences and showed a picture of a metal fence that is in R2 which is made from metal as a good example. She had questions about page 12, number 13 regarding arbors and showed another photo of an example that would not be allowed and suggested they raise the height to 12 feet instead of 9 feet. She asked why we cannot have chickees in the city.

Stephen Mayer said that chickees are allowed in the city, but they must meet setbacks. An arbor does not have a front setback requirement.

Li Roberts questioned if the photo was permitted because she did not think that it met the requirements.

Stephen Mayer said that was not permitted.

Larry Massing said that what Cristina de la Vega is describing is different than a fence or wall. He said the second photo would have been looked at under another section of the code.

Michael Herbach confirmed that it would be allowed if they met setbacks and code.

Campbell Rich had questions about page eight in the second section. said that he pg. 8 second section. He asked questions about fencing in front of front doors.

Stephen Mayer confirmed that was true.

Campbell Rich said that the ordinance talks about the ability to run an opaque fence along the property line up to six feet high all the way around. He recommended a step down.

Stephen Mayer said that the step down would naturally come going 6ft to 4 ft.

Li Roberts said that on page 13 of 63 asked if we are eliminating c, d & e for the text amendment.

Stephen Mayer confirmed that the code was not be changed there that is why they were not included.

Discussion occurred for clarification of the motion being made.

MOTION:

Action: Approve with the review of the ordinance that will be sent to the City Commission to be changed on the second page of the ordinance, to be sure that it allows the type of fence we saw in the example and to delete the words in number five “mounted on steel posts”.

Moved by: Cristina de la Vega

Second by: Campbell Rich

Motion passed with Li Roberts opposing.

PUBLIC COMMENT:

2. ANNEXATION OF PROPERTY NORTH-W EST KANNER HIGHWAY AND INDIAN STREET. (QUASI-JUDICIAL)(RC): ORDINANCE No. 2415-2019: AN ORDINANCE OF THE CITY OF STUART, FLORIDA, ANNEXING A PARCEL OF LAND ON THE NORTHW EST CORNER OF STATE ROAD 76 (AKA KANNER HIGHWAY) AND SW MARTIN HIGHWAY, CONSISTING OF 15.88 ACRES, SAID PARCELS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

PRESENTATION: Stephen Mayer, Senior Planner

Troy Holloway, Gentle Glas Holloway O’Mahoney

BOARD COMMENT:

Cristina de la Vega asked for clarification of the wetland buffers.

Troy Holloway said that the code is a 50-foot average and that minimum code requirement will be provided. There are 5.8 acres of wetlands, leaving us with 10 acres to develop on.

Mike Mortell confirmed that the board is only voting on annexation today.

Cristina de la Vega questioned that the County has a shoreline protection zone which is 75 feet and the City does not have that.

Mike Mortell said that the applicant is only entitled to do what has been approved by the county. It would only have county zoning and would only change after another application is filled out.

Cristina de la Vega said that she only wanted to see what the plan is after this. She is worried about the City of Stuart's code being less than the County. She is concerned.

Troy Holloway confirmed that they are going to meet the City of Stuart's PUD code, which is a 50ft average buffer surrounding the wetland.

Campbell Rich asked why he is seeking annexation.

Troy Holloway said that he is seeking it because they want to do residential. Currently with the COR you do some residential, but with a mixed-use environment. The plan that is currently approved is 99,000 sq. feet of office and currently in that zoning would not allow them to do what they do.

Campbell Rich said they are taking a risk by only requesting annexation with no future plan.

Marcela Cambolor said that she was there representing the seller, Knight Kiplinger. She said that if the annexation were to go through then the zoning and land use will still remain the same. This company has a proven track record of doing good quality work for a more appropriate fit for the area it is located. It would be difficult because of code restrictions to do residential in the manner that they want to do it under COR or in most of the county's land use or zoning categories. It would be difficult to do residential because of height restrictions. The city is more lenient to multi-family residential in that location but yes there is a risk.

Campbell Rich asked why they are not including the parcel just south of it.

Allen Stevenson with Realty Partners said he believes Mr. Kiplinger would like to donate the land at a future date and that is why he has withheld it from the purchase.

Campbell Rich wanted to point out a typo on page 54.

Larry Massing abstained from annexation issue.

Cristina de la Vega said she wished he would say that he would stick with the county wetland setbacks. She said that she knows that the next application will be the PUD and will go to the 50ft. Eventually it will change, and I would prefer you stay at the 75ft since you are at the banks of the river.

Allen Stevenson said that they will look at that.

Marcela Cambor said that she wanted to clarify and that the county buffer for wetlands is 50 feet and 75 feet is the shoreline protection from the water meaning your PUD is comparable to the County in that sense it is the same thing.

Li Roberts said this was sent Martin County on September 9, 2019 and wanted to see if they made any comments.

Stephen Mayer said they did not have a response, but we will continue to communicate.

Li Roberts said Exhibit A shows the part south of Memorial Bridge so she was assuming that would be cleaned up to reflect the property owners parcel.

Stephen Mayer said that the survey needs to reflect the new parcel.

Li Roberts said that she appreciated all the info that was given to fit with Comprehensive Plan. She asked Mike Mortell if this is going to affect Riverland.

Mike Mortell said that he has done research and has spoken with staff and Martin County. He said there is a barrier made by the river, but you can do annexations across roads and bodies of water. It probably would be an enclave if Kanner Highway was a city road, but the exception is a county or state road going through. The original purpose of the annexation was to provide you with municipal services, but the City of Stuart deviated from that and only allows signatures on annexation papers for approval. Riverland will not lose any municipal services they are currently receiving, they will not modify their taxation, they will not lose their connection to Martin County, they will continued to receive services from Martin County fire and police however it is likely they will receive double coverage after this. As a result, they will remain unincorporated, not subject to tax and not be alienated.

Li Roberts asked for confirmation that the Martin County line is beyond Riverland. She wanted to make sure they not creating enclave.

Mike Mortell confirmed that it will not create an enclave.

Bill Mathers asked if they created a master site plan.

Troy Holloway said that he was not sure.

Bill Mathers said he assumed that they would come back with an RPUD to do the development. He recommended talking to the people at the trailer park.

Troy Holloway said that they have been in communications with the community.

Bill Mathers said the PUD allows the board to have options included above the code.

Allen Stevenson said he has reached out to people at Riverland and they continue to get input from the residents.

Bill Mathers said that they have come to our meetings and they have legitimate issues and it is important to talk to them.

Michael Herbach asked for confirmation of the process of their request.

Troy Holloway confirmed that they are still three steps away.

Staff keep track of comments.

MOTION:

Action: Approve, with adjustment to correct Exhibit A.

Moved by: Li Roberts

Second by: Bill Mathers

Motion passed unanimously with Larry Massing abstaining.

PUBLIC COMMENTS:

1. Don Barber – 3500 S. Kanner Highway, Stuart
2. Edward Colligan -- lives in Riverland

BOARD COMMENTS:

Li Roberts confirmed that Riverland will continue to be in the county. On the boarder to the east it is touching city property.

Li Roberts requested that staff keep track of comments regarding the timing of the fence to make sure it does not get lost in the shuffle.

Allen Stevenson said that they will build a fence before they do anything else.

STAFF UPDATE:

3. Staff has received a request to implement the procedure followed by the City Commission when reviewing quasi-judicial matters such as PUD and development orders.

PRESENTATION: Kev Freeman

BOARD COMMENT:

Bill Mathers asked about the commission board members stating that they come with an opened mind and was wondering if they have to say that.

Mike Herbach said that comments from the public will not come until after a motion is made.

Kev Freeman said the public is then aware where the board stands and make more of an impact with comments.

Bill Mathers said that it is a better format.

Kev Freeman he would like to see that it is putting more notice on the applicants.

Michael Herbach made comments about reading the oath at future meetings.

ADJOURNMENT:

Motion: Action: Adjourn

Moved by: Bill Mathers

Seconded by: Campbell Rich

Michael Herbach, Chair

Jordan Pinkston, Board Secretary

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

Meeting Date: 10/17/2019

Prepared by: Stephen Mayer

Title of Item:

AMENDMENT TO THE NEW AVONLEA PLANNED UNIT DEVELOPMENT (PUD) (QUASI-JUDICIAL)(RC)

ORDINANCE No. 2420-2019: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, BEING THE SECOND AMENDMENT OF ORDINANCE NO. 2307-2015, ALSO KNOWN AS THE “NEW AVONLEA PLANNED UNIT DEVELOPMENT (PUD)” CONSISTING OF 12.40 ACRES ZONED RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD), 16.24 ACRES ZONED COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), AND 20.4 ACRES OF WETLAND/UPLAND PRESERVE ZONED RPUD, FOR A TOTAL OF 49.04 ACRES; SAID PUD BEING GENERALLY LOCATED BETWEEN NE DIXIE HIGHWAY TO THE SOUTH, LAND ON BOTH SIDES OF GREEN RIVER PARKWAY ON THE WEST, LAND ON BOTH SIDES OF CARDINAL AVENUE ON THE EAST AND THE CITY BOUNDARY TO THE NORTH, BEING MORE FULLY DESCRIBED BY EXHIBIT “A” ATTACHED; AMENDING SAID PUD TO PROVIDE FOR THE APPROVAL OF THE MASTER PARCEL SITE PLAN FOR THE AVONLEA CROSSING A (PARCEL 1), TO BE KNOWN AS KINDIG PROFESSIONAL OFFICES; PROVIDING FOR A MASTER OFF-SITE INFRASTRUCTURE PLAN FOR THE ENTIRE PUD; PROVIDING FOR REVISED AND ADDITIONAL DEVELOPMENT CONDITIONS OF APPROVAL; PROVIDING FOR AMENDED AND NEW TIMETABLES 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 New Avonlea PUD was approved by the City Commission on June 8, 2015, via Ordinance 2307-2015, and consists of multiple parcels that are zoned CPUD and RPUD as shown on a Master Parcel Plan. The Master Parcel Plan also consisted of development maximum approvals. On July 23, 2018, the City Commission approved site plans for Parcels 2 and 12, which are zoned RPUD and represents the first major amendment to Ordinance 2307-2015. In accordance with said Ordinance, site plan approvals shall be approved by major amendment, and the first major amendment to the New Avonlea PUD shall include a fully developed Off-Site Infrastructure plan. This request represents the second amendment and is specific to Parcel 1 of the Master PUD.

The proposed development consists of two phases of medical/professional office. Phase 1 consists of 4,389 square feet of medical office (dental office). Phase 2 consists of 4,992 square feet of medical or professional office. The requested development is less intense than what was originally approved in the Master Parcel Plan, which allowed a maximum of 20,000 square feet of commercial development.

The subject property is 2.07 acres in size, located on the northeast corner of Baker Road and Green River Parkway. The property is currently vacant. The site is proposed with 54% open space and landscaping, which is well above the 25% required. The total building area is 9,381 square feet, which is below the Master PUD approval for commercial development (20,000 square feet). The site contains 49 parking spaces, of which 47 are required for medical office (at a ratio of 1 space per 200 square feet). The proposed setbacks are 22' in the

front (Baker), 26' in the rear (north), 121' in the interior side (toward the preserve area) and 23' to the side street (Green River Parkway). Staff supports the site plan as conforming to the PUD and notes that waiver to general code are not being requested.

The proposed Avonlea Crossings A development will consist of 9,381 square feet of office, developed in two phases. The phases are located on the same property, have been master planned and will have a similar style and appearance. The phases are connected by a 6-foot pedestrian sidewalk, which connects to existing 8-foot sidewalks along the right of way and share a common parking plan.

Pursuant to the Master Avonlea PUD, Parcel 1 designated .66 acres of wetlands, which is part of wetlands #3 located between parcels 1 and 2, north of Baker Road. A 30' wetland buffer was approved, consisting of .22 acres, plus a preserve area of .16 acres. The site is designed to minimize impacts to the wetland, providing a minimum of approximately 60' between the parking area and the wetland.

The applicant is providing a 6-foot wall along the northern boundary and providing a 26' buffer between the commercial development and the existing Martin County residential development to the north. An existing 50' right of way also separates the proposed commercial development and the nearest residential property. Also, the applicant is providing ample landscaping on the outside of the wall.

For reference purposes, staff will provide the original New Avonlea PUD (Ordinance 2307-2015) and the first major amendment (Ordinance 2366-2018); however, the size of the files exceeded the limitations of the agenda software. Staff will provide the referenced ordinances upon request.

Funding Source:

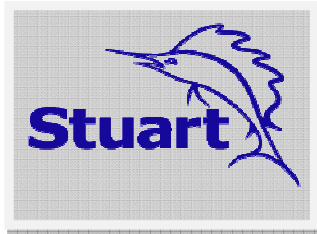
N/A

Recommended Action:

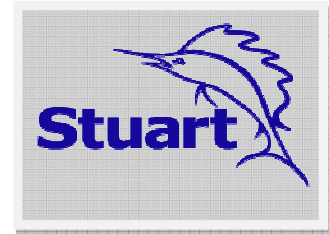
Motion to recommend approval of Ordinance 2420-2019 and move to City Commission on November 12, 2019.

ATTACHMENTS:

Description	Upload Date	Type
❑ LPA Staff Report	10/8/2019	Staff Report
❑ Ordinance 2420-2019	10/8/2019	DRAFT ORDINANCE
❑ Site Plan	10/8/2019	Exhibit
❑ Landscape Plan	10/8/2019	Exhibit
❑ Architectural Elevations and footprint	10/8/2019	Exhibit
❑ Survey	10/8/2019	Exhibit
❑ Traffic Statement	10/8/2019	Attachment
❑ Master Parcel Plan	10/8/2019	Attachment
❑ Off Site Infrastructure Plan	10/8/2019	Attachment
❑ Application	10/8/2019	Attachment

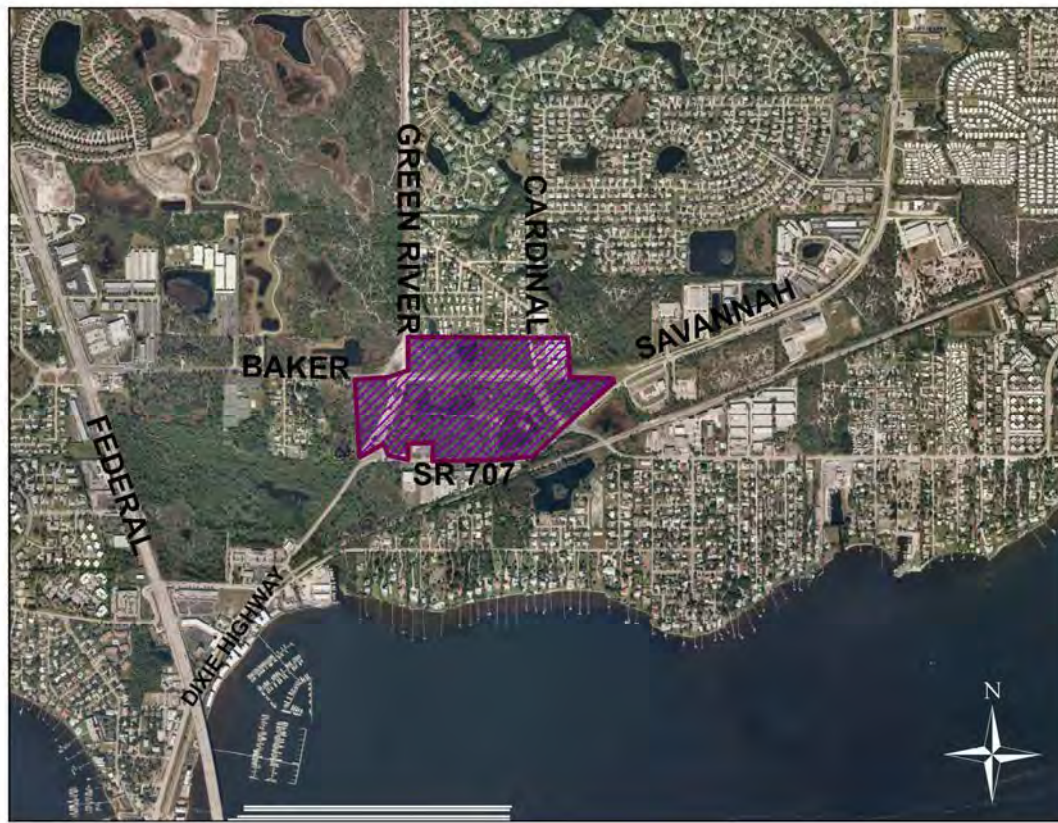


**CITY OF STUART
LOCAL PLANNING AGENCY**
October 17, 2019



Project Name: Major PUD amendment to approve the residential site plans, landscape plans and elevations for Avonlea Crossings A (Parcel 1), adoption of a master infrastructure plan, amendment to the conditions of development, amendment to the Master Parcel Plan and the adoption of timetables of development.	Property Owner:
	Applicant/Petitioner:
	Agent/Representative: Kuoppala & Associates
Project No.: Z17070001	Case Planner: Stephen Mayer
Ordinance No: 2420-2019	
Location: Parcel 1:	

LOCATION MAP



PROJECT SUMMARY

Property Size (area)	49.04 acres overall PUD
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		___ acres – Parcel 1
Present Use		Parcel 1 is vacant/undeveloped
Subject Property Land Use (Parcel 2)		Neighborhood/Special District
<i>Adjacent FLU</i>	<i>North</i>	Martin County – Mobile home density up to 8 u/p/a
	<i>South</i>	City – Downtown Redevelopment
	<i>East</i>	City – Downtown Redevelopment
	<i>West</i>	City – Downtown Redevelopment
Subject Property Land Use (Parcel 12)		Neighborhood/Special District
<i>Adjacent FLU</i>	<i>North</i>	City – Downtown Redevelopment
	<i>South</i>	City – Downtown Redevelopment
	<i>East</i>	City – Downtown Redevelopment
	<i>West</i>	City – Downtown Redevelopment
Subject Property Zoning (Parcel 2)		RPUD (Residential Planned Unit Development)
<i>Adjacent Zoning</i>	<i>North</i>	Martin County – RT (Mobile Home Subdivision District)
	<i>South</i>	City – RPUD (New Avonlea PUD)
	<i>East</i>	City – RPUD (New Avonlea PUD)
	<i>West</i>	City – RPUD (New Avonlea PUD)
Subject Property Zoning (Parcel 12)		RPUD (Residential Planned Unit Development)
<i>Adjacent Zoning</i>	<i>North</i>	City – RPUD (New Avonlea PUD)
	<i>South</i>	City – RPUD (New Avonlea PUD)
	<i>East</i>	City – RPUD (New Avonlea PUD)
	<i>West</i>	City – RPUD (New Avonlea PUD)
Existing Land Use Designation & Zoning District for Parcel 1		Residential & CPUD
Proposed Use		Parcel 1 Phase 1 (Southern building): 4,389 SF Phase 2 (Northern building): 4,992 Total: 9,381 SF
City Approvals		Building Department – No comments at this time. Fire Department – No comments at this time. Public Works – See attached comments. Police Department – No comments at this time.
Brief Explanation		The intent of this application is to approve the residential site plans, landscape plans and elevations for Avonlea Crossings A (Parcel 1) located on the northeast corner of Baker Road and Green River Parkway, adoption of a master infrastructure plan, amendment to the conditions of development, amendment to the Master Parcel Plan and the adoption of timetables of development.
Staff Recommendation: Staff offers no objection to the second major amendment to the New Avonlea PUD, pursuant to Ordinance 2420-2019, and the conditions of approval therein.		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The application for the major amendment to the CPUD has 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: 10-3-2019

C. Mail Notice Postmark: 10-3-2019 to property owners within 300 feet

D. Publication Date: 10 days prior to Second Reading

II. APPLICATION See Exhibit B to this report.

III. HISTORY OF THE SITE

The New Avonlea PUD was approved by the City Commission on June 8, 2015, via Ordinance 2307-2015, and consists of multiple parcels that are zoned CPUD and RPUD as shown on a Master Parcel Plan. The Master Parcel Plan also consisted of development maximum approvals. On July 23, 2018, the City Commission approved site plans for Parcels 2 and 12, which are zoned RPUD and represents the first major amendment to Ordinance 2307-2015. In accordance with said Ordinance, site plan approvals shall be approved by major amendment, and the first major amendment to the New Avonlea PUD shall include a fully developed Off-Site Infrastructure plan. This request represents the second amendment and is specific to Parcel 1 of the Master PUD.

The proposed development consists of two phases of medical/professional office. Phase 1 consists of 4,389 square feet of medical office (dental office). Phase 2 consists of 4,992 square feet of medical or professional office. The requested development is less intense than what was originally approved in the Master Parcel Plan, which allowed a maximum of 20,000 square feet of commercial development.

STAFF ANALYSIS

A. Site and Area Characteristics for the Development of Avonlea Crossings A (Parcel 1)

The subject property is 2.07 acres in size, located on the northeast corner of Baker Road and Green River Parkway. The property is currently vacant. The site is proposed with 54% open space and landscaping, which is well above the 25% required. The total building area is 9,381 square feet, which is below the Master PUD approval for commercial development (20,000 square feet). The site contains 49 parking spaces, of which 47 are required for medical office (at a ratio of 1 space per 200 square feet). The proposed setbacks are 22' in the front (Baker), 26' in the rear (north), 121' in the interior side (toward the preserve area) and 23' to the side street (Green River Parkway). Staff supports the site plan as conforming to the PUD and notes that waiver to general code are not being requested.

A. Project Description

The proposed Avonlea Crossings A development will consist of 9,381 square feet of office, developed in two phases. The phases are located on the same property, have been master planned and will have a similar style and appearance. The phases are connected by a 6-foot pedestrian sidewalk, which connects to existing 8-foot sidewalks along the right of way and share a common parking plan.

Pursuant to the Master Avonlea PUD, Parcel 1 designated .66 acres of wetlands, which is part of wetlands #3 located between parcels 1 and 2, north of Baker Road. A 30' wetland buffer was approved, consisting of .22 acres, plus a preserve area of .16 acres. The site is designed to minimize impacts to the wetland, providing a minimum of approximately 60' between the parking area and the wetland.

The applicant is providing a 6-foot wall along the northern boundary and providing a 26' buffer between the commercial development and the existing Martin County residential development to the north. An existing 50' right of way also separates the proposed commercial development and the nearest residential property. Also, the applicant is providing ample landscaping on the outside of the wall.

Connectivity

Due to requirement set forth in the City of Stuart's Comprehensive Plan, Objective F1 of the Future Land Use Element, the Neighborhood/Special District shall promote pedestrian friendly and neighborhood scale development and shall integrate distinct uses together in order to create a functioning, multifaceted type of development, which can be either horizontal or vertical mixed use integration. The Off-Site Infrastructure Plan and the individual site plans outline the applicant's attempt to create pedestrian connectivity in horizontal mixed-use integration. Pedestrian connectivity is also encouraged to directly connect and to provide connectivity to the remainder of the PUD. Vehicular access was established by the Master Parcel Plan, which encouraged access into Avonlea Crossing A from Baker Road and Green River Parkway.

Architecture

Conceptual renderings were made part of the Ordinance by exhibit. Buildings will be one-story with a height of maximum 21'4" to the top of a tower element, 21'0" to the median slope of the eave and ridge. Finishes will be stucco with clapboard decoration and metal roofs. The applicant will present colored renderings that will be submitted as part of this application. The second phase will be approved via building permit and must match the architecture style and colors established in phase 1.

Landscaping

The applicant is providing for 550,034 square feet of landscaped area and open space, or 55.5% of the site. This includes 118 trees and the preservation of 10 existing trees. The landscaping pallet consists of 23 live oaks, 29 crape myrtles, various palms, existing slash

pine and Japanese Blueberry. The primary sod will be muhly grass. The percentage of native trees and palms is 62.6%, which is above the 50% required by code.

Off Site Infrastructure Plan

An off-site infrastructure plan anticipating the build-out of the entire PUD was a requirement of the New Avonlea PUD, in order to ensure an interconnected, consistent and well planned out (phased) infrastructure system, which includes utilities, street, and landscaping features.

Staff contracted the service of Michael Houston as a consultant to demonstrate an infrastructure plan that the City would accept, and the results of his work were provided to the applicant, Nik Schroth. This work (attached by reference to the agenda) included robust street improvements, on-street parking, creation of a new roundabout, sidewalk inter-connectivity, examples of street landscaping, lighting, and furniture, and mid-block crosswalks.

The applicant has provided a complete off-site infrastructure plan that addresses each of the components of the Michael Houston plan, although it does not replicate the plan. The applicant's plan includes a utility plan, a master plan and a streetscape detail page and was made a part by reference in Ordinance 2266-2018. The applicant is not proposing any changes to the adopted plans.

A. Future Land Use Amendment and Comprehensive Plan Consistency Review

A review of the Comprehensive Plan finds that the proposed amendment to the CPUD is consistent with the Neighborhood/Special District Future Land Designation:

This land-use category is Neighborhood/Special District, which requires vertical or horizontal integration of residential and commercial uses. The applicant has demonstrated via the Master PUD plan, and by the preparation of the off-site infrastructure plan that the New Avonlea PUD will be a horizontally integrated community that has adequate pedestrian connectivity between residential neighborhoods and commercial centers.

B. Technical Review by Other Agencies

The Public Works, Fire, and Police Departments and Zoning have reviewed the applications and have offered their comments.

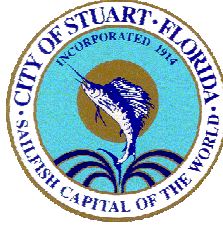
The applicant will be responsible to meet all federal, state and local permitting and environmental standards. Further, the applicant will also be required to demonstrate full compliance at all times.

C. Environmental

The development of the parcels will comply with the approved permits, made a part as Exhibits to the PUD Ordinance. The applicant has provided a detailed Preserve Area Maintenance Plan (or PAMP) which shall apply to the entire PUD.

VII. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Staff has determined that the proposed major amendment to the New Avonlea PUD 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.



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

ORDINANCE NUMBER 2420-2019

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, BEING THE SECOND AMENDMENT OF ORDINANCE NO. 2307-2015, ALSO KNOWN AS THE “NEW AVONLEA PLANNED UNIT DEVELOPMENT (PUD)” CONSISTING OF 12.40 ACRES ZONED RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD), 16.24 ACRES ZONED COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), AND 20.4 ACRES OF WETLAND/UPLAND PRESERVE ZONED RPUD, FOR A TOTAL OF 49.04 ACRES; SAID PUD BEING GENERALLY LOCATED BETWEEN NE DIXIE HIGHWAY TO THE SOUTH, LAND ON BOTH SIDES OF GREEN RIVER PARKWAY ON THE WEST, LAND ON BOTH SIDES OF CARDINAL AVENUE ON THE EAST AND THE CITY BOUNDARY TO THE NORTH, BEING MORE FULLY DESCRIBED BY EXHIBIT “A” ATTACHED; AMENDING SAID PUD TO PROVIDE FOR THE APPROVAL OF THE MASTER PARCEL SITE PLAN FOR THE AVONLEA CROSSING A (PARCEL 1), TO BE KNOWN AS KINDIG PROFESSIONAL OFFICES; PROVIDING FOR A MASTER OFF-SITE INFRASTRUCTURE PLAN FOR THE ENTIRE PUD; PROVIDING FOR REVISED AND ADDITIONAL DEVELOPMENT CONDITIONS OF APPROVAL; PROVIDING FOR AMENDED AND NEW TIMETABLES 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, on June 8, 2015, the City Commission adopted Ordinance No. 2307-2015, whereby establishing the “New Avonlea PUD” which consists of a Master Parcel Plan and provides

that any future development activities on any of the project’s multiple parcels (with the exception of Phase II of an existing Avonlea Commerce Center Parcel) shall require a master site plan approval thru a major PUD amendment, further requiring that an off-site infrastructure plan be added to the Master Parcel Plan at the time of first amendment.

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 Avonlea Crossings A (Parcel 1) CPUD development, including the New Avonlea Off-Site Infrastructure Plan are consistent with the master PUD and anticipated development;

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

WHEREAS, the New Avonlea PUD is legally described in “**Exhibit A**” of this ordinance. A map depicting the New Avonlea PUD is attached hereto as **Exhibit “B”** and made a part hereof by reference; and amended development conditions including revised timetables 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 items consisting of documents already approved by Ordinance 2305-2015 and the first Amendment (Ordinance 2366-2018), as well as revised and new documents adopted hereby are on file as public records at the office of the City Clerk in City Hall and are attached hereto as **Exhibit “D”**, hereinafter the “Development Documents”, which shall be deemed a part of this Ordinance:

The following are General New Avonlea PUD Plans and Documents (reinstated by Ordinance 2420-2019:

1. The Master Parcel Plan, Sheet 1 of 1 by Lucido and Associates, dated 5.27.18 (existing)
2. South Florida Water Management District Permit #43-01387-P, issued 06.9.16. (existing)
3. Department of the Army Permit #SAJ-1998-03203. (existing)
4. Drainage Statement, by Grzelka Engineering, Inc. and as built plans for master drainage. (existing)
5. Master Drainage Plan, by DLS Environmental Services, Inc. dated 03.16 (revised)
6. Environmental Assessment Report, prepared by DLS Environmental Services, Inc. dated 07.14 (existing)
7. Preserve Area Management Plan, prepared by DLS Environmental Services, Inc., dated 03.17. (existing)
8. Traffic Impact Analysis prepared by MacKenzie Engineering and Planning, dated 10.14 (existing)
9. 2015 Pattern Book for Avonlea Commerce Center Phase II (existing)
10. PUD Boundary Survey prepared by Velcon Group, Inc., dated 01.08.14 (existing)
11. Avonlea PUD Off-Site Infrastructure Plan, by HJA Design Studio, Sheet 1, dated 11.11.17 (existing)
12. Avonlea Typical Cross Section, by Cotleur and Hearing, Inc., dated 4.19.18 (existing)
13. Amended and Restated Declaration of Covenants and Restrictions for the New Avonlea P.U.D., dated November 30, 2016. (existing)

The following documents are being established by Ordinance 2420-2019:

Master Parcel Plans for Avonlea Crossings Parcel A (Parcel 1)

14. Site Plan for Avonlea Crossing A, by Kuoppala & Associates, dated 09.30.19 (new)
15. Landscape Plan for Avonlea Crossing A, by Litterick Landscape Architecture, dated 09.30.19 (new)
16. Architectural Elevations and Floor Plans for Avonlea Crossing A, by Kuoppala & Associates, dated 09.30.19 (new)

17. Boundary Survey for Avonlea Crossing A, by Velcon Engineering and Surveying, dated 04.30.19 (new)

The following documents are established by Ordinance 2366-2018 and are not being replaced:

Master Parcel Plans for Avonlea Preserve Parcel A (Parcel 2) and B (Parcel 12)

18. Site Plan for Avonlea Preserve A, by Cotleur and Hearing, Inc, dated 11.20.17 (existing)
19. Site Plan for Avonlea Preserve B, by Cotleur and Hearing, Inc., dated 11.20.17 (existing)
20. Lot Plan for Avonlea Preserve A and B, by Cotleur and Hearing, Inc., dated 4.24.18 (existing)
21. Landscape Plan for Avonlea Preserve A, by Cotleur and Hearing, Inc., dated 5.25.18 (existing)
22. Landscape Plan for Avonlea Preserve B, by Cotleur and Hearing, Inc., dated 5.25.18 (existing)
23. Landscape Plan details for Avonlea Preserve A and B, by Cotleur and Hearing, Inc., dated 5.25.18 (existing)
24. Boundary Survey for Avonlea Preserve A, by Velcon Group, Inc., dated 1.27.17 (existing)
25. Boundary Survey for Avonlea Preserve B, by Velcon Group, Inc., dated 2.6.17 (existing)
26. Amenity Package, dated 2.2.18 (existing)

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 and with the aforesaid Development Documents. The failure of an Owner to complete their development, or to comply with the Development Documents, or with any term or condition of development set forth in this ordinance, shall be deemed a zoning violation and no further permits, or other development approvals or orders shall be issued by the City to the owners until the violation has been resolved, and the matter may become the subject of a code enforcement action brought by the City. This section shall not impair the due process or other legal rights of the Owners to seek administrative or judicial redress.

SECTION 3: Following the adoption and acceptance of this ordinance by the Owners, and in addition to any other action for failure by an owner 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 Owners 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 the portion of this or any other ordinance pertaining to the portion of the development in breach.
- b. Direct the City Development Director to initiate the process to rezone the PUD property or any portion of the PUD property in breach.
- 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 Owner 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 4: 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 Owner of the site, this ordinance shall

prevail.

SECTION 5: 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 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 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 this 9th day of September 2019.

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 w

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

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this _____ day of _____, 2019.

ATTEST:

MARY R. KINDEL
CITY CLERK

Becky Bruner
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL 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:

Frank A. Wacha Jr., Trustee

Print Name: _____

By: _____

Frank A. Wacha Jr.

Print Name: _____

WITNESSES:

STB Outdoors, LLC

A Florida Limited Liability Company

Print Name: _____

By: _____

Nikolas Schroth, Member

Print Name: _____

WITNESSES:

DG Shreveport, LLC

A Florida Limited Liability Company

Print Name: _____

By: _____

William Rocker, Manager

Print Name: _____

OWNERS' ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this ____ day
of _____, 2018, by Frank Wacha, Owner.

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

The above Ordinance, Acceptance and Agreement was acknowledged before me this ____ day
of _____, 2018, by Nikolas Schroth.

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

(Continued to next page)

OWNERS' ACKNOWLEDGMENT

(Continued)

The above Ordinance, Acceptance and Agreement was acknowledged before me this ____ day
of _____, 2018, by William Rocker.

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
_____, 2018, by TROY MCDONALD, Mayor, and Cheryl White, 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

AND LESS, HOWEVER, THAT PART THAT LIES SOUTH OF THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD #707 AND NE SAVANNAH ROAD.

AND LESS, HOWEVER, THAT PART OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 IN SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY OF NE SAVANNAH ROAD AND THE EXTENSION OF BAKER ROAD.

AND LESS, HOWEVER, THE EAST 202.00 FEET OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING NORTH ON THE NORTH RIGHT-OF-WAY LINE OF NE BAKER ROAD ACCORDING TO THE PLANS FOR BAKER ROAD EXTENSION (MARTIN COUNTY PROJECT NO. SS-R-5). THE AREA OF THIS PARCEL IS 1.65 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAYS OF RECORD, IF ANY.

TOGETHER WITH

AVONLEA COMMERCIAL CENTER

A PARCEL OF LAND LYING IN SECTION 28, T37S, R41E, MARTIN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 202.00' OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 SAID SECTION 28, T37S, R41E OF PARCEL 6 AS DESCRIBED IN OFFICIAL RECORDS BOOK 895, PAGE 19, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE NORTHERLY RIGHT OF WAY LINE OF BAKER ROAD EXTENSION AS DESCRIBED IN OFFICIAL RECORDS BOOK 726, PAGE 1921, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE N89°28'19"W ALONG SAID NORTHERLY RIGHT OF WAY LINE OF BAKER ROAD EXTENSION, 348.92' TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF N.E.CARDINAL WAY BEING A 60.00' RIGHT OF WAY AS NOW LAID OUT AND IN USE; THENCE N10°56'26"W ALONG SAID EASTERLY RIGHT OF WAY LINE OF N.E.CARDINAL WAY, 381.26' TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 895, PAGE 25 AND 19, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND PHYSICALLY DESCRIBED BY MONUMENTS AND OCCUPATION; THENCE S89°15'48"E ALONG SAID OCCUPIED LINE, 426.24' TO THE POINT OF INTERSECTION WITH THE AFORESAID PARCEL 6; THENCE S00°45'39"W ALONG SAID WEST LINE OF THE EAST 202.00' OF PARCEL 6 A DISTANCE OF 372.11' TO THE POINT OF BEGINNING.

TOGETHER WITH

JENSEN INDUSTRIAL PARK SITE

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE, NORTH 00° 15' 38" EAST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE 861.35 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH SOUTHERLY RIGHT-OF-WAY LINE OF BAKER ROAD EXTENSION; THENCE SOUTH 89° 58' 55" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE 1545.39 FEET FOR A POINT OF BEGINNING (P.O.B.);

THENCE, SOUTH 89° 58' 55" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 520.27 FEET; THENCE, SOUTH 20° 06' 54" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 142.51 FEET MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE NORTHERLY RIGHT-OF-WAY LINE FOR SAVANNAH ROAD; THENCE, SOUTH 49° 53' 54" WEST, ALONG NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 412.74 FEET, MORE OR LESS, TO THE POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CARDINAL AVENUE, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, THENCE, SOUTHERLY, WESTERLY, AND NORTHERLY ALONG SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 78° 51' 33", A DISTANCE OF 103.23 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 585.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 38° 45' 27" EAST, THENCE, NORTHWESTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 39° 47' 31", A DISTANCE OF 406.28 FEET TO THE POINT OF

**EXHIBIT "A" – LEGAL DESCRIPTION
(con't.)**

TANGENCY, THENCE, NORTH 11° 27' 12" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1.01 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 101° 28' 07", A DISTANCE OF 88.55 FEET TO THE POINT OF BEGINNING.

CONTAINING; 4.06 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

THE BEARINGS AS STATED HEREIN ARE BASED ON AN ASSUMED BEARING OF NORTH 00° 15' 38" EAST ALONG THE WEST LINE OF SAID SECTION 28.

LESS, HOWEVER,

LEGAL DESCRIPTION OF A PORTION OF PROPOSED
GREEN RIVER PARKWAY RIGHT-OF-WAY

A PARCEL OF LAND LYING IN SECTION 28 AND SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE, NORTH 88° 48' 22" WEST, ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 500.00 FEET; THENCE, NORTH 00° 15' 52" EAST DEPARTING SAID SECTION LINE, A DISTANCE OF 55.02 FEET; THENCE, NORTH 33° 12' 44" EAST, A DISTANCE OF 172.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2028.75 FEET; THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27° 30' 11", A DISTANCE OF 973.84 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EASTERLY RIGHT-OF-WAY LINE OF BASELINE ROAD; THENCE, NORTH 30° 40' 07" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 238.43 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE SOUTH PLAT BOUNDARY LINE OF NORTHWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 1, PAGE 55, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA; THENCE, SOUTH 89° 58' 55" EAST, ALONG SAID SOUTH PLAT BOUNDARY LINE, A DISTANCE OF 10.00 FEET, MORE OR LESS, TO A POINT 40.00 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID PLAT OF NORTHWOOD SUBDIVISION, THENCE, SOUTH 00° 15' 15" WEST, DEPARTING SAID SOUTH PLAT BOUNDARY LINE, A DISTANCE OF 10.21 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2148.75 FEET; THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28° 34' 54", A DISTANCE OF 1071.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 117° 38' 31", A DISTANCE OF 307.99 FEET TO A POINT OF TANGENCY; THENCE, SOUTH 88° 48' 22" EAST, ALONG A LINE 60.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 92.47 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF SAID SECTION 29; THENCE, SOUTH 00° 15' 38" WEST ALONG SAID EAST SECTION LINE, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 29 AND THE POINT OF BEGINNING.

EXCEPTING THE WEST 50 FEET OF THE EAST 420 FEET OF THE NORTH 100 FEET OF THE SOUTH 133 FEET OF SAID SECTION 29 AND EXCEPTING THE RIGHTS-OF-WAY FOR BAKER ROAD EXTENSION AND STATE ROAD NO. 707.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD

EXHIBIT B – LOCATION MAP

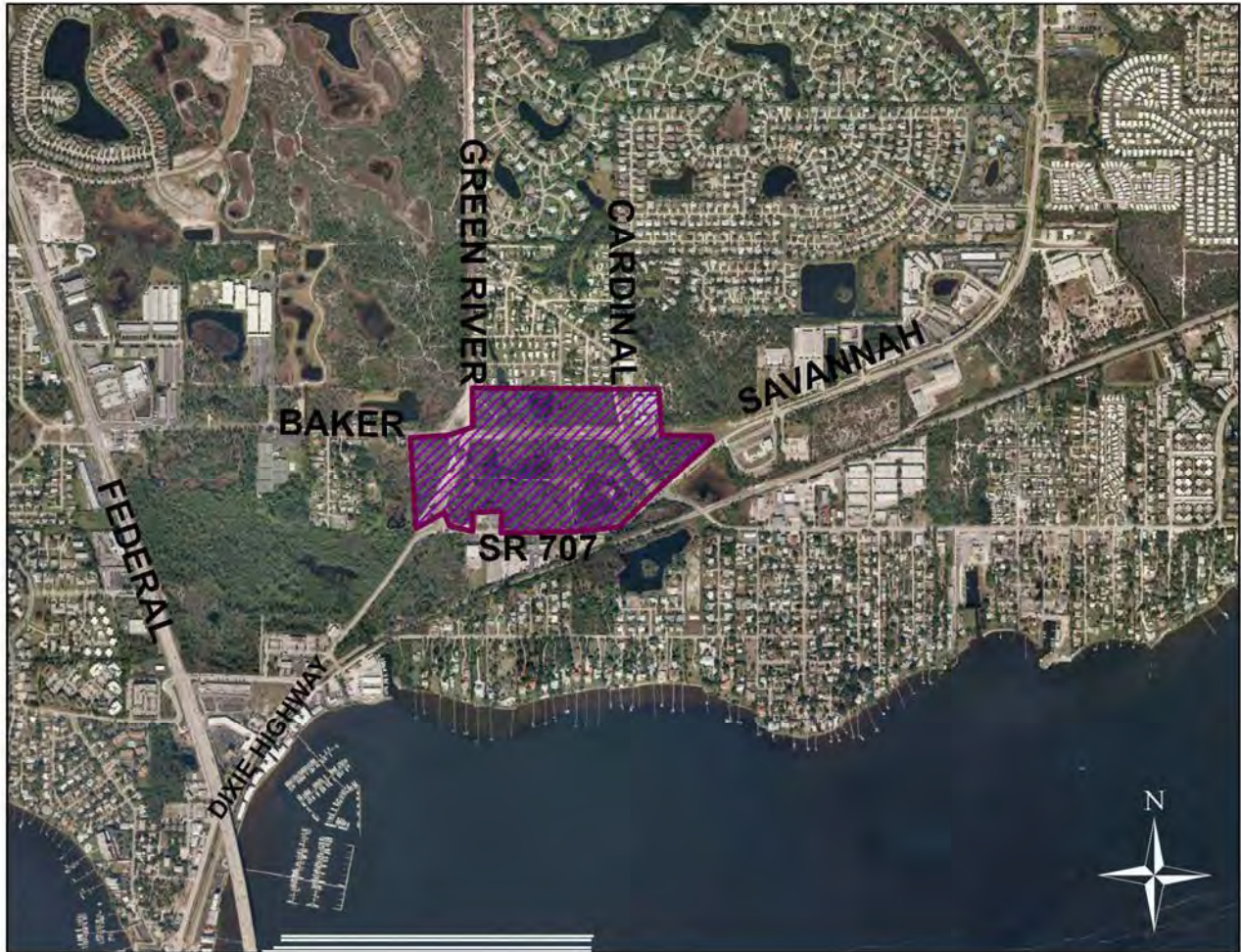


EXHIBIT C – DEVELOPMENT CONDITIONS

All conditions adopted under Ordinance No. 2305-2015 shall remain in effect unless revised or superseded by the conditions below:

Approved Plans and Documents (Exhibit “D”)

1. All development approved hereby and the use thereof shall comply with the following documents and drawings:

The following are General New Avonlea PUD Plans and Documents (reinstated by Ordinance 2420-2019:

- a. The Master Parcel Plan, Sheet 1 of 1 by Lucido and Associates, dated 5.27.18 (existing)
- b. South Florida Water Management District Permit #43-01387-P, issued 06.9.16. (existing)
- c. Department of the Army Permit #SAJ-1998-03203. (existing)
- d. Drainage Statement, by Grzelka Engineering, Inc. and as built plans for master drainage. (existing)
- e. Master Drainage Plan, by DLS Environmental Services, Inc. dated 03.16 (revised)
- f. Environmental Assessment Report, prepared by DLS Environmental Services, Inc. dated 07.14 (existing)
- g. Preserve Area Management Plan, prepared by DLS Environmental Services, Inc., dated 03.17. (existing)
- h. Traffic Impact Analysis prepared by MacKenzie Engineering and Planning, dated 10.14 (existing)
- i. 2015 Pattern Book for Avonlea Commerce Center Phase II (existing)
- j. PUD Boundary Survey prepared by Velcon Group, Inc., dated 01.08.14 (existing)
- k. Avonlea PUD Off-Site Infrastructure Plan, by HJA Design Studio, Sheet 1, dated 11.11.17 (existing)
- l. Avonlea Typical Cross Section, by Cotleur and Hearing, Inc., dated 4.19.18 (existing)
- m. Amended and Restated Declaration of Covenants and Restrictions for the New Avonlea P.U.D., dated November 30, 2016. (existing)

The following documents are being established by Ordinance 2420-2019:

Master Parcel Plans for Avonlea Crossings Parcel A (Parcel 1)

- n. Site Plan for Avonlea Crossing A, by Kuoppala & Associates, dated 09.30.19 (new)
- o. Landscape Plan for Avonlea Crossing A, by Litterick Landscape Architecture, dated 09.30.19 (new)
- p. Architectural Elevations and Floor Plans for Avonlea Crossing A, by Kuoppala & Associates, dated 09.30.19 (new)
- q. Boundary Survey for Avonlea Crossing A, by Velcon Engineering and Surveying, dated 04.30.19 (new)

The following documents are established by Ordinance 2366-2018 and are not being replaced:

Master Parcel Plans for Avonlea Preserve Parcel A (Parcel 2) and B (Parcel 12)

- r. Site Plan for Avonlea Preserve A, by Cotleur and Hearing, Inc, dated 11.20.17 (existing)
- s. Site Plan for Avonlea Preserve B, by Cotleur and Hearing, Inc., dated 11.20.17 (existing)
- t. Lot Plan for Avonlea Preserve A and B, by Cotleur and Hearing, Inc., dated 4.24.18 (existing)
- u. Landscape Plan for Avonlea Preserve A, by Cotleur and Hearing, Inc., dated 5.25.18 (existing)
- v. Landscape Plan for Avonlea Preserve B, by Cotleur and Hearing, Inc., dated 5.25.18 (existing)
- w. Landscape Plan details for Avonlea Preserve A and B, by Cotleur and Hearing, Inc., dated 5.25.18 (existing)
- x. Boundary Survey for Avonlea Preserve A, by Velcon Group, Inc., dated 1.27.17 (existing)
- y. Boundary Survey for Avonlea Preserve B, by Velcon Group, Inc., dated 2.6.17 (existing)
- z. Amenity Package, dated 2.2.18 (existing)

General PUD Conditions

- 2. Any modifications to the Master Parcel Plan and individual Master Site Plans of the PUD that does not exceed 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 public hearing. (existing)

3. This ordinance constitutes a revised Master Parcel Plan which extends development approval to Parcels 1, 2 and 12 and off-site infrastructure improvements only. Development of remaining Parcels shall require future amendments to Ordinance No. 2305-2015. More specifically, Avonlea Crossings A (Parcel 1) shall be built in two phases: Phase 1 is a 4,389 square foot medical office building, Phase 2 is a 4,992 square foot medical or professional office building; Avonlea Preserve A (Parcel 2) shall consist of 30 residential dwelling units and Avonlea Preserve B (Parcel 12) shall consist of 32 residential dwelling units. (revised)
4. The City may elect at any time to assign a future land use designation of “Conservation” to the PUD’s preserve areas without objection by the Owners. Said preserve areas shall be identified in the Preserve Area Maintenance Plan (PAMP), as more particularly set forth in condition #6. (existing)

Environmental and Landscaping

5. To ensure the integrity and viability of the preserved and restored/enhanced wetland and upland areas on a regular basis, including the submittal of an updated Annual Monitoring and Maintenance Plan, the master property owners association (the “POA”), as formed through the Amended and Restated Declaration of Covenants and Restrictions for the New Avonlea P.U.D. shall be singularly responsible for the perpetual maintenance of wetland and upland areas governed by SFWMD permit #43-01387-P, as well as all other common area improvements. The separate parcels (hereinafter referred to as “Parcel” or collectively as “Parcels) as shown on the Master Parcel Plan shall have the ability to establish separate homeowner’s associations for the purpose of maintaining on site infrastructure and common areas within such Parcels. (existing)

6. Except as follows, the project shall comply with Section 5.05.02 of the “Tree replacement and protection requirements” of the City’s Land Development Code.
 - a. In the event the developer chooses to address tree mitigation by planting in the project’s preserve area or elsewhere on the site, an estimated budget shall be provided to the city at the time of permitting. For plantings in the preserve area, not less than 50% shall consist of pines or hardwoods and 50% of palms. Of the 50% palms which may include Sabal palms, the developer may be permitted to plant half mature palms and half saw palmetto no less than 7 gallons in size. (existing)
7. The preserve Area shall be maintained in perpetuity in accordance with the Preserve Area Maintenance Plan prepared by DLS Environmental Services, Inc., dated 03.17. Any trash, debris, and exotics shall be removed from the preserve area. (existing)
8. Not less than 25% of the PUD shall be open space as defined in the City Land Development Regulations. Required open space may include native vegetation areas, excluding wetlands defined by the SFWMD, and landscape buffers between the PUD and adjacent property. (existing)
9. Plantings in upland preserve areas shall count toward tree replacement in accordance with Section 5.05.02 of the City’s Land Development Code. (existing)
10. “Hat racking” of trees is prohibited on the property. (existing)
11. Prior to any site clearing or development activities, compliance with all applicable federal, state and local regulations, including U.S. Army Corps of Engineers, SFWMD, and Florida Fish and Wildlife Conservation Commission (FFWCC) regulations, shall be demonstrated to the City. (existing)
12. Clearing of invasive species, including any required filling incidental to said clearing activities, as per SFWMD Permit #43-01387-P, shall be permitted at any time provided a permit is first obtained from the City. Further, the Owners shall demonstrate to the city

coordination with the FFWCC with regard to relocation/conservation permits of protected species. (existing)

13. A tree mitigation plan and tree survey depicting the proposed tree impact and mitigation including preservation, relocation and replacement, shall be submitted with each master parcel site plan approval. A tree removal permit will be required prior to the removal or relocation of existing specimen or historic trees and in the case of the removal of trees in the process of utility construction, such as lift stations, etc. (existing)
14. Subject to Development Department approval, trees planted in public spaces and public rights-of-way may be credited towards tree replacement requirements. The cost of the trees may be deducted from the total amount owed to the City's Tree Trust Fund. (existing)
15. A final landscape plan for each Parcel shall be provided with a master site plan application for such Parcel except the Avonlea Commerce Center Parcels 3 thru 9 and shall be consistent with the SFWMD Permit #43-01387-P. The landscape plan for each Parcel shall include a streetscape plan for public roads adjacent to that Parcel consistent with the approved Off-Site Infrastructure Plan. (existing)
16. A landscape maintenance agreement for each Parcel, executed in accordance with the Land Development Regulations, shall be submitted prior to the issuance of the first Certificate of Occupancy for such Parcel shown on the Master Parcel Plan. In order to monitor the proper installation of landscape material, material quality and long term maintenance of the site, a Letter of Credit, Certificate of Deposit or bond in the amount of 125% of the fair market value of the new landscape material shall be provided to the city for each Parcel shown on the Master Parcel Plan prior to the issuance of the first Certificate of Occupancy for such Parcel. The security shall be held for two years. (existing)
17. All common buffers and other common areas shall be provided with landscaping with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition. (existing)

18. 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 Owner shall bear the pass-thru fee for landscape consulting fees not to exceed \$1,500.00. (existing)
19. Prior to the development activities on Avonlea Preserve A and B (Parcels 2 and 12), any applicable payment into the City's tree replacement fund based on the City's Tree Replacement Formula, Section 5.05.02, shall be made as followed in the mitigation data requirements provided in the Landscape Plan details for Avonlea Preserve A and B, and prepared by DLS Environmental Services. Solely at the City's discretion, or the applicant may donate and/or locate mitigated trees in a public areas designated by the City. (existing)
20. A tree protective barrier plan shall be reviewed, approved and inspected by the landscape architect and by a City staff person on-site prior to construction activity to ensure that all preserve areas are not disturbed. (existing)
21. In addition to the landscaping depicted on the Landscape Plan for Avonlea Preserve Parcel 12, and at the owners discretion, the Owners may (with Development Department approval) provide pedestrian access thru the street frontage landscaping along Baker Road from the front door to the Baker Road sidewalk, so long as each residence is treated with the same access to the Baker Road sidewalk. The potential sidewalk access will not diminish the number of required street trees demonstrated on the landscape plan, but rather will be allowed to shift the landscaping to accommodate the pedestrian access and may result in a small reduction of ground cover and shrub area. A decision by the Development Department to withhold approval for the pedestrian access plan shall be appealable to the City Commission. (existing)
22. Property owners in Avonlea Preserve A and B (Parcels 2 and 12) may not construct fences or structures (such as sheds) in any yard. The individual POA for the particular Parcel may provide a uniform fencing program acceptable to the Development Department via an administrative amendment, which may allow fences to delineate property boundaries and separate residential property from common areas. (existing)

Signage

23. 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. Monument signs shall be grounded mounted, limited to ten feet (10') in height with design criteria conforming to the City's Land Development Code. No cabinet signs or pole signs shall be permitted. (existing)

Potable Water and Sewer Utilities

24. Water and Sewer Services shall be provided by Martin County Utilities. (existing)

Off-Site Infrastructure Plan

25. The owners have submitted an Off-Site Infrastructure Plan acceptable to the City, which includes sidewalks, street and intersections, street furniture, landscaping, parking, lightning, utilities and storm water improvements, which is in addition to the Master Parcel Plan. The Off-Site Infrastructure Plan identifies two phases and existing conditions. The Off-Site infrastructure plan demonstrates consistency of improvements throughout the PUD. (existing)
26. All infrastructure improvements within a given phase as required by the Off-Site Infrastructure Plan shall be built or bonded prior to any vertical construction in accordance with the phasing plan for the Off-Site Infrastructure Plan. Vertical construction within a phase of development is not contingent on the completion of off-site infrastructure work within the separate phase indicated in the phasing plan. (existing)
27. All utilities within adjacent rights-of-ways, within a given phase as depicted in the Off-Site Infrastructure Plan, must be buried, except for the existing FPL transmission line, prior to the issuance of a Certificate of Occupancy for any vertical construction. (existing)
28. Sidewalks of at least 8 feet in width, including provisions for bicycles, shall be shown on the Off-Site Infrastructure Plan, which shall demonstrate full connectivity to surrounding pedestrian facilities. Any sidewalk damaged during construction shall be repaired or replaced at the expense of the POA and sub-POA (henceforth known as a "Village Association") prior to the issuance of a Certificate of Occupancy for such Parcel. The Off-Site Infrastructure Plan

and the individual master site plans shall at a minimum demonstrate safe and adequate pedestrian and bicycle circulation, including handicap accessibility and access to public transit. (existing)

29. Any on-street parking constructed by the Owners shall be depicted on the Off-Site Infrastructure Plan and shall be built at the Owners' expense. On-street parking may be creditable toward required parking for individual Parcels as shown on the Master Parcel Plan, but shall not exclude use by the general public. (existing)

On-Site Infrastructure

30. All utilities internal to the development must be buried, except for the existing FPL transmission lines. Prior to the issuance of a Certificate of Occupancy for a Parcel for any vertical construction, any overhead utilities associated with such Parcel shall be buried. (existing)
31. Typical cross-sections for streets and alleys shall be submitted with each master site plan submittal indicating the proposed right-of-way width, pavement width, utilities, drainage, sidewalk, curb and gutter, on street parking and street lighting. (existing)
32. Parking areas shall be interconnected between adjacent CPUDs and through each CPUD Parcel to the extent feasible. (existing)
33. The Owner shall ensure a continuous pedestrian connection between all Parcels of the PUD, whenever practicable. (existing)

Prior to Issuance of Site Permits

34. Applicant shall provide a digital boundary survey and civil plan prior to the issuance of any site permits. (existing)
35. Final Development plans and/or Construction Drawings and Building Plans shall be submitted, reviewed, and approved by the City prior to the issuance of any Development Permits. (existing)

36. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit. (existing)
37. Where applicable, the Owner shall provide enclosed dumpster details on submitted civil construction plans prior to final site plan approval acceptable to the City's Public Works Department. (existing)
38. 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. (existing)

Development and Construction

39. All applicable state or federal permits must be obtained before the commencement any development activities. Issuance of this development order/permit/approval by the City of Stuart does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Stuart for the issuance of this order/permit/approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. (existing)
40. At the time of every Major Site Plan Amendment application for the remaining Parcels, the Owners' proposed Master Site Plan shall include, but not be limited to, the following features: proposed residential density or non-residential square footage; uses; lot layout and dimensions; typical cross sections for streets and alleys; building locations; accessory structures; dumpster locations; parking stall and aisle dimensions; fences, walls and landscaping; site lighting, pedestrian ways; recreational and other amenities, preserve areas; traffic circulation patterns; access for emergency and sanitation vehicles; utility locations; storm water facilities; architectural characteristics, appropriate building mass and scale; building elevations; finished floor elevations; color schemes; and signage. (existing)

41. The property is within the Community Redevelopment Area, and accordingly, prior to the issuance of any construction permits for vertical construction on a Parcel, the Owners of such Parcel shall either: A) contribute an amount equal to or greater than one and one-half percent of the value of vertical construction costs for such Parcel into the public art trust fund; or b) provide work of art on the property, the value of which shall not be less than one percent of the vertical construction costs for such Parcel and shall be submitted and approved by the City's Community Redevelopment Board for conformity with the public art standards as required in Sec. 3.01.08 of the City's Land Development Code. (existing)
42. Final site plan construction drawings for each Parcel as shown on the Master Parcel Plan shall be consistent with the approved master site plan. (existing)
43. The maximum front façade width of any proposed Assisted Living Facility, as defined herein, shall be 200 feet. (existing)
44. To sustain harmony, building or tenant improvement plans for business with outdoor speakers and/or entertainment will include a noise mitigation plan consisting of the location and orientation of speakers to contain sound within the business's area including the use of specific sound barriers and absorbs together with the time of use and volume that will meet or exceed the City's code requirements. (existing)
45. Pursuant to City/County/School Board inter-local agreement and for the purposes of determining the applicability of school impact fees, appropriateness of design, and impacts on school concurrency, the Martin County School Board shall be provided an opportunity to review all proposed residential development at the time of application for master site plan approval. (existing)
46. Construction traffic shall be reasonably controlled. The City may impose access management restrictions if deemed necessary. (existing)
47. Construction activity shall be limited from 7:00 a.m. to 6:00 p.m. Monday – Saturday. (existing)

48. 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. Prior to and during the construction period, the applicant shall provide a schedule for the inspection and maintenance of barricades and erosion controls. (existing)
49. No trailers, pre-fabricated or modular structures shall be permitted except on a temporary basis to assist in development and with rentals and sales of realty within the PUD. Such trailers or structures shall be removed within thirty (30) days of a direction to do so, as issued by the City Development Director. Failure to remove such a trailer or structure accordingly shall be deemed a violation of the City Code. (existing)
50. Owners shall comply with all requirements of the City's Comprehensive Plan and all applicable provisions of the City's Land Development Code not in conflict herewith. (existing)
51. All utility improvements constructed by the Owner within Martin County's right-of-way, shall be constructed in a manner and form acceptable to Martin County's Engineering Department. The Owner shall grant any such utility easements necessary for this site as may be required by Martin County. (existing)
52. Lighting shall comply with Section 6.07.00 of the Land Development Code and reviewed by Police for CEPTED/Crime Prevention recommendations prior to final site plan approval. Lighting shall include shields to direct the light away from residential areas. (existing)
53. The development of Parcels 2 and 12 may occur in up to two phases, or both as one phase. Prior to the issuance of a permit for whichever Parcel(2) constitutes Phase 1, with the exception of two (2) permits for model units on that Phase, the off-site improvements as depicted as Phase 1 of the offsite improvement plan will be completed, inclusive of landscaping to be places within the right-of-way(s), stormwater drainage, grading and road base on the parcel(s) shall be in place, and demonstration of connection to City Water and Sewer and power to the parcel shall be completed. Prior to the issuance of the first Certificate

of Occupancy within Phase 1, the curbing, first lift of asphalt, and all underground utilities within Phase 1 will be in place. Landscaping within the boundary of the lot being certified shall be completed. And finally, the amenity package and common areas for that phase will be completed. Prior to the issuance of the last five (5) Certificates of Occupancy within Phase 1, site development will be completed inclusive, but not limited to final lift of asphalt, landscaping, street lighting, mail boxes, etc. The timing of construction will apply to Phase 2 in the same manner. (existing)

Future Amendments

54. Any amendments to this agreement shall be governed by the following:

Any amendments to this agreement shall be governed by the following:

The owner of a Parcel, as the Parcels are depicted in Exhibit “D” attached hereto, who seeks to amend this agreement with respect to such Parcel, shall not be required to obtain consent to such amendment from any owner of property, the POA or any home owners association, included in this agreement, provided, however, notice of any hearing before either the City Local Planning Agency, or the City Commission, shall be given to all owners of property subject to this agreement. The determination of whether such amendment is a major or minor amendment, and the hearings required for major or minor amendments, shall be governed by the laws in effect in the City at the time an application to amend this agreement is filed with the City. (Existing)

The Avonlea Property Owners Association Inc. and Developers control the Avonlea Property Owners Association “Association” (Master Association). This association has been established to maintain the common areas and elements of the PUD and provide surety of maintenance to the governing bodies regulating the maintenance of the common areas and is regulated in accordance with the Covenants and Restrictions and By Laws recorded in OR Book 2893 Page 2898 as may be amended. At such a time that the Developers turn over the Association to the property owners, “Village Associations” are to make up the voting board of the Association. (Existing)

Parcels 2 and 12 are a Village Association within the Association (Master Association). Any future amendments to the Development Conditions of Parcels 2 and 12 shall require the written

consent of the Village Association. Until such a time that the Developers have turned over control of the Association to the property owners, written consent of the Association (Master Association) shall be required. (Existing)

Phase II of existing Commercial Development

55. Consistent with Ordinance No. 2307-2015, development approval for the remaining undeveloped portion of the Avonlea Commercial Center, located on the northeast corner of Cardinal Road and Baker Road shall be administratively approved, provided the proposed development adhered to the Pattern Book included by reference herein. (existing)

Development Timetables

56. Timetables for development shall be as follows:

Phase One. Off-Site Infrastructure Plan:

Completion of the Off-Site Infrastructure shall occur in two phases as demonstrated on the Avonlea PUD Off-Site Infrastructure Plan, by HJA Design Studio, dated 12.8.17. The first phase shall be completed prior to the first Certificate of Occupancy for the developments of Avonlea Preserve A and B. The completion of the second phase shall be triggered with an application for a Master Parcel site plan or site plans and shall be completed prior to the first Certificate of Occupancy of the development of said Parcel or Parcels.

Phase Two. Deadlines for master site plan approval for individual Parcels:

Master site plan approval for all Parcels as depicted on the Master Parcel Plan shall be obtained no later than three years of the completion of the water and sewer infrastructure.

<u>PARCEL</u>	DEADLINE FOR MASTER PUD SITE PLAN APPROVAL	TIMELINE FOR DEVELOPMENT

1	Completed	Phase 1 by June 1, 2022 Phase 2 by December 1, 2022
2	Completed	January 31, 2021
3-9	n/a	By administrative approval, no deadline
10	October 1, 2019	TBD at Major Amendment
11	October 1, 2019	TBD at Major Amendment
12	Completed	January 31, 2021
13	October 1, 2019	TBD at Major Amendment
14	October 1, 2019	TBD at Major Amendment
15	October 1, 2019	TBD at Major Amendment
16	October 1, 2019	TBD at Major Amendment

Failure to meet the deadline(s) for master site plan approval identified above for any default under this Ordinance for any particular Parcel(s) shall not constitute a breach on a part of any other Parcel(s) which have met the deadline and have otherwise performed under this Ordinance. (revised)

Allowable Uses

57. The following uses, derived in part from the City's Urban Code, may be permitted individually or in combination in all CPUD parcels, notwithstanding the existing Avonlea Commercial Plaza (Parcels 3 thru 9) in which allowable uses are set forth in the approved Pattern Book: (existing)

- a. Multifamily;
- b. Live-Work unit (for the purposes of this Ordinance "Live-work unit" means a single residential unit consisting of a professional or business office component, the area of

which does not exceed 50% of the unit's total floor space. A professional or business office located within a Live-Work unit shall be solely owned/operated by the tenant/resident of the unit);

- c. Accessory buildings;
- d. Greenhouses;
- e. Public utility stations;
- f. Government buildings;
- g. Hotels/motels;
- h. Bed and breakfast hotels;
- i. Retail sales and services, non-intensive
- j. Retail manufacturing and warehouse for service trades;
- k. Professional and medical offices;
- l. Banks;
- m. Theaters;
- n. Restaurants;
- o. Art Galleries;
- p. Dry cleaning, provided all cleaning is conducted off premises;
- q. Bakeries
- r. Mortuaries without cremation;
- s. Day care facilities;
- t. Home occupations as defined in Section 2.06.10 of the Stuart Land Development Code
- u. Health spas;
- v. Personal services;
- w. Drugstores and pharmacies;
- x. Parking garages;
- y. Nursing Homes;
- z. Assisted Living Facility (for the purposes of this ordinance, "Assisted Living Facility" means a facility operated for profit, which provides housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are unrelated to the owner/administrator.

58. The following uses shall be permitted individually or in combination in all RPUD Parcels:
(existing)

- aa. Single Family;
- bb. Townhouse;
- cc. Multi-family;
- dd. Assisted Living Facility (for the purposes of this ordinance, “Assisted Living Facility” means a facility operated for profit, which provides housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are unrelated to the owner/administrator.

Prohibited

59. Billboards are prohibited within the entire PUD. (existing)

60. Banners and any other sign or advertising device not in accordance with the City’s Land Development Regulations are prohibited. (existing)

Platting

61. Plat approval per Section 11.01.06.1 of the City’s Land Development Code shall occur prior to any future development permit being issued. (existing)

62. The new Avonlea PUD property may be platted and conveyed to separate owners without further amendment to this Ordinance. Prior to application for any development, the applicants shall form a master POA or other similar entity acceptable to the City Attorney, which shall be singularly responsible for the perpetual maintenance of the common infrastructure and common areas. (existing)

63. The Avonlea Preserve A and B (Parcels 2 and 12) shall be re-platted with City Commission approval prior to any development activity is approved on the respective Parcel. Each Parcel is permitted to be individually platted and developed subject to the specific timetable for development herein. (new)

Densities and Intensities

64. Density transfers shall not apply to this PUD. (existing)

65. The property is designated Neighborhood/Special District, which is a mixed-use category within the City’s Comprehensive Plan, and accordingly, shall achieve the vertical or horizontal mix of uses through strict adherence to the minimum and maximum ratios of residential and non-residential uses depicted in the City’s Comprehensive Plan. The ratios that must be maintained for the entire PUD are 30% to 90% for residential and 10% to 70% for non-residential. (existing)

66. The following matrix shows maximum densities and intensities for each Parcel as depicted on the Master Parcel Plan. However, it should be noted, due to design constraints such as, lot dimensions, building configurations, parking, landscaping, stormwater, and preserve area requirements, etc., this does not guarantee that these maximums will be approved. (revised)

Avonlea PUD Maximum Density (RPUD and CPUD)								
Parcel	Name	PUD Type	Total Acres including preserve areas	Residential/Live work Units		Commercial SF	Residential Units permitted in CPUD	ALF Beds (Total Maximum within PUD)
				Maximum	Approved			
1	Avonlea Crossings A	CPUD	2.07	N/A		20,000 Phase 1 – 4,389 Phase 2 – 4,992	N/A	200
2	Preserve A	RPUD	3.11	44	30	N/A	N/A	
3-9	Avonlea Commerce Phase 2	CPUD	0.79	5	TBD	33,300	N/A	
*	Avonlea Commerce Phase 1	CPUD	2.21	5 (Complete)		23,700 sf (Complete)	N/A	
10	East Village	CPUD	4.07	50	TBD	100,000	80	
11	Preserve D	CPUD	0.90	N/A		15,000	N/A	
12	Preserve B	RPUD	3.07	46	32	N/A	N/A	
13	Preserve C	RPUD	6.35	123	TBD	N/A	N/A	
14	Avonlea Crossings C	CPUD	1.60	N/A		20,000	N/A	
15	Avonlea Crossings D	CPUD	0.90	5	TBD	5,000	0	
16	Avonlea Crossings B	CPUD	4.22	75	TBD	65,000	80	

EXISTING USE: VACANT
EXISTING ZONING: RT
EXISTING FLU: MOBILE HOME DENSITY

[illegible]

SITE PLAN NOTES:

- 1.) Site Plan based upon abstracted survey prepared by Velcon Engineering & Surveying, LLC Job #99-1013, dated 4/30/19 (field date 4/29/19) and signed/sealed by Robert F. Kemerson, Florida PSM #6285.
- 2.) All utilities shall be underground.
- 3.) The project shall be constructed in two phases.
- 4.) Ground mounted condensing units shall be mounted on concrete pads and screened with 36" hedges (locations to be determined at future construction documents).
- 5.) Building and roof overhangs shall not encroach in easements.
- 6.) All driveways within 100' of subject property shown. No driveways at parcels across street.
- 7.) No landscaping shall be installed in site triangles except for plantings permitted per FDOT design standards Index #546.
- 8.) Vinyl coating at chain link fence shall be black or green at lift station enclosure.
- 9.) No directional signs on site.
- 10.) Phase 2 building and foundation planting shall be installed at a future date.
- 11.) Phase 2 construction shall include Building #2, North Parking Lot and east landscape buffer of Phase II. West landscape buffer and site wall (with landscaping) shall be constructed at Phase 1.

PROJECT DATA:

PRINCIPAL USE: PROFESSIONAL AND MEDICAL OFFICES

ZONING: COMMERCIAL PLANNED UNIT DEVELOPMENT

LAND USE: NEIGHBORHOOD / SPECIAL DISTRICT

LOT SIZE: 90,107 s.f. (2.07 ACRES)

DISTRIBUTION:

Building Area	=	9,381 S.F. = 10.40% < 15% maximum (One Story Building)
Impervious Area	=	31,248 S.F. = 34.67% lot coverage
Pervious Area	=	49,478 S.F. = 54.93% > 25% minimum
TOTAL	=	90,107 S.F. = 100.00% lot coverage

PARKING REQUIREMENTS:

9,381 S.F. / 200 S.F. = 47 spaces required
49 spaces provided

2 handicapped spaces required and 4 provided within 49 provided stalls.
Parking stalls shall be double striped per "Typical Parking Stalls Details" on Sheet R-1.
1 loading space required with 1 provided (12' x 25')

All stalls shall be striped and have concrete wheel stops.
All landscaped areas shall be curbed or protected with wheel stops.
Parking Lot shall be 6" concrete or asphalt.
Handicapped stalls shall have approved sign on pole and pavement marking.

BUILDING:

Required Setbacks	Actual Setbacks
Front (South) - 20'	Front (South) - 22'
Rear (North) - 25'	Rear (North) - 26' (adjacent to residential)
Interior Side (East) - 5'	Interior Side (East) - 121'
Interior Side (West) - 5'	Street Side (West) - 23'

Maximum Height - 45'-0" Height = 21'-0" to median distance for sloping roofs between eave and ridge

BUILDING TYPE: Type 5, unprotected and uninsprinkled.

HOURS OF OPERATION:
Monday thru Friday - 9:00 A.M. to 9:00 P.M.
Saturday & Sunday - 8:00 A.M. to 8:00 P.M.

Flood Zone "X" - per FFIRM MAP 120285C01320 - Dated March 16, 2015

SIGN SCHEDULE: Signs shall comply with M.U.T.C.D.

①	Stop Sign with Stop Bar
②	Handicapped Sign with \$250 Fine

PCN # 28 - 37 - 41 - 013 - 000 - 00010 - 0

OWNER:
CHRISTOPHER W. & MELISSA C. KINDIG
646 N.E. River Terrace
Jensen Beach, Florida 34957

CIVIL ENGINEER & SURVEYOR:
VELCON ENGINEERING & SURVEYING, LLC.
590 NW Peacock Blvd. - Suite 8
Port St. Lucie, Florida 34986
(772) 879-0477

SITE LIGHTING DESIGNER:
KUOPPALA & ASSOCIATES, P.A.
925 South Military Trail - Suite D-10
West Palm Beach, Florida 33415
(561) 682-1909

LANDSCAPE ARCHITECT:
LITTERICK LANDSCAPE ARCHITECTURE
2740 S.W. Martin Downs Blvd., Suite #199
Palm City, Florida 34990
(561) 719-3876

TRAFFIC ENGINEER:
H. BURT SMITH
825 Whippoorwill Trail
West Palm Beach, Florida 3341
(561) 798-5058

LEGAL DESCRIPTION:
LOT 1, NEW AVONLEA P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 17, PAGE 35, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

F.H.	FIRE HYDRANT
S.B.	SETBACK
L.S.E.	LANDSCAPE BUFFER
U.B.	UTILITY EASEMENT
M.H.	MANHOLE
F.F.	FINISHED FLOOR
M.S.L.	MEAN SEA LEVEL
F.P.L.	FLORIDA POWER & LIGHT
D.E.	DRAINAGE EASEMENT
I.C.B.	INCOMPLETIBLE BUFFER
E.O.P.	EDGE OF PAVEMENT
C.B.	CATCH BASIN
T.R.	TRASH RECEPTACLE
O.H.E.	OVERHEAD ELECTRIC
E.S.B.	ELECTRIC SERVICE BOX
G.V.	GATE VALVE
ST. LT.	STREET LIGHT
C.P.P.	CONCRETE POWER POLE
A.T.T.	TELEPHONE EQUIPMENT BOX
S.T.	STREET SIGN - EXISTING
H.C.	HANDICAPPED
E.S.B.	ELECTRIC SERVICE BOX

A map of Baker Road Extension, a shaded area bounded by Green River Parkway to the west and Baker Road to the east. A black dot indicates the project location, with a line pointing to it from the text 'PROJECT LOCATION'.



PROJECT LOCATION MAP

NO SCALE

REVISIONS	BY

ROBERT E. KUOPPALA
FLORIDA ARCHITECT #9491

ARCHITECTS
LICENSE #AC-001660

(561) 682-1909—OFF.
(561) 682-1975—FAX.

9225 SOUTH MILITARY TRAIL, SUITE D-10
WEST PALM BEACH, FLORIDA 33415



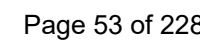
SEPTEMBER 30 2019

NEW PROFESSIONAL & MEDICAL OFFICES
KINDIG PROFESSIONAL PLAZA
LOT #1 - AVONLEA CROSSINGS 'A'
NORTHEAST CORNER OF GREEN RIVER PARKWAY & BAKER ROAD
STUART, FLORIDA EXTENSION

DRAWN GWT
CHECKED KUOPPALA
DATE SEPTEMBER 30, 2011
SCALE AS NOTED
COMM. NO. 13-06
SHEET SP-1



- DUMPSTER ENCLOSURE NOTES:**
- 1) Bollards shall be steel filled with concrete, top of 4'-0" above concrete pad and painted Safety Yellow
 - 2) Slab shall be 6" thick concrete (3,000 PSI @ 28 days) with 1 layer 6 X 6 X 10/10 WWF with footings at bollards and CMU walls.
 - 3) Gates shall be opaque and maintain minimum 90 degree swing clearance when anchored and in "full open" position. Gates shall have gate stops or cone bolts to lock gates open during servicing.
 - 4) Gates shall remain closed except during pickup and being serviced.
 - 5) Pedestrian access gate shall have self-closing hardware.



SITE WALL ELEVATION
1/4"=1'-0"



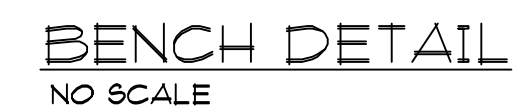
- MONUMENT SIGN CALCULATIONS:**

- A.) CODE REQUIREMENTS:
1.) One double faced sign per frontage.
2.) 0.75 S.F. per frontage with maximum 100 S.F. per sign.
- B.) SOUTH PROPERTY LINE FRONTING BAKER ROAD:
1.) Frontage = 337.39'
337.39' X 0.75 = 253 S.F.
Maximum sign area = 100 S.F.
Actual sign area = 100 S.F. (Note #1)
- C.) WEST PROPERTY LINE FRONTING GREEN RIVER PARKWAY:
1.) Frontage = 336.56'
336.56 X 0.75 = 252 S.F.
Maximum sign area = 100 S.F.
Actual sign area = 100 S.F. (Note #1)
- D.) Address numbers shall be minimum 6" high
- E.) Text subject to change.

- NOTES:**
- 1.) Sign copy area does not include decorative piers each side of sign copy.
 - 2.) Signs shall require separate permits.



- NOTES:
- 1) ANCHOR RECEPTACLE TO SLAB.
 - 2) UNIT SHALL BE HUNTCO "UENATCHEE" OR APPROVED EQUAL. COLOR SHALL BE BLUE OR WHITE AND FINISH SHALL BE THERMOPLASTIC COATING.



- NOTES:
- 1) ANCHOR BENCH TO SLAB.
 - 2) UNIT SHALL BE HUNTCO "WILLIAMETTE" OR APPROVED EQUAL. COLOR SHALL BE BLUE OR WHITE AND FINISH SHALL BE THERMOPLASTIC COATING.



BIKE RACK
NO SCALE

- NOTES:
- 1) ANCHOR RACKS TO SLAB.
 - 2) UNIT SHALL BE HUNTCO BR-5 OR APPROVED EQUAL. COLOR SHALL BE BLUE OR WHITE AND FINISH SHALL BE THERMOPLASTIC COATING.

REVISIONS	BY

KUOPPALA & ASSOCIATES, P.A.
ARCHITECTS
LICENSE #AKC-001856
ROBERT E. KUOPPALA
FLORIDA ARCHITECT #9461
(561) 682-1909-OFF.
(561) 682-1975-FAX.
925 SOUTH MILITARY TRAIL, SUITE D-10
WEST PALM BEACH, FLORIDA 33415

SEPTEMBER 30, 2019

KINDIG PROFESSIONAL PLAZA
LOT #1 - AVONLEA CROSSINGS 'A'
NORTHEAST CORNER OF GREEN RIVER PARKWAY & BAKER ROAD EXTENSION
STUART, FLORIDA

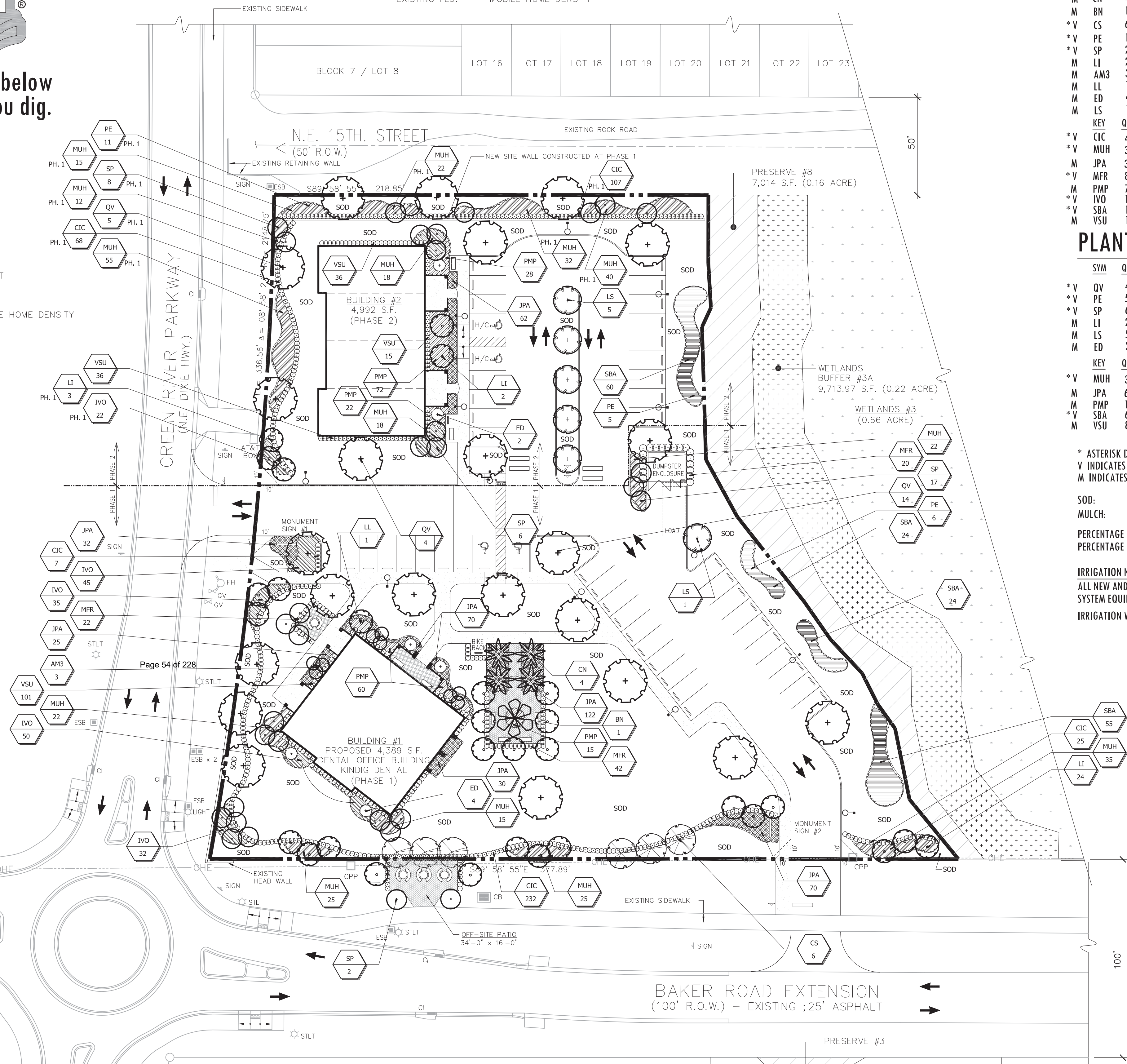
DRAWN
GWJ
CHECKED
KUOPPALA
DATE
SEPTEMBER 30, 2019
SCALE
AS NOTED
COMM. NO.
19-06
SHEET
R-1
1 SHEETS



Know what's below
Call before you dig.

MARTIN COUNTY
EXISTING USE: VACANT
EXISTING ZONING: RT
EXISTING FLU: MOBILE HOME DENSITY

NORTHLAND SUBDIVISION
EXISTING USE: NORTHWOOD MOBILE HOME PARK
EXISTING ZONING: RT
EXISTING FLU: MOBILE HOME DENSITY



LANDSCAPE DATA:

LOT SIZE: 90,107 S.F. (2.07 ACRES)
MIN. LANDSCAPED OPEN SPACE REQUIRED: 18,021.4 S.F. (20%)
LANDSCAPED AREA PROVIDED: 50,034 S.F. (55.5%)
INTERIOR LANDSCAPE AREA REQ'D.: 25,017 S.F. (MIN. 50% OF REQ'D LANDSCAPE AREA)
INTERIOR LANDSCAPE AREA PROVIDED: 36,981.19 S.F. (73.9%)
MIN. # OF TREES REQUIRED: 36 TREES (1 PER 2,500 S.F. OF LOT AREA)
OF TREES PROVIDED: 118 TREES (INCLUDES 10 EXISTING TREES)
% OF NATIVE TREES PROVIDED: 64.4%
% OF NATIVE SHRUBS PROVIDED: 60.4%

WETLANDS #1
(6.47 ACRE)

PLANT LIST (PHASE 1)

	SYM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	NOTES:	
* V	QV	19	QUERCUS VIRGINIANA	LIVE OAK	14' O.A., 3" DBH	6' MIN.	FULL & THICK, SINGLE TRUNK	
M	CN	4	COCOS NUCIFERA	COCONUT PALM	4' G.W.	-	FULL & THICK, MATCHED HEIGHTS	
M	BN	1	BISMARCKIA NOBILIS	BISMARCK PALM	14' O.A.	-	FULL & THICK, SPECIMEN	
* V	CS	6	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTWOOD	12' O.A., 3" DBH	6' MIN.	FULL & THICK, SINGLE TRUNK	
* V	PE	17	PINUS ELLIOTTII 'DENSE'	S. FLA. SLASH PINE	12-14' O.A., 3" DBH	6' MIN.	FULL & THICK, SINGLE TRUNK	
* V	SP	27	SABAL PALMETTO	CABBAGE PALM	8'-12' C.T.	-	FULL & THICK, STAGGER HEIGHTS, SLICK	
M	LI	27	LAGERSTOEMIA INDICA 'MUSKOGEE'	CRAPPE MYRTLE STD.	12' O.A.	6' SPD.	FULL & THICK, SINGLE-TRUNK, 4' C.T.	
M	AM3	3	ADONIDIA MERRILLII	CHRISTMAS PALM (TRIPLE)	12' O.A.	-	FULL & THICK, TRIPLE TRUNK	
M	LL	1	LIGUSTRUM JAPONICUM	LIGUSTRUM TREE	8' X 8' SPD.	8'	FULL & THICK, MULTI-TRUNK, 3' C.T.	
M	ED	4	ELAEOCARPUS DECEPIENS	JAPANESE BLUEBERRY	10' O.A.	4'	FULL & THICK TO GROUND, CONE	
M	LS	1	LAGERSTOEMIA SPECIOSA	QUEEN CRAPPE MYRTLE	12' O.A.	6'	FULL & THICK, SINGLE TRUNK	
	KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	O.C.	REMARKS
* V	CIC	439	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	#3, 24" MIN.	18" MIN.	24"	FULL & THICK TO BASE
* V	MUH	320	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	#3, 16" O.A.	16"	30"	FULL & THICK TO BASE
M	JPA	349	JUNIPERUS CHINENSIS 'PARSONII'	PARSON'S JUNIPER	#3, 16" SPD.	16"	24"	FULL & THICK TO BASE
* V	MFR	86	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	4' O.A.	24"	24-36"	FULL & THICK TO BASE
M	PMP	75	PODOCARPUS MACROPHYLLIS 'PRINGLES'	DWF. PODOCARPUS	#3, 16" O.A.	14"	24"	FULL & THICK TO BASE
* V	IVO	184	ILEX VOMITORIA	DWF. YAUPOH HOLLY	#3, 18" O.A.	18"	24"	FULL & THICK TO BASE
* V	SBA	103	SPARTINA BAKERI	SAND CORD GRASS	#3, 20" O.A.	24"	36"	FULL & THICK TO BASE
M	VSU	101	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	#3, 24" O.A.	18"	24"	FULL & THICK TO BASE

PLANT LIST (PHASE 2)

	SYM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	NOTES:	
* V	QV	4	QUERCUS VIRGINIANA	LIVE OAK	14' O.A., 3" DBH	6' MIN.	FULL & THICK, SINGLE TRUNK	
* V	PE	5	PINUS ELLIOTTII 'DENSE'	S. FLA. SLASH PINE	12-14' O.A., 3" DBH	6' MIN.	FULL & THICK, SINGLE TRUNK	
* V	SP	6	SABAL PALMETTO	CABBAGE PALM	8'-12' C.T.	-	FULL & THICK, STAGGER HEIGHTS, SLICK	
M	LI	2	LAGERSTOEMIA INDICA 'MUSKOGEE'	CRAPPE MYRTLE STD.	12' O.A.	6' SPD.	FULL & THICK, SINGLE-TRUNK, 4' C.T.	
M	LS	5	LAGERSTOEMIA SPECIOSA	QUEEN CRAPPE MYRTLE	12' O.A.	6'	FULL & THICK, SINGLE TRUNK	
M	ED	2	ELAEOCARPUS DECEPIENS	JAPANESE BLUEBERRY	10' O.A.	4'	FULL & THICK TO GROUND, CONE	
	KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	O.C.	REMARKS
* V	MUH	36	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	#3, 16" O.A.	16"	30"	FULL & THICK TO BASE
M	JPA	62	JUNIPERUS CHINENSIS 'PARSONII'	PARSON'S JUNIPER	#3, 16" SPD.	16"	24"	FULL & THICK TO BASE
M	PMP	122	PODOCARPUS MACROPHYLLIS 'PRINGLES'	DWF. PODOCARPUS	#3, 16" O.A.	14"	24"	FULL & THICK TO BASE
* V	SBA	60	SPARTINA BAKERI	SAND CORD GRASS	#3, 20" O.A.	24"	36"	FULL & THICK TO BASE
M	VSU	87	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	#3, 24" O.A.	18"	24"	FULL & THICK TO BASE

* ASTERISK DENOTES NATIVE PLANT MATERIAL
V INDICATES VERY DROUGHT TOLERANT PLANT MATERIAL
M INDICATES MODERATELY DROUGHT TOLERANT PLANT MATERIAL

SOD: ARGENTINE BAHIA
MULCH: 3" SHREDDED MELALEUCA MULCH (OR APPROVED RECYCLED MULCH) TO BE APPLIED TO ALL PLANTING BEDS.

PERCENTAGE OF NATIVE TREES AND PALMS REQUIRED: 50%
PERCENTAGE OF NATIVE TREES AND PALMS PROVIDED: 62.6%

IRRIGATION NOTE:
ALL NEW AND EXISTING LANDSCAPE AREAS SHALL BE RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.
IRRIGATION WATER SOURCE: WELL & PUMP

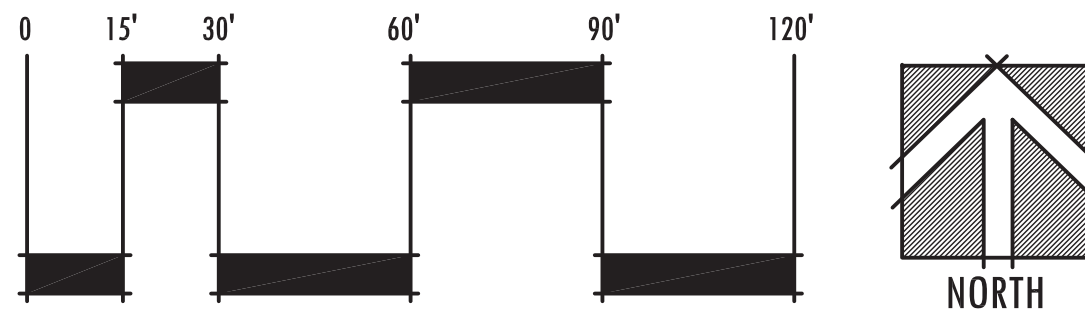
TREE DISPOSITION CHART

TREE #	PHASE	BOTANICAL NAME	COMMON NAME	SIZE (DBH)	DISPOSITION	MITIGATION (DBH)
01	2	JACARANDA MIMOSIFOLIA	JACARANDA	18"	REMOVE	NONE
02	2	PINUS ELLIOTTII 'DENSE'	SLASH PINE	18"	REMAIN	
03	2	PINUS ELLIOTTII 'DENSE'	SLASH PINE	14"	REMAIN	
04	2	PINUS CLAUSSA	SAND PINE	13"	REMOVE	19.5" (X1.5)
05	2	PINUS CLAUSSA	SAND PINE	10"	REMOVE	15" (X1.5)
06	2	PINUS CLAUSSA	SAND PINE	9"	REMAIN	
07	2	PINUS CLAUSSA	SAND PINE	15"	REMOVE	22.5" (X1.5)
08	2	PINUS CLAUSSA	SAND PINE	8"	REMOVE	12" (X1.5)
09	2	PINUS CLAUSSA	SAND PINE	9"	REMOVE	13.5" (X1.5)
10	2	PINUS CLAUSSA	SAND PINE	11"	REMOVE	16.5" (X1.5)
11	1	PINUS CLAUSSA	SAND PINE	9"	REMOVE	13.5" (X1.5)
12	1	PINUS ELLIOTTII 'DENSE'	SLASH PINE	12"	REMOVE	18" (X1.5)
13	1	PINUS ELLIOTTII 'DENSE'	SLASH PINE	14"	REMOVE	21" (X1.5)
14	1	PINUS ELLIOTTII 'DENSE'	SLASH PINE	10"	REMOVE	15" (X1.5)
15	1	PINUS ELLIOTTII 'DENSE'	SLASH PINE	7"	REMOVE	10.5" (X1.5)
16	1	PINUS ELLIOTTII 'DENSE'	SLASH PINE	12"	REMOVE	18" (X1.5)
17	1	PINUS ELLIOTTII 'DENSE'	SLASH PINE	15"	REMOVE	22.5" (X1.5)
18	1	PINUS ELLIOTTII 'DENSE'	SLASH PINE	14"	REMOVE	21" (X1.5)
19	1	PINUS CLAUSSA	SAND PINE	10"	REMOVE	15" (X1.5)
20	1	PINUS ELLIOTTII 'DENSE'	SLASH PINE	15"	REMAIN	
21	1	PINUS ELLIOTTII 'DENSE'	SLASH PINE	9"	REMOVE	13.5" (X1.5)
22	1	PINUS ELLIOTTII 'DENSE'	SLASH PINE	16"	REMOVE	24" (X1.5)
23	1	PINUS ELLIOTTII 'DENSE'	SLASH PINE	12"	REMOVE	18" (X1.5)
24	1	PINUS ELLIOTTII 'DENSE'	SLASH PINE	14"	REMOVE	21" (X1.5)
25	1	PINUS ELLIOTTII 'DENSE'	SLASH PINE	13"	REMAIN	
26	1	PINUS ELLIOTTII 'DENSE'	SLASH PINE	15"	REMAIN	
27	1	PINUS ELLIOTTII 'DENSE'	SLASH PINE	13"	REMAIN	
28	1	PINUS ELLIOTTII 'DENSE'	SLASH PINE	10"	REMAIN	
29	1	PINUS ELLIOTTII 'DENSE'	SLASH PINE	9"	REMAIN	

TOTAL MITIGATION REQUIRED (PHASE 1): 231" (92.4 TREES, 2.5" DBH)
TOTAL MITIGATION REQUIRED (PHASE 2): 99" (39.6 TREES, 2.5" DBH)
TOTAL MITIGATION REQ'D. (BOTH PHASES): 352.5"
TOTAL MITIGATION TREES REQ'D.: 141 TREES (2.5" DBH)

Jason Litterick
Digitally signed by Jason Litterick
Date: 2019.09.30 09:05:38 -04'00'

Landscape Plan



REFER TO SHEET LP-2 FOR PLANTING DETAILS, SPECIFICATIONS AND XERISCAPE REQUIREMENTS



Litterick Landscape Architecture

2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

NEW PROFESSIONAL & MEDICAL OFFICES
KINDIG PROFESSIONAL PLAZA
LOT #1 - AVONLEA CROSSINGS 'A'
NORTHEAST CORNER OF GREEN RIVER PARKWAY & BAKER ROAD EXTENSION
STUART, FLORIDA

Landscape Architect of Record



Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 30'-0"

Designed: JML
Drawn: JML
Approved: JML
Date: 7/25/19
Job no.:
Revisions: 9/30/19

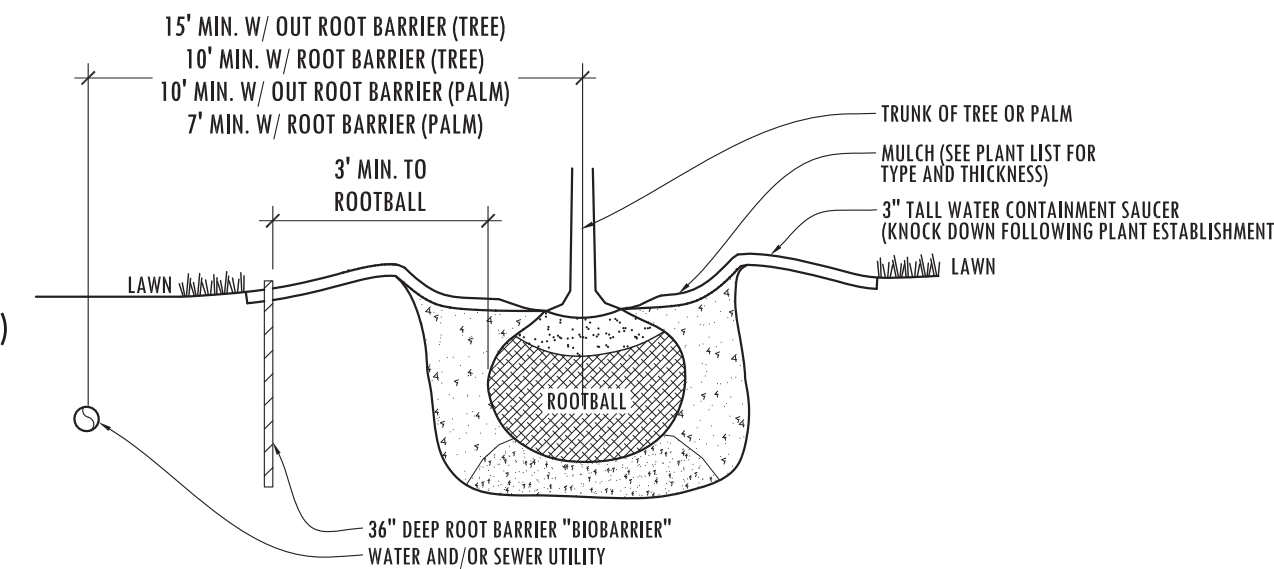
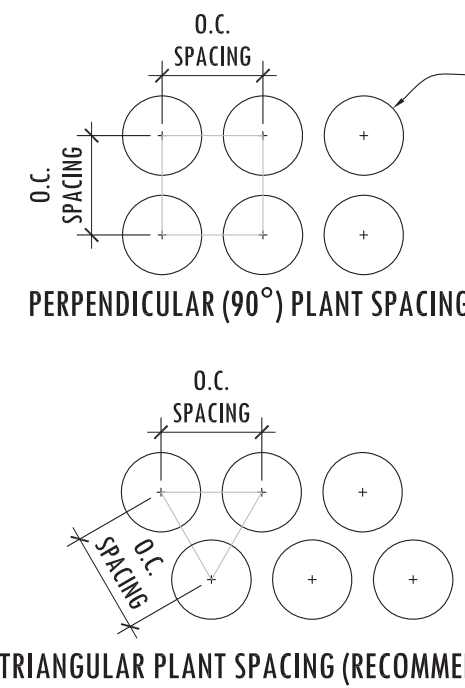
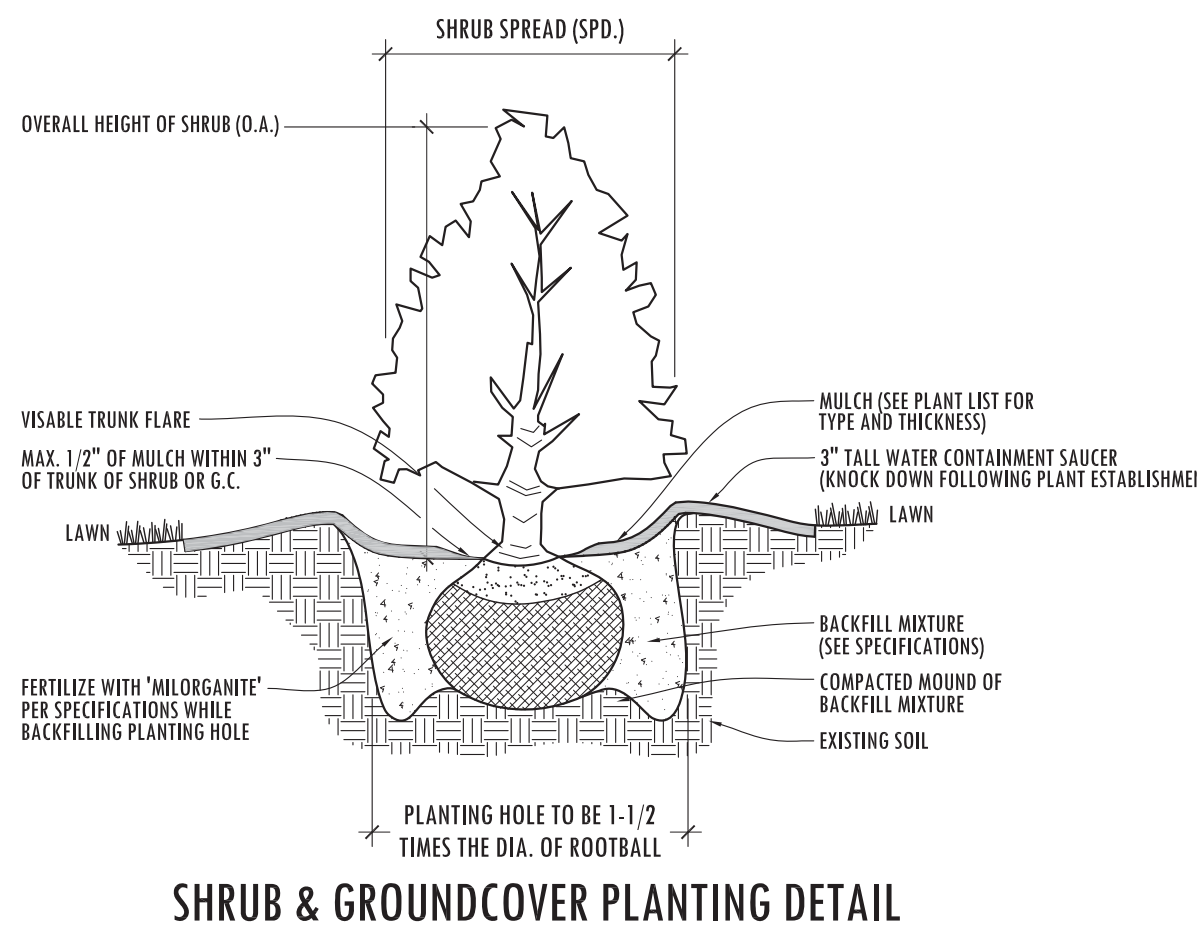
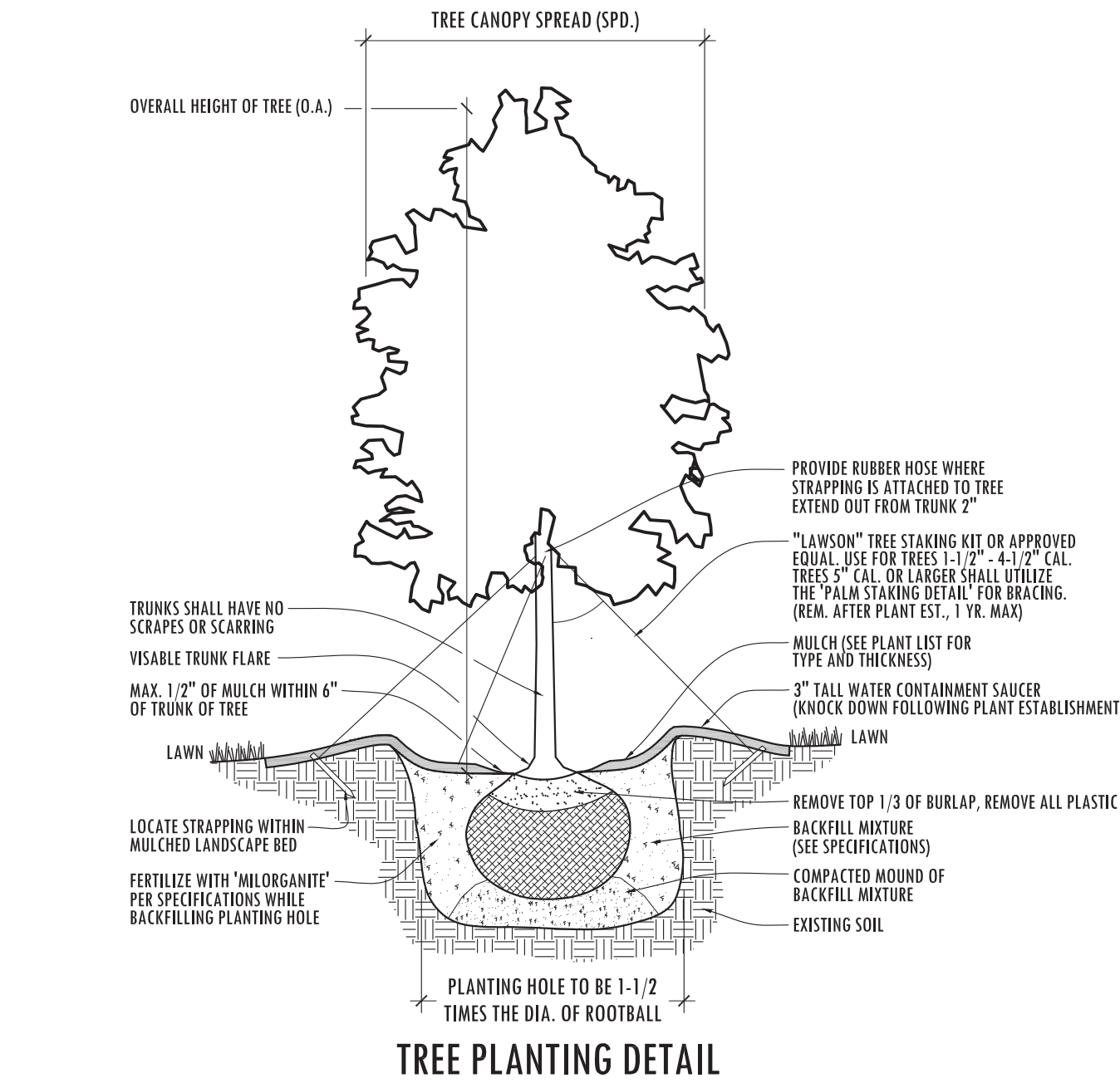
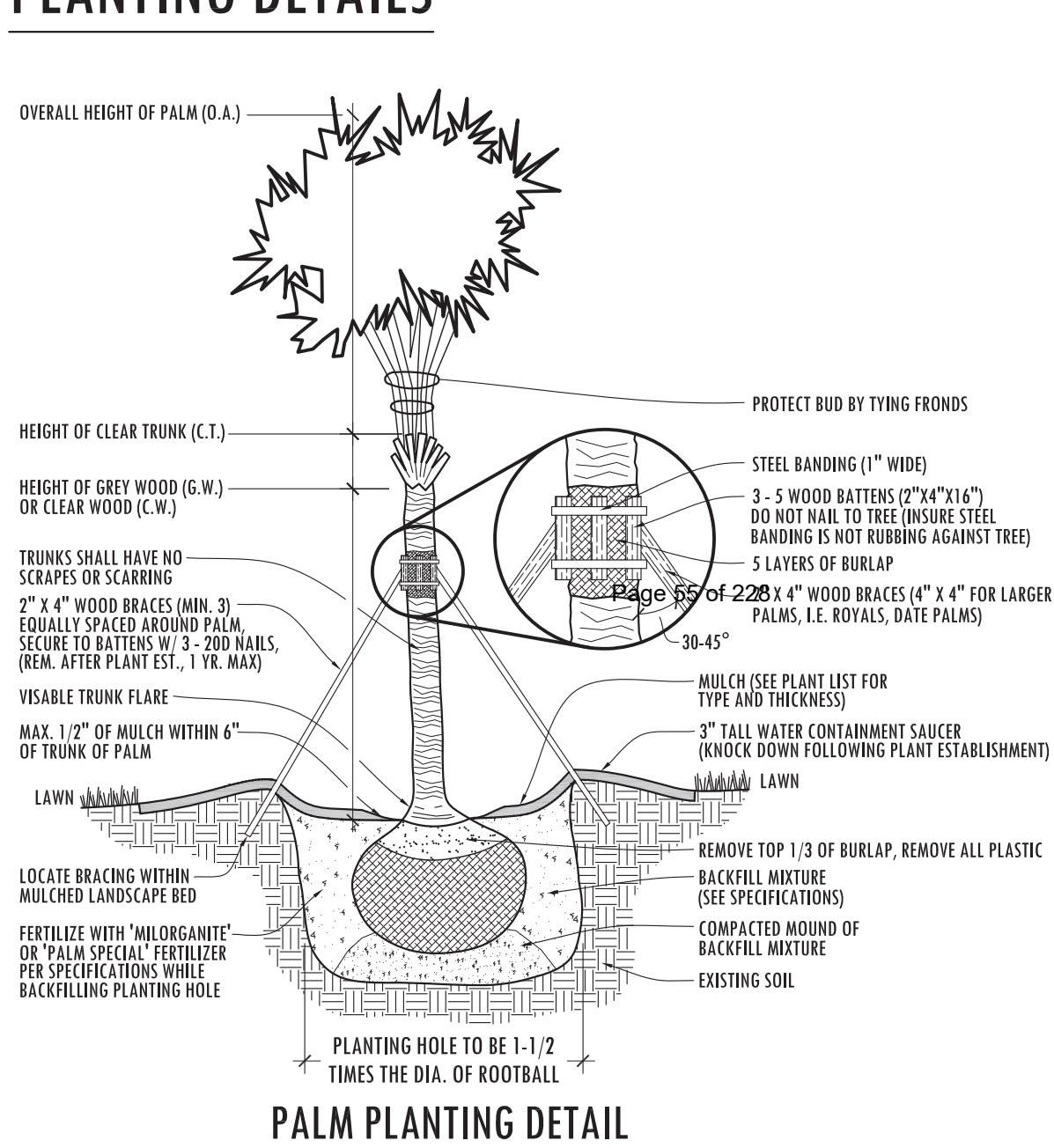
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LP-1

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'GRADES AND STANDARDS' LATEST EDITION.
2. ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF STUART LAND DEVELOPMENT REGULATIONS.
3. THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS CHANGES WITHOUT THE AUTHORIZATION OF THE CITY OF STUART, THE OWNER AND THE LANDSCAPE ARCHITECT.
4. THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.
6. ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.
7. ALL SOD SHALL BE STENOTAPHRUM SECONDATUM FLORITAM (ST. AUGUSTINE SOD).
8. ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO FLORIDA DEPARTMENT OF TRANSPORTATION SIGHT LINE GUIDELINES.
9. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30" AND 8' WITHIN SIGHT VISIBILITY TRIANGLES. 15' X 30' SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION, ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FOOT NOTES 5-6.
10. ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS. EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.
11. ALL PROPOSED LANDSCAPE AREAS SHALL RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSING DEVICE ACCORDING TO LOCAL AND STATE CODES. IRRIGATION WATER SHALL BE PULLED FROM A WELL SOURCE AND CITY WATER WILL BE USED AROUND BUILDING.
12. ALL ABOVE GROUND UTILITIES SHALL BE SCREENED FROM VIEW ON THREE SIDES WITH AN APPROPRIATE HEDGE MATERIAL. HEIGHT OF PLANT MATERIAL AT TIME OF INSTALLATION SHALL BE AT LEAST AS TALL AS THE UTILITY BEING SCREENED AND SHALL BE SPACED APPROPRIATELY IN ORDER TO PROVIDE COMPLETE SCREENING OF UTILITY WITHIN ONE YEAR OF INSTALLATION.
13. ALL TREES NOT LOCATED WITHIN A LANDSCAPE BED SHALL RECEIVE A 4-5" DIA. MULCH RING.
14. ALL EXOTIC AND NUISANCE VEGETATION SHALL BE REMOVED FROM SUBJECT PROPERTY PRIOR TO ANY CERTIFICATE OF OCCUPANCY.
15. TREES ARE TO BE INSTALLED WITH A 10' SEPARATION FROM FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LEFT STAKES. IF A 10' SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER IN NO CASE SHALL A TREE ENCRDACH INTO A PROUE WITHOUT PRIOR PRECIVID APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 7.5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL.
16. ALL PLANT MATERIAL SHALL BE INSTALLED AT THE HEIGHT, SPREAD AND DBH SHOWN ON THE PLANT LIST, CONTAINER SIZES ARE GIVEN AS A SUGGESTION ONLY.

PLANTING DETAILS



TRIANGULAR PLANT SPACING (RECOMMENDED)

ROOT BARRIER DETAIL

PLANTING SPECIFICATIONS

1. SCOPE OF WORK

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. QUALITY ASSURANCE

LANDSCAPE CONTRACTOR MUST BE REGULARLY ENGAGED IN THE INSTALLATION OF LIVING PLANT MATERIAL. LABOR CREWS SHALL BE CONTROLLED AND DIRECTED BY A LANDSCAPE FOREMAN WELL VERSED IN LANDSCAPE INSTALLATION, PLANT MATERIALS, READING PLANS AND COORDINATION BETWEEN THE JOB AND NURSERY.

THE LANDSCAPE CONTRACTOR AND IRRIGATION CONTRACTOR SHALL REVIEW LAYOUT AND SCHEDULING PRIOR TO INSTALLATION OF MATERIAL. MINOR ADJUSTMENT TO IRRIGATION DESIGN MAY BE MADE IN RESPONSE TO THE NEEDS OF SPECIFIC PLANT MATERIAL. THE LANDSCAPE ARCHITECT MUST BE NOTIFIED OF SUCH CHANGES.

3. MATERIALS

PLANT SIZE AND QUALITY
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES AND PALMS FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE FREE OF WEEDS OR ANY OTHER OBJECTIONABLE VEGETATION.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

CONTAINER GROWN PLANTS SHALL HAVE A DEVELOPED ROOT STRUCTURE SO THAT THE ROOT MASS STAYS IN TACT WHEN REMOVED FROM CONTAINER. IN NO CASE SHALL THE PLANT CONTAIN CIRCLING ROOTS NOR BE ROOT-BOUND.

QUANTITIES
ALL QUANTITIES INDICATED ON THE PLANT LIST ARE INTENDED AS A GUIDE FOR THE BIDDERS AND DOES NOT RELIEVE THE BIDDER OF HIS RESPONSIBILITY TO DO A COMPREHENSIVE PLANT TAKE OFF. SHALL A DISCREPANCY OCCUR BETWEEN THE BIDDER'S TAKE OFF AN THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSION OF THE BID.

MULCH
MULCH SHALL BE A SHREDDED VARIETY AS SPECIFIED IN THE PLANT LIST. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3" EXCEPT FOR THOSE SPECIFIC SITUATIONS SHOWN BELOW IN SECTION 4 AND IN PLANTING DETAILS.

FERTILIZER
FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF "MILORGANITE" ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS. FERTILIZE ALL NEW PLANTINGS PER RATES SHOWN BELOW:

TREES:
FERTILIZE NEW TREES WITH "MILORGANITE" AT THE FOLLOWING RATES:

- 8" AND SMALLER: 2-4 LBS.
- 8'-12" TALL: 4-6 LBS.
- 12" AND TALLER: 6-8 LBS.

(3 CUPS = 1 LB.)

SHRUBS:
FERTILIZE NEW SHRUBS AND ACCENTS WITH "MILORGANITE" AT THE FOLLOWING RATES:

- 4-6" POTS: 1/4 CUP
- 1 GAL.: 1/2 CUP
- 3 GAL.: 1 CUP
- 7-10 GAL.: 2 CUPS
- 15 GAL. AND GREATER: 3 CUPS

PALM TREES:
FERTILIZE NEW PALM TREES WITH A "PALM SPECIAL" FERTILIZER IN SLOW RELEASE FORM. FERTILIZER SHALL CONTAIN AN ADDITIONAL MAGNESIUM AND MICRO-NUTRIENT AMENOMENT

SOIL
PLANTING SOIL SHALL BE SANDY LOAM AND SHALL CONTAIN A 25% MINIMUM AMOUNT OF DECOMPOSED ORGANIC MATTER. PLANTING SOIL SHALL BE FREE OF CLAY, STONES, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

WATER
WATER FOR PLANTING WILL BE AVAILABLE AT THE SITE AND WILL BE PROVIDED BY THE OWNER. LANDSCAPE CONTRACTOR SHALL NOT ASSUME THAT THE IRRIGATION SYSTEM WILL BE OPERATIONAL AT THE TIME OF PLANTING. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE ALL THE REQUIRED WATER NECESSARY TO MAINTAIN THE PLANT MATERIAL IN A HEALTHY GROWING CONDITION. THE WATERING MAY INCLUDE DEEP WATERING OF TREES AND THE WATERING OF SHRUB AND GROUND COVER AREAS. ANY PLANT MATERIALS THAT DIE OR THAT ARE NOT IN A HEALTHY GROWING CONDITION DUE TO LACK OF WATER SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

4. EXECUTION

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

AFTER FINAL SETTLING OF BALLED AND BURLAPED PLANTS, LOOSEN BURLAP WRAPPING EXPOSING THE TOP OF THE ROOTBALL, LEAVING THE BALL UNBROKEN. REMOVE EXCESS AMOUNTS OF BURLAP TO ELIMINATE VOIDS WHICH MAY BE CAUSED UPON DECOMPOSITION.

CONTAINER GROWN PLANTS SHALL, WHEN DELIVERED, SHALL HAVE SUFFICIENCY GROWTH TO HOLD EARTH INTACT WHEN REMOVED FROM CONTAINER AND SHALL NOT BE ROOT ROUND. PLANT PITS FOR CONTAINER MATERIALS SHALL BE FORMED FLAT ON THE BOTTOM TO AVOID AIR POCKETS AT THE BOTTOM OF ROOT BALLS AND CONTAINERS SHALL BE REMOVED CAREFULLY TO PREVENT DAMAGE TO THE PLANT OR ROOT SYSTEMS.

TEST TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. PITS WHICH ARE FOUND NOT TO BE ADEQUATELY DRAINING SHALL BE EXCAVATED TO A DEPTH SUFFICIENT FOR DRAINAGE AND BACKFILLING WITH GRAVEL OR CRUSHED ROCK. NO ALLOWANCES WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (Panicum Repens) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THEREE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS. COMPACT LAYER OF TOPSOIL IN PIT WITH A SLIGHTLY DISHED GRADE TO CENTER.

BACKFILL AROUND BALL WITH TOPSOIL AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF TOPSOIL BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF TOPSOIL IN BOTTOM BEFORE PLACING PLANT. BACKFILL AROUND PLANTS WITH PLANTING MIXTURE. COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED. LIFTING PLANT FOLIAGE ABOVE MULCH. PURPLE QUEEN GROUNDCOVER, IF SPECIFIED, SHALL ONLY RECEIVE 1" OF MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

PLANTING SOD

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING. SOD SHALL BE FIRM, TOUGH TEXTURE, HAVING A COMPACT GROWTH OF GRASS WITH GOOD ROOT DEVELOPMENT, AND SHALL CONTAIN NO BERMUDDA GRASS, WEEDS OR ANY OTHER OBJECTIONABLE VEGETATION.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH GRADE ALL LANDSCAPE AREAS, ELIMINATING ALL BUMPS, DEPRESSIONS, STICKS, STONES AND OTHER DEBRIS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

5. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK IMMEDIATELY AFTER PLANTING AND UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS; PRUNING TREES AND SHRUBS; PROTECTION FROM INSECTS AND DISEASES; FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

IN THE EVENT OF SERIOUS DAMAGE FROM INSECTS OR DISEASE PRIOR TO FINAL ACCEPTANCE, THE PLANTS SHALL BE TREATED BY PREVENTATIVE OR REMEDIAL MEASURES APPROVED FOR GOOD HORTICULTURAL PRACTICE AT NO ADDITIONAL COST TO THE OWNER.

CLEAN UP

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

ANY SOIL, PEAT OR SIMILAR MATERIAL WHICH HAS BEEN BROUGHT ONTO ANY PAVED AREAS SHALL BE REMOVED PROMPTLY KEEPING THESE AREAS CLEAN AS THE WORK PROGRESSES. UPON COMPLETION OF THE PLANTING, ALL EXCESS SOIL, STONES AND DEBRIS WHICH HAS NOT BEEN PREVIOUSLY CLEANED UP SHALL BE REMOVED FROM THE SITE.

INSPECTION & ACCEPTANCE

THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT UPON COMPLETION OF THE WORK TO REQUEST A FINAL INSPECTION OF THE INSTALLATION AND PLANT MATERIALS. THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WILL NOTIFY THE LANDSCAPE CONTRACTOR OF ANY DEFICIENCIES VIA A "PUNCH LIST" WHICH SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR. CONDITIONAL LANDSCAPE ACCEPTANCE OF ALL PLANT MATERIAL AND WORKMANSHIP WILL BE GIVEN IN WRITING BY THE LANDSCAPE ARCHITECT AFTER ALL "PUNCH LIST" ITEMS HAVE BEEN CORRECTED AND ANY PLANT REPLACEMENTS MADE. THIS ACCEPTANCE WILL BEGIN THE WARRANTY PERIOD. DEFICIENCIES NOTED AFTER THE CONDITIONAL LANDSCAPE ACCEPTANCE SHALL BE RECTIFIED DURING THE WARRANTY PERIOD AND PRIOR TO FINAL LANDSCAPE ACCEPTANCE.

GUARANTEE AND REPLACEMENT

ALL PLANT MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL LANDSCAPE ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ANY PLANT MATERIAL OR WORKMANSHIP THAT IS DEFICIENT OR HAS DIED SHALL BE REPLACED AT THE SAME SPECIFICATION NOTED IN THE APPROVED LANDSCAPE PLANS. REPLACEMENTS SHALL BE MADE BY THE LANDSCAPE CONTRACTOR WITHIN TWO (2) WEEKS OF NOTIFICATION BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER. WARRANTIES OF REPLACEMENT MATERIAL SHALL BE SIX (6) MONTHS FROM THE DATE OF REPLACEMENT INSTALLATION. DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM OR AUTOMOBILES OR BY NEGLIGENCE BY THE OWNER SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. UNLESS OTHERWISE ARRANGED WITH THE OWNER, THE CONTRACTOR IS RESPONSIBLE FOR GENERAL PLANT MAINTENANCE INCLUDING WATERING AND MOWING UP UNTIL THE DATE OF CONDITIONAL ACCEPTANCE.

PLANT MATERIAL SUBSTITUTION

THERE WILL BE NO SUBSTITUTION OF PLANT MATERIAL UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT AND/OR OWNER. THIS INCLUDES SPECIES AND SIZE OF PLANT MATERIAL.

Landscape Specifications & Planting Details



Litterick Landscape Architecture

2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

NEW PROFESSIONAL & MEDICAL OFFICES
KINDIG PROFESSIONAL PLAZA
LOT #1 - AVONLEA CROSSINGS 'A'
NORTHEAST CORNER OF GREEN RIVER PARKWAY & BAKER ROAD
STUART, FLORIDA

Landscape Architect of Record



Jason M. Litterick, RLA
(LA0001677)

Jason
Litterick

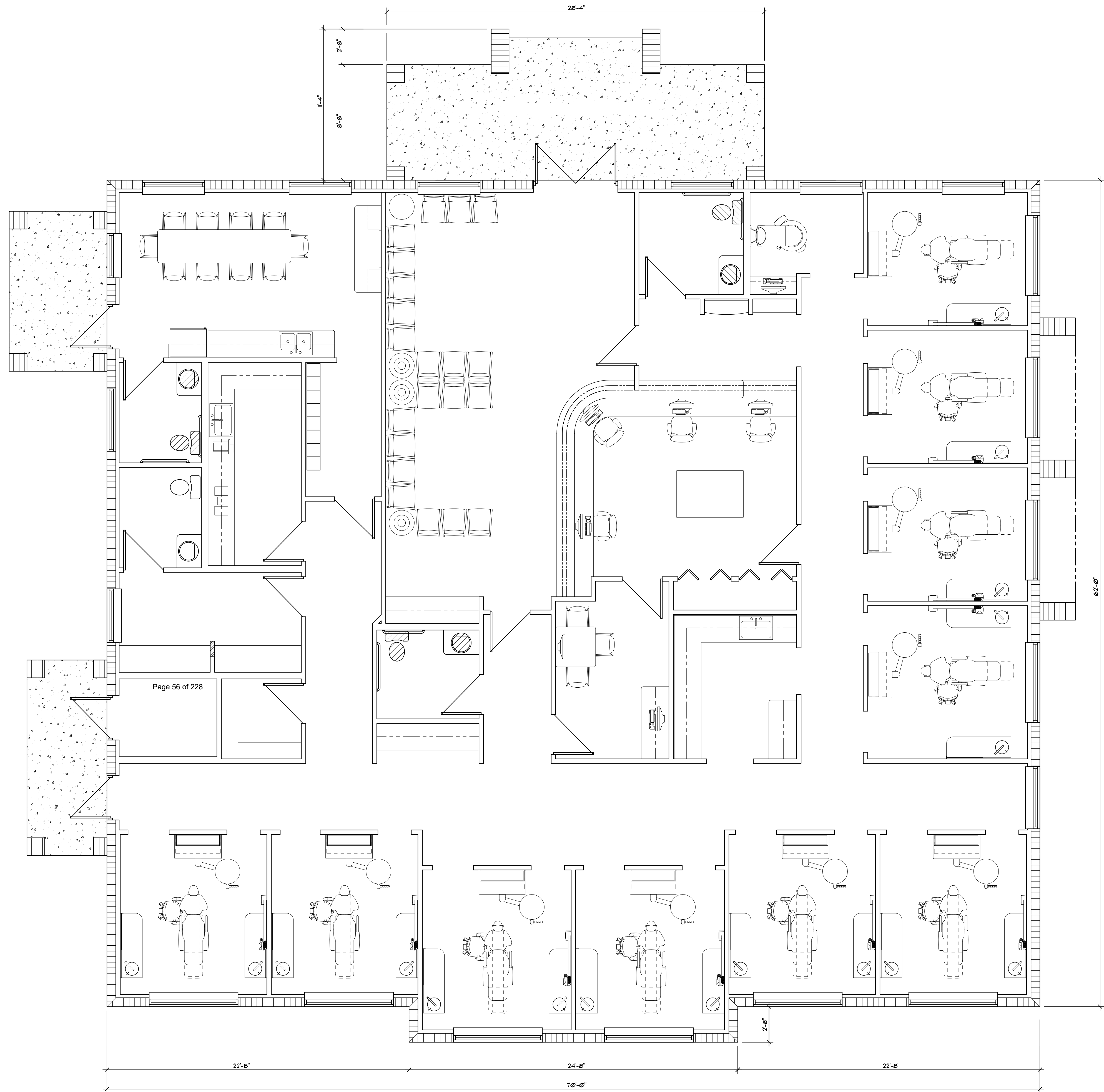
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by Jason Litterick
Date: 2019.09.30
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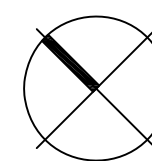
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Designed: JML
Drawn: JML
Approved: JML
Date: 7/25/19
Job no.
Revisions: 9/30/19

Sheet No.

LP-2



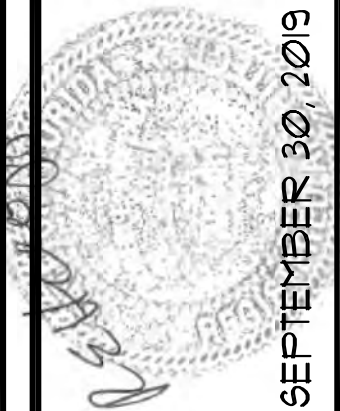
 FLOOR PLAN
1/4" = 1'-0"

0' 1' 2' 4' 8' 12'
GRAPHIC SCALE - 1/4" = 1'-0"

Page 56 of 228

REVISIONS	BY

KUOPPALA & ASSOCIATES, P.A.
ARCHITECTS
ROBERT E. KUOPPALA
FLORIDA ARCHITECT #0461
925 SOUTH MILITARY TRAIL, SUITE D-10
WEST PALM BEACH, FLORIDA 33415
(561) 682-1909-OFF.
(561) 682-1975-FAX.



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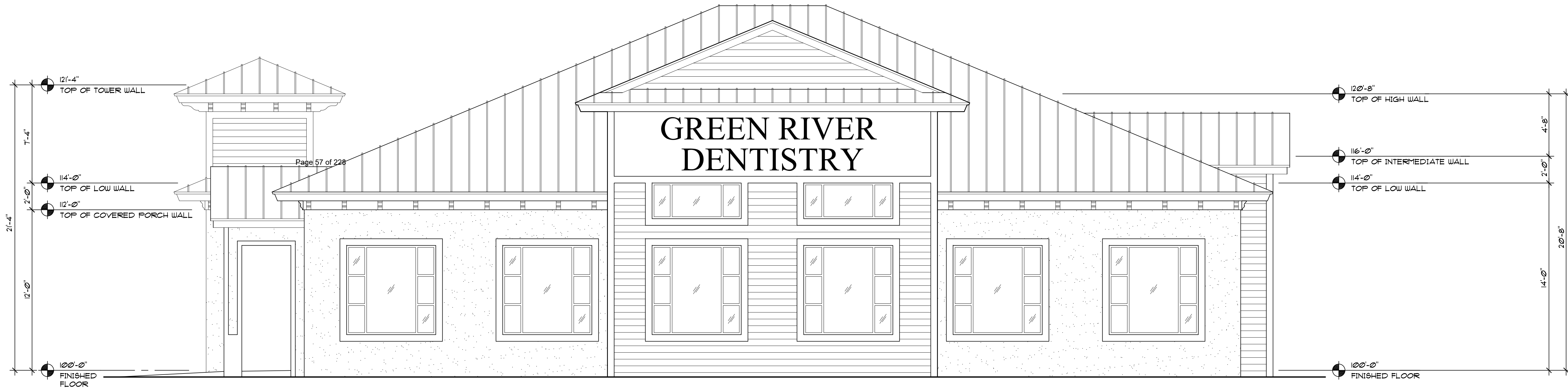
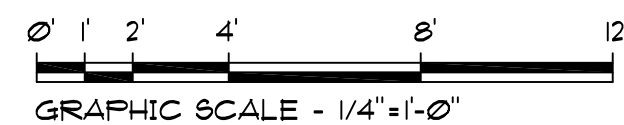
DRAWN GLUT
CHECKED KUOPPALA
DATE SEPTEMBER 30, 2013
SCALE AS NOTED
COMM. NO. 19-06
SHEET A-1

OF 3 SHEETS



NORTHEAST ELEVATION

1/4" = 1'-0"



SOUTHWEST ELEVATION

1/4" = 1'-0"

BUILDING #1 TENANT WALL SIGN CALCULATIONS:

- A.) CODE REQUIREMENTS:
1.) Maximum number of signs = two
2.) 1.5 S.F. for first 25 lineal feet plus 1.0 S.F. for balance of frontage with maximum 100 S.F. per sign.
- B.) SOUTHWEST WALL SIGN:
1.) Frontage = 70'-0"
1.5 S.F. X 25 lineal feet = 37.5 S.F.
1.0 S.F. X 45 lineal feet = 45.0 S.F.
Allowed = 82.5 S.F.
Actual = 80.0 S.F.
- C.) NORTHWEST WALL SIGN:
1.) Frontage = 62'-0"
1.5 S.F. X 25 lineal feet = 37.5 S.F.
1.0 S.F. X 37 lineal feet = 37.0 S.F.
Allowed = 74.5 S.F.
Actual = 44.0 S.F.
- D.) Letters shall be individual, illuminated letters. Color to be determined and shall complement building. Sign contractor shall submit shop drawings for building permits prior to construction.
- E.) Text subject to change.

COLOR SELECTIONS:

- COLOR #1 - S/W #7601 - DOCKSIDE BLUE
COLOR #2 - S/W #7620 - SEAWORTHY
COLOR #3 - S/W #7006 - EXTRA WHITE
STOREFRONT FRAMES AND DOORS - WHITE
HOLLOW METAL - COLOR #1
GLASS - GREY TINT WITH CLEAR AT NORTH COVERED ENTRY/PORCH
ROOFING - 1 1/2" STANDING SEAM METAL - BRIGHT SILVER
GUTTERS & DOWNSPOUTS - WHITE

NOTES:

- 1.) S/W DENOTES SHERWIN WILLIAMS PAINT COMPANY.
2.) OWNER RESERVES THE RIGHT TO VARY COLOR SHADES SLIGHTLY.

REVISIONS	BY

KUOPPALA & ASSOCIATES, P.A.
ARCHITECTS
ROBERT E. KUOPPALA
FLORIDA ARCHITECT #9461
925 SOUTH MILITARY TRAIL, SUITE D-10
WEST PALM BEACH, FLORIDA 33415
(561) 682-1809 - OFF.
(561) 682-1975 - FAX.



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STUART, FLORIDA

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SHEET A-2



SOUTHEAST ELEVATION
1/4" = 1'-0"



NORTHWEST ELEVATION
1/4" = 1'-0"

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COMM. NO. 19-06
SHEET A-3

NORTHWOOD SUBDIVISION
PLATBOOK 1, PAGE 55

NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 28

WESTCOR LAND TITLE INSURANCE COMPANY
AGENT FILE NO.: 18-277

SCHEDULE B EXCEPTIONS			
EXCEPTION No.	OR. BOOK	PAGE(S)	DESCRIPTION
6	PLAT BOOK 17	35	AFFECTS PLAT MATTERS SHOWN ON SURVEY
7	1975	1348	DECLARATION OF COVENANTS AND RESTRICTIONS AMENDED
	2376	768	RELEASE DOES NOT AFFECT
	2893	2898	AMENDED DECLARATION OF COVENANTS AND RESTRICTIONS AFFECTS
8	2809	2750	ORDINANCE AFFECTS NOT PLOTTABLE
9	2425	1028	DRAINAGE EASEMENT PLOTTED ON SURVEY
10	2133	594	DEED OF CONSERVATION EASEMENT AFFECTS
14	3011	268	MORTGAGE AFFECTS

VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
590 NW PEACOCK BLVD, SUITE 8
PORT ST. LUCIE, FLORIDA 34986
PHONE (772) 879-0477
Web Site: www.velconfl.com

BOUNDARY & TOPOGRAPHIC SURVEY
LOT 1, NEW AVONLEA P.U.D.
MARTIN COUNTY, FLORIDA

ADD. SCHEDULE B EXCEPTIONS
REVISIONS

DRAWN BY:
BK

APPROVED BY:
R. KEMERSON

SCALE:
1" = 30'

DATE:
04/30/19

FIELD BOOK/PAGES
SURVEY MAP

JOB NUMBER:
19-1013

SHEET:
1 OF 1

LEGEND

- POSTED SIGN
- LIGHT POLE
- WOOD POWER POLE
- WIRE PULL BOX
- BACK-FLOW PREVENTOR
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- CLEAN-OUT
- CURB INLET
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- YARD DRAIN
- IRRIGATION VALVE
- IRRIGATION CONTROL VALVE
- OAK TREE
- SAND PINE TREE
- BELLSOUTH TELEPHONE RISER
- BELLSOUTH TELEPHONE MANHOLE
- GREASE TRAP
- TRAFFIC SIGNAL BOX
- DOUBLE DETECTOR CHECK VALVE
- FIRE DEPARTMENT CONNECTOR
- FIRE INDICATOR POST
- ELECTRIC METER
- GATE VALVE
- CATCH BASIN
- MITERED END SECTION
- CONCRETE POWER POLE
- ELECTRIC SERVICE BOX
- AIR RELEASE VALVE
- SANITARY VALVE
- FOUND IRON ROD AND CAP LB 4942 UNLESS OTHERWISE NOTED
- FOUND PERMANENT REFERENCE MONUMENT STAMPED LB 4942 UNLESS OTHERWISE NOTED

LEGAL DESCRIPTION:

LOT 1, NEW AVONLEA P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 35, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

NOTES:

SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

BEARINGS SHOWN ARE RELATED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST NINE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENTS). REFERENCE BEARING OF N 89°58'55" E, ALONG THE SOUTH LINE OF LOT 1, NEW AVONLEA P.U.D. AS RECORDED IN PLAT BOOK 17, PAGE 35.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

ELEVATIONS ARE IN FEET AND BASED ON MARTIN COUNTY BENCHMARK NAME BAKER-CARD, HAVING A PUBLISHED ELEVATION OF 10.84', NORTH AMERICAN VERTICAL DATUM OF 1988.

PROPERTY LIES IN F.I.R.M. ZONE "X", AS SHOWN ON MAP NUMBER 12085C01326, DATED 3/16/15. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

THERE ARE NO ABOVE GROUND ENCROACHMENTS UNLESS OTHERWISE SHOWN.

UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND OR FEATURES MAY EXIST.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

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

THE EXPECTED USE OF THE LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (53-17, F.A.C.) IS COMMERCIAL/HIGH RISK LINEAR. THE MINIMUM RELATIVE DISTANCE ACCURACY OF BOUNDARIES FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY MEETS OR EXCEEDS THE STATED ACCURACY REQUIREMENT.

ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.

ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.

LOT CONTAINS 90,107 SQUARE FEET OR 2.07 ACRES±.

BOUNDARY AND TOPOGRAPHIC SURVEY FIELD DATE: 04-29-19.

CERTIFIED TO: CHRISTOPHER W. KINDIG & MELISSA C. KINDIG



ROBERT F. KEMERSON
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA (PSM)#6285

PRESERVE 8 LINE TABLE		
LINE	LENGTH	BEARING
L-1	38.92'	S 39°20'11" E
L-2	36.53'	S 11°31'26" E
L-3	15.00'	S 35°33'43" E
L-4	17.57'	S 26°48'23" E
L-5	22.95'	S 43°09'39" E
L-6	23.84'	S 35°00'50" E
L-7	54.10'	S 38°14'31" E
L-8	32.82'	S 28°46'22" E
L-9	66.91'	S 01°42'54" E
L-10	10.80'	S 24°35'21" W
L-11	22.22'	S 03°21'16" E
L-12	34.50'	S 00°01'05" W

ABBREVIATIONS LEGEND

- AC ALUMINUM
- AL ANCHOR
- AT&T AMERICAN TELEPHONE & TELEGRAPH
- BEF BUFFER EASEMENT
- BM BENCHMARK
- BCC BACKFLOW PREVENTOR
- BP BRICK PAVES
- BOW BACK OF WALK
- BRG BEARING
- C&G CURB AND GUTTER
- C/O CUT OUT
- C CALCULATED
- CTV CABLE TELEVISION BOX
- C CATCH BASIN
- CB CONCRETE BLOCK STRUCTURE
- CHD CHORD
- CL CENTERLINE
- CLF CHAIN LINK FENCE
- CMD CONCRETE MONUMENT & DISK
- CMP CORRUGATED METAL PIPE
- CO CLEAN OUT
- COR CORNER
- CONC CONCRETE POWER POLE
- CP CONCRETE PLANNED UNIT
- CPUD CONCRETE PLANNED UNIT
- Δ DELTA ANGLE
- D/D DRAIN TIE
- D DEED INFORMATION
- DC DRAINAGE EASEMENT
- D&E DETECTABLE WARNING SURFACE
- D&H DRAINAGE MANHOLE
- D&U DRAINAGE & UTILITY EASEMENT
- EL ELEVATION
- ELEC ELECTRIC
- EM ELECTRIC METER
- ENC ENCROACHMENT
- EP EDGE OF PAVEMENT
- ESB ELECTRIC SERVICE BOX
- ESMT EXISTING
- FC FINISHED FLOOR ELEVATION
- FE FIRE HYDRANT
- FND FOUND
- F&R FACE OF CURB
- FR FIBER OPTIC RISER
- GA GREEN AREA
- HC HEADER CURB
- H&C HANDS CAP
- HW HEADWALL
- HYD HYDRANT
- ICV IRRIGATION CONTROL VALVE
- ID IDENTIFICATION
- ILL ILLEGIBLE
- INT INTERSECTION
- INV INVERT
- IR IRON PIPE
- IR&C IRON ROD & CAP
- IR IRON ROD
- IV IRRIGATION VALVE
- ICV IRRIGATION CONTROL VALVE
- LB LICENSED BUSINESS
- LTS LIGHT STATION
- LP LIGHT POLE
- LS LICENSED SURVEYOR
- M MEASURED
- MEAS MEASURED
- MES METERED END SECTION
- MH MAN HOLE
- M&M MAGNETIC MAIL
- N&D NAIL AND DISK
- NAVD NORTH AMERICAN VERTICAL DATUM
- NO NATIONAL GEODETIC VERTICAL DATUM
- NTS NOT TO SCALE
- N&S NOT TO SCALE
- O/O OFFSET
- OW OVERHEAD
- ORB OVERHEAD ELECTRIC
- ORB OFFICIAL RECORD BOOK
- ORB PRESERVE
- P/L PROPERTY LINE
- PLAT
- P&C PLAT BOOK
- SV POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- P&D PRESSURE CLEAN OUT (SANITARY)
- PCD PERMANENT CONTROL POINT
- P&D PLANNED UNIT DEVELOPMENT
- P&D PAGE
- PE POINT OF INTERSECTION
- PK&D PARKER KALON NAIL AND DISK
- PK/TT PARKER KALON NAIL AND TIN TAB
- P&S PROFESSIONAL LAND SURVEYOR
- POB POINT OF BEGINNING
- P&C POINT OF COMMENCEMENT
- PP POWER POLE
- PRC POINT OF REVERSE CURVATURE
- PRM PERMANENT REFERENCE MONUMENT
- PSM PROFESSIONAL SURVEYOR & MAPPER
- PT POINT OF TANGENCY
- R&C ROD AND CAP
- R/W RIGHT-OF-WAY
- R&C REINFORCED CONCRETE PIPE
- RLS REGISTERED LAND SURVEYOR
- R&C RADIALS POINT
- R&S RAILROAD SPIKE
- S&W SIDEWALK
- SAN SANITARY SEWER MANHOLE
- S&T SOUTHERN BELL TELEPHONE
- SF SQUARE FEET

H. Burton Smith, P.E.
Consulting Engineers

Kindig Professional Plaza

Dental/Professional Office Complex

NW Baker Road & New Green River Parkway

July 2019

Stuart Florida

825 Whippoorwill Trail, West Palm Beach Florida 33411
Cell Phone (561) 310-4578
E mail- burtpe@aol.co



TABLE OF CONTENTS

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Driveway Peak Hour Traffic Volumes6

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Introduction

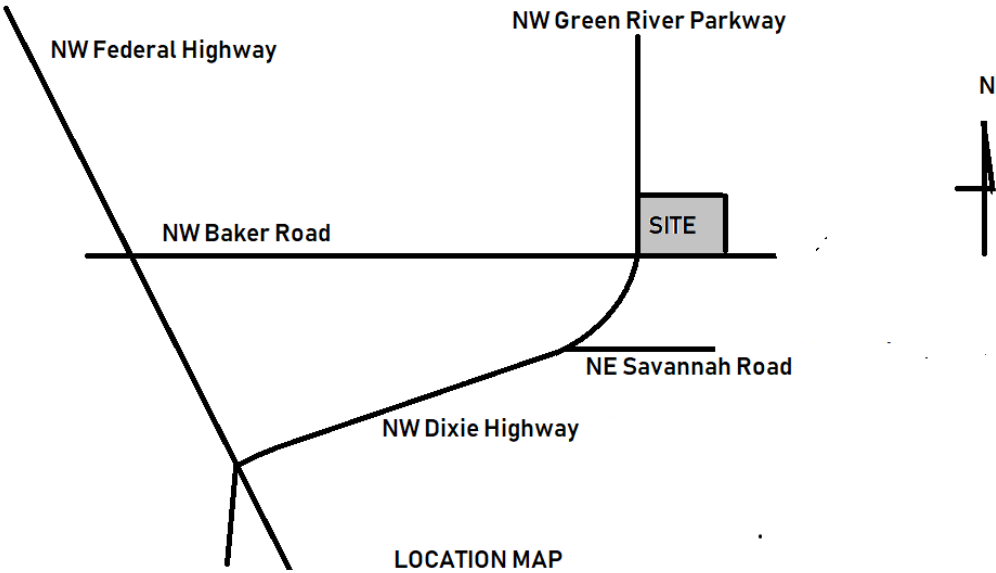
Kindig Professional Plaza is a proposed Dental/Professional Office Complex which will be located in the Northeast corner of the intersection of NW Baker Road and New Green River Parkway in Stuart Florida. The property owner is requesting approval to construct a 9381 square foot Dental/Professional Offices. The site plan shows one access onto NW Baker Road and one access onto NW Green River Parkway. Site plan includes 49 parking spaces provide for the office site with pedestrian circulation to the site provided from New Green River Parkway.

General Planning Data:

- Property Control Number.....28-37-41-013-000-00010-0
- Lot Coverage10.4%
- Lot Size.....2.07 acres

Purpose

The purpose of this study is to review daily and peak hour traffic for the site. Traffic from the AM peak hour and the PM peak hour will then be reviewed to determine if any turn lanes are warranted..



Proposed Daily Traffic Generation Rates

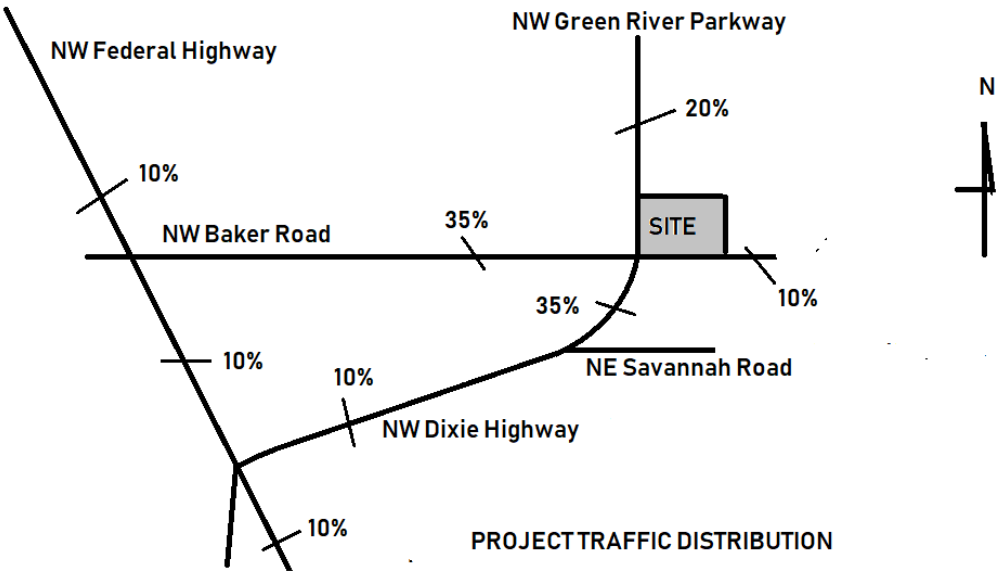
Land use	Intensity	Generation Rates	Passby/internal trips	Net External Trips
Medical Office ITE 720	9381 square feet	34.8 t/1000 sf 326 gross t/day	-10%	294 t/d
Totals	9381 sq ft			294 t/d

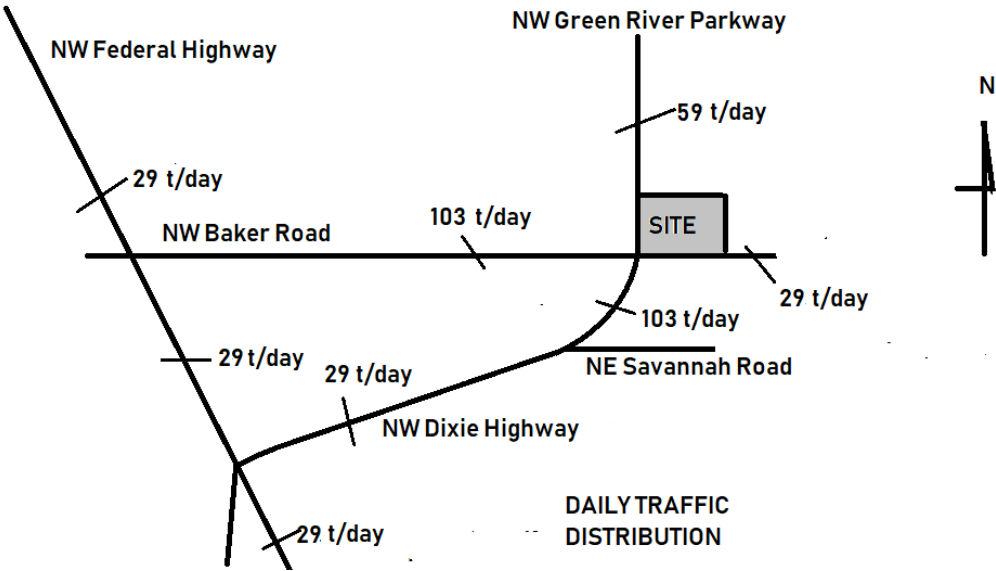
Proposed AM Traffic Generation Rates

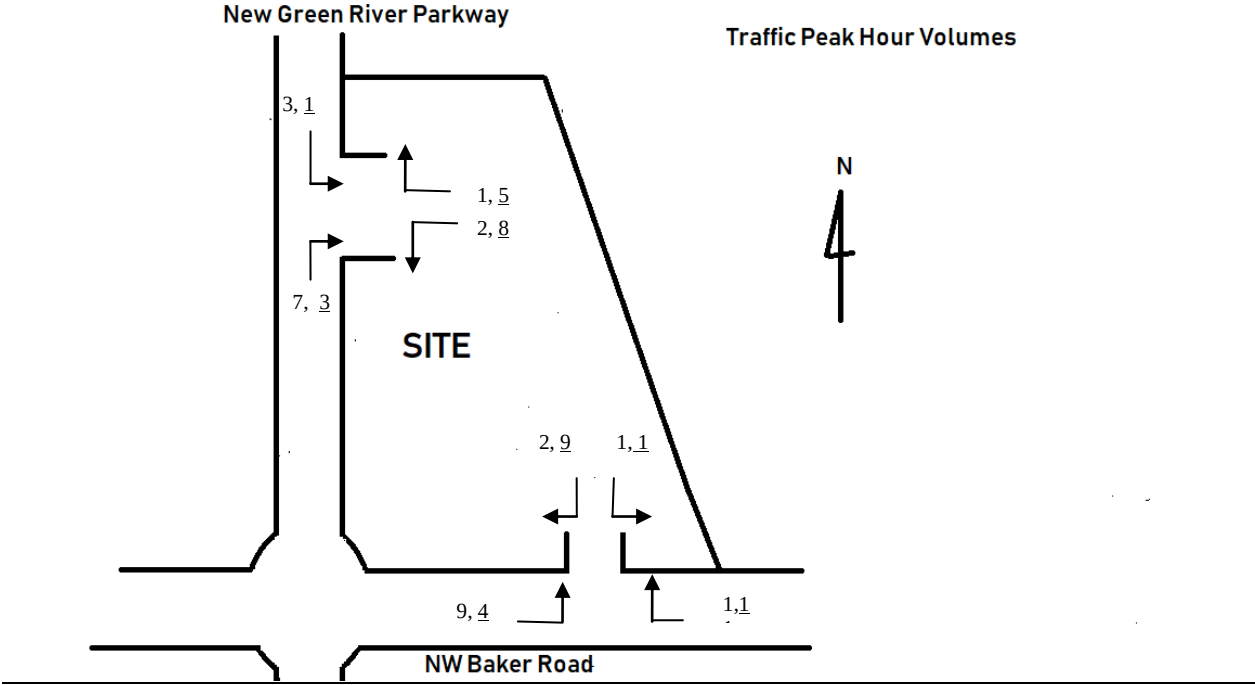
Land use	Intensity	Generation Rates	Passby/internal trips	Net External Trips
Medical Office	9381 square feet	2.78 t/1000 sf 78% in/22% out 20 in/6 out 26 gross trips/hr	-10%	23 net trips/hr 78% in/22% out 18 in/5 out
Totals	9381 sq ft	2.78 t/1000 sf 78% in/22% out 20 in/6 out 26 gross trips/hr		23 net trips/hr 78% in/22% out 18 in/5 out

Proposed PM Peak Hour Traffic Generation Rates

Land use	Intensity	Generation Rates	Passby/internal trips	Net External Trips
Medical Office	9381 square feet	3.46 t/1000 sf 28% in/72% out 32 gross trips/hr 9 in/23 out	-10%	29 net t/hr 28% in/72% out 8 in/21 out
Totals	9381 square feet			







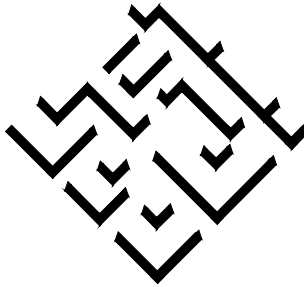
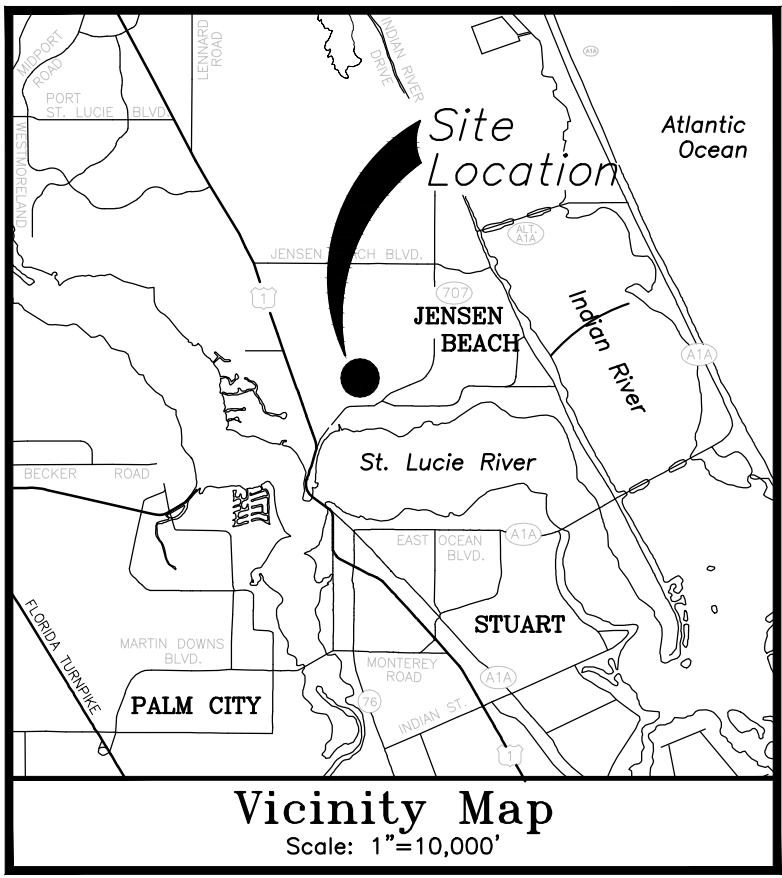
Conclusion

Kindig Professional Plaza is a proposed Dental/Professional Office Complex which will be located in the Northeast corner of the intersection of NW Baker Road and New Green River Parkway in Stuart Florida. Average daily traffic into and out of the site is expected to be 294net trips per day. Page 5 of the traffic study show the daily trips distributed throughout the adjacent roadways.

A review of the peak hour trips on page 8 of the traffic identifies the AM and PM traffic for entering and exiting vehicles.

The roundabout at NW Baker Road and NW Green River Parkway should slow traffic to assist vehicles entering and exiting this site and maintain a smooth traffic flow.

A review of the projected peak hour turn counts has determined that no additional roadway improvements or turn lanes are recommended for the site.



Lucido & Associates

Land Planning / Landscape Architecture

701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220
100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (772) 467-1301, Fax (772) 467-1303
800 Highland Avenue, Orlando, Florida 32803 (407) 839-3701, Fax (407) 872-0869

Preservation Data:	Acres	%
Total Site Area	49.04 ac	100.0%
Created Upland	5.28 ac	10.8%
Proposed Wetland Preserve	12.60 ac	25.7%
Existing Native Upland Habitat	31.16 ac	63.5%
Required Upland Preserve Area (25% of Existing Native Upland Habitat)	7.79 ac	
Proposed Upland Preserve	7.79 ac	
Total Preserve Area (Includes Wetland and Upland Preserves)	20.40 ac	41.6%
Total Development Area	28.64 ac	58.4%
Total Site Area:	49.04 ac	100%

Open Space Calculations:*	Acres
Total Site Area:	49.04 ac
(Less) Wetlands:	12.60 ac
Area Subject To Open Space Requirement:	36.44 ac
Minimum Open Space Required (30%):	10.93 ac
Open Space Provided By Upland Preserve:	7.79 ac
Open Space To Be Provided Within Development:	3.14 ac
Open Space To Be Provided In RPUD: 1.48 ac	
Open Space To Be Provided In CPUD: 1.66 ac	
Total Open Space Provided:	10.93 ac

*Open space shall be 30% of total site area less wetlands.

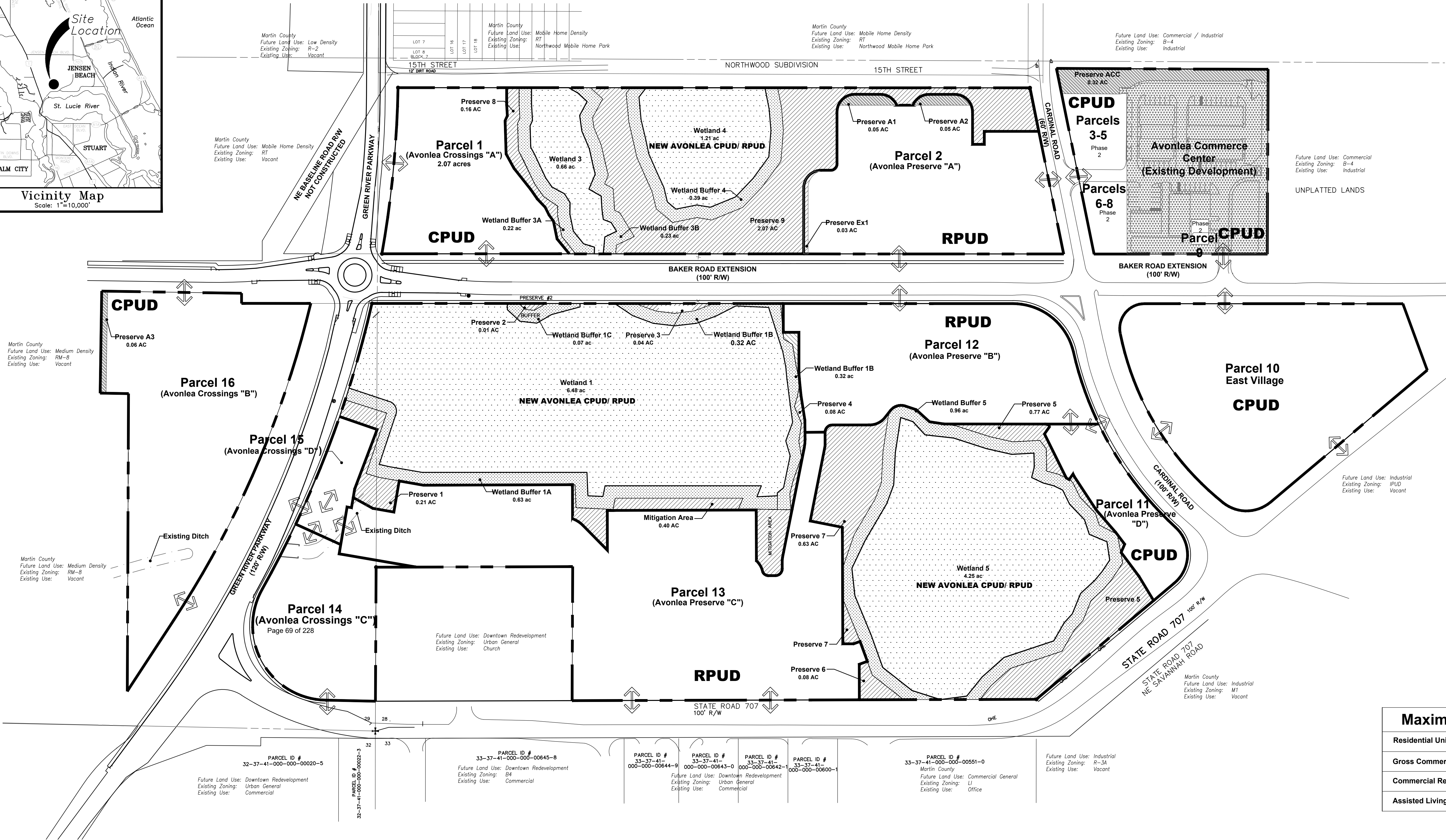
General Notes
-Sidewalks along Cardinal Road shall be a minimum of 8'
-Sidewalks along Baker Road shall be a minimum of 6' and have a minimum average width of 8' for Avonlea East Village. Street front plazas and divided sidewalks may count towards this requirement.

Legal Description
See Exhibit 'A' in PUD Agreement

Legend	
	Existing Wetlands under South Florida Water Management Conservation Easement
	Existing Wetland Buffer under South Florida Water Management Conservation Easement
	Existing Upland Preserve under South Florida Water Management Conservation Easement
	Proposed Upland Preserve
	Existing Development

Arrows represent conceptual driveway connections and interconnectivity between parcels.

Maximum Density per CPUD and RPUD	
Residential Units	325 units
Gross Commercial Floor Area	282,000 sf
Commercial Residential Units	160 units
Assisted Living Facility	200 units



RPUD	Parcel	Site Area	Maximum Building Coverage	Developable Area	Max. Impervious	Maximum Density	Maximum Units	Maximum ALF Units	Permitted Uses:
Avonlea Preserve A	2	3.11 ac	30%	2.98 ac	75%	9.65 upa	30 units	200 Units Combined w/ CPUD	Multifamily, Attached, Single Family, ALF
Avonlea Preserve B	12	3.07 ac	30%	3.07 ac	75%	10.42 upa	32 units		
Avonlea Preserve C	13	6.35 ac	30%	6.35 ac	75%	19.37 upa	123 units		
Total		12.53 ac		12.40 ac		15.00 upa	185 units		
Total: 12.53 ac		Notes: (1) The development mix in the CPUD and RPUD meet the minimum 10% commercial and 30% residential of the Neighborhood Special District land use. (2) Maximum building coverage within the RPUD shall not exceed 30% of the total site area of the RPUD including a pro-rata share of the preserve area (43.3%)							

CPUD	Parcel	Site Area	Developable Area	Maximum Gross Commercial Floor Area (2)	Max. Residential Units/ Live Work Units	Maximum Commercial Residential	Maximum ALF Units
Avonlea Commerce Phase 1	N/A	2.20 ac	2.20 ac	23,700 sf (Completed)	5 units (Completed)	Not Applicable	200 Units Combined w/ RPUD
Avonlea Commerce Phase 2	3-9	0.79 ac	0.79 ac	33,300 sf	5 units	Not Applicable	
East Village	10	4.07 ac	4.07 ac	100,000 sf	50 units	80 units	
Avonlea Crossings A	1	2.07 ac	2.07 ac	20,000 sf	Not Applicable		
Avonlea Crossings B	16	4.22 ac	4.16 ac	65,000 sf	75 units	80 units	
Avonlea Crossings C	14	1.60 ac	1.60 ac	20,000 sf	Not Applicable		
Avonlea Crossings D	15	0.45 ac	0.45 ac	5,000 sf	5 units	Not Applicable	
Avonlea Preserve D	11	0.90 ac	0.90 ac	15,000 sf	Not Applicable		
Total		16.30 ac	16.24 ac	282,000 sf	140 units	160 units	

(1) The development mix in the CPUD and RPUD meet the minimum 10% commercial and 30% residential of the Neighborhood Special District land use.
(2) Allowable commercial uses listed in Avonlea PUD Agreement

SCALE

0 50' 100' 200'

New Avonlea PUD

Master Parcel Plan

City of Stuart, Martin County, Florida

Scale 1" = 100'
Drawn by
Checked By
Computer File
Computer Station
Project Number
Date

13-571 Master Site Plan Final Re
Server
13-571
4-06-2015

Revisions

Sheet
1 of 1



Copyright
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 or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.



Landscape Theme

North

Job No. 17023
Drawn By ES
Checked By MH
Approved By MH
Submittal Dates 11-11-16

Revision Dates

Sheet 1 of 2

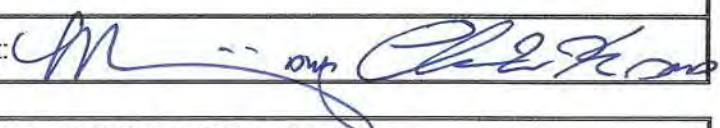


City of Stuart

Commercial Property Report

CPR



APPLICANT INFORMATION	
Owner(s) Name: Christopher & Melissa Kindig	
Owner(s) Address: 646 NE River Terrace Jensen Beach, FL 34957	
Owner(s) Phone: 305 799 6153	Owner(s) Email: mkindig@bellsouth.net
Authorized Agent: ROBERT KUOPPALA - KUOPPALA & ASSOCIATES (33415)	
Agent Address: 925 SOUTH MILITARY TRAIL - SUITE D10, WEST PALM BEACH, FLA	
Agent Phone: (561) 682-1909	Agent Email: KUOPPALA@BELL.SOUTH.NET
I (owner) authorize ROBERT KUOPPALA to act as my agent in all matters pertaining to this application	
Signature of owner or owner's agent: 	

PROPERTY INFORMATION	
Street address of property: NOT ASSIGNED LOT 1 - AVONLEA PUD	
Square footage of building:	
Detailed description of proposed or desired use and objectives for property: CONSTRUCT 2 BUILDINGS (TOTALING 9,381 SF.) FOR PROFESSIONAL AND MEDICAL OFFICES ON VACANT LOT	
If available, attach a survey: ☒	Parcel Control Number #: 283741013000000100
If available, attach copy of deed: ☒	

ⁱ Authorized Agent may include an Architect, Attorney, Contractor, Engineer, Land Use Planner, Landscape Architect, Real Estate Agent or Potential Tenant

General Information
(Please Print or Type)

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

Name:	CHRISTOPHER W. & MELISSA C. KINDIG
Title:	PROPERTY OWNERS
Company:	—
Company Address:	646 NE RIVER TERRACE

City/State/Zip Code:	JENSEN BEACH, FL 34957
Telephone Number:	(772) 334-3653
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:	ROBERT KUOPPALA
Title:	ARCHITECT
Company:	KUOPPALA & ASSOCIATES
Company Address:	925 S. MILITARY TRAIL - D10

City/State/Zip Code:	WEST PALM BEACH, FL 33415
Telephone Number:	(561) 682-1909
Facsimile Number:	—
Email Address (optional):	KUOPPALAARCHIT@Bellsouth.net

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

Name:	ROBERT KUOPPALA
Title:	ARCHITECT
Company:	KUOPPALA & ASSOCIATES
Company Address:	925 SOUTH MILITARY TRAIL - D10

City/State/Zip Code:	WEST PALM BEACH, FL 33415
Telephone Number:	(561) 682-1909
Facsimile Number:	—
Email Address (optional):	KUOPPALAARCHIT@Bellsouth.net

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

4. Signed this 25 day of JUNE, 2019.

Robert Kuoppala
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 12 day of July 2019 by Robert Kuoppala who is personally known to me, or who has produced as identification and who did/did not take an oath.

[Signature]
Notary Signature



Commission expires: May 3, 2020
JAMES LAIDLAW
MY COMMISSION # FF 885729
EXPIRES: May 3, 2020
Bonded Third Budget Notary Services



**CITY OF STUART, FLORIDA
DEVELOPMENT DEPARTMENT
PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT APPLICATION**

Reviewed By: _____

Application must be legible with all relevant fields completed.

Pre-App Conference Date: 7/15/19	Application Date: 8/5/19
Project Name: KIDIC PROFESSIONAL PLAZA	
Parcel ID# 28-37-41-013-000-00010-0	Project Address: NOT ASSIGNED
Zoning/CRA Sub-district: CRUD	
Subdivision: ANONLEA PUD	Lot(s): 1
Fees: Major PUD Amendment - \$3,072.00; Minor PUD Amendment: \$2,048.00; PUD Agreement Amendment (text change only): \$1,024.00 <i>(this does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees)</i>	
A Major Planned Unit Development Amendment is one which shall include any one of the following; ➤ A change of two (2) percent or more in the area of any land use designations shown on the site plan; ➤ Any change in the list of proposed uses; ➤ An increase in residential density of five (5) percent or more; ➤ An increase in nonresidential Building square footage of ten (10) percent or more; ➤ A change in the boundary of the PUD district; ➤ A change in the site plan or approval regarding any area(s) set aside and designated for future development; ➤ Any other change determined by the City Development Director to have a potentially significant impact on City services or the surrounding neighborhood; ➤ An amendment of greater than twelve (12) months to an originally approved timetable of development. Such an amendment may only be approved upon good cause shown to the City Commission. Any contributions conditioned as part of the original PUD agreement shall be revisited upon application for timetable extension. A timetable extension greater than twelve (12) months will require a full concurrency review. <i>(A Minor Planned Unit Development Amendment is any amendment that is not a Major Amendment.)</i>	
Submittal Requirements: A completed application form, the payment of fees, a site plan, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and any other information as may be required by the City Development Director in order to do a thorough review of the request. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan if a site plan has not previously been approved. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) <i>(The data requirements for a site plan and a concept plan are available at the Development Department)</i>	
Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application. For a Major PUD amendment, the Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. For both types of applications, the City Commission is required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.	
Justification: Written justification supporting the application and demonstrating how the application remains: (a) consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses and (b) complies with the relevant development standards of the City of Stuart Land Development Code.	

(over)

General Information
(Please Print or Type)

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

Name: ROBERT KUOPPALA	City/State/Zip Code: WEST PALM BEACH, FL 33415
Title: ARCHITECT	Telephone Number: (561) 682-1909
Company: KUOPPALA + ASSOCIATES - ARCHITECTS	Facsimile Number: —
Company Address: 925 SOUTH MILITARY TRAIL - D10	Email Address (optional): KUOPPALA.ANCH@BESOUTH.NET

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

Name: ROBERT KUOPPALA	City/State/Zip Code: WEST PALM BEACH, FL 33415
Title: ARCHITECT	Telephone Number: (561) 682-1909
Company: KUOPPALA + ASSOCIATES	Facsimile Number: —
Company Address: 925 SOUTH MILITARY TRAIL - D10	Email Address (optional): KUOPPALA.ANCH@BESOUTH.NET

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

Name: ROBERT KUOPPALA	City/State/Zip Code: WEST PALM BEACH, FLA 33415
Title: ARCHITECT	Telephone Number: (561) 682-1909
Company: KUOPPALA + ASSOCIATES - ARCHITECTS	Facsimile Number: —
Company Address: 925 SOUTH MILITARY TRAIL - D10	Email Address (optional): KUOPPALA.ANCH@BESOUTH.NET

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

4. Signed this 2 day of JULY, 2019.

Robert E Kuoppala
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 6 day of

July by Robert Kuoppala who is personally known to me, or who has produced
as identification and who did/did not take an oath.

[Signature]
Notary Signature

Commission expires: May 3, 2020



JAMES LAIDLAW
MY COMMISSION # FF 968729
EXPIRES: May 3, 2020

Corporate Warranty Deed

This Indenture, made, August 10, 2018 A.D.

Between

DG Shreveport LLC, a Florida limited liability company whose post office address is: P.O. Box 700607, Saint Cloud, Florida 34771 a corporation existing under the laws of the State of Florida, Grantor and Christopher W Kindig and Melissa C Kindig, husband and wife whose post office address is: 646 NE River Terrace, Jensen Beach, Florida 34957, Grantee,

E-RECORDED simplify

ID: ~~2711249~~ 2711249 BK: 3011

County: MARTIN P: 267

Date: 8-17-18 Time: 1508

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Martin, State of Florida, to wit:

Lot 1, New Avonlea P.U.D. lying in Sections 28 and 29, Township 37 South, Range 41 East, in the City of Stuart, according to the Plat thereof, recorded in Plat Book 17, Page 35, Martin County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 28-37-41-013-000-00010-0

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

DG Shreveport LLC, a Florida limited liability company

By:

William Rucker
Its: Manager

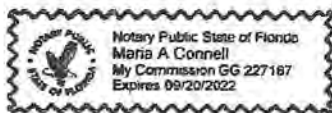
Signed and Sealed in Our Presence:

Witness Print Name: MARIA A. CONNELL

Witness Print Name: ALLEN CONNELL

State of Florida
County of Osceola

The foregoing instrument was acknowledged before me this 10th day of August, 2018, by William Rucker, the Manager of DG Shreveport LLC, a Florida limited liability company A corporation existing under the laws of the State of Florida, on behalf of the corporation. He/She is personally known to me or has produced PIK as identification.



Notary Public (Seal)
Notary Printed Name: MARIA A. CONNELL

My Commission Expires::

Prepared by:
Maria A. Connell, an employee of
Classic Title & Solutions, Inc.,
1341 East Irla Bronson Memorial Highway
Saint Cloud, Florida 34771

File Number: 18-277

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Local Planning Agency

Meeting Date: 10/17/2019

Prepared by: Tom Reetz

Title of Item:

THE HOPE CENTER FOR AUTISM CPUD - FIRST READING (QUASI-JUDICIAL)(RC):

ORDINANCE No. 2418-2019: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP, THEREBY APPLYING A LAND DEVELOPMENT ZONING DESIGNATION OF CPUD 'COMMERCIAL PLANNED UNIT DEVELOPMENT' TO A PARCEL OF LAND TOTALING 1.22 ACRES, OWNED BY KPL HOLDINGS LLC, LOCATED AT 2580 SE WILLOUGHBY BLVD., BEING MORE FULLY DESCRIBED IN EXHIBIT 'A' ATTACHED; ESTABLISHING 'THE HOPE CENTER FOR AUTISM' COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) CONSISTING OF AN EXISTING LIGHT INDUSTRIAL/OFFICE BUILDING IN THE B-4 LIMITED BUSINESS/MANUFACTURING ZONING DISTRICT; ALLOWING FOR THE RELOCATION OF A CHARTER ELEMENTARY SCHOOL TO SAID LOCATION; PROVIDING FOR APPROVAL OF A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS, 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 Hope Center for Autism as the contract purchaser of property is seeking a re-zoning on a 1.22 acre parcel of land with an existing warehouse/office building in order to relocate the Hope Center for Autism Charter Elementary School.

The site is located within the Willoughby Business Park, on SE Poma Way, a private road with its only access via Willoughby Blvd. The applicant proposes access to the site provided SE Poma Way via two access points, one existing and one proposed. The additional driveway will allow for a bus drop-off loop for the school. A total of 43 parking spaces (30 existing and 13 proposed) will satisfy parking needs for 32 morning session and 33 afternoon session staff members. A traffic impact analysis has been prepared showing less than a 2.00% AM increase in trips while the PM peak hours result in a reduction of peak hourly trip rates and a decrease in overall daily trips.

The project proposes to add approximately 1,900 square feet of imperviousness to the existing site. A storm-water analysis has been submitted by the projects engineer of record with evidence of a Willoughby Business Park master system designed to provide treatment and attenuation for existing and future lots with up to 76% imperviousness. The proposed driveway and additional parking spaces proposed create only 68% impervious condition for the project.

The school proposes to replace six oak trees with six new East Palatka Holly trees that will wrap around the rear of the building. Six foot wide sidewalk currently exist on both sides of SE Poma Way connecting to sidewalk along SE Willoughby Blvd.

Funding Source:

N/A

Recommended Action:

Motion to recommend approval of Ordinance No. 2418-2019 for consideration by the City Commission.

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance No. 2418-2019	10/6/2019	Ordinance add to Y drive
▣ Ordinance No. 2418-2019 Exhibit D	10/6/2019	Ordinance add to Y drive
▣ Aerial Map	10/7/2019	Backup Material
▣ Commercial PUD Staff Review	10/6/2019	Backup Material
▣ Re-zoning application	10/6/2019	Backup Material
▣ property owner's authorization	10/6/2019	Backup Material
▣ Property Appraisers summary and aerial	10/6/2019	Backup Material
▣ Stormwater Drainage Statement	10/6/2019	Backup Material
▣ Traffic Statement	10/6/2019	Backup Material



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

ORDINANCE NUMBER 2418-2019

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP, THEREBY APPLYING A LAND DEVELOPMENT ZONING DESIGNATION OF CPUD 'COMMERCIAL PLANNED UNIT DEVELOPMENT' TO A PARCEL OF LAND TOTALING 1.22 ACRES, OWNED BY KPL HOLDINGS LLC, LOCATED AT 2580 SE WILLOUGHBY BLVD., BEING MORE FULLY DESCRIBED IN EXHIBIT 'A' ATTACHED; ESTABLISHING 'THE HOPE CENTER FOR AUTISM' COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) CONSISTING OF AN EXISTING LIGHT INDUSTRIAL/OFFICE BUILDING IN THE B-4 LIMITED BUSINESS/MANUFACTURING ZONING DISTRICT; ALLOWING FOR THE RELOCATION OF A CHARTER ELEMENTARY SCHOOL TO SAID LOCATION; PROVIDING FOR APPROVAL OF A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS, 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 K.P.L. Holdings, LLC of a 1.22-acre parcel of developed land located in phase one of the Willoughby Business Park on a privately maintained road west of Willoughby Blvd; and

WHEREAS, the City of Stuart has determined the need to assign CPUD zoning to said lands; and

WHEREAS, the Local Planning Agency board held a properly noticed hearing at a regularly scheduled meeting to consider amending the city's official zoning map and approving a master site plan for the existing office/warehouse building to be used as a charter school; and

WHEREAS, on October 28, 2018, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by the contract purchaser of the property, amending the city's official zoning map and approving a master site plan, and

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

WHEREAS, the owners have 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, the City Commission, has considered the Owner's voluntary request for a new zoning designation, and has also considered the recommendation of the City staff.

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 CPUD 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.

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 are 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 this ordinance:

- 1. Master Site Plan, Sheet 1 of 1, by Lucido & Associates, dated 08.13.19.**
- 2. Boundary Survey, by Betsy Lindsay, Surveying and Mapping, Sheet 1 of 1, dated 08.22.2019.**
- 3. Landscape Plan, Landscape Details, and Landscape Specifications, by Lucido & Associates, Sheets 1, 2, & 3 of 3, dated 09.16.19.**

SECTION 2: The Zoning designation of the subject property shall be established as “CPUD” Commercial Planned Unit Development on the City of Stuart’s Official Zoning Map.

SECTION 3: 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 4: 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 5: 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 6: 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 PUD property or any portion of the PUD property.
- c. Impose an administrative penalty of up to \$1,000.00 for each violation, and up to \$5,000.00 for each repeat violation that occurs, along with all reasonable costs, including attorney's fees incurred by the City.

Any breach of any provision or condition of this PUD ordinance by the developer shall be considered a zoning violation subject to any remedies provided herein, or as otherwise provided by law. In the

event a violation found continues from day to day, each day the violation is found to continue shall be deemed a separate violation.

SECTION 7: 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 8: 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 9: 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 this 28th day of October 2019.

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:

REBECCA BRUNER, MAYOR
EULA R. CLARKE, VICE MAYOR
KELLI GLASS LEIGHTON, COMMISSIONER
MERRITT MATHESON, COMMISSIONER
MIKE MEIER, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this _____ day of _____, 2019.

ATTEST:

MARY R. KINDEL
CITY CLERK

REBECCA BRUNER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL MORTELL
CITY ATTORNEY

CITY’S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this _____ day of _____, 2019, by REBECCA BRUNER, Mayor, and Mary Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation.

Notary Public, State of Florida, at large

My Commission Expires:
Notary Seal

ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN A COMMERCIAL 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 COMMERCIAL 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:

**KPL Holdings LLC, a Florida
limited liability company**

Print Name: _____

By: _____
Klaus P. Luloh, Manager

Print Name: _____

OWNER’S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this _____ day of _____, 2019, by Klaus P. Luloh, Manager of KPL Holdings, LLC, a Florida limited liability company, on behalf of the Company.

Personally Known ____ OR Produced Identification ____ Type of Identification Produced _____

Notary Public, State of Florida, at large
My Commission Expires:

Notary Seal

Exhibit A – Legal Description

LOT 7 WILLOUGHBY BUSINESS PARK According to the map or plat thereof as recorded in Plat Book
14, Page(s) 80, Public Records of Martin County, Florida.

EXHIBIT B – LOCATION MAP



EXHIBIT C – DEVELOPMENT CONDITIONS

Approved Plans and Documents (Exhibit D)

1. The Hope Center for Autism project and use thereof shall comply with the following drawings.
 - a. **Master Site Plan, Sheet 1 or 1, by Lucido & Associates, dated 08.13.19.**
 - b. **Boundary Survey, by Betsy Lindsay, Surveying and Mapping, Sheet 1 of 1, dated 08.22.2019.**
 - c. **Landscape Plan, Landscape Details, and Landscape Specifications, by Lucido & Associates, Sheets 1, 2, & 3 of 3, dated 09.16.19**

Prior to Issuance of Site Permits

2. Applicant shall provide a digital boundary survey and civil plan prior to the issuance of any site permits.
3. Final Development plans and/or Construction Drawings and Building Plans shall be submitted, reviewed, and approved by the City prior to the issuance of any Development Permits.
4. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.
5. 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.

Development and Site Construction

1. Except as otherwise set forth in the Hope Center for Autism project CPUD, development shall comply with the City Land Development Code. Any modifications to the Master Site Plan that exceeds 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, and location of

landscaping, may be approved by the City’s Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via public hearing.

2. All applicable state or federal permits must be obtained before the commencement any development activities. Issuance of this development order/permit/approval by the City of Stuart does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Stuart for the issuance of this order/permit/approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
3. In the event of any conflict in the provisions of Exhibit ‘C’ Development Conditions and attached exhibits, Exhibit ‘C’ shall prevail.
4. Prior to certificate of occupancy for the charter school, the applicant shall provide an engineer’s written confirmation attesting that the CPUD’s storm water system is in place and functioning in compliance with all approved plans and specifications.
5. Construction activity shall be limited from 7.00 am to 6:00 pm Monday – Saturday.
6. Any existing infrastructure, sidewalk or private property that is damaged during construction shall be repaired or replaced prior to the issuance of a Certificate of Occupancy.
7. Temporary or freestanding storage units are prohibited on the property once construction is complete.
8. Not less than 32.0% of the CPUD shall be pervious area as depicted on the Master Site Plan by Lucido and Associates as described in Exhibit C.

Landscaping

9. The common buffer and other common areas shall be provided with landscaping with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.
10. “Hat racking” of trees is prohibited on the property.

11. The City’s landscape inspector shall have the opportunity to inspect all trees and/or landscape material with the landscape architect prior to installation.

Allowable Uses

12. The following uses shall be permitted:
 - a. Charter School

Prohibited

13. No temporary or modular buildings are permitted on the property except for permitted temporary construction/leasing trailers.
14. Billboards are prohibited on the property.
15. Banners and any other sign or advertising device not in accordance with the City’s Land Development Regulations are prohibited.

A horizontal number line with tick marks at 30 and 0. The line is divided into 10 equal segments by 11 vertical lines. The segments are colored in an alternating pattern of black and white, starting with black on the left. Below the number line, the text "(1 in" is partially visible.



Existing Future Land Use:	Commercial	
Existing Zoning:	B-4	
Proposed Zoning:	CPUD	
Existing Use:	Commercial	
Proposed Use:	Elementary School	
Area (Total Site):	53,129 sf	1.22 ac.
Impervious Area:	36,066 sf	0.83 ac. (68%)
Buildings:	14,365 sf	0.33 ac.
Paved Driveway:	18,695 sf	0.43 ac.
Sidewalk:	2,287 sf	0.05 ac.
Other Impervious:	719 sf	0.02 ac.
Pervious Area:	17,053 sf	0.39 ac. (32%)
Landscape Area:	17,053 sf	0.39 ac.

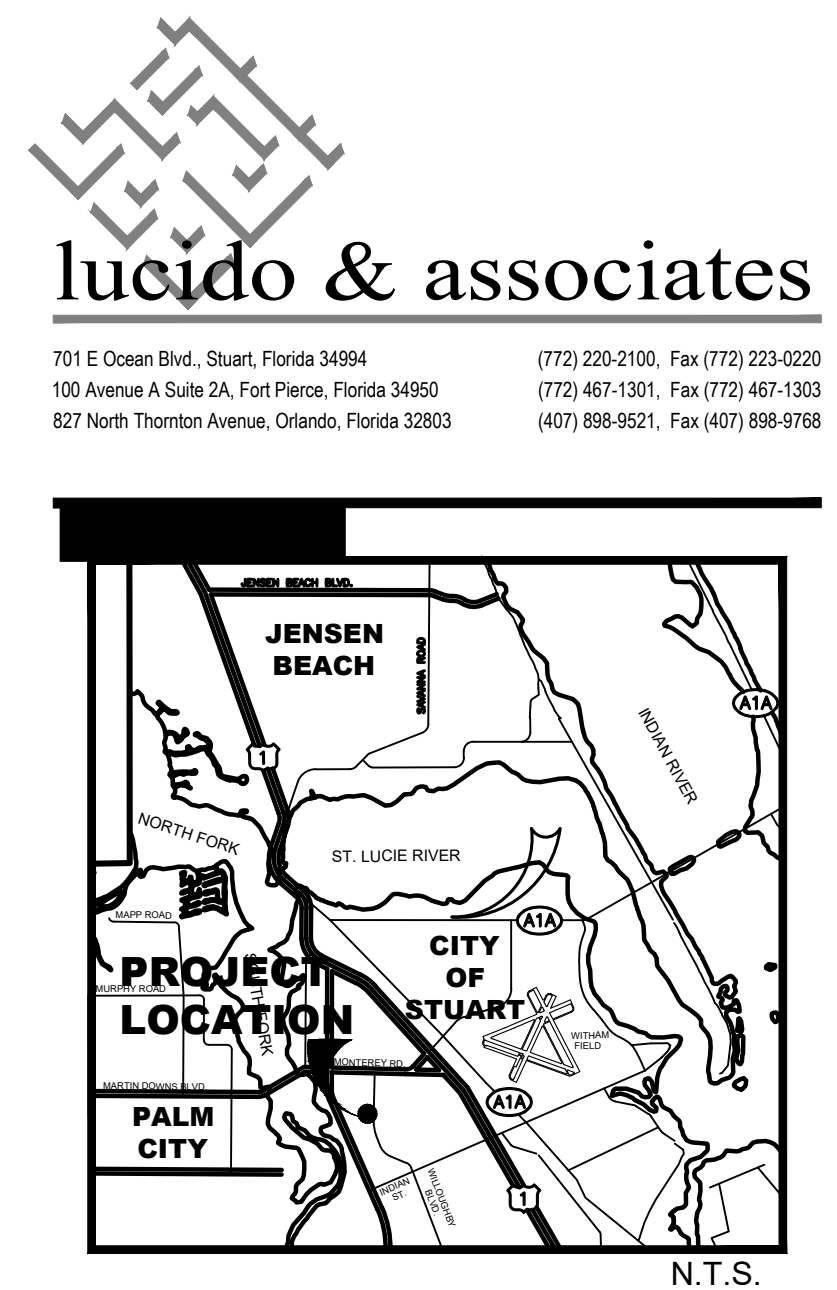
Parking Requirements:

Elementary School (Special PUD Parking Requirements):
Morning Session (32 Staff Members) = 32 Spaces
Afternoon Session (33 Staff Members) = 33 Spaces

Total Maximum Parking Spaces Required: 33 Spaces
Total Parking Spaces Provided: 43 Spaces

General Notes:

- Refer to Landscape Plan for landscape details and specifications.
- A Certificate of Occupancy Phasing Plan will be provided with the final site plan application.
- The applicant will determine in writing, prior to any land clearing, that a field inspection be performed to determine if barricades have been properly installed on the site.
- All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
- The property owner shall be required to provide adequate easements to ensure non-exclusive access to duly licensed cable television services to persons residing in this development. The easement shall specifically provide for the use by the franchised cable television system.
- The parking areas shown herein are private and will be owned and maintained by the homeowners' association.
- Water and sewer service shall be provided by Martin County Utilities.
- Photometric site lighting plans shall be provided to the City of Stuart for review and approval prior to site development permit approval.



Project Team:

Client & Property Owner: Hope Center for Autism
1695 SE Indian Street
Stuart, Florida 34997

Land Planner / Landscape Architect: Lucido & Associates
701 East Ocean Boulevard
Stuart, Florida 34994

Engineer: The Milcor Group, Inc.
10975 SE Federal Highway
Stuart, Florida 34955

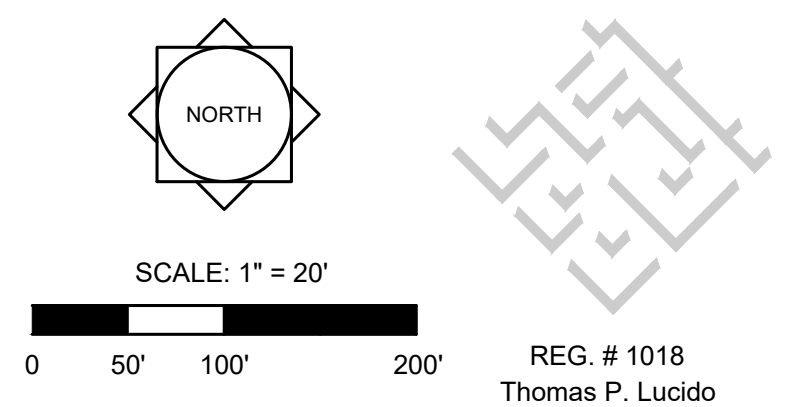
Surveyor: Betsy Lindsay, Inc
7887 SW Jack James Drive
Stuart, Florida 34997

Traffic Engineer: The Milcor Group, Inc.
10975 SE Federal Highway
Stuart, Florida 34955

Hope Center for Autism

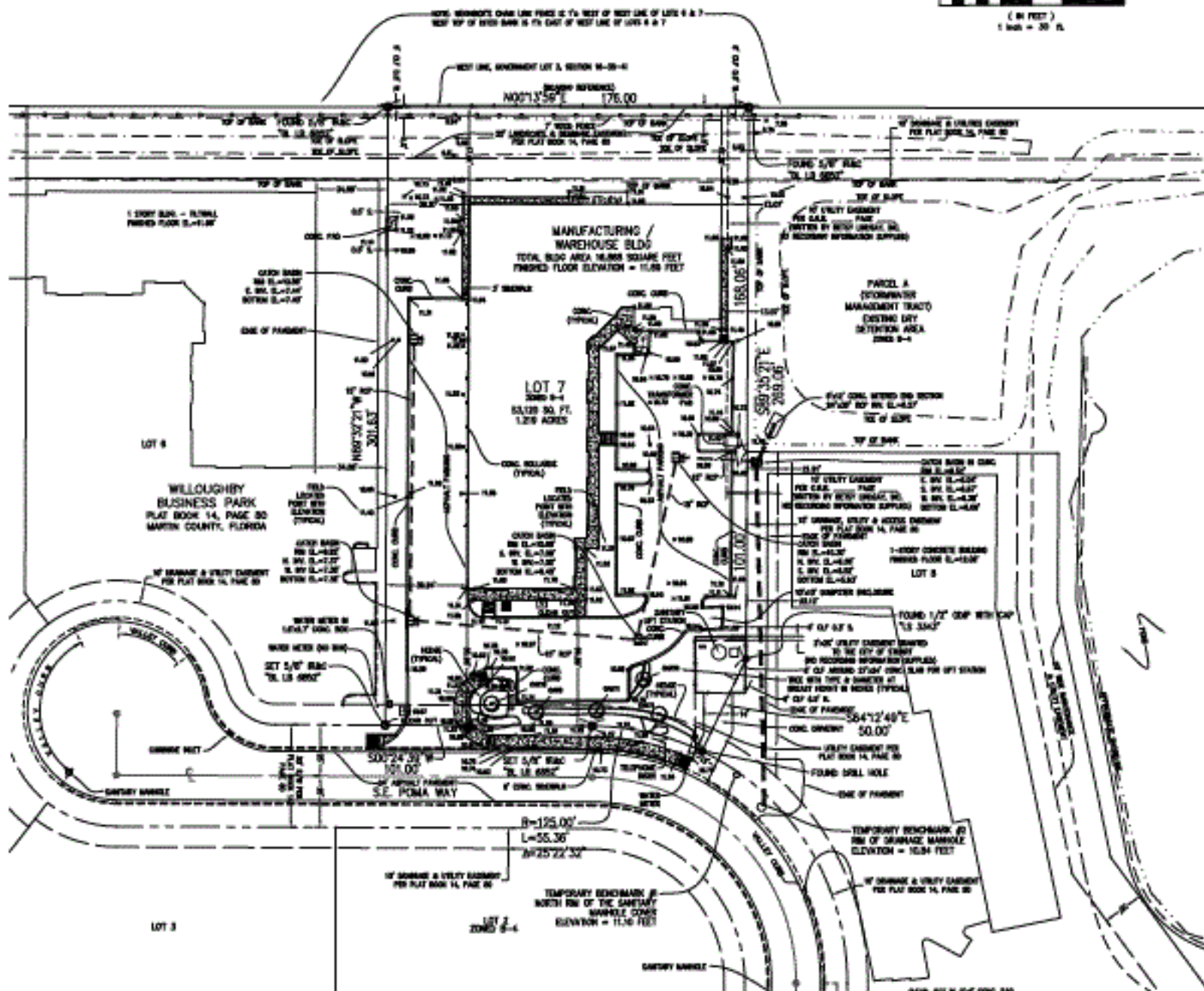
City of Stuart, Florida

Master Site Plan

[illegible]

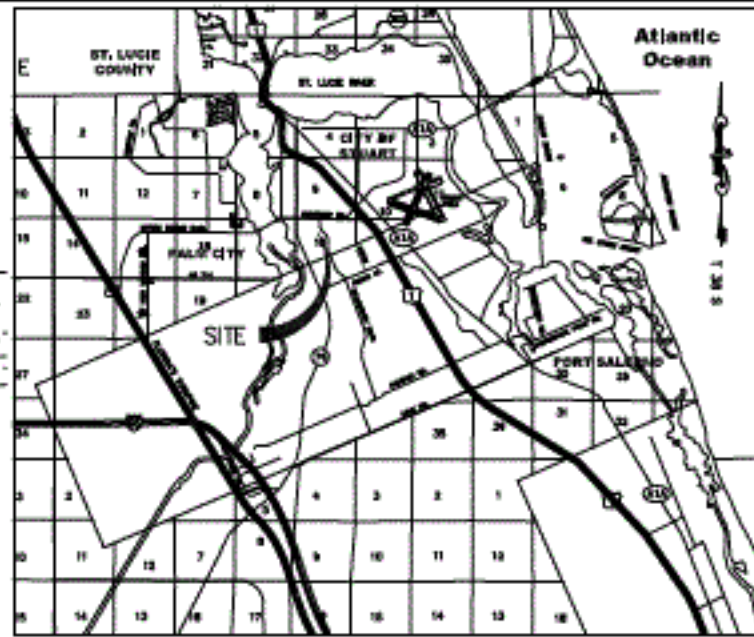
Designer S.L.S. Sheet
 Manager S.D.G. **1 of 1**
 Project Number 06-0000
 Municipal Number 06-000
 Computer File Hope Center Site Plan.dwg

(IN FEET)
1 inch = 30 ft.



LIT. 7, WILLOUGHBY BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 80, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SAD LOT SUBJECT TO ANY/ALL EASEMENTS, DEDICATIONS, RESERVATIONS AND RESTRICTIONS



LOCATION MAP
NOT TO SCALE

8.	SEXTY LBS/20, INC.
9.	BUILDING
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100.	CONCRETE

1. THE AS SHOWN HEREON ARE BASED ON RECORD PLAT DATA, REFERENCE A BEARING OF NORTH 50° 15' 00" E. ALONG THE WEST BOUNDARY LINE OF LOT 7.
2. ELEVATIONS AS SHOWN HEREON REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS CONVERTED FROM THE NATIONAL GEODESIC VERTICAL DATUM OF 1929 (NGVD 29). REFERENCE AN ELEVATION OF 13.91 FEET ON MARTIN COUNTY BENCH MARK "MILL-MOUNT" A BENCHMARK LOCATED AT THE INTERSECTION OF S.E. WILKINSON BLVD. AND S.E. MONROE ROAD BY SUBTRACTING 1.01 FEET. (NAVD 88 ELEVATION = 12.90 FEET). THE ELEVATIONS AS SHOWN HEREON HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.60 FEET.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:16000.
5. WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 FEET.
6. THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.
7. NO UNDERGROUND UTILITIES WERE LOCATED ON SHOWN HEREON.
8. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X. REFERENCE FEMA MAP COMMUNITY NO. 12005, PANEL 0891, SURVEY & EFFECTIVE DATE MARCH 16, 2015. NO SEARCH FOR MAP MODIFICATIONS HAS BEEN DONE BY THIS SURVEYOR.
9. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR UNLESS DIGITALLY SIGNED.

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE ON AUGUST 22, 2010 AND SAID "BOUNDARY SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "BOUNDARY SURVEY" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "BOUNDARY SURVEY" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 64-07, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 473.007, FLORIDA STATUTES.

BETSY LINDSKY, INC.
INTERNET AND MARKETING

ELIZABETH A. LINDGAY, P.L.L.
CLERK OF SUPERIOR COURT, DISTRICT OF COLUMBIA
NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL ISSUED SEAL OF A
CLERK OF THE DISTRICT OF COLUMBIA

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL EMBOSSED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER
UNLESS OTHERWISE NOTED

B Betsy Lindsay, Inc.
SURVEYING AND MAPPING

DATE	REVISIONS

DATE 08/22/2013
SCALE 1"=30'
FIELD NO. FRONT ST
DRAWN BY EL
CHECKED BY EL

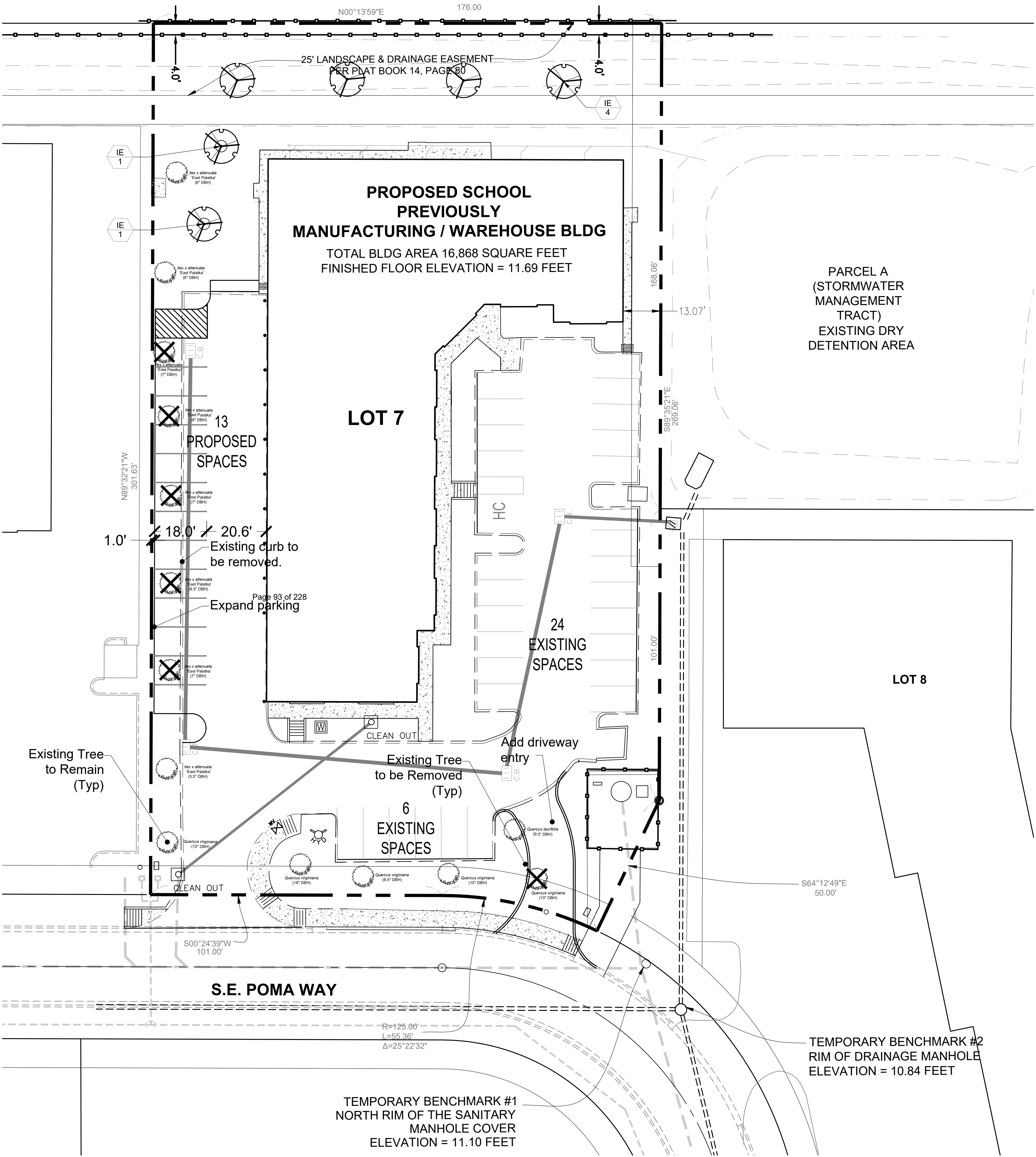
LOT 7, WILLOUGHBY BUSINESS PARK
MARTIN COUNTY, FLORIDA

BOUNDARY SURVEY
HARTMAN REAL ESTATE

SHEET NO. 1
 OF 1 SHEETS
 PROJECT NO.
00-00 CI

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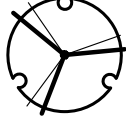
LEISURE VILLAGE MOBILE HOME PARK



Landscape Data:

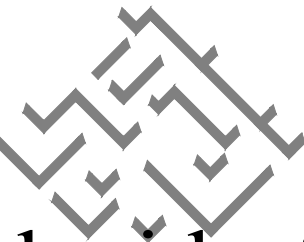
Existing Trees Removed:	6 Trees
Proposed Replacement Trees:	6 Trees

Plant Schedule:

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NATIVE	CALIPER
	IE	6	Ilex x attenuata 'East Palatka'	East Palatka Holly	FG	14' HT	7' SPR	Native	4" Caliper

Landscape Notes:

- Alternative plant species and enhanced landscaping beyond minimum requirements may be permitted subject to review and approval by the City of Stuart prior to installation.
- Only Landscape shown within each phase of development (and on the Plant List for each phase) will be required to be installed to obtain a Certificate of Occupancy for the respective phase.
- All required landscape improvements for each phase must be inspected and approved by City of Stuart prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site.
- Where existing vegetation meets minimum City of Stuart standards, this vegetation may be credited toward landscape requirements.
- Existing vegetation to remain undisturbed outside of construction limits. Proposed vegetation may be relocated due to unforeseen site conditions or in order to preserve existing vegetation.
- All prohibited exotic and invasive species shall be removed from the site prior to the issuance of a certificate of occupancy.
- See engineer's plans for all overhead & underground utility locations
- This plan has been designed to meet with the tree planting requirements contained within the FPL document entitled 'Plant the right tree in the Right Place'
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines. Large trees (height at maturity of more than 30') from the nearest overhead power line. Medium height tree (height at maturity between 20' and 30') shall be offset at least 20' and small trees (height at maturity of less than 20') require no offset.
- No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire or pad-mounted transformer. Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines. Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- All above ground utilities shall be screened in accordance with City of Stuart requirements
- All plant material to be Florida No. 1 quality and standards or better.

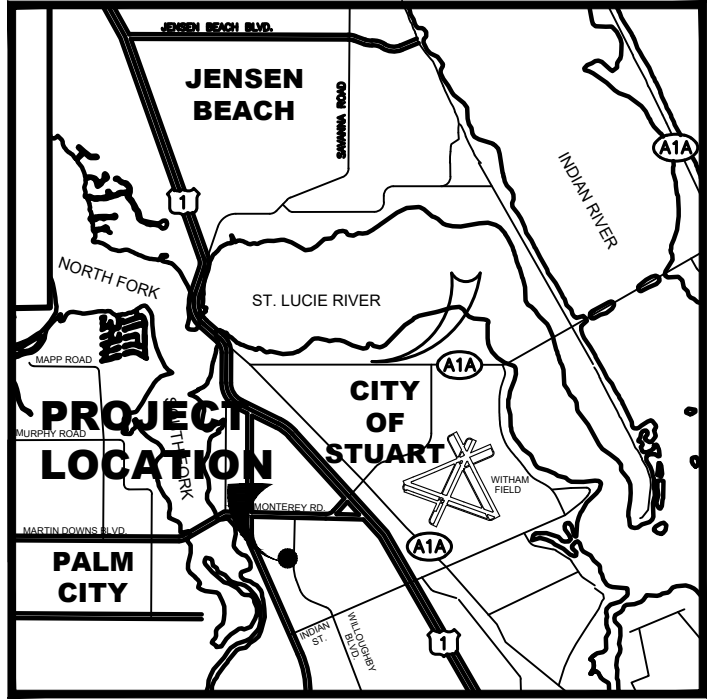


lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994
100 Avenue A Suite 2A, Fort Pierce, Florida 34950
827 North Thornton Avenue, Orlando, Florida 32803

(772) 223-2100, Fax (772) 223-0220
(772) 467-1301, Fax (772) 467-1303
(407) 898-9521, Fax (407) 898-9768

Key / Location:



Project Team:

Client & Property Owner: Hope Center for Autism
1695 SE Indian Street
Stuart, Florida 34997

Land Planner / Landscape Architect: Lucido & Associates
701 East Ocean Boulevard
Stuart, Florida 34994

Engineer: The Micor Group, Inc.
10975 SE Federal Highway
Stuart, Florida 34955

Surveyor: Betsy Lindsay, Inc.
7887 SW Jack James Drive
Stuart, Florida 34997

Traffic Engineer: The Micor Group, Inc.
10975 SE Federal Highway
Stuart, Florida 34955

Hope Center for Autism

City of Stuart, Florida

Landscape Plan

Date	By	Description
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9-16-19 Initial application

NORTH

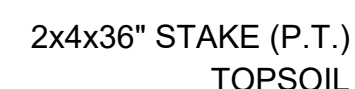
SCALE: 1" = 20'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	S.L.S.	Sheet
Manager	S.D.G.	
Project Number	06-0000	1 of 3
Municipal Number	06-000	
Computer File	Hope Center - Landscape Plan.dwg	

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TREE PROTECTION BARRICADE

NOT TO SCALE

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

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



Client & Property Owner: Hope Center for Autism
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Stuart, Florida 34997

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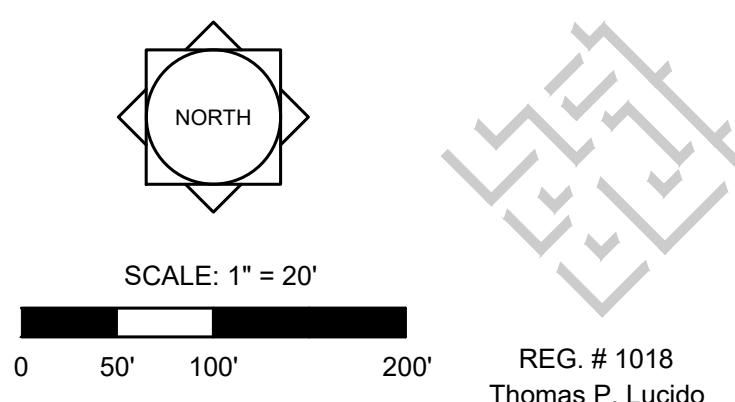
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Hope Center for Autism

City of Stuart, Florida

Landscape Details

[illegible]

Designer	S.L.S.	Sheet
Manager	S.D.G.	2 of 3
Project Number	06-0000	
Municipal Number	06-000	
Computer File	Hope Center - Landscape Plan.dwg	

Drawing Name: C:\Users\dfitzwater\AppData\Local\Temp\AcPublish_9828\Sep 19, 2019 - 5:08pm Hope Center - Landscape Plan.dwg

LANDSCAPE SPECIFICATIONS		
PART 1: GENERAL CONDITIONS		
1.01 A.	SCOPE: The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.	
1.02 A.	AGENCY STANDARDS: Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.	
1.03 A.	SITE EXAMINATION: The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.	
1.04 A.	ERRORS AND OMISSIONS: The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.	
B.	The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.	
C.	If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.	
1.05 A.	EXECUTION OF THE WORK: The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.	
B.	The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.	
C.	The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.	
1.06 A.	PROTECTION OF PUBLIC AND PROPERTY: The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.	
1.07 A.	CHANGES AND EXTRAS: The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.	
1.08 A.	GUARANTEE: The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.	
B.	At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.	
1.09 A.	CARE AND MAINTENANCE: The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.	
B.	The Owner agrees to execute the instructions for such care and maintenance.	
1.10 A.	SAFETY: It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.	
B.	It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).	
1.11 A.	CONTRACTOR QUALIFICATION: The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data: 1. A financial statement showing assets and liabilities of the company current to date. 2. A listing of not less than (3) completed projects of similar scope and nature. 3. Permanent name and address of place of business. 4. The number of regular employees of the organization and length of time the organization has been in business under the present name.	
1.12 A.	INSURANCE AND BONDING: The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.	

B.	The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.	
1.13 A.	PERMITS AND CERTIFICATES: All contractors shall secure and pay for all permits and certificates required for his/her class of work.	
PART 2: MATERIALS		
2.01 A.	PLANT MATERIALS: A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.	
B.	Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.	
C.	All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.	
D.	All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.	
E.	Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.	
F.	The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.	
2.02 A.	INSPECTION The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.	
2.03 A.	PROTECTION OF PLANT MATERIALS: Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.	
B.	Plants with broken, damaged or insufficient rootballs will be rejected.	
C.	All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.	
D.	Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.	
2.04 A.	STORAGE All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.	
B.	No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.	
C.	The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.	
D.	All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.	
2.05 A.	PROTECTION DURING PLANTING: Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails	
2.06 A.	TOP SOIL: Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)	
B.	Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (see Landscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. East Coast Recycling Inc. is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.	
	Existing soils must meet all definitions of "Topsoil" as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.	
2.07 A.	FERTILIZER: Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed	

	analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.	
B.	Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.	
C.	Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates: 1 gallon container 1 tablet 3 gallon container 2 tablets 5 gallon container 3 tablets 7 gallon container 5 tablets	
	Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.	
2.08 A.	MULCH: Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.	
B.	All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.	
PART 3		
3.01 A.	EXECUTION DIGGING: The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.	
3.02 A.	GRADING: Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.	
B.	It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.	
3.03 A.	PLANTING: Planting shall take place during favorable weather conditions.	
B.	The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.	
C.	Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.	
D.	Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".	
E.	A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.	
F.	Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail; 1 Gallon material (1 gal.): 12" x 12" x 12" min. 3 Gallon material (3 gal.): 20" x 20" x 18" min. Lerio material (7 gal.): 30" x 30" x 24" min. Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12"	
min.		
G.	No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.	
H.	Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.	
I.	All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.	
J.	All flagging ribbon shall be removed from trees and shrubs before planting.	
K.	Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.	
L.	All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.	
3.04 A.	PRUNING: Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.	
B.	Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.	
C.	Trees shall not be poled or topped.	
D.	Remove all trimming from site.	
3.05 A.	GUYING: All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.	
B.	Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.	
C.	Stake & Brace all trees larger than 12" oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.	

D.	Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.	
3.06 A.	WATER: Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.	
B.	Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.	
3.07 A.	SOD: The Landscape Contractor shall sod all areas indicated on the drawings.	
B.	It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.	
C.	The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.	
D.	Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.	
E.	6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.	
F.	Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.	
G.	The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.	
H.	If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.	
3.08 A.	SEEDING: The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.	
B.	Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.	
C.	Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.	
D.	Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.	
3.09 A.	CLEANING UP: The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.	
3.10 A.	MAINTENANCE: Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.	
B.	Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.	
C.	Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.	
D.	In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.	
E.	Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.	
3.11 A.	COMPLETION, INSPECTION AND ACCEPTANCE: Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.	
B.	Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.	
C.	All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.	
D.	After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.	
E.	All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.	

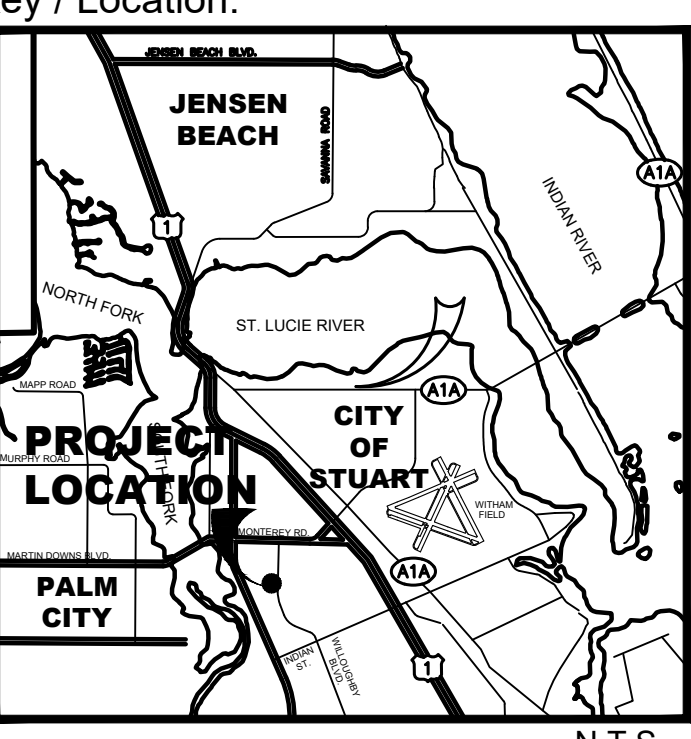


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(407) 898-9521, Fax (407) 898-9788

Key / Location:



N.T.S.

Project Team:

Client & Property Owner:	Hope Center for Autism 1695 SE Indian Street Stuart, Florida 34997
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	The Milcor Group, Inc. 10975 SE Federal Highway Stuart, Florida 34955
Surveyor:	Betsy Lindsay, Inc. 7887 SW Jack James Drive Stuart, Florida 34997
Traffic Engineer:	The Milcor Group, Inc. 10975 SE Federal Highway Stuart, Florida 34955

Hope Center
for Autism

City of Stuart, Florida

Landscape Specifications

DateByDescription

9-16-19		Initial application

NORTH

SCALE: 1" = 20'

050'100'200'

REG. # 1018
Thomas P. Lucido

DesignerS.L.S. Sheet

ManagerS.D.G.

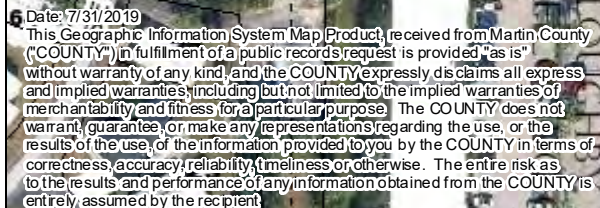
Project Number06-0000

Municipal Number06-000

Computer FileHope Center - Landscape Plan.dwg

3 of 3

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Commercial PUD

Project:	Hope Center for Autism CPUD
Date	17-Oct-19

Adjacent N	Professional Medical Offices
Adjacent S	Willoughby Business Park Condo Ph II
Adjacent E	Willoughby Business Park Condo Ph II
Adjacent W	Leisure Village a Cooperative
Total Floor Space (sq.ft)	16,933

LDR Reference	Land Development Regulations	CPUD REVIEW STATUS
2.07.00 E.1	Land Use Designation	COMPLY
2.07.00 E.2 a	Uses	COMPLY
2.07.00 E.2 b	Residential (<30%)	NOT APPLICABLE
2.07.00 E.2 c	Commercial Residential (<30%)	NOT APPLICABLE
2.07.00 E.2 c	Commercial Uses	COMPLY
2.07.03 E.3.b	Open Space (>25%)	NOT APPLICABLE
2.07.03 E.3.c	Native Vegetation (>25%)	NOT APPLICABLE

AREA, IMPERVIOUS SURFACE, SETBACK AND HEIGHT

2.04.03	Supplemental impervious surface	COMPLY
2.04.04	Supplemental setback requirements	COMPLY
2.04.05	Waterfront setbacks	NOT APPLICABLE
2.04.06	Certain street setbacks	NOT APPLICABLE
2.04.07	Supplemental building height	COMPLY
2.06.00	Supplemental Use standards	NOT APPLICABLE

4.04.01	Traffic Concurrency	TO BE REVIEWED
4.09.00	School Concurrency	TO BE REVIEWED

RESOURCE PROTECTION

5.02.00	Environmental Assessment	NOT APPLICABLE
5.03.02	Wetland Protection	NOT APPLICABLE
5.04.00	Environmentally sensitive lands	NOT APPLICABLE
5.04.03	Monitoring & Maintenance	NOT APPLICABLE
5.05.01	Tree Survey	NOT APPLICABLE
5.05.02	Tree removal	TO BE REVIEWED
5.06.00	Mangrove & Shoreline	NOT APPLICABLE
5.07.00	Floodplain Management	TO BE REVIEWED

Comp Plan	Comprehensive Plan	COMPLY
-----------	--------------------	--------

DEVELOPMENT STANDARDS

6.00.03	Principles of Design	TO BE REVIEWED
6.00.04.A	Qualitative Design	TO BE REVIEWED
6.00.04.B	Qualitative Design Standards	TO BE REVIEWED

TRANSPORTATION

6.01.02	Streets	COMPLY
6.01.03	Rights of Way	COMPLY
6.01.04	Sidewalks/bikeways	TO BE REVIEWED
6.01.05	Bike Ped (LCD)	TO BE REVIEWED
6.01.06	Access	COMPLY
6.01.07	Drive-through	NOT APPLICABLE
6.01.08	Vehicular Access	NOT APPLICABLE
6.01.09	Parking Code	TO BE REVIEWED
6.01.18	Off-Street Loading	TO BE REVIEWED
6.01.19	PILOP	NOT APPLICABLE

STORMWATER

6.03.01	Generally	COMPLY
6.03.04	Management	TO BE REVIEWED
6.03.08	Erosion	TO BE REVIEWED

LANDSCAPING

6.04.02	General Standards	COMPLY
6.04.02 A.1	Native Landscaping	COMPLY
6.06.02 A.2	Shade Trees Required	COMPLY
6.06.02 A.4	Banyan, Fiscus & Rubber Trees	NOT APPLICABLE
6.06.02 A.5	Proximity to power lines	NOT APPLICABLE
6.06.02 A.6	Shrubs	NOT APPLICABLE
6.06.02 A.7	Hedges	NOT APPLICABLE
6.06.02 A.8	Vines	NOT APPLICABLE
6.06.02 A.9	Ground cover	NOT APPLICABLE
6.06.02 A.10	Grass Area	NOT APPLICABLE
6.06.02 B	Irrigation	NOT APPLICABLE

LANDSCAPE DESIGN

6.04.03 A	Utility Lines (Existing and Proposed)	NOT APPLICABLE
6.04.03 B.1	Landscaped Area >20%	NOT APPLICABLE

6.04.03 B.2	Interior landscaping >50%	NOT APPLICABLE
6.04.03 B.3	location of impervious	COMPLY
6.04.03 B.4	Mulch	NOT APPLICABLE
6.04.03 B.5	Shoreline protection	NOT APPLICABLE
6.04.03 B.8	Visibility triangles	NOT APPLICABLE
6.04.06	Land Use Transitions	NOT APPLICABLE

LANDSCAPING - PARKING AREAS

6.04.07 A.1	Landscaped strip adjacent to street	NOT APPLICABLE
6.04.07 A.2	Landscaped strip length linear feet	COMPLY
6.04.07 A.2a	Parking area adjacent to street	COMPLY
6.04.07 A.2b	Hedge/wall/berm on outside of strip	COMPLY
6.04.07 A.2c	Other Landscaping	NOT APPLICABLE
6.06.07 A.2d	Grass	COMPLY
6.04.07 A.3	Shrubs/ground cover	COMPLY
6.04.07 B	parking screened from private property	COMPLY
6.04.07 B.1	Landscaped strip adjacent to private property	COMPLY
6.04.07 B.2a	Parking area adjacent to private property	COMPLY
6.04.07 B.2b	Hedge/wall/berm on outside of strip	COMPLY
6.04.07 B.2c	Other Landscaping	NOT APPLICABLE
6.04.07 B.2d	Grass	COMPLY
6.04.07 B.3	Shrubs/ground cover	COMPLY
6.04.07 C.1	Parking Area (Major Dev't only)	COMPLY
6.04.07 C.2	Parking area rear and sides of building	COMPLY
6.04.07 C.3	Interior trees	COMPLY
6.04.07 C.4	Vehicle encroachment	COMPLY
6.04.07 C.5	Interior landscaped islands	COMPLY
6.04.07 C.6	Terminal landscaped islands	COMPLY
6.04.07 C.7	Interior landscaped medians	COMPLY
6.04.07 C.8	Interior shade trees	COMPLY
6.04.07 D	Visability triangles	COMPLY
6.04.08	Tree Requirements	COMPLY
6.04.10	Loading Storage	NOT APPLICABLE

COMMERCIAL DEVELOPMENT STANDARDS

6.05.02 B	Building Location	NOT APPLICABLE
6.05.02 C	Building Orientation	NOT APPLICABLE
6.05.02 D	Facade Design	NOT APPLICABLE
6.05.02 E	Massing	NOT APPLICABLE
6.05.02 F	Other Features	NOT APPLICABLE

6.05.02 G	Transitional Elevations	NOT APPLICABLE
6.05.03 B	Blank Wall Area	NOT APPLICABLE
6.05.03 C	Repeating Façade	NOT APPLICABLE
6.05.04	Additional Façade	NOT APPLICABLE
6.05.05	Roof Treatments	NOT APPLICABLE
6.05.06	Entryways and customer entrance	NOT APPLICABLE
6.05.07	Materials and Color	NOT APPLICABLE
6.06.00	Green Development	NOT APPLICABLE
6.07.00	Lighting	TO BE REVIEWED
6.08.00	Dumpster & Recycling	TO BE REVIEWED
6.09.05	Fences	TO BE REVIEWED
6.11.00	Signs	TO BE REVIEWED



City of Stuart
121 SW Flagler Ave
Stuart, FL 34994

Received by: _____

Reviewed by: _____

Approved by: _____

(772) 288-5326

Application to Rezone Real Property

(including Planned Unit Developments)

Project ID# _____
(Staff Entry)

Pre-App Conference Date:		Application Date:	
Project Name: THE HOPE CENTER FOR AUTISM			
Parcel ID#	16-38-41-012-000-00070-0	Project Address:	2580 SE WILLOUGHBY BLVD., STUART
Current Zoning:	B-1	Current Land Use:	COMMERCIAL
Proposed Zoning:	CPUD	Proposed Land Use:	NOT APPLICABLE
Present Use:	VACANT WAREHOUSE	Site Area/Acreage:	1.22 ACRES
Fees (check box): This does not include fees that may be charged as a result of application review by the City's consultants			
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	\$1,433.00	☐	
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:			
(a) 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 (b) complies with the relevant development standards of the City of Stuart Land Development Code <i>(include additional pages if needed)</i>.			
(over)			

General Information

(Please Print or Type)

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

Name: KLAUS P. LULOH
Title: MANAGER
Company: KPL HOLDINGS, LLC
Company Address: 2896 HIDDEN VALLEY LANE

City/State/Zip Code: MONTECITO, CA 93108
Telephone Number: 805-665-7722
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: DOUG FITZWATER
Title: SENIOR PROJECT MANAGER
Company: LUCIDO & ASSOCIATES
Company Address: 701 SE OCEAN BOULEVARD

City/State/Zip Code: STUART, FL 34994
Telephone Number: 772-220-2100
Facsimile Number: 772-223-0220
Email Address (optional): DFITZWATER@LUCIDODESIGN.COM

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: JOANNE SWEAZEY
Title: DIRECTOR
Company: THE HOPE CENTER FOR AUTISM
Company Address: 1695 SE INDIAN STREET

City/State/Zip Code: STUART, FL 34997
Telephone Number: 772-334-3288
Facsimile Number:
Email Address (optional): JSWEAZEY@HOPECENTER FOR AUTISM.ORG

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

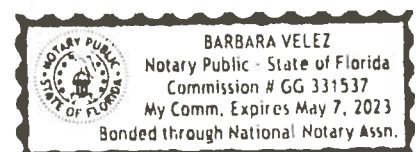
4. Signed this 12th day of August, 2019.

Joanne Swezey
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 12th day of August, 2019 by JOANNE SWEAZEY who is personally known to me, or who has produced _____ as identification and who ~~did~~ XX did not take an oath.

Barbara Velez
Notary Signature

Commission Expires:



**KPL HOLDINGS, LLC
2896 Hidden Valley Lane
Montecito, CA 93108**

City of Stuart
Development Department
Attn: Kevin Freeman, Development Director
121 SW Flagler Avenue
Stuart, FL 34994

Re: 2580 SE Willoughby Blvd., Stuart, FL
PCN: 16-38-41-012-000-00070-0

Dear Mr. Freeman,

KPL Holdings, LLC, a Florida limited liability company, (hereinafter referred to as "Seller") is the owner of the above-referenced property. Per a contract with The Hope Center for Autism, Inc. (hereinafter referred to as "Contract Purchaser"), Contract Purchaser has been authorized to seek a zoning change of the property to a category that allows its intended uses. Per the contract, the legal effectiveness of any change in zoning shall only take place if the contract closes.

Therefore, please take note that while Contract Purchaser has Seller's permission to apply for and seek a zoning change at Contract Purchaser's expense, the legal effectiveness of any zoning change must be made contingent on Seller's prior written authorization, which Seller shall not give until closing. Any ordinance or resolution associated with a zoning change (or any other change in the property's land use status) must make recording and legal effectiveness contingent on the prior written authorization of Seller.

Seller has been informed that Contract Purchaser has hired Lucido & Associates to represent Contract Purchaser as its Agent of Record during the governmental review process of the application.

If you have any questions, please contact Seller's attorney, Wm F. (Rick) Crary II at 759 SW Federal Highway, Suite 106, Stuart, FL 34994/ (772) 287-2600.

Sincerely,

KPL Holdings, LLC



Klaus P. Luloh, Manager

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
16-38-41-012-000-00070-0	138519	2580 SE WILLOUGHBY BLVD, STUART	\$1,070,900	7/27/2019

Owner(Current)	KPL HOLDINGS LLC
Owner/Mail Address	113 HILLCREST DR STUART FL 34996
Sale Date	7/17/2003
Document Book/Page	1793 0669
Document No.	1677537
Sale Price	225800

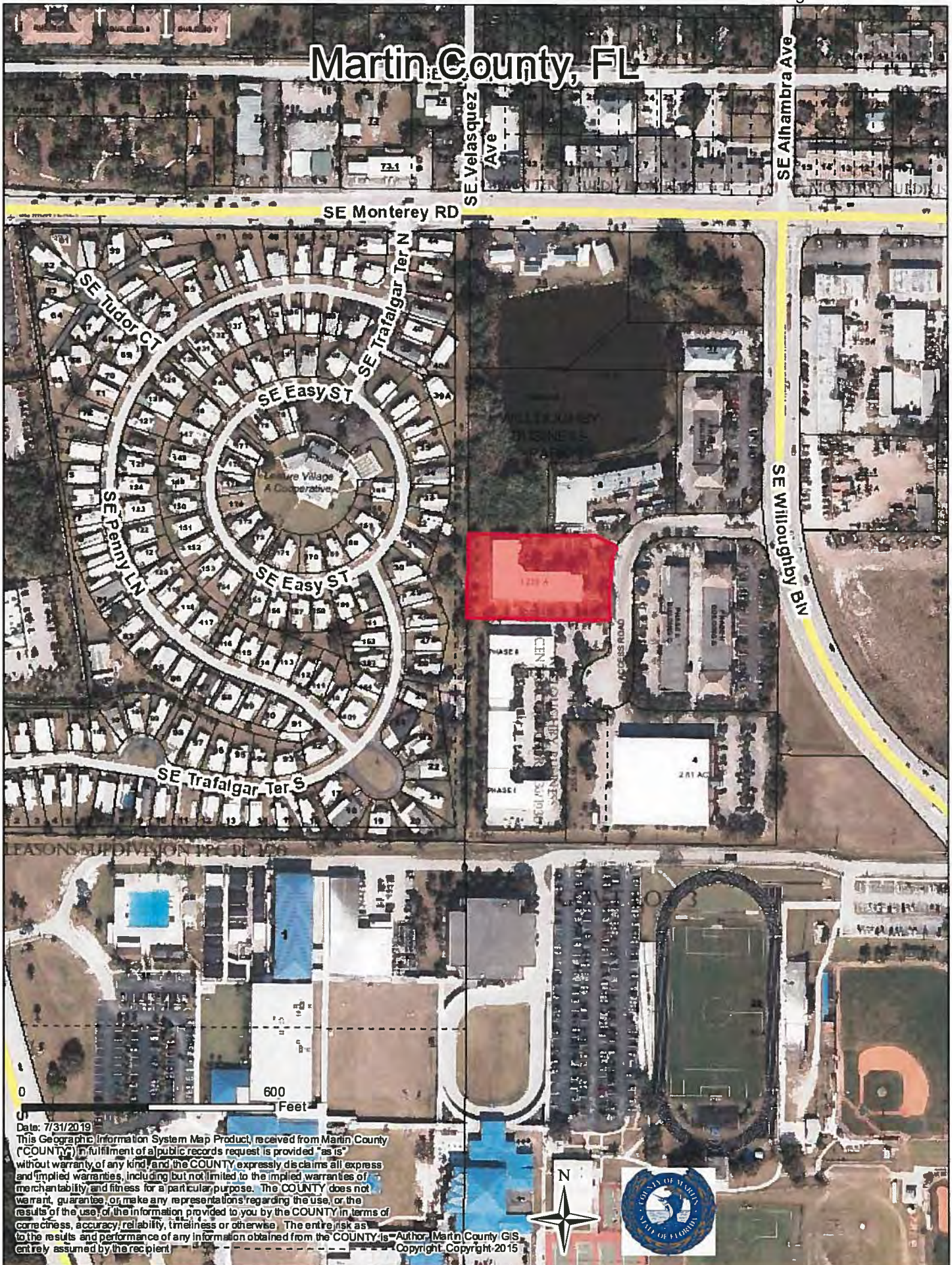
Account #	138519	Map Page No.	O-16A
Tax District	3100	Legal Description	LOT 7 WILLOUGHBY BUSINESS PARK (PB 14 PG 80)
Parcel Address	2580 SE WILLOUGHBY BLVD, STUART		
Acres	1.2195		

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.

Use Code	4800 Warehse distribution term
Neighborhood	31400 Monterey Rd

Market Land Value	\$424,960
Market Improvement Value	\$645,940
Market Total Value	\$1,070,900

Martin County, FL



Date: 7/31/2019

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

Author: Martin County GIS
Copyright: Copyright 2015

September 17, 2019

Hope Center for Autism

STORMWATER STATEMENT

The Hope Center for Autism site is located on an existing developed lot, known as Lot 7, a 1.22 acre parcel within the 14.59 acre Willoughby Business Park. The project proposed to add approximately 1,900 square feet of imperviousness to the existing site to provide a bus drop-off loop for the project's students and additional parking area.

Runoff from Lot 7 is conveyed to the Willoughby Business Park (WBP) master drainage system. Per the WBP South Florida Water Management District Environmental Resource Permit (No. 43-01076-P), the WBP master system was designed to provide treatment and attenuation for eight future lots within the business park. The lots assumed to have up to 76% imperviousness. Each lot was required to obtain an Environmental Resource Permit modification prior to development.

Environmental Resource Permit No. 43-01076-P-04 was issued for the development of Lot 7. The permitted and proposed land use for Lot 7 is as follows:

	Existing Permitted	Percentage	Proposed	Percentage
Building Coverage	0.33 Ac	27.0%	0.33 Ac	27.0%
Pavement	0.46 Ac	37.7%	0.50 Ac	41.0%
Pervious	0.43 Ac	35.2%	0.39 Ac	32.0%
Total	1.22 Ac	100%	1.22 Ac	100%

Existing Imperviousness: 64.7%
Proposed Imperviousness: 68.0%
Allowable Imperviousness: 76%

Therefore, the proposed additional imperviousness will be accommodated in the existing WBP master drainage system and no drainage improvements will be required.

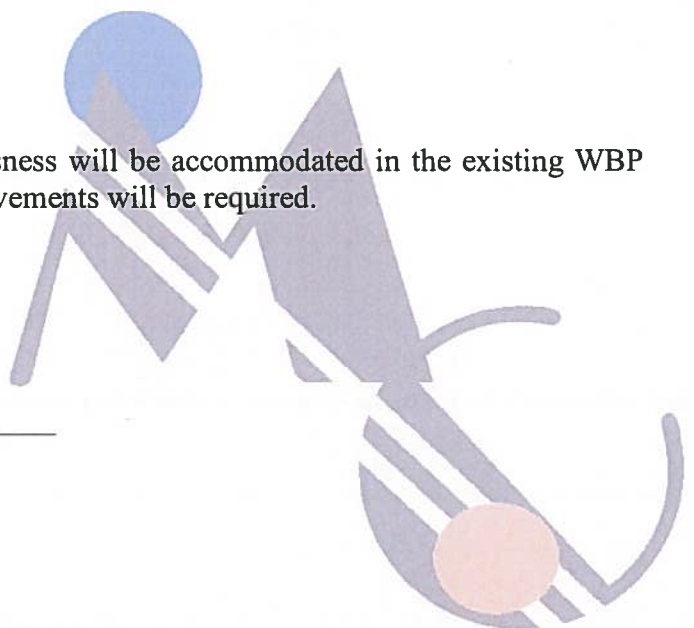
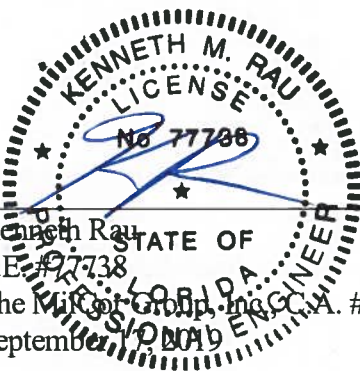
10975 SE
Federal Hwy
Hobe Sound
Florida
33455

Phone
772-223-8850
Fax
772-223-8851

Email
marketing@
themilcorgroup.
com

Web
www.
themilcorgroup.
com

Kenneth M. Rau
P.E. #77738
The MilCor Group, Inc. C.A. #28246
September 17, 2019



**The
MilCor
Group
Inc.**

*Engineering
a Value-Driven
Sustainable
Environment*

Traffic Impact Analysis

Hope Center for Autism

Prepared for:
Hope Center for Autism, Inc.

For Review By:
City of Stuart

September 2019

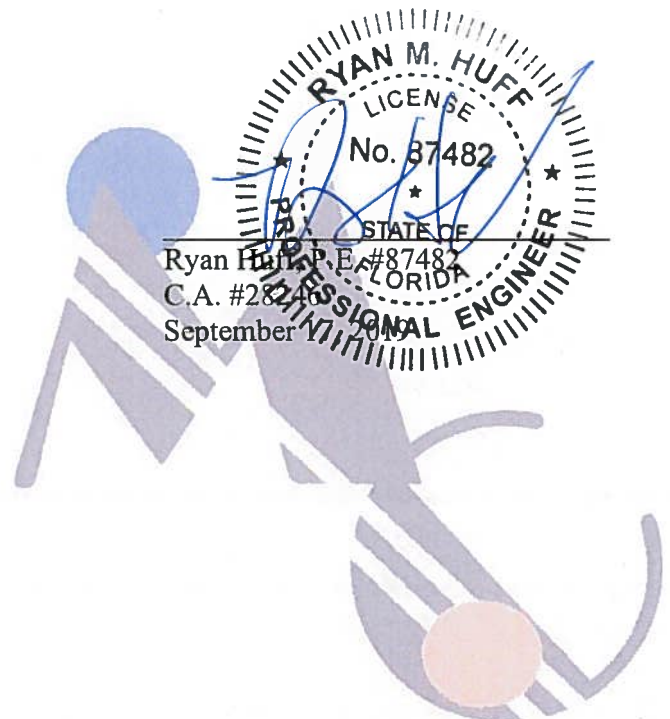
Office Location &
Mailing Address:

10975 SE
Federal Hwy
Hobe Sound
Florida
33455

Phone
772-223-8850
Fax
772-223-8851

Email
marketing@
themilcorgroup.
com

Web
www.
themilcorgroup.
com



Trip Generation

Introduction:

The MilCor Group, Inc. has been retained to conduct a traffic analysis for the proposed Charter school named Hope Center for Autism. It is located on a 1.22-acre lot, located within the City of Stuart, Florida. The lot parcel number is 16-38-41-012-000-00070-0. The purpose of this study is to determine which roadway links are impacted by the proposed development and what, if any, improvements will be required to meet the adopted Level of Service standards based on the requirements for the City of Stuart.

Site Data:

The site is located within the Willoughby Business Park, on SE Poma Way, which is a private road with its only access via Willoughby Blvd. as shown in Exhibit 1, location map. Access is to be provided SE Poma Way via two access points, one existing and one proposed, and access to Willoughby Blvd. is via an existing full ingress/egress opening divided by landscape island. Currently, Willoughby Blvd. is a paved four-lane divided roadway with sidewalks provided on both sides of the roadway, but does not provide a marked bike lane.

Project Traffic:

Trip Generation:

Daily, AM, and PM peak hour trip generation rates for both existing and proposed uses were calculated based on the ITE Trip Generation Manual, 10th Edition, (Exhibit 2A – 2D) for the following sections:

Existing:

Section 110: General Light Industrial
Section 712: Small Office Building

Proposed:

Section 537: Charter Elementary School

The AM Peak had the highest increased generation, with an additional 35 trips/hour on county roadways.

Trip Distribution and Assignment:

A directional distribution was developed based on a review of land use patterns and existing travel patterns, and existing peak hour directional volumes and growth rates, as provided in the Martin County 2018 Roadway Level of Service Inventory Report. 100% of the trips generated from the Hope Center for Autism will access Willoughby Blvd. in the link between Indian St. and SR-714. After subtracting the existing approved use from the proposed use, the net increase in trips is 35. This equates to a peak hour increase of 1.75% of the level of service capacity of this link. However, the PM peak hours results in a reduction to the peak hourly trip rates, as well as a decrease in the overall daily trips.

The calculations are shown in Exhibit 3 and illustrated in Exhibit 4.

Conclusion:

While the AM peak hour rates do demonstrate an increase in trips, the impact is less than 2.00% and should be considered de minimus. Considering the PM peak hour and overall daily trips are lowered when considering the proposed use, the total impact is even less significant than the AM increase would suggest. Therefore, no concurrency issues are anticipated.

Scheduled Roadway Improvements:

To the best of our knowledge, there are no scheduled improvements on any links on which the project has significant impact.

Required Improvements:

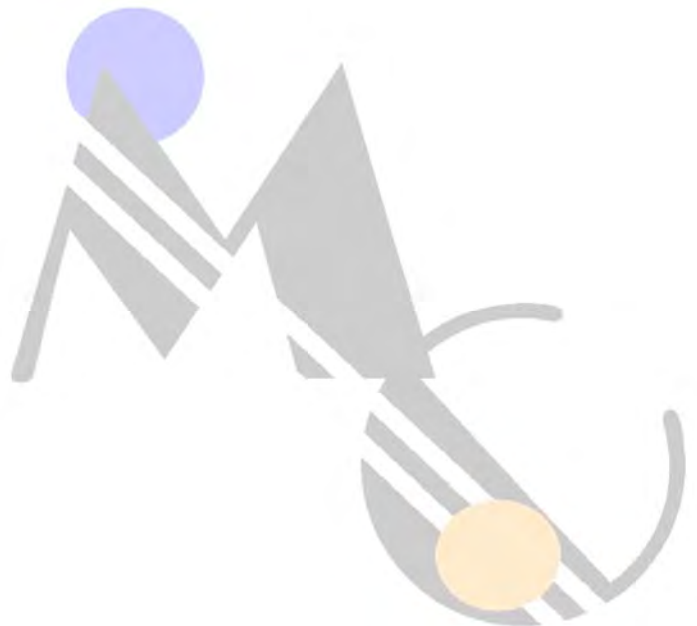
None.

Project Phasing:

There is no phasing proposed. Construction of the infrastructure for this project will begin in 2020, and will be complete within 1 year, therefore buildout is anticipated in 2021.

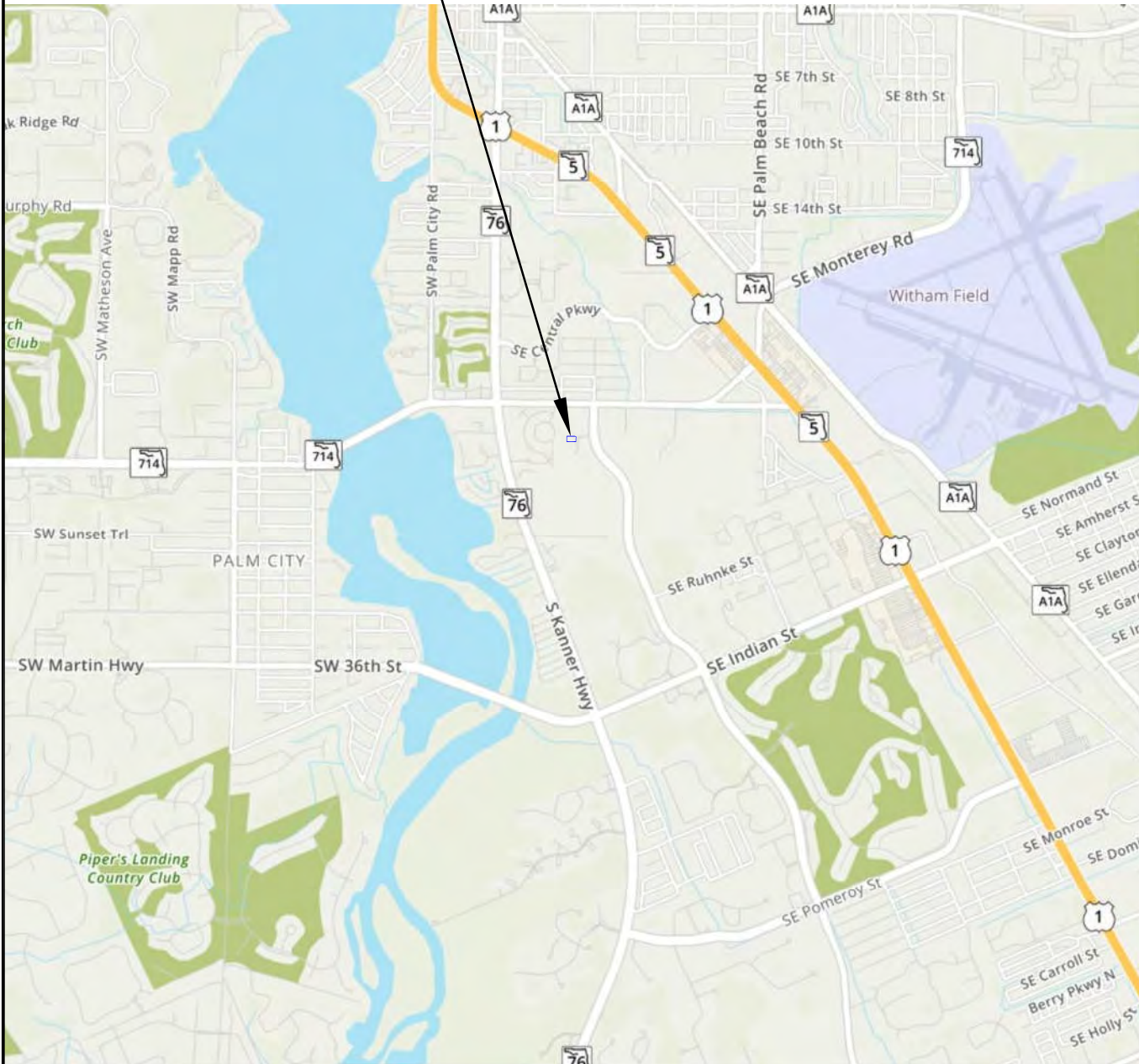
Attachments:

- Exhibit 1 – Location Map
- Exhibit 2A&2B – Traffic Projections
- Exhibit 3 – Peak Hour Directional Volume Calculations
- Exhibit 4 – Peak Hour Directional Volume Distribution Map



SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST
 PARCEL NUMBER
 16-38-41-012-000-00070-0

PROJECT
 LOCATION



THE MILCOF GROUP INC.
 CIVIL ENGINEERS
 10975 SE FEDERAL HIGHWAY
 HOBE SOUND, FL 33455
 725 SE PORT ST LUCIE BLVD
 UNIT 104
 PORT ST. LUCIE, FL 34984
 PH: (772) 223-8850
 FAX: (772) 223-8851
 WWW.THEMILCOFGROUP.COM
 CERTIFICATE OF AUTHORIZATION: 26

LOCATION MAP

HOPE CENTER FOR AUTISM

STUART, FLORIDA

SHEET NO.

1

Exhibit 2A
Traffic Projections
Hope Center for Autism
Existing (Industrial)

Land Use:	General Light Industrial
ITE Code:	110
Trip Generation per 1,000 Sq Ft GFA	
X =	8.434
Daily:	T = 3.79(X) + 57.96
	T = 90 Total Trips
Peak hour of adjacent Street Traffic, one Hour Between 7 and 9 a.m.	
Ln(T) =	0.74Ln(X) + 0.39
Ln(T) =	1.97
T =	7 Total Trips
Directional Distribution: 88% entering & 12% exiting	
Entering:	6 Trips
Exiting:	1 Trips
Peak hour of adjacent Street Traffic, one Hour Between 4 and 6 p.m.	
Ln(T) =	0.69Ln(X) + 0.43
Ln(T) =	1.90
T =	7 Total Trips
Directional Distribution: 13% entering & 87% exiting	
Entering:	1 Trips
Exiting:	6 Trips
The PM peak generates the highest trip counts.	

Exhibit 2B
Traffic Projections
Hope Center for Autism
Existing (Office)

Land Use:	Small Office Building
ITE Code:	712
Trip Generation per 1,000 Sq Ft GFA	
X =	8.434
Daily:	T = 16.19(X)
	T = 137 Total Trips
Peak hour of adjacent Street Traffic, one Hour Between 7 and 9 a.m.	
	T = 1.92(X)
	16 Total Trips
Directional Distribution: 83% entering & 18% exiting	
Entering:	13 Trips
Exiting:	3 Trips
Peak hour of adjacent Street Traffic, one Hour Between 4 and 6 p.m.	
	T = 2.45(X)
	T = 21 Total Trips
Directional Distribution: 32% entering & 68% exiting	
Entering:	7 Trips
Exiting:	14 Trips
The PM peak generates the highest trip counts.	

Exhibit 2C
Traffic Projections
Hope Center for Autism
Proposed

Land Use:	Charter Elementary School
ITE Code:	537
Trip Generation per Student	
X =	100.000
Daily:	T = 1.85(X)
	T = 185 Total Trips
Peak hour of adjacent Street Traffic, one Hour Between 7 and 9 a.m.	
	T = 1.17(X) - 34.68
	82 Total Trips
Directional Distribution: 53% entering & 47% exiting	
Entering:	44 Trips
Exiting:	39 Trips
Peak hour of adjacent Street Traffic, one Hour Between 4 and 6 p.m.	
	T = 0.14(X)
	T = 14 Total Trips
Directional Distribution: 35% entering & 65% exiting	
Entering:	5 Trips
Exiting:	9 Trips
The AM peak generates the highest trip counts.	

Exhibit 2D
Traffic Projections
Total Development

Basis	Existing Industrial	Existing Office	Proposed	Total New Proposed Trips
Weekday Daily	90	137	185	-41
Weekday AM Peak Hour - Enter	6	13	44	24
Weekday AM Peak Hour - Exit	1	3	39	35
Weekday PM Peak Hour - Enter	1	7	5	-3
Weekday PM Peak Hour - Exit	6	14	9	-11

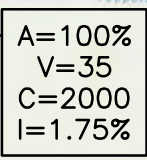
Exhibit 3
Hope Center for Autism
Peak Hour Directional Volume Distribution

Project Total Peak Hour Directional Volume =

35 Vehicle Trips

PM Peak Hour Directional Analysis							
				Project		Service	Project
Road		Link	Lanes	% Assign	Volume	Capacity	Impact
Willoughby Blvd.		Indian St. to SR-714	4L	100%	35	2000	1.75%

□



A=PROJECT % ASSIGNED
V=PROJECT VOLUME
C=SERVICE CAPACITY
I=PROJECT IMPACT

BEFORE YOU DIG

811

The logo for the Florida 811 service. It features the number '811' in a large, bold, sans-serif font. To the right of the number is a circular emblem containing a stylized sunburst or starburst design. The entire logo is set against a background that includes a map of the state of Florida.

Wt.	D.W.	9-1
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CT:	H0602
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600704



CIVIL ENGINEERS
10975 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33455

725 SE PORT ST LUCIE BLVD
UNIT 104
PORT ST. LUCIE, FL 34984

PH: (772) 223-8850
FAX: (772) 223-8851

WWW.THEMILCORGROUP.COM

CERTIFICATE OF AUTHORIZATION: 28

TRAFFIC ASSIGNMENT MAP

HOPE CENTER FOR AUTISM

SUAKI, FLORIDA

SHEET NO.

4

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

Meeting Date: 10/17/2019

Prepared by: Tom Reetz

Title of Item:

TRILLIUM RPUD - FIRST READING (QUASI-JUDICIAL)(RC):

ORDINANCE No. 2419-2019: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "COMMERCIAL" TO "MULTI-FAMILY RESIDENTIAL" FOR A 9.45 ACRE PORTION OF A 49.43 ACRE PARCEL ANNEXED BY ORDINANCE NO. 1527-97, OWNED BY TED GLASRUDD ASSOCIATES FL LLC, LOCATED ON THE SOUTH OF SE MIAMI STREET ABUTTING THE NORTH SIDE OF WAL-MART AND EAST OF STUART LANDINGS, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY BE REZONED FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO RESIDENTIAL PLANNED UNIT DEVELOPMENT "RPUD" ON THE CITY'S OFFICIAL ZONING MAP; ESTABLISHING THE TRILLIUM RPUD CONSISTING OF SEVENTY SIX (76) ATTACHED HOMES; APPROVING A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The property currently has a commercial future land use designation and was the subject of a prior PUD amendment which consolidated the upland preserve offsite in anticipation of the development of the property. The applicant is requesting to change the land use from commercial to multi-family residential to allow for 76-unit attached townhome community.

The project is located south of SE Miami Street, east of SE Federal Highway, west of SE Commerce Avenue and abutting Walmart Supercenter. The Trillium RPUD project proposes 76 attached townhome units within 13 buildings with a gross density of 8.05 units per acre.

The residential community is appropriate for the area due to the proximity of the existing Aldi grocery store, Walmart and other retail shops. The retail proximity will allow for residents of the townhome development to walk to the surrounding retail. Additionally, there are many commercial businesses located along SE Commerce Avenue and the nearby business park that could provide jobs for future residents.

The developer's architect has submitted contemporary elevations for the Town Home community. Site elements such as a cabana and pool area with connecting sidewalks make for a pedestrian friendly neighborhood. Other amenities include a centrally located lake with native plantings at the lake's perimeter. PVC fencing and native

landscaping with a minimum width of 25 feet will buffer the project from the surrounding commercial businesses. Staff recommends the developer install littoral planting around the proposed wet retention pond and the existing lake to help maintain a healthy habitat.

Ordinance NO. 2263-2018 was approved by the City Commission which terminated the obligation for the proposed Trillium development to provide 3.64 acres of on-site upland preserve. The ordinance provided for the transfer for the obligation to a nearby undeveloped parcel with superior native habitat. **See Ordinance No. 2263-2018 attached.**

If approved, the developer stands ready to obtain necessary permits with state agencies and the City's Development department. The developer's traffic engineer has coordinated final plans with City of Stuart Public Works for access/egress improvements. City staff and professional consultants have reviewed and approved the project.

Funding Source:

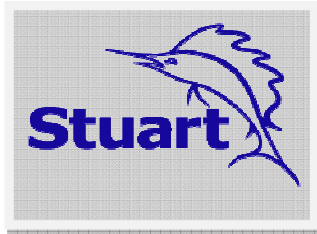
N/A

Recommended Action:

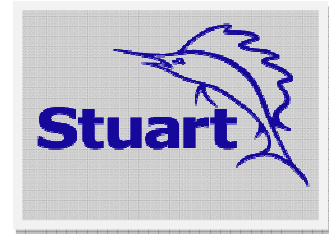
Motion to recommend approval of Ordinance No. 2419-2019 for consideration by the City Commission

ATTACHMENTS:

Description	Upload Date	Type
☐ Staff Report - By Tom Reetz	10/8/2019	Staff Report
☐ Staff Review	10/8/2019	Backup Material
☐ Ordinance No. 2419-2019	10/8/2019	Ordinance add to Y drive
☐ Ordinance No. 2419-2019 Exhibit D	10/8/2019	Ordinance add to Y drive
☐ Ordinance No. 2419-2019 Exhibit D1	10/8/2019	Ordinance add to Y drive
☐ Consultant comments with applicant response	10/8/2019	Backup Material
☐ City Comments	10/8/2019	Backup Material
☐ Final Consultant Approval letter	10/8/2019	Backup Material
☐ Ordinance No.2263-2019 termination of on-site upland preserve requirement	10/8/2019	Backup Material



CITY OF STUART
Local Planning Agency
 October 17th, 2019



Project Name: Trillium RPUD - FLU & Zoning Change	Property Owner: Stuart Development LLC
Project No.: Z19070004	Applicant/Petitioner: Ted Glasrud Associates FL, LLC, Dante Fraegari
Ordinance No: 2419-2019	Agent/Representative: Doug Fitzwater – Lucido & Associates
	Case Planner: Tom Reetz
Location: South side of SE Miami Street, west of SE Commerce Blvd. and east of SE Federal Highway.	



PROJECT SUMMARY	
Property Size (area)	9.45 Acres
Present Use	Undeveloped

<i>Subject Property Land Use</i>		Multi-Family
<i>Adjacent FLU</i>	<i>North</i>	Commercial
	<i>South</i>	Commercial
	<i>East</i>	Commercial
	<i>West</i>	Commercial (comp plan change is necessary)
<i>Subject Property Zoning</i>		CPUD (Commercial Planned Unit Development)
<i>Adjacent Zoning</i>	<i>North</i>	B-2 Business General
	<i>South</i>	CPUD (Commercial Planned Unit Development)
	<i>East</i>	CPUD (Commercial Planned Unit Development)
	<i>West</i>	CPUD (Commercial Planned Unit Development)
<i>Proposed Use</i>		Attached homes (up to 8) – See Ordinance 2410-2019
<i>City Approvals</i>		Building Department – No comments at this time. Fire Department – See attached comments Public Works – See attached comments
<i>Brief Explanation</i>		The intent of this application is to request an amendment to the existing CPUD by changing the land use from commercial to multi-family and the zoning from CPUD to RPUD. The subject property is 9.45 acres. The property is currently undeveloped. The intent of this project is to allow 76 attached homes to be developed on the site while upgrading the drainage and enhancing the buffers and creating a centrally located lake with Littoral plantings.
<i>Staff Recommendation:</i> Staff recommends approval for the land use and zoning change for 76 town-home units and master site plan approval.		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The applications to change the land use and to rezone 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: 10-02-2019

C. Mail Notice Postmark: 10-02-2019 to property owners within 300 feet

D. Publication Date: 10 days prior to Second Reading

II. MAJOR AMENDMENT TO THE RPUD ORDINANCE NO. 2319-2019

III. APPLICATION: Dated July 11, 2019

IV. HISTORY OF THE SITE

The +/-9.45-acre site is located on the south side of SE Miami Street, west of SE Commerce Blvd. and east of SE Federal Highway. The development is proposed for 13 multi-family buildings consisting of 76 individual residences considered Multifamily Housing. Access to the proposed development is a single entrance via the connector road between Miami Street and Walmart. The developer will build an 8-foot sidewalk on the east side of the connector road from Miami Street to Walmart.

V. STAFF ANALYSIS

Site and Area Characteristics

The subject property consists of one parcel totaling 9.45 acres in size, located on the South side of SE Miami Street, west of SE Commerce Blvd. and east of SE Federal Highway.

Project Description

The site is located at the southern portion of the City of Stuart limits. The parcel to the west has been developed commercially with Aldi grocery as the anchor with supporting uses.

A Master Site Plan has been laid out with 76 attached units strategically placed around a centrally located lake with native plantings. The site includes a gated entry with generous landscaping a decorative fence at the projects entrance. A pool and cabana nestled at the project's entrance and surrounded by native landscaping.

The developer has submitted attractive two-story townhome models with a Contemporary design

for this community.

Site elements such as a streetscape scheme including foxtail palms which allows the private road to be lined with decorative trees and sidewalk on both sides of the streets. Other amenities include a lake with littoral planting (requested by staff). Buffer plantings and upland preserve creating a natural buffer between existing communities and roadways.

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 Low-Density Future Land Designation:

This land-use category allows for one or two dwelling units per building. Includes single family detached, duplex/townhomes, 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 consists of commercial properties along SE Federal Highway. And, to the east the existing businesses, as well as the business park to the south will provide job opportunities for the residents.

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

No, the proposed residential community would not create an isolated land use classification. Although, the residential community would be a separate land use to the surrounding commercial properties, the nearby businesses will provide grocery, dining and job opportunities for the residential project.

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 have sufficient capacity to service the proposed project. The school capacity will be coordinated with the Martin County school board and concurrency will be reserved at the time of construction plan permitting for the Trillium RPUD. The streets have adequate capacity.

4. *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.

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

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

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

There are no issues in this regard.

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

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

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

The type and intensity of development that would be feasible on the subject property would not create an adverse impact to nearby neighborhoods.

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

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

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

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

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

There are few vacant properties in this area of Stuart with a land use of multifamily to provide town home units to existing and future residents.

A. Technical Review by Other Agencies

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

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

VI. LOCAL PLANNING AGENCY BOARD RECOMMENDATION

The Local Planning Agency shall include in its recommendation to the City Commission any information which it deems is relevant to issues relating to the proposed amendment to the RPUD.

VII. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Staff has determined that the proposed major amendment to the RPUD is consistent with the goals, objectives and policies of the Comprehensive Plan and the regulations in the Land Development Code. Staff offers no objection to the requests.

Residential PUD

Project:	Trillium RPUD
Date	10.17.2019

Adjacent N	Car Dealership - Wallace
Adjacent S	Walmart
Adjacent E	Preserve
Adjacent W	Stuart Landings (Aldi and Burger King)
Total Floor Space (sq.ft)	81022 SQ ft 1.8 Acres bldg footprint tot.

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

AREA, IMPERVIOUS SURFACE, SETBACK AND HEIGHT

2.04.03	Supplemental impervious surface	COMPLY
2.04.04	Supplemental setback requirements	COMPLY
2.04.05	Waterfront setbacks	NOT APPLICABLE
2.04.06	Certain street setbacks	NOT APPLICABLE
2.04.07	Supplemental building height	COMPLY
2.06.00	Supplemental Use standards	NOT APPLICABLE

4.04.01	Traffic Concurrency	COMPLY
4.09.00	School Concurrency	TO BE REVIEWED

RESOURCE PROTECTION

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

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

TRANSPORTATION

6.01.04	Sidewalks/bikeways	COMPLY
6.01.05	Bike Ped (LCD)	COMPLY
6.01.06	Access	COMPLY
6.01.07	Drive-through	NOT APPLICABLE
6.01.08	Vehicular Access	NOT APPLICABLE
6.01.09	Parking Code	COMPLY
6.01.18	Off-Street Loading	TO BE REVIEWED
6.01.19	PILOP	NOT APPLICABLE

STORMWATER

6.03.01	Generally	TO BE REVIEWED
6.03.04	Management	TO BE REVIEWED
6.03.08	Erosion	TO BE REVIEWED

LANDSCAPING

6.04.02	General Standards	COMPLY
6.04.02 A.1	Native Landscaping	COMPLY
6.06.02 A.2	Shade Trees Required	COMPLY
6.06.02 A.4	Banyan, Fiscus & Rubber Trees	NOT APPLICABLE
6.06.02 A.5	Proximity to power lines	COMPLY
6.06.02 A.6	Shrubs	COMPLY
6.06.02 A.7	Hedges	COMPLY
6.06.02 A.8	Vines	NOT APPLICABLE
6.06.02 A.9	Ground cover	COMPLY
6.06.02 A.10	Grass Area	COMPLY
6.06.02 B	Irrigation	REVIEWED AT SITE PLAN

LANDSCAPE DESIGN

6.04.03 A	Utility Lines (Existing and Proposed)	COMPLY
6.04.03 B.1	Landscaped Area >20%	COMPLY
6.04.03 B.2	Interior landscaping >50%	COMPLY
6.04.03 B.3	location of impervious	COMPLY
6.04.03 B.4	Mulch	COMPLY
6.04.03 B.5	Shoreline protection	NOT APPLICABLE
6.04.03 B.8	Visibility triangles	TO BE REVIEWED

6.04.06	Land Use Transitions	COMPLY
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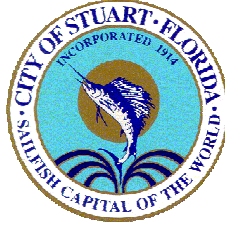
LANDSCAPING - PARKING AREAS

6.04.07 A.1	Landscaped strip adjacent to street	COMPLY
6.04.07 A.2	Landscaped strip length linear feet	COMPLY
6.04.07 A.2a	Parking area adjacent to street	COMPLY
6.04.07 A.2b	Hedge/wall/berm on outside of strip	COMPLY
6.04.07 A.2c	Other Landscaping	COMPLY
6.04.07 A.2d	Grass	COMPLY
6.04.07 A.3	Shrubs/ground cover	COMPLY
6.04.07 B	parking screened from private property	NOT APPLICABLE
6.04.07 B.1	Landscaped strip adjacent to private property	NOT APPLICABLE
6.04.07 B.2a	Parking area adjacent to private property	NOT APPLICABLE
6.04.07 B.2b	Hedge/wall/berm on outside of strip	NOT APPLICABLE
6.04.07 B.2c	Other Landscaping	NOT APPLICABLE
6.04.07 B.2d	Grass	NOT APPLICABLE
6.04.07 B.3	Shrubs/ground cover	NOT APPLICABLE
6.04.07 C.1	Parking Area (Major Dev't only)	COMPLY
6.04.07 C.2	Parking area rear and sides of building	COMPLY
6.04.07 C.3	Interior trees	COMPLY
6.04.07 C.4	Vehicle encroachment	COMPLY
6.04.07 C.5	Interior landscaped islands	COMPLY
6.04.07 C.6	Terminal landscaped islands	COMPLY
6.04.07 C.7	Interior landscaped medians	COMPLY
6.04.07 C.8	Interior shade trees	COMPLY
6.04.07 D	Visibility triangles	REVIEWED AT SITE PLAN
6.04.08	Tree Requirements	COMPLY
6.04.10	Loading Storage	NOT APPLICABLE

COMMERCIAL DEVELOPMENT STANDARDS

6.05.02 B	Building Location	NOT APPLICABLE
6.05.02 C	Building Orientation	NOT APPLICABLE
6.05.02 D	Facade Design	NOT APPLICABLE
6.05.02 E	Massing	NOT APPLICABLE
6.05.02 F	Other Features	NOT APPLICABLE
6.05.02 G	Transitional Elevations	NOT APPLICABLE
6.05.03 B	Blank Wall Area	NOT APPLICABLE
6.05.03 C	Repeating Façade	NOT APPLICABLE
6.05.04	Additional Façade	NOT APPLICABLE

6.05.05	Roof Treatments	NOT APPLICABLE
6.05.06	Entryways and customer entrance	NOT APPLICABLE
6.05.07	Materials and Color	NOT APPLICABLE
6.06.00	Green Development	NOT APPLICABLE
6.07.00	Lighting	NOT APPLICABLE
6.08.00	Dumpster & Recycling	NOT APPLICABLE
6.09.05	Fences	NOT APPLICABLE
6.11.00	Signs	TO BE REVIEWED



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

ORDINANCE NUMBER 2419-2019

*** * * * ***

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "COMMERCIAL" TO "MULTI-FAMILY RESIDENTIAL" FOR A 9.45 ACRE PORTION OF A 49.43 ACRE PARCEL ANNEXED BY ORDINANCE NO. 1527-97, OWNED BY TED GLASRUD ASSOCIATES FL LLC, LOCATED ON THE SOUTH OF SE MIAMI STREET ABUTTING THE NORTH SIDE OF WAL-MART AND EAST OF STUART LANDINGS, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; AND FURTHER PROVIDING THAT SAID LANDS SHALL CONCURRENTLY BE REZONED FROM COMMERCIAL PLANNED UNIT DEVELOPMENT "CPUD" TO RESIDENTIAL PLANNED UNIT DEVELOPMENT "RPUD" ON THE CITY'S OFFICIAL ZONING MAP; ESTABLISHING THE TRILLIUM RPUD CONSISTING OF SEVENTY SIX (76) ATTACHED HOMES; APPROVING A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by Lucido and Associates and Meritage Homes representing Ted Glasrud Associates Fl, LLC (owner), for a 9.45 acre parcel of land located on the south side of S.E. Miami Street abutting the north side of Walmart and east of Stuart Landings; and

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

WHEREAS, the City Commission, has considered the Petitioner's voluntary request for land use 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 construction 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. **Master Site Plan, Sheet SP-1, prepared by Lucido & Associates, dated 07.10.19, resubmitted on 09.06.19.**
- b. **Boundary & Topographic Survey, Sheets 1 & 2 of 2, by Caulfield and Wheeler, Inc, dated 04.15.19.**
- c. **ALTA/NSPS Land Title Tree Survey, Sheets 1 & 2 of 2, by Caulfield and Wheeler, Inc, dated 04.15.19.**
- d. **The Landscape Plan & Plant Schedule, Master Plant Schedule, Tree Mitigation Plan, Tree Table, Landscape Details, and Landscape Specifications, Sheets CV, LA-1, LA-2, LA-3, LA-4, LA-5, LA-6, LA-7, LA-8, prepared by Lucido & Associates, dated 02.13.19, and response to comments dated 07. 10.19, resubmitted on 09.06.19, and response to comments on 10.04.19 and 10.07.19.**
- e. **Architectural Elevations for Building BHHB, Contemporary Elevation, Left, Right and Rear, by Fieldstone Architecture & Engineering for Meritage Homes, no date.**
- f. **Trillium Environmental Assessment Report by EW Consultants, Inc., dated September 2019.**

SECTION 2: The Future Land Use designation in the City's Comprehensive Land Use Plan shall be established as "Multi-Family Residential". The Land Development (Zoning) District designation on the City of Stuart Official Zoning Map shall be established as "RPUD" Residential Planned Unit Development amended by this ordinance to allow for 76 attached townhome units.

SECTION 3: This ordinance becomes effective upon adoption.

SECTION 4: Except as otherwise provided herein, no development permits, site permits, or building permits shall be issued by the City except in compliance with the City's Land Development Code.

SECTION 5: 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 6: 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 7: This ordinance shall be effective upon the following to occur: adoption by the City Commission, and proper execution and acceptance by the Owner.

SECTION 8: 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 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 12th day of November 2019.

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:

REBECCA S. BRUNER, MAYOR
EULA R. CLARKE, VICE MAYOR
KELLI GLASS LEIGHTON, COMMISSIONER
MERRITT MATHESON, COMMISSIONER
MIKE MEIER, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this _____ day of _____, 2019.

ATTEST:

MARY R. KINDEL
CITY CLERK

REBECCA S. BRUNER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL 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:

Ted Glasrud Associates FL, LLC

Print Name: _____

By: _____
Theodore G. Glasrud (President of Glasrud
Management, Inc.)

Print Name: _____

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this _____ day
of _____, 2019, by Theodore G. Glasrud, President of Glasrud Management, Inc.

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 _____, 2019, by REBECCA S. BRUNER, MAYOR , and Mary R. 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

Trillium RPUD

PARCEL 6:

Parcel 6A. Tracts 153, 154, 155, 156, 157 and 158 lying West of SE Commerce Avenue and South of SE Miami Street, Sewall's Point Land Company Subdivision, according to the map or plat thereof, as recorded in Plat Book 3, Page 7 of the Public Records of Palm Beach (now Martin) County, Florida.

less and excepting lands conveyed to Harbor Federal Savings Bank recorded in Official Records Book 1693, Page 1280

and

less and excepting lands conveyed to Wal-Mart Stores East, LP recorded in Official Records Book 1948, Page 557
and

less and excepting lands conveyed to DKC Stuart Landings LLC recorded in Official Records Book 2823, Page 1546.

TOGETHER WITH:

Parcel 6B. "Nonexclusive easements contained in Access Easement Agreement between Wal-Mart Stores East LP and Industrial Development Corp recorded in Official Records Book 1948 page 594";

EXHIBIT B – LOCATION MAP



EXHIBIT C – DEVELOPMENT CONDITIONS

Approved Plans and Documents

1. The Trillium RPUD project and use thereof shall comply with the following drawings:
 - a. **Master Site Plan, Sheet SP-1, prepared by Lucido & Associates, dated 07.10.19, resubmitted on 09.06.19.**
 - b. **Boundary & Topographic Survey, Sheets 1 & 2 of 2, by Caulfield and Wheeler, Inc, dated 04.15.19.**
 - c. **ALTA/NSPS Land Title Tree Survey, Sheets 1 & 2 of 2, by Caulfield and Wheeler, Inc, dated 04.15.19.**
 - d. **The Landscape Plan & Plant Schedule, Master Plant Schedule, Tree Mitigation Plan, Tree Table, Landscape Details, and Landscape Specifications, Sheets CV, LA-1, LA-2, LA-3, LA-4, LA-5, LA-6, LA-7, LA-8, prepared by Lucido & Associates, dated 02.13.19, and response to comments dated 07. 10.19, resubmitted on 09.06.19, and response to comments on 10.04.19. and 10.07.19.**
 - e. **Architectural Elevations for Building BHBB, Contemporary Elevation, Left, Right and Rear, by Fieldstone Architecture & Engineering for Meritage Homes, no date.**
 - f. **Trillium Environmental Assessment Report by EW Consultants, Inc., dated September 2019.**
1. Any modifications to the Master RPUD Site Plan that exceeds 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, and location of landscaping may be approved by the City's Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via a public hearing.
2. Development of the Subject Property as a RPUD shall include an impervious area of not more than 286,352 sf or 6.57 acres (69% of the site) within the RPUD. The maximum

building height within the RPUD shall be 2 stories or 30 feet. Height shall be measured from the lowest permissible finished first floor elevation to the surface of a flat roof or to the eave of a pitched roof. The peak of a pitched roof may not exceed 15 feet above the maximum building height.

3. The developer shall construct an 8 (eight) foot wide sidewalk with curbing along the entire front of the project (minus the entry) abutting the east side of the 50 wide unnamed connector road to be completed before the last certificate of occupancy is issued.
4. The developer shall post a sign at the mailboxes located along perpendicular stalls reserving spaces specifically for mail delivery and pick-up only.

Landscaping

5. The common areas including the projects cabana and pool area shall be provided with landscaping with an irrigation system of enough capacity to maintain the landscaping in a healthy growing condition.
6. 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.
7. 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 Pervious and Native Preserve Area

8. Not less than 17.0% (1.10 acres) of the RPUD or shall be open space that may include landscaped buffer areas as depicted on the Master Site Plan by Lucido and Associates as described in Exhibit C.

Tree Mitigation

9. The project shall comply with project's tree mitigation plan, Sht. LA-5 by Lucido and Associates.

Prior to Issuance of Site Permits

10. Applicant shall provide a digital boundary survey and civil plan prior to the issuance of a site permit.
11. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.
12. All regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the commencement of any development activities.
13. All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.

Development and Construction

14. The Developer shall construct the project's infrastructure in one phase and is required to control the sales of lots in blocks and will create a lot sales and construction plan which shall be provided to the City's Development Department for review and approval prior to application for the first building permit. The last building's townhouse unit shall obtain a certificate of occupancy by December 30, 2023.

15. The developer shall obtain a grading easement from the commercial development owner to the west (Stuart Landings) for the construction of drainage outfall piping near the connection to the manhole as currently shown on the plans.
16. The Developer shall install landscaping and gates at the development's entry as shown on the landscaping plan prior to the first certificate of occupancy for a residential unit. The entry gates shall be made operational with gate code coordination for accessibility by the City's Public Works Department for trash pickup and meter reading prior to issuance of the third certificate of occupancy.
17. The proposed cabana and pool landscaping shall be completed before the certificate of occupancy has been issued for the 10th residential unit or within 12 months from the start of any development activity.
18. The developer shall eradicate all invasive vegetation for the entire site to be completed and inspected prior the first building permit being issued.
19. The property owner shall provide easements for licensed television services. Preserve area easements shall be dedicated to state agencies with the City of Stuart having the option to have those same easements.
20. Water and Sewer Services shall be provided by Martin County Utilities. Additionally, the development shall use reclaimed water (Purple Pipe) for watering common areas and make available to individual lots if made available by Martin County.
21. The Developer shall provide a six-foot decorative aluminum fence acceptable to the Development Department at the project's entry up to the proposed swale.
22. In the event of any conflict in the provisions of Exhibit 'C' Development Conditions and attached exhibits, Exhibit 'C' shall prevail.

23. 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.
24. 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.
25. All utility improvements constructed by the developer within City's right-of-way, shall be constructed in a manner and form acceptable to the City Public Works department.
26. The developer shall provide both transponders and individual gate access codes for Public Works sanitation pickup.
27. The project's 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".
28. Temporary or freestanding storage units are prohibited on the property once construction is complete.
29. The installation of a Knox key switch to operate the gate is required for City of Stuart fire rescue and Martin County Fire Rescue and the gate codes are to be posted with the City's Police Department.
30. A lighting plan shall be included on the Landscape plan for the community's common areas including any street lighting at permitting. All lights at the common areas shall be limited to 15 feet in height and shielded from neighboring property.

31. Site work including but not limited to land preparation, lake excavation, clearing and grading, drainage and water, sewer and irrigation lines, and private road shall be reviewed approved by the City's Public Works department and the city's engineering consultant prior to permitting. Specifically,
- a. Private Road & R.O.W. including pedestrian sidewalk
 - b. Proposed Lake
 - c. Cabana and Pool
32. The developer shall make provision for a pedestrian gate from the development to the existing retention pond before the final Certificate of occupancy is issued.

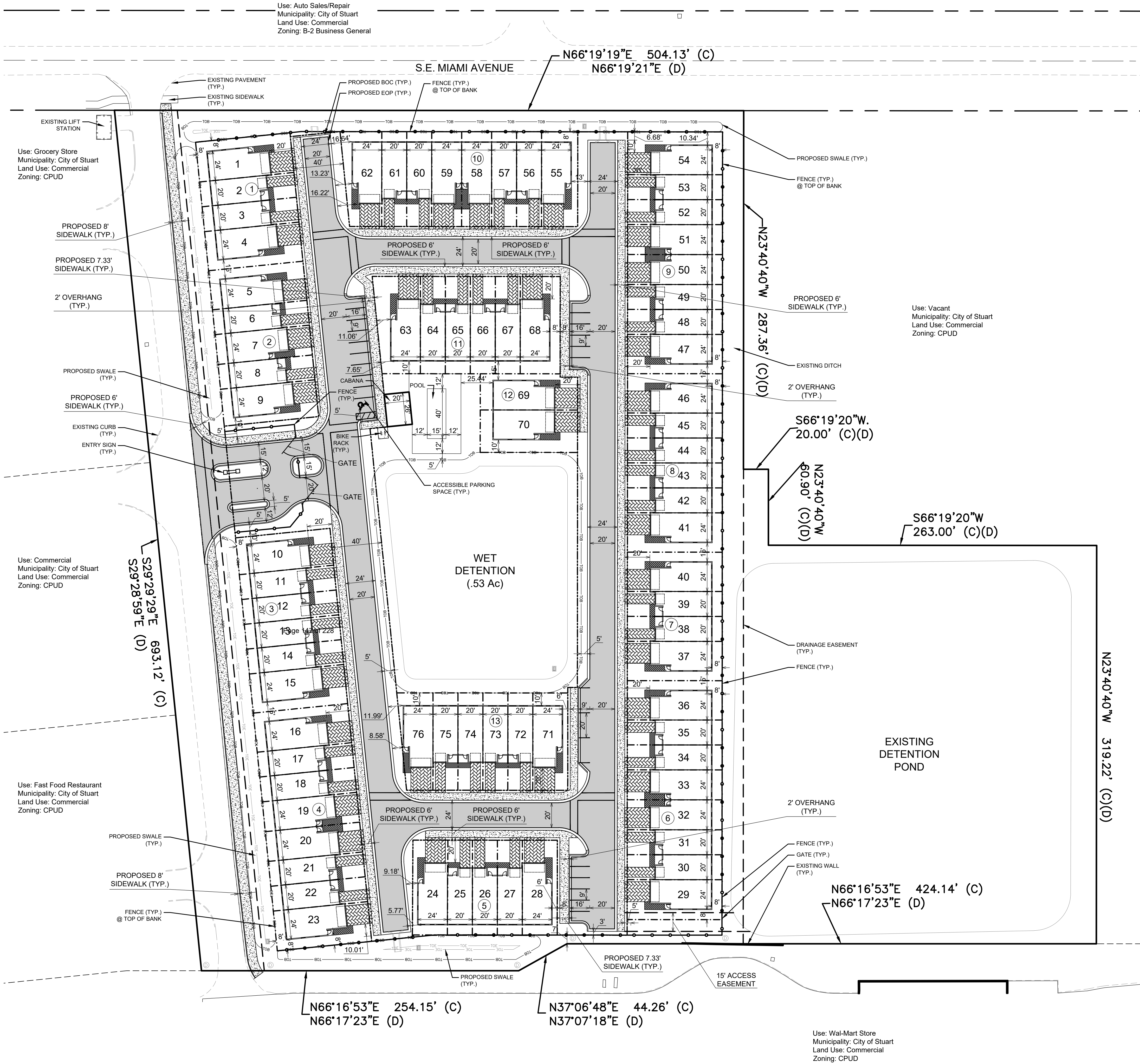
Signage

33. 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 the City of Stuart Land Development Code.

Platting- HOA Requirements & Future Amendments

34. Plat approval per Section 11.01.06.1 shall occur prior to any future development permit for any development activity, no permit for development including site work and infrastructure, shall be issued by the City unless and until a plat has been approved by the City Commission and recorded in the public records.
35. The PUD may be conveyed to 76 separate homeowners without further amendment to this Ordinance. Prior to application for any development, the applicant/developer shall form a HOA (Homeowners Association) or other similar entity acceptable to the City Attorney, which shall be singularly responsible for the perpetual maintenance of the common site features and include restrictions regarding boats, boat trailers, sheds, etc.

36. City of Stuart waste receptacles, including recycle shall be stored in garages only. The developments HOA shall be responsible for enforcing this waste receptable policy. The receptacles at the amenity areas shall be stored inside the clubhouse or outside in an approved enclosure. The developments HOA shall be responsible for enforcing this waste receptable policy. The property-owners association shall pay for initial bins (one trash bin and one recycle bin) for each unit including the clubhouse for a total of 77 trash bins and 77 recycle bins at the time of permitting. The City will provide a single bill to the POA for trash pick-up.
37. There shall be no on street parking on trash/recycle collection days. The developer and home-owners association shall request and consent to law enforcement entry to property and enforcement of state and city laws to include traffic enforcement. Additionally, the City of Stuart Police Department shall have authority to enforce city laws and all conditions of development of Ordinance 2419-2019.
38. No yard waste shall be placed in the street.
39. All new fences shall be maintained by the Trillium Home-Owners Association. Both sides of the existing partial wall at the rear of Walmart separating the two properties shall be maintained by the Walmart. Trillium shall grant easement to Walmart for maintenance of the partial existing wall separating the two properties.
40. Any applications to amend this Ordinance shall be limited to the developer or the Home-Owners Association.
41. The Home-Owner's Association shall regulate any permits for guest parking.



Site Data:

Existing Future Land Use:	Commercial	
Proposed Future Land Use:	Multifamily	
Existing Zoning:	CPUD	
Proposed Zoning:	RPUD	
Total Units:	76 Units	
Gross Density:	8.05 DU/ac.	
Area (Total Site):	411,484 sf	9.45 ac.
Impervious Area:	286,352 sf	6.57 ac. (69.0%)
Buildings:	81,022 sf	1.86 ac.
Pavement/Impervious (VUA, Curbs, Driveways, & Sidewalks):	112,547 sf	2.58 ac.
Lake:	69,698 sf	1.60 ac.
Wet Detention:	23,087 sf	0.53 ac.
Pervious Area:	125,132 sf	2.88 ac. (31%)
Landscape Area:	125,132 sf	2.88 ac.

Building Data:

Product Type:	Townhomes
Maximum Height:	2 Stories - 30'
Building Coverage:	19%

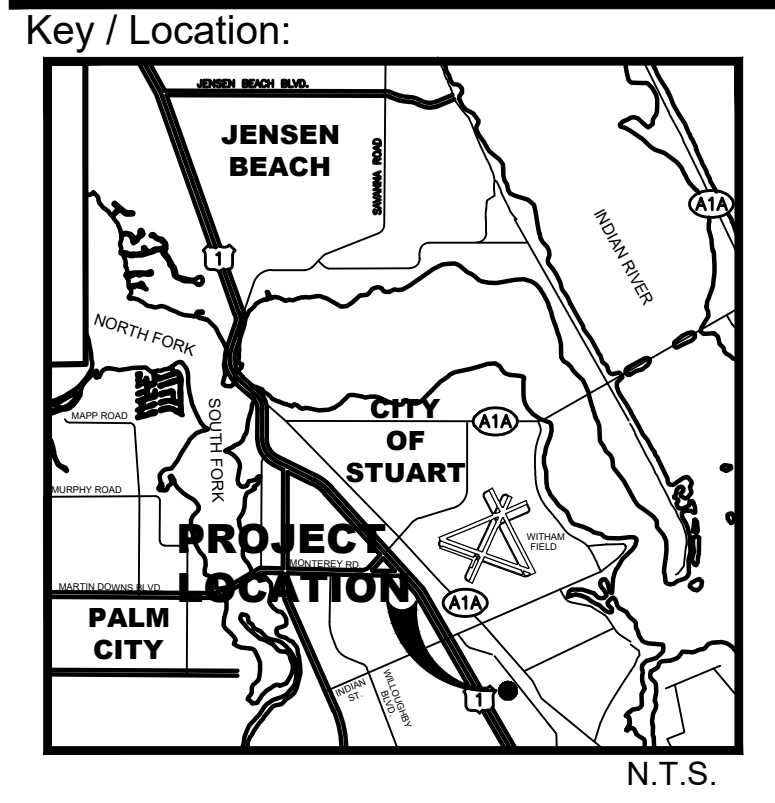
Parking Calculations:

Total Parking Spaces Required	152 Spaces
76 - Two bedroom or greater units @ 2 Spaces per unit: 152 Spaces	

Total Parking Spaces Provided	177 Spaces
Standard Spaces:	22 Spaces (1 Accessible Space)
Parallel Spaces:	3 Spaces
Garage Spaces:	111 Spaces
Driveway Spaces:	41 Spaces

General Notes:

- Refer to Landscape Plan for landscape details and specifications.
- A Certificate of Occupancy Phasing Plan will be provided with the final site plan application.
- The applicant will request in writing, prior to any land clearing, that a field inspection be performed to determine if barricades have been properly installed on the site.
- All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
- The property owner shall be required to provide adequate easements to ensure non-exclusive access to duly licensed cable television services to persons residing in this development. The easement shall specifically provide for the use by the franchised cable television system.
- The parking areas shown hereon are private and will be owned and maintained by the homeowners association.
- Water and sewer service shall be provided by Martin County Utilities.
- Photometric site lighting plans shall be provided to the City of Stuart for review and approval prior to site development permit approval.



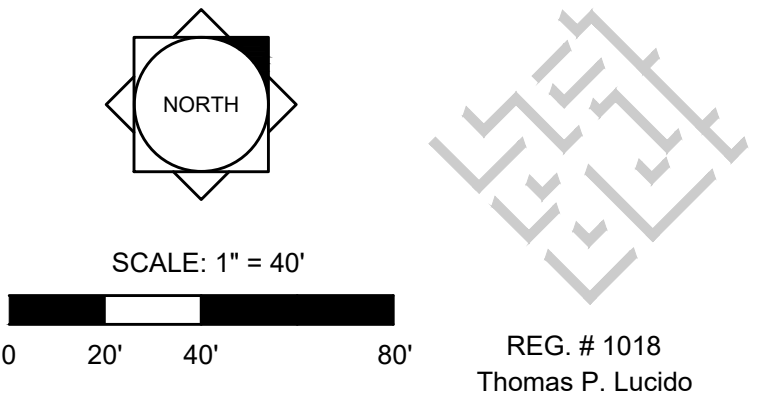
Project Team:	
Client & Property Owner:	Meritage Homes 5337 Millenia Lakes Blvd., Suite 410 Orlando, Florida 32839
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	The Milcor Group, Inc. 10975 SE Federal Highway Hobe Sound, Florida 33455
Surveyor:	Cauffield & Wheeler, Inc. 7900 Glades Road - Suite 100 Boca Raton, Florida 33434

Trillium RPUD

City of Stuart, Martin County, Florida

Master Site Plan

Date	By	Description
07.10.19	J.J.	Initial Submittal
09.06.19	J.J.	First Resubmittal



Designer	J.J.	Sheet
Manager	D.F.	
Project Number	18-1110	
Municipal Number	---	
Computer File	18-1110 Trillium Townhomes - Site Plan.dwg	

SP-1

PARCEL 6-B

TRACTS 153, 154, 155, 156, 157, AND 158 LYING WEST OF S.E. COMMERCE AVENUE AND SOUTH OF SE MIAMI STREET, SEWALL'S POINT LAND COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

-LESS AND EXCEPTING LANDS CONVEYED TO HARBOR EDERAL SAVINGS BANK, RECORDED IN OFFICIAL RECORDS BOOK 1693, PAGE 1280.

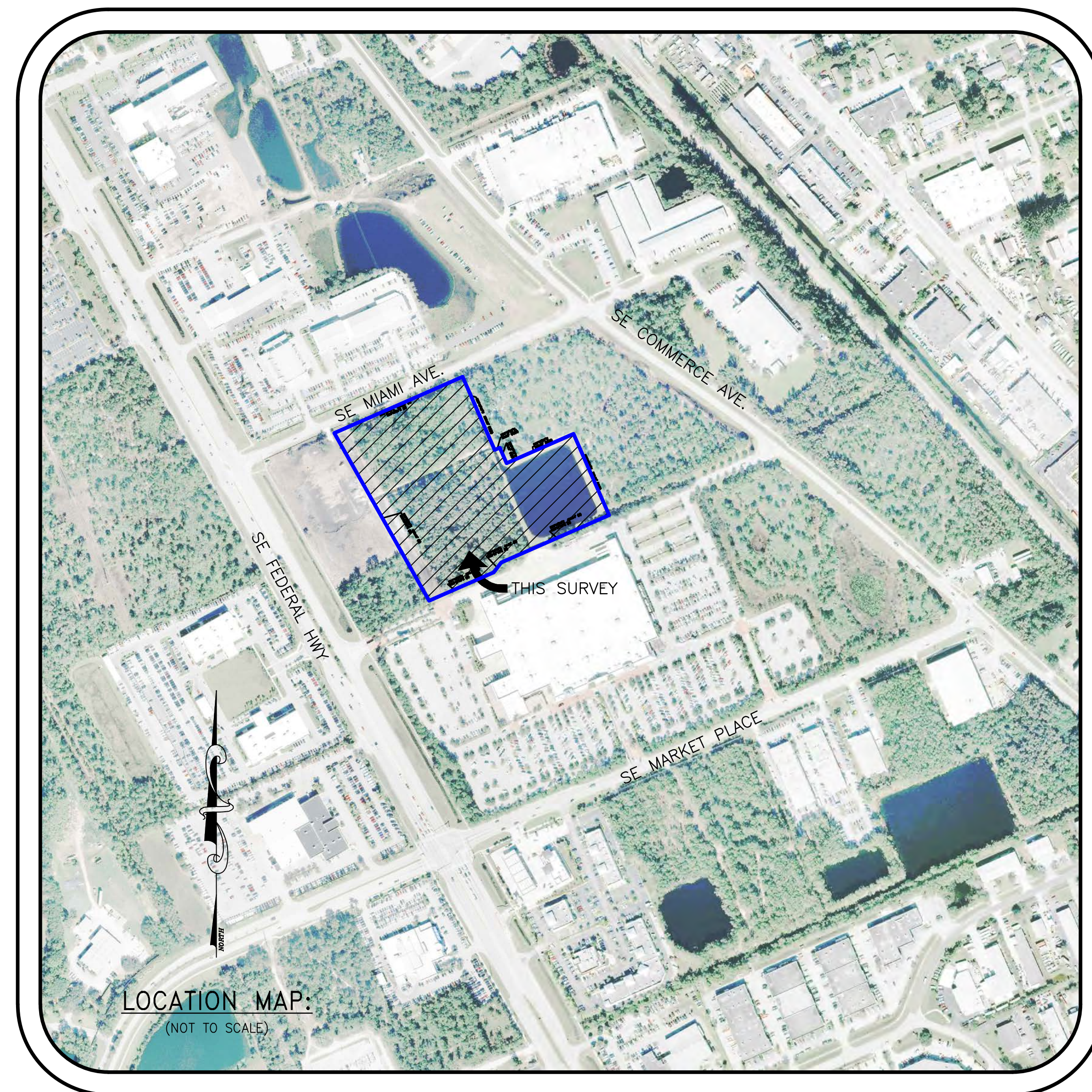
-AND LESS
LESS AND EXCEPTING LANDS CONVEYED TO WAL-MART STORES EAST, LP RECORDED IN OFFICIAL
RECORDS BOOK 1948, PAGE 557.

-AND LESS
LESS AND EXCEPTING LANDS CONVEYED TO DKC STUART LANDINGS LLC, RECORDED IN OFFICIAL
RECORDS BOOK 2823, PAGE 1546.

AND LESS
PARCEL 6-A

A PARCEL OF LAND LYING IN A PORTION OF TRACTS 153, 154, 155, AND 156, SEWALL'S POINT LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF S.E. MIAMI AVENUE, DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGE 1627, HAVING AN 80 FOOT RIGHT-OF-WAY, AND THE SOUTHWEST RIGHT-OF-WAY LINE OF S.E. COMMERCE AVENUE, ALSO DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGE 1627, HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIAL BEARING OF NORTH 61°36'25" EAST, A RADIUS OF 7460.00 FEET, A CENTRAL ANGLE OF 0°22'14", TRAVEL COUNTER-CLOCKWISE, ALONG THE ARC OF SAID NON-TANGENT CURVE, AND SAID 80 FOOT RIGHT-OF-WAY LINE, FOR A DISTANCE OF 308.63 FEET; THENCE SOUTH 55°29'19" EAST, ALONG SAID 80 FOOT RIGHT-OF-WAY LINE, FOR A DISTANCE OF 127.93 FEET TO A POINT ON A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 7460.00 FEET, AND A CENTRAL ANGLE OF 0°23'09"; THENCE TRAVEL CLOCKWISE, ALONG THE ARC OF SAID TANGENT CURVE, AND SAID 80 FOOT RIGHT-OF-WAY LINE, FOR A DISTANCE OF 308.63 FEET TO A POINT ON THE NORTH LINE OF A NON-EXCLUSIVE ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1948, PAGE 594; THENCE DEPARTING SAID TANGENT CURVE, AND SAID SOUTHWEST RIGHT-OF-WAY LINE OF S.E. COMMERCE AVENUE, SOUTH 66°16'53" WEST, ALONG SAID NORTH LINE OF THE NON-EXCLUSIVE ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1948, PAGE 594, FOR A DISTANCE OF 592.21 FEET, TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT 155, THENCE NORTH 23°40'40" WEST, ALONG THE WEST LINE OF SAID TRACT 155, FOR A DISTANCE OF 319.22 FEET; THENCE, DEPARTING SAID WEST LINE, SOUTH 66°19'20" WEST, FOR A DISTANCE OF 263.00 FEET; THENCE NORTH 23°40'40" WEST, FOR A DISTANCE OF 60.90 FEET; THENCE SOUTH 66°19'20" WEST, FOR A DISTANCE OF 20.00 FEET, TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT 156; THENCE NORTH 23°40'40" WEST, ALONG THE WEST LINE OF SAID RIGHT-OF-WAY LINE OF SAID S.E. MIAMI AVENUE; THENCE NORTH 66°19'21" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 484.39 FEET TO THE POINT OF BEGINNING OF SAID PARCEL.

	BACKFLOW PREVENTOR	
(C)	CALCULATED DIMENSION FROM FIELD MEASUREMENTS	
C.B.S.	CONCRETE BLOCK STRUCTURE	
C/L	CENTERLINE	Page 148 of 228
⊗	CLEANOUT	
CMP	CORRUGATED METAL PIPE	
(D)	DEED DIMENSION	
Δ	DELTA (CENTRAL ANGLE)	
@	DRAINAGE MANHOLE	
DIP	DUCTILE IRON PIPE	
□	ELECTRICAL JUNCTION BOX	
ELEV.	ELEVATION	
⦿	FIRE HYDRANT	
F.F.	FINISH FLOOR	
FND	FOUND	
GPS	GLOBAL POSITIONING SYSTEM	
↓	GUY ANCHOR	
H.D.P.E.	HIGH DENSITY POLYETHYLENE	
INV.	INVERT	
○↻	LIGHT POLE	
NAD	NORTH AMERICAN DATUM	
NAVD	NORTH AMERICAN VERTICAL DATUM	
O.R.B.	OFFICIAL RECORDS BOOK	
DH —	OVERHEAD UTILITY LINE	
PG.	PAGE	
P.B.	PLAT BOOK	
(P)	PLATTED DIMENSION	
P.O.B.	POINT OF BEGINNING	
P.O.C.	POINT OF COMMENCEMENT	
PVC	POLYVINYL CHLORIDE PIPE	
RCP	REINFORCED CONCRETE PIPE	
R/W	RIGHT-OF-WAY	
⊙	SANITARY SEWER MANHOLE	
SAN —	SANITARY SEWER LINE	
SW	SANITARY SEWER VALVE	
—	SINGLE SUPPORT SIGN	
STM —	STORM SEWER LINE	
□	TELEPHONE PEDESTAL	
W	UTILITY POLE	
WV	WATER VALVE	
W	WATER METER	



ELEVATIONS SHOWN HEREON
ARE ON NORTH AMERICAN
VERTICAL DATUM 1988.

SURVEYOR'S NOTES:

1. THE SURVEY DATE IS APRIL 15, 2019.
2. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY, AS DEFINED IN CHAPTER 5J-17.050(1) OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE EAST RIGHT OF WAY LINE OF SE FEDERAL HIGHWAY, SAID LINE BEARS N29°29'27"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD8 88), AS ESTABLISHED BY NGS CONTROL POINT DESIGNATION "J 403" HAVING A PUBLISHED ELEVATION OF 15.27' (NAVD88). ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.1'. A CONVERSION OF NAVD88 + 1.45 TO NGVD29. AN EXAMPLE, FOR A DATUM-SHIFT VALUE OF -1.45, AN ELEVATION OF 15.27 FEET IN NAVD88 WOULD BE 16.72 FEET IN NGVD29.
7. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
6. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
7. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
8. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM MARTIN COUNTY PROPERTY APPRAISER OFFICE.
9. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2016 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
10. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12085C. PANEL NUMBER 0163G. WITH AN EFFECTIVE DATE OF 03/16/15.

I HEREBY CERTIFY THAT THE ATTACHED SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

- 1) TED GLASRUD ASSOCIATES FL, LLC
- 2) INDUSTRIAL DEVELOPMENT CORP.,
- 3) COMMONWEALTH LAND TITLE INSURANCE COMPANY
- 4) RICHARD G. COKER JR., P.A.

 RONNIE L. FURNISS, PSM
 PROFESSIONAL SURVEYOR & MAPPER #6272
 STATE OF FLORIDA - LB #3591

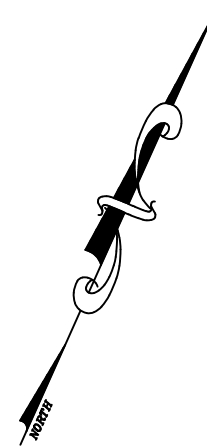
BOUNDARY & TOPOGRAPHIC SURVEY

SE MIAMI AVENUE
STUART, FLORIDA 34997

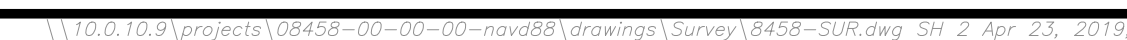
CAULFIELD & WHEELER, INC.

FIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452





ELEVATIONS SHOWN HEREON
ARE ON NORTH AMERICAN
VERTICAL DATUM 1988.



BOUNDARY & TOPOGRAPHIC SURVEY		CAD	\\10.0.10.0\projects\046458-00-00-norad88\drawings\Survey\	
SE MIAMI AVENUE		REF	\\10.0.10.0\projects\046458-00-00-norad88\drawings\Survey\A001	
STUART, FLORIDA 34997		FLD	HW, WF, DF	FB./PG. RJ # 1/20-22
		OFF	BHM	
		CKD	REB	DATE 04/15/19
				DWG 84-58-SUR
				SHEET 2 OF 2
				DATE:
				REVISIONS:
				BY:

LEGAL DESCRIPTION:

TRACTS 153, 154, 155, 156, 157 AND 158 LYING WEST OF SE COMMERCE AVENUE AND SOUTH OF SE MIAMI STREET, SEWALL'S POINT LAND COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS AND EXCEPT LANDS CONVEYED TO HARBOR FEDERAL SAVINGS BANK RECORDED IN OFFICIAL RECORDS BOOK 1693, PAGE 1280.

AND LESS AND EXCEPT LANDS CONVEYED TO WAL-MART STORES EAST, LP RECORDED IN OFFICIAL RECORDS BOOK 1948, PAGE 557.

AND LESS AND EXCEPT LANDS CONVEYED TO DKC STUART LANDINGS LLC RECORDED IN OFFICIAL RECORDS BOOK 2823, PAGE 1546.

FURTHER LESS AND EXCEPT LANDS CONVEYED TO CITY OF STUART, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 3031, PAGE 2172, MORE FULLY DESCRIBED AS:

A PARCEL OF LAND LYING IN A PORTION OF TRACTS 153, 154, 155 AND 156, SEWALL'S POINT LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SE MIAMI AVENUE, DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGE 1627, HAVING AN 80 FOOT RIGHT-OF-WAY, AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SE COMMERCE AVENUE, ALSO DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGE 1627, HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIAL BEARING OF NORTH 61°36'25" EAST, A RADIUS OF 7460.00 FEET, A CENTRAL ANGLE OF 02°22'14", TRAVEL COUNTER-CLOCKWISE, ALONG THE ARC OF SAID NON-TANGENT CURVE, AND SAID 80 FOOT RIGHT-OF-WAY LINE, FOR A DISTANCE OF 308.63 FEET; THENCE SOUTH 55°29'19" EAST, ALONG SAID 80 FOOT RIGHT-OF-WAY LINE, FOR A DISTANCE OF 127.93 FEET TO A POINT ON A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 7460.00 FEET, AND A CENTRAL ANGLE OF 02°35'09"; THENCE TRAVEL CLOCKWISE, ALONG THE ARC OF SAID TANGENT CURVE, AND SAID 80 FOOT RIGHT-OF-WAY LINE, FOR A DISTANCE OF 336.67 FEET TO A POINT ON THE NORTH LINE OF A NON-EXCLUSIVE ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1948, PAGE 594; THENCE, DEPARTING SAID TANGENT CURVE, AND SAID SOUTHWEST RIGHT-OF-WAY LINE OF SE COMMERCE AVENUE, SOUTH 66°16'53" WEST, ALONG SAID NORTH LINE OF THE NON-EXCLUSIVE ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1948, PAGE 594, FOR A DISTANCE OF 592.21 FEET, TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT 155; THENCE NORTH 23°40'40" WEST, ALONG THE WEST LINE OF SAID TRACT 155, FOR A DISTANCE OF 319.22 FEET; THENCE, DEPARTING SAID WEST LINE, SOUTH 66°19'20" WEST, FOR A DISTANCE OF 263.00 FEET; THENCE NORTH 23°40'40" WEST, FOR A DISTANCE OF 60.90 FEET; THENCE SOUTH 68°19'20" WEST, FOR A DISTANCE OF 20.00 FEET, TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT 156; THENCE NORTH 23°40'40" WEST, ALONG THE WEST LINE OF SAID TRACT 156, FOR A DISTANCE OF 287.35 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID SE MIAMI AVENUE; THENCE NORTH 66°19'21" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 484.39 FEET TO THE POINT OF BEGINNING OF SAID PARCEL.

TOGETHER WITH:

A NONEXCLUSIVE EASEMENTS CONTAINED IN ACCESS EASEMENT AGREEMENT BETWEEN WAL-MART STORES EAST LP AND INDUSTRIAL DEVELOPMENT CORP RECORDED IN OFFICIAL RECORDS BOOK 1948, PAGE 594, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

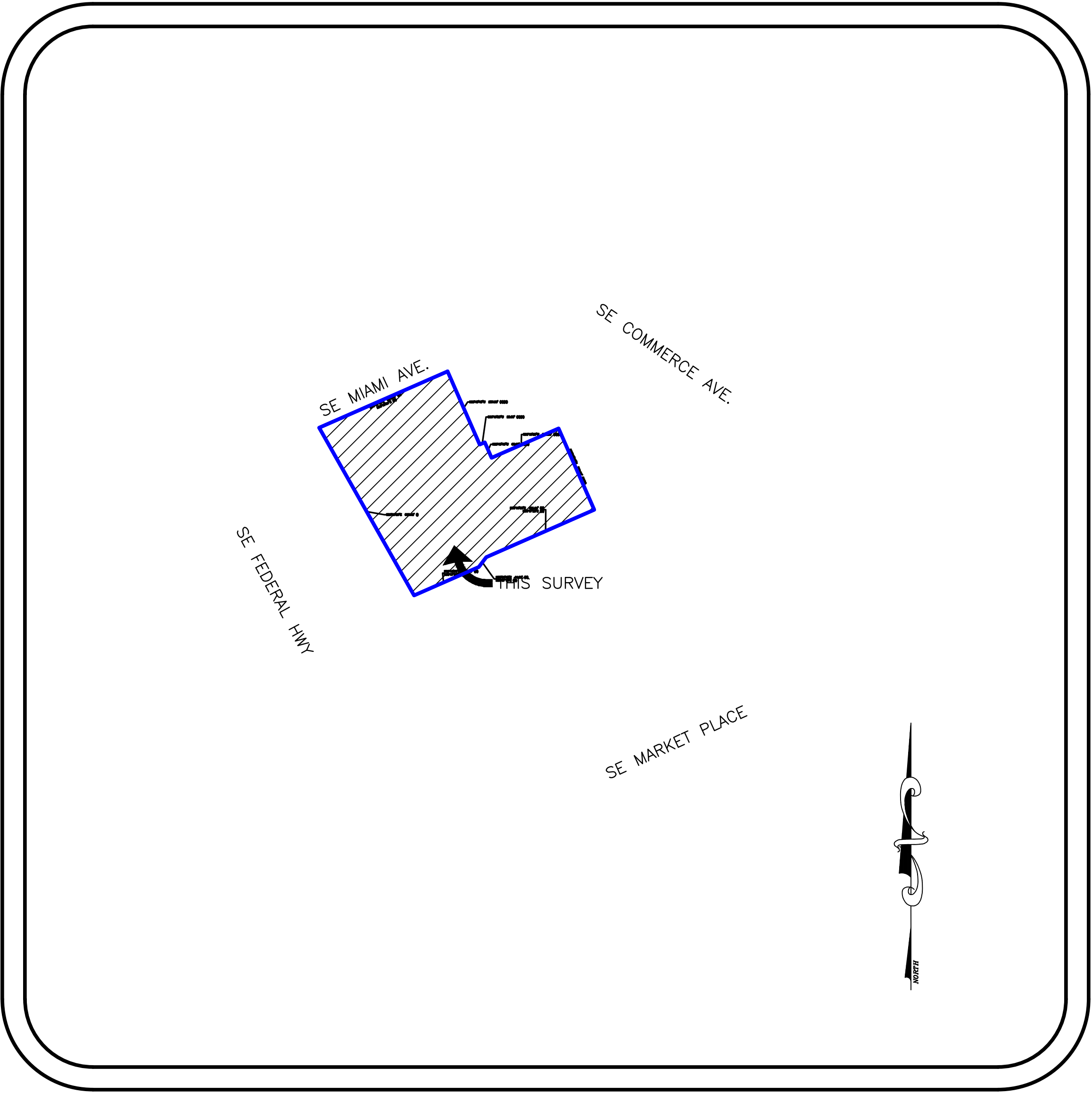
TITLE INFORMATION:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
SCHEDULE B – SECTION 2

ORDER NUMBER 7435886, EFFECTIVE DATE: JANUARY 16, 2019 @ 5:00 P.M.

- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF SEWALL'S POINT LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH NOW MARTIN) COUNTY, FLORIDA. (DEPICTED ON SURVEY)
 - RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A. AN EASEMENT ON THE LAND; AND B. A PRIVATE CHARGE OR ASSESSMENTS, AS CONTAINED IN THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS FOR STUART BUSINESS PARK RECORDED IN OFFICIAL RECORDS BOOK 450, PAGE 945, AS AMENDED IN OFFICIAL RECORDS BOOK 624, PAGE 1191, OFFICIAL RECORDS BOOK 665, PAGE 1397 AND OFFICIAL RECORDS BOOK 1106, PAGE 1383, AS ASSIGNED IN OFFICIAL RECORDS BOOK 2925, PAGE 2705. (NOT A SURVEY MATTER)
 - RESTRICTIVE COVENANT RUNNING WITH THE LAND RECORDED IN OFFICIAL RECORDS BOOK 550, PAGE 2332.
 - EASEMENT IN FAVOR OF STUART BUSINESS PARK OWNERS ASSOCIATION, INC., RECORDED IN OFFICIAL RECORDS BOOK 557, PAGE 2497 AS AFFECTED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2138, PAGE 648. (EASEMENTS THAT WERE NOT VACATED ARE DEPICTED ON SURVEY)
 - EASEMENT MAINTENANCE AGREEMENT IN FAVOR OF MARTIN COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 631, PAGE 1635. (AFFECTS NOTHING TO PLOT)
 - EASEMENTS IN FAVOR OF STUART BUSINESS PARK OWNERS ASSOCIATION INC., RECORDED IN OFFICIAL RECORDS BOOK 795, PAGE 1479, OFFICIAL RECORDS BOOK 796, PAGE 2355 AND OFFICIAL RECORDS BOOK 1598, PAGE 2309, AS AMENDED IN OFFICIAL RECORDS BOOK 2138, PAGE 648. (DEPICTED ON SURVEY)
 - PLANNED UNIT DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1277, PAGE 1707, AS AMENDED IN OFFICIAL RECORDS BOOK 1277, PAGE 1753, OFFICIAL RECORDS BOOK 1787, PAGE 2271, OFFICIAL RECORDS BOOK 2185, PAGE 2040, AND OFFICIAL RECORDS BOOK 2277, PAGE 156. (NOT A SURVEY MATTER)
 - DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1948, PAGE 547. (NOT A SURVEY MATTER)
 - EASEMENT AGREEMENT IN FAVOR OF WAL-MART STORES EAST, LP, RECORDED IN OFFICIAL RECORDS BOOK 1948, PAGE 594. (DEPICTED ON SURVEY)
 - TERMS AND PROVISIONS OF ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1948, PAGE 594.
 - DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 2055, PAGE 1980. (NOT A SURVEY MATTER)
 - EASEMENT AGREEMENT IN FAVOR OF DKC STUART LANDINGS LLC, RECORDED IN OFFICIAL RECORDS BOOK 2823, PAGE 1546. (DEPICTED ON SURVEY)
 - UTILITY EASEMENT IN FAVOR OF MARTIN COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 2870, PAGE 1796. (DEPICTED ON SURVEY)
 - ORDINANCE NO. 2363-2018 RECORDED IN OFFICIAL RECORDS BOOK 2982, PAGE 1278. (NOT A SURVEY MATTER)
 - ORDINANCE NO. 2384-2018 RECORDED IN OFFICIAL RECORDS BOOK 3022, PAGE 1. (DOES NOT AFFECT)
 - THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS IS NOT INSURED.
 - RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
- ALL RECORDING REFERENCES IN THIS FORM SHALL REFER TO THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP:
(NOT TO SCALE)

LEGEND:

⊙	BACKFLOW PREVENTOR
(C)	CALCULATED DIMENSION FROM FIELD MEASUREMENTS
C.B.S.	CONCRETE BLOCK STRUCTURE
C/L	CENTERLINE
⊗	CLEANOUT
CMP	CORRUGATED METAL PIPE
(D)	DEED DIMENSION
Δ	DELTA (CENTRAL ANGLE)
⊙	DRAINAGE MANHOLE
DIP	DUCTILE IRON PIPE
⌚	ELECTRICAL JUNCTION BOX
ELEV.	ELEVATION
⚡	FIRE HYDRANT
F.F.	FINISH FLOOR
FND	FOUND
GPS	GLOBAL POSITIONING SYSTEM
↓	GUY ANCHOR
H.D.P.E.	HIGH DENSITY POLYETHYLENE
INV.	INVERT
○+	LIGHT POLE
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P.G.	OVERHEAD UTILITY LINE
P.B.	PAGE
(P)	PLATTED DIMENSION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
⊙	SANITARY SEWER MANHOLE
— SAN —	SANITARY SEWER LINE
— STH —	SANITARY SEWER VALVE
⊙	SINGLE SUPPORT SIGN
⊙	STORM SEWER LINE
⊙	TELEPHONE PEDESTAL
⊙	UTILITY POLE
⊙	WATER VALVE
⊙	WATER METER

SURVEYOR'S NOTES:

- THE SURVEY DATE IS APRIL 15, 2019.
- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE EAST RIGHT OF WAY LINE OF SE FEDERAL HIGHWAY, SAID LINE BEARS N29°29'27"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.1'.
- THE TITLE INFORMATION SOWN HEREON IS BASED ON A REVIEW OF A TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 7435886, EFFECTIVE DATE: JANUARY 16, 2019 @ 5:00 P.M. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B – SECTION 2 OF THE TITLE COMMITMENT LISTED ABOVE.
- THE DESCRIPTION OF THE LAND CONTAINED IN THIS SURVEY IS PER SCHEDULE A OF THE TITLE COMMITMENT REFERENCED ABOVE.
- THIS SURVEY Delineates the LOCATIONS OF the LEGAL DESCRIPTIONS ON the GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM MARTIN COUNTY PROPERTY APPRAISER OFFICE.
- AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2016 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12085C, PANEL NUMBER 0163G, WITH AN EFFECTIVE DATE OF 03/16/15.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

- MERITAGE HOMES OF FLORIDA, INC.
- TED GLASRUO ASSOCIATES FL, LLC.
- DEAN, MEAD, EGERTON, BLOODWORTH, CAPOUANO & BOZARTH, P.A.
- FIDELITY NATIONAL TITLE INSURANCE COMPANY

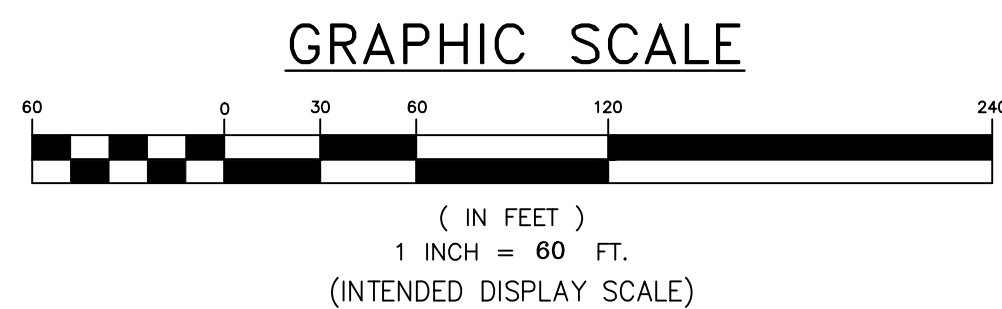
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)392-1991 / FAX (561)750-1452

BY: _____

REVISIONS: _____

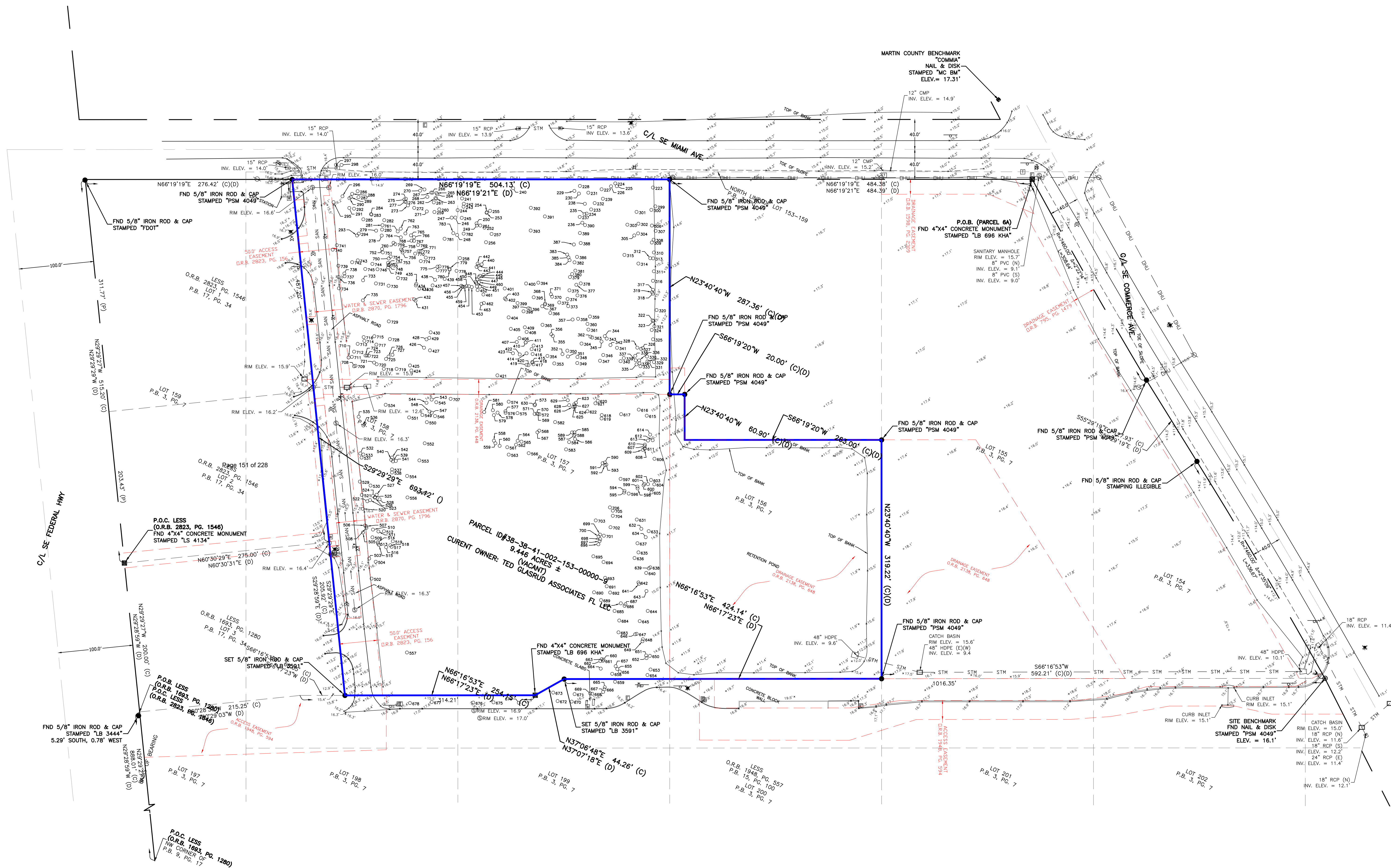
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DATE 04/15/19
DWG 8458-ALTA-TREE-SUR
SHEET 1 OF 2

ALTA/NSPS LAND TITLE SURVEY
SE MIAMI AVENUE
STUART, FLORIDA 34997

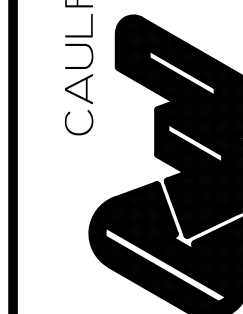


ALTA/NSPS LAND TITLE SURVEY

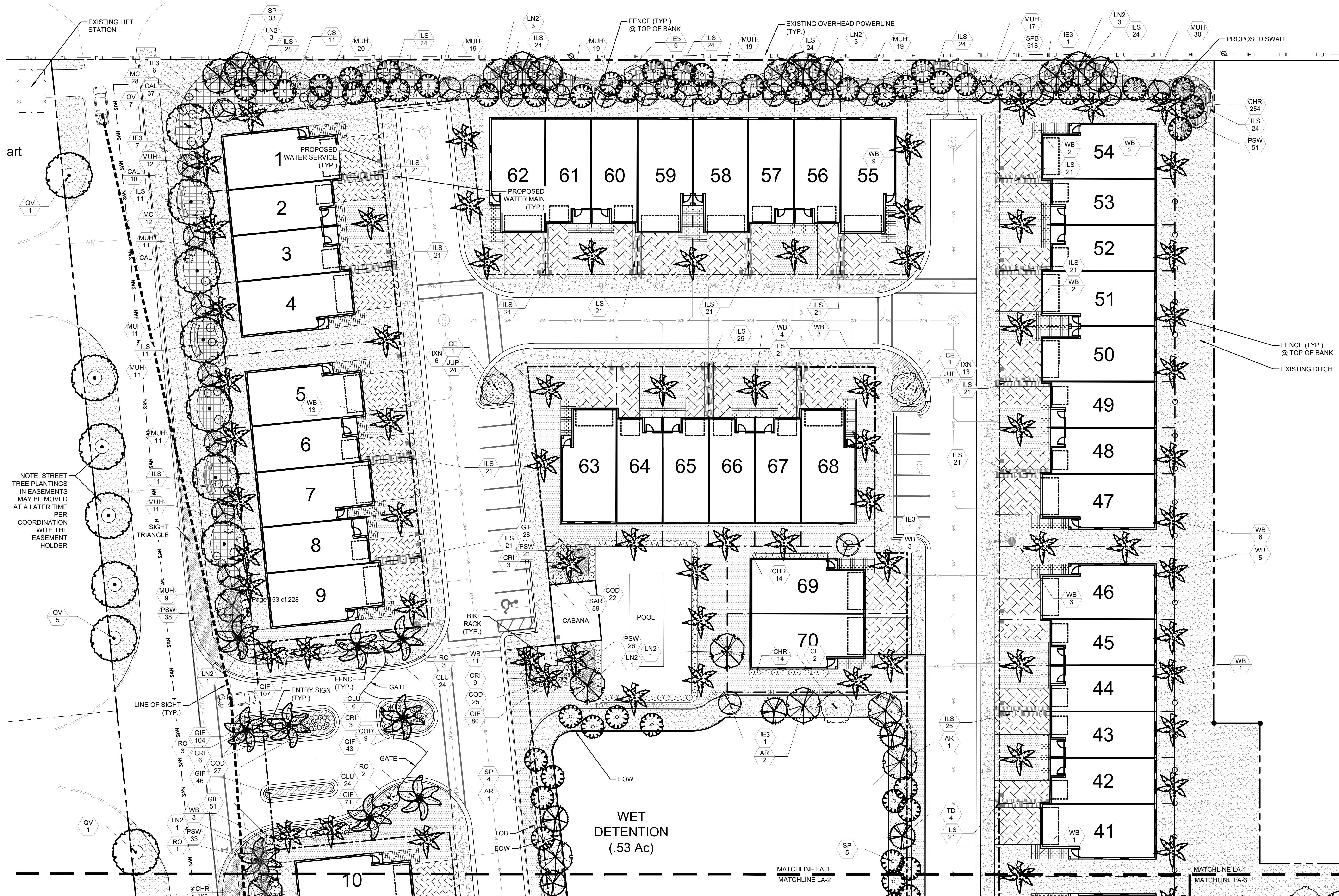
ELEVATIONS SHOWN HEREON
ARE ON NORTH AMERICAN
VERTICAL DATUM 1988.



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
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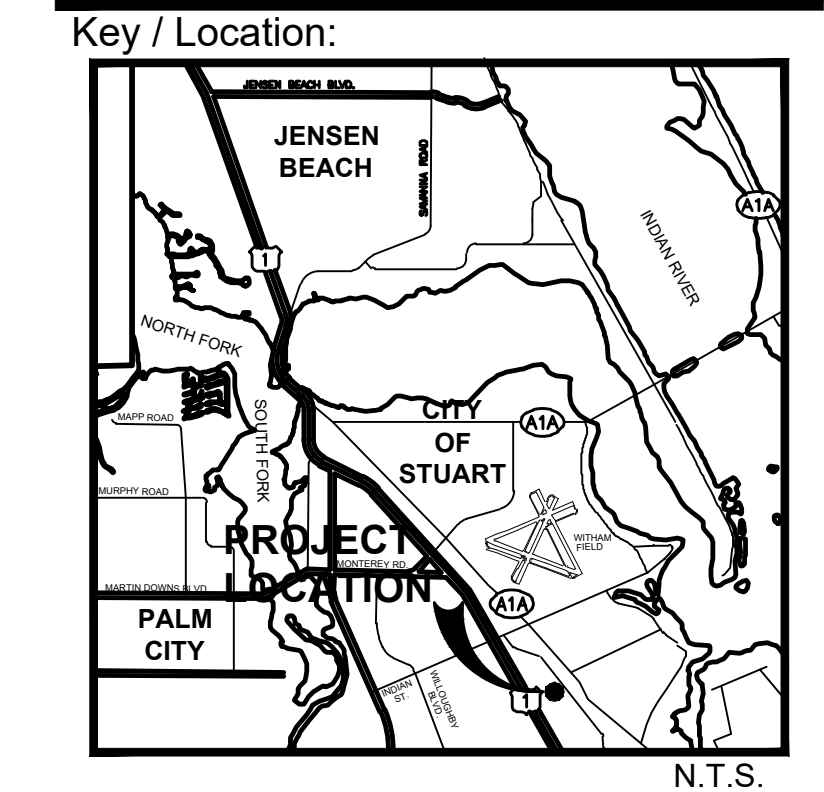
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FLD	HW, WF, DF	DATE	04/15/19	DATE	04/15/19
OFF	BHM	DATE	04/15/19	DATE	04/15/19
CKD	REB	DATE	04/15/19	DATE	04/15/19
SHEET 2 OF 2		DWG 8458-ALTA-TREE-SUR		DATE	
ALTA/NSPS LAND TITLE SURVEY		SE MIAMI AVENUE		STUART, FLORIDA 34997	
BY:		REVISIONS:		DATE	



PLANT SCHEDULE LA-1									
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
AR	4		Aster natum	Red Maple	FG	14' HT	7' SPR	F, SP	Native
CE	3		Coccoloba erectus	Green Buttonwood	FG	14' HT	7' SPR	F, SP	Native
CS	11		Coccoloba erectus 'Serotous'	Silver Buttonwood	30G	10' HT	4' SPR	Native	1.5' Caliper
IE3	25		Ilex x attenuata 'Engelmann'	Engelmann Holly	FG	14' HT	6' SPR	4' CT, F, SP	Native
LN2	15		Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	FG	12' HT	6' SPR	ML, SP	Non-native
QV	14		Quercus virginiana	Southern Live Oak	FG	16'-18' HT	8' SPR	F, SP	Native
TD	4		Taxodium distichum	Bald Cypress	FG	14' HT	7' SPR	F, SP	Native
PALMS									
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
RO	9	Roystonia regia	Florida/Cuban Royal Palm	20' CT			F, SP, No Scars	Native	
SP	45	Sabal palmetto	Sabal Palm	FG	17' CT		HYV CAL, SP	Native	
WB	67	Wodyetia bifurcata	Foxtail Palm	FG	16' CT		Full Head, Str. Specimen	Non-native	

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
CAL	48		Callicarpa americana	American Beautyberry	3G	24" HT	18"W	F	Native
CHR	282		Chrysanthemum leucanthemum 'Red Tip'	Red Tip Chrysanthemum	3G	24" HT	18"W	FTB	Native
CLU	51		Clusia guianensis	Small Leaf Clusia	15G	5' HT	4' W	FTB	Non-native
COD	83		Codiaeum variegatum 'Mantley'	Mantley Codon	3G	18" HT	18"W	FTB, SP	Non-native
CRI	21		Citrus sp.	Green Citrus	7G	30" OA		F, SP	Non-native
IXN	19		Ilex coccinea 'Nova Grand'	Red Ilex	3G	24" OA		FTB	Non-native
MC	40		Myrica caribaea	Wax Myrtle	3G	24" OA		FTB, SP	Native
SAR	89		Schefflera arborescens	Green Schefflera	3G	24" HT	24"W	F	Non-native
GRASSES									
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
MUH	219	Muhlenbergia capillaris	Pink Muhly	3G	18" OA		F	Native	24" o.c.
PSW	136	Pennisetum setaceum 'White'	White Fountain Grass	3G	24" OA		F	Non-native	24" o.c.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
SPB	518		Spartina bakeri	Sand Cordgrass	1G	18" OA		F	Native	36" o.c.
GIF	530		Ficus microcarpa 'Green Island'	Green Island Ficus	1G	12" HT	12"W	Full	Non-native	18" o.c.
ILS	573		Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	1G	12" HT	12"W	Full	Native	24" o.c.
JUP	58		Jurinea chrysocoma 'Parsons'	Parsons Juniper	1G	10" HT	10" SPR	Full	Non-native	24" o.c.
PAS	35,342		Paspalum notatum 'Argentine'	Bahiagrass	SOD					
STF	17,569		Stenotaphrum secundatum 'Floratam'	Floratam St. Augustine Sod	SOD					



Project Team:

Client & Property Owner: Meritage Homes, 5337 Millenia Lakes Blvd, Suite 410, Orlando, Florida 32839

Land Planner / Landscape Architect: Lucido & Associates, 701 East Ocean Boulevard, Stuart, Florida 34994

Engineer: The Micor Group, Inc., 10975 SE Federal Highway, Hobe Sound, Florida 33455

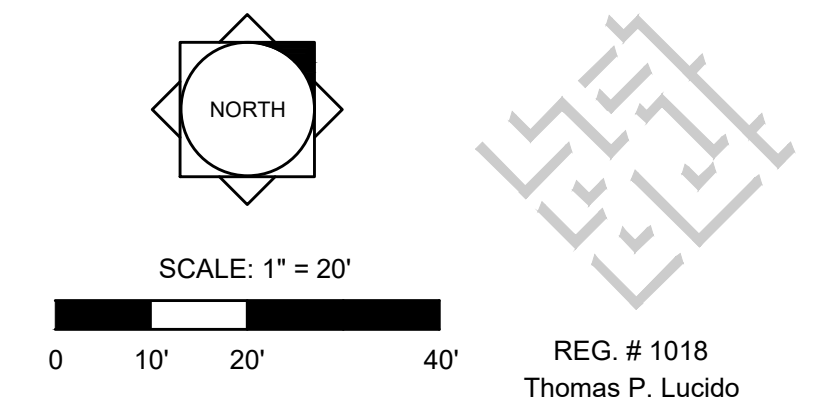
Surveyor: Caulfield & Wheeler, Inc., 7900 Glades Road - Suite 100, Boca Raton, Florida 33434

Trillium RPUD

City of Stuart, Martin County, Florida

Landscape Plan & Plant Schedule

Date	By	Description
07.10.19	J.J.	Initial Submittal
09.06.19	J.J.	First Resubmittal
10.04.19	B.W.	Response to Comments
10.07.19	B.W.	Response to Comments



Designer: J.J. Sheet

Manager: D.F.

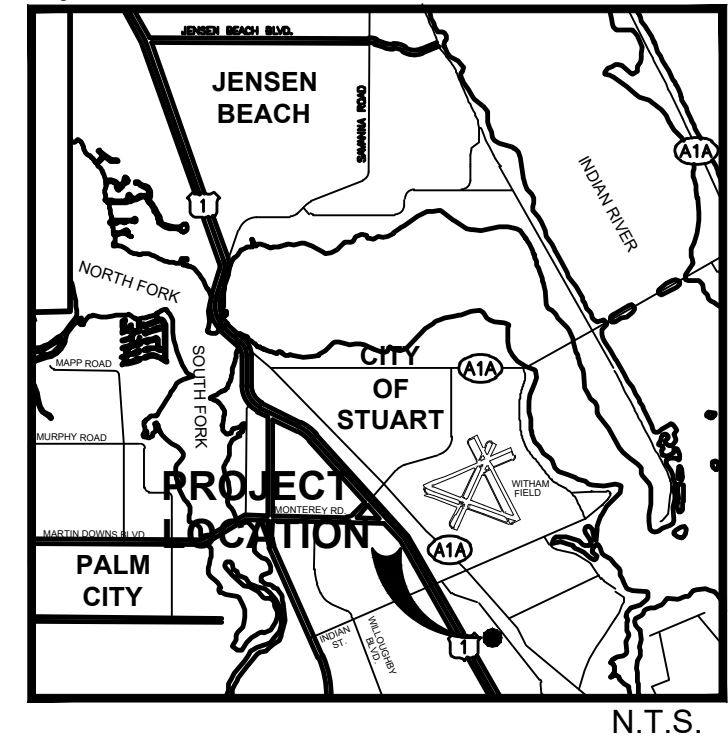
Project Number: 18-1110

Municipal Number: ---

Computer File: 18-1110 Trillium Townhomes - Code Landscape Plan.d

LA-1

Key / Location:



Project Team:

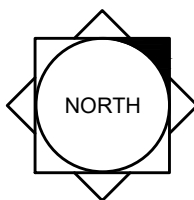
Client & Property Owner:	Marriage Homes 5337 Millenia Lakes Blvd, Suite 410 Orlando, Florida 32839
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	The Micor Group, Inc. 10975 SE Federal Highway Hobe Sound, Florida 33455
Surveyor:	Caulfield & Wheeler, Inc. 7900 Glades Road - Suite 100 Boca Raton, Florida 33434

Trillium RPUD

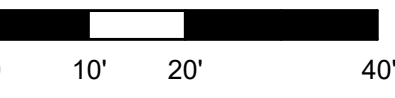
City of Stuart, Martin County, Florida

Landscape Plan
& Plant Schedule

Date	By	Description
07.10.19	J.J.	Initial Submittal
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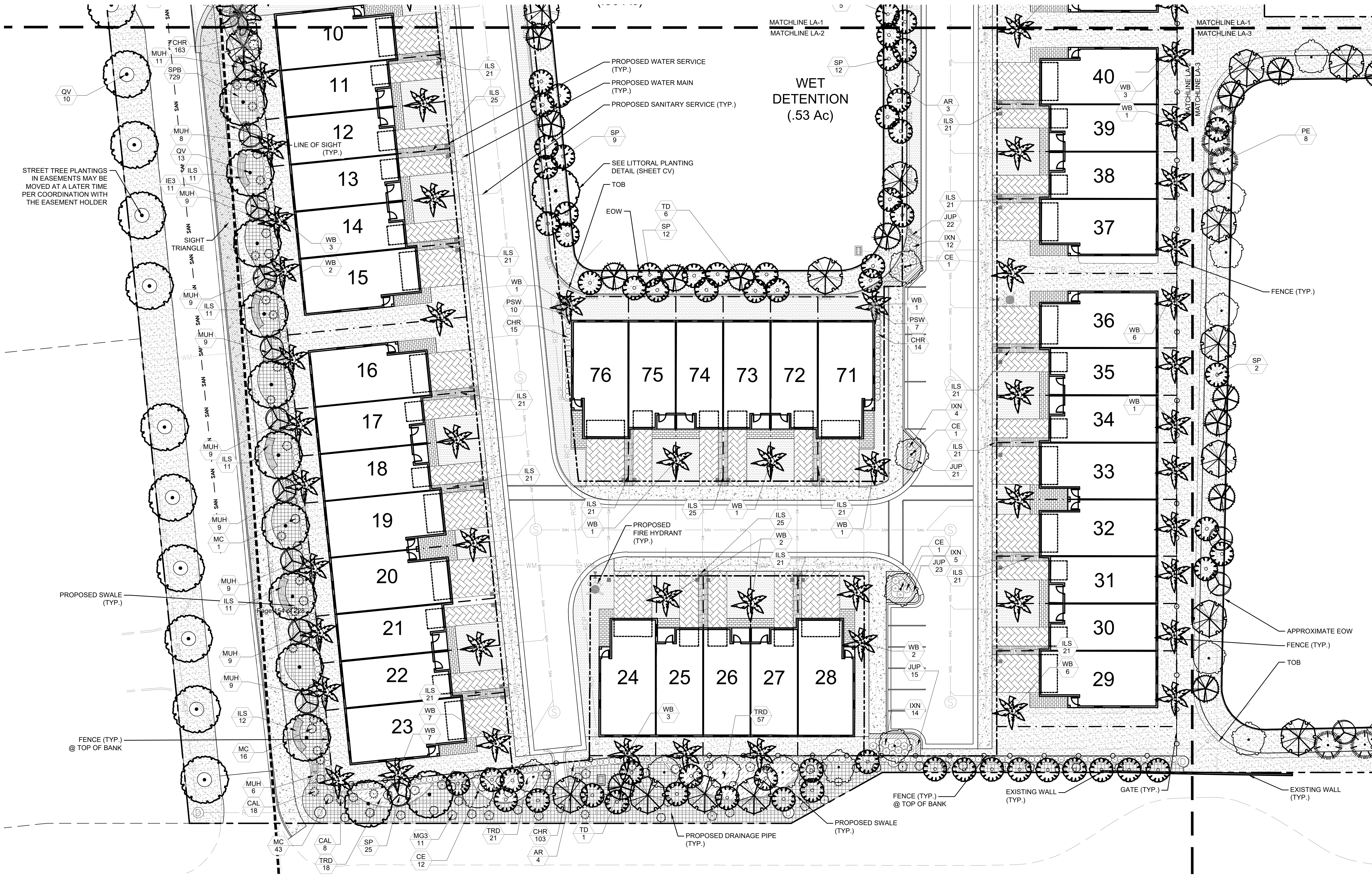
SCALE: 1" = 20'



REG. # 1018
Thomas P. Lucido

Designer	J.J.	Sheet
Manager	D.F.	
Project Number	18-1110	
Municipal Number	---	
Computer File	18-1110 Trillium Townhomes - Code Landscape Plan.d	

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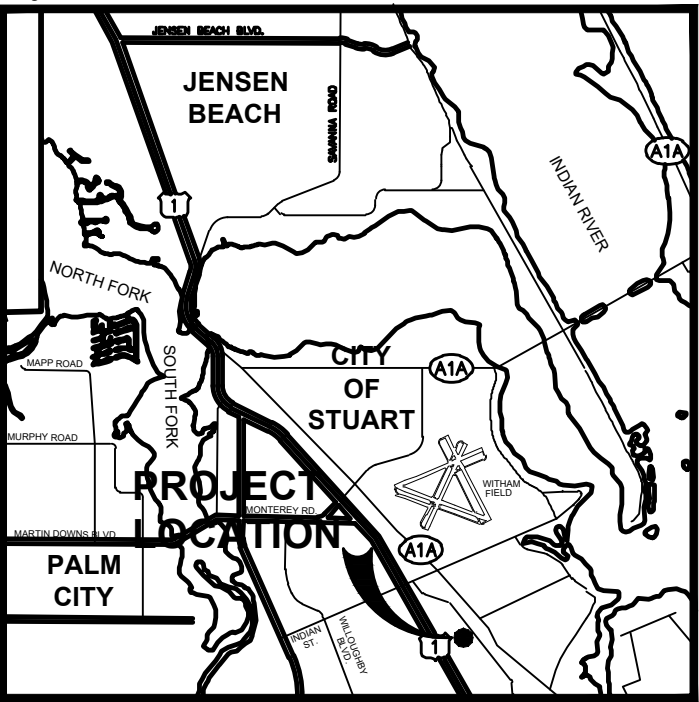


PLANT SCHEDULE LA-2

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
AR	6		Acer rubrum	Red Maple	FG	14' HT	7' SPR	F, SP	Native	2.0" DBH
CE	11		Coccoloba erecta	Green Buttonwood	FG	14' HT	7' SPR	F, SP	Native	2.0" DBH
IE3	11		Ilex x attenuata 'Elegant'	Engelmann Holly	FG	14' HT	6' SPR	4' CT, F, SP	Native	2.0" DBH
LN2	1		Lagerstrœmia indica 'Natchez'	Natchez Crape Myrtle	FG	12' HT	6' SPR	ML, SP	Non-native	2.0" DBH
QV	23		Quercus virginiana	Southern Live Oak	FG	16' - 18' HT	8' SPR	F, SP	Native	4.0" DBH
TD	7		Taxodium distichum	Bald Cypress	FG	14' HT	7' SPR	F, SP	Native	2.0" DBH
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
SP	54		Sabal palmetto	Sabal Palm	FG	17' CT		HYV CAL, SP	Native	
WB	49		Wodyetia bifurcata	Foxtail Palm	FG	16' CT		Full Head, Str. Specimen	Non-native	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
CAL	26		Calliandra americana	American Beautyberry	3G	24" HT	18"W	F	Native	
CHR	293		Chrysothamnus loxos 'Red Tip'	Red Tip Chocoma	3G	24" HT	18"W	FTB	Native	
CLU	3		Clusia guilfordii	Small-Leaf Clusia	15G	5' HT	4' W	FTB	Non-native	
IXN	35		Isora coccinea 'Nora Grant'	Red Isora	3G	24" OA		FTB	Non-native	
MC	60		Myrica cerifera	Wax Myrtle	3G	24" OA		FTB, SP	Native	

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
MG3	11		Myriophyllum gracillimum	Myriophyllum	3G	24" HT	18"W		Native	
MUH	97		Muhlenbergia capillaris	Pink Muhly	3G	18" OA		F	Native	24" o.c.
PSW	50		Pennisetum setaceum 'White'	White Fountain Grass	3G	24" OA		F	Non-native	24" o.c.
SPB	729		Sporobolus bakeri	Sand Cordgrass	1G	18" OA		F	Native	36" o.c.
TRD	96		Tripsacum dactyloides	Falcatifolius Grass	3G	24" OA		Full	Native	42" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
GIF	51		Ficus microcarpa 'Green Island'	Green Island Ficus	1G	12" HT	12"W	Full	Non-native	18" o.c.
ILS	425		Ilex vomitoria 'Stokes Dwarf'	Dwarf Yucca	1G	12" HT	12"W	Full	Native	24" o.c.
JUP	81		Juniperus chinensis 'Parsoni'	Parson's Juniper	1G	10' HT	10' SPR	Full	Non-native	24" o.c.
PAS	32,089 sf		Paspalum notatum 'Argentine'	Bahiagrass						
STF	5,884 sf		Stenandrium secundatum 'Floristan'	Floristan St. Augustine Sod						

Key / Location:



Project Team:

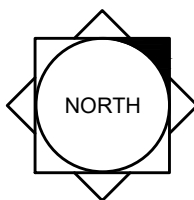
Client & Property Owner:	Meritage Homes 5337 Millenia Lakes Blvd, Suite 410 Orlando, Florida 32839
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	The Micor Group, Inc. 10975 SE Federal Highway Hobe Sound, Florida 33455
Surveyor:	Caufield & Wheeler, Inc. 7900 Glades Road - Suite 100 Boca Raton, Florida 33434

Trillium RPUD

City of Stuart, Martin County, Florida

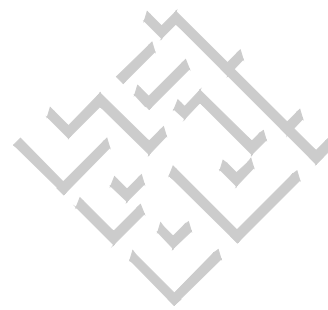
Landscape Plan
& Plant Schedule

Date	By	Description
07.10.19	J.J.	Initial Submittal
09.06.19	J.J.	First Resubmittal
10.04.19	B.W.	Response to Comments
10.07.19	B.W.	Response to Comments



SCALE: 1" = 20'

0 10' 20' 40'

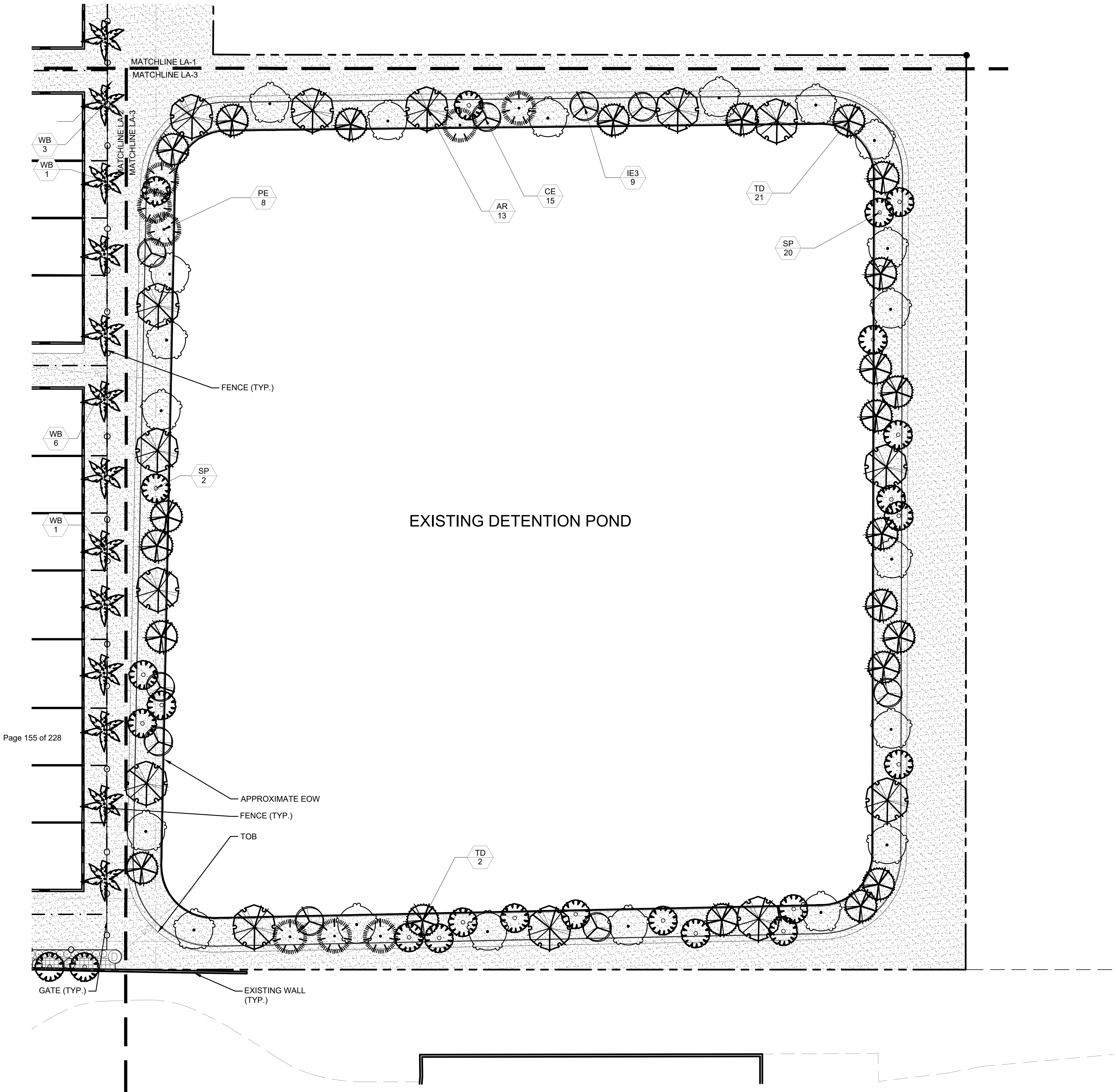


REG. # 1018
Thomas P. Lucido

Designer	J.J.	Sheet
Manager	D.F.	
Project Number	18-1110	
Municipal Number	---	
Computer File	18-1110 Trillium Townhomes - Code Landscape Plan.d	

LA-3

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PLANT SCHEDULE LA-3

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	AR	14	Acer rubrum	Red Maple	FG	14' HT	7' SPR	F, SP	Native	2.5" DBH
	CE	20	Conocarpus erectus	Green Buttonwood	FG	14' HT	7' SPR	F, SP	Native	2.5" DBH
	IE3	9	Ilex x attenuata 'Eagleston'	Eagleston Holly	FG	14' HT	6' SPR	4' CT, F, SP	Native	2.5" DBH
	PE	8	Pinus elliotti var. Densa	Slash Pine	FG	14' HT	7' W		Native	2.5" DBH
	TD	23	Taxodium distichum	Bald Cypress	FG	14' HT	7' SPR	F, SP	Native	2.5" DBH
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	SP	22	Sabal palmetto	Sabal Palm	FG	17' CT		HVY CAL, SP	Native	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	PAS	9,736 sf	Paspalum notatum 'Argentine'	Bahiagrass	SOD					



701 SE Ocean Blvd., Stuart, Florida 34994

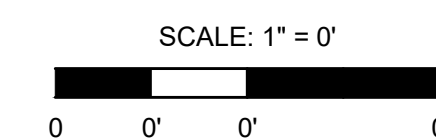
(772) 220-2100, Fax (772) 223-0220

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	AR	24	Acer rubrum	Red Maple	FG	14' HT	7' SPR	F, SP	Native	2.5" DBH
	CE	34	Conocarpus erectus	Green Buttonwood	FG	14' HT	7' SPR	F, SP	Native	2.5" DBH
	CS	11	Conocarpus erectus 'Sericeus'	Silver Buttonwood	30G	10' HT	4' SPR		Native	1.5" Caliper
	IE3	45	Ilex x attenuata 'Eagleston'	Eagleston Holly	FG	14' HT	6' SPR	4' CT, F, SP	Native	2.5" DBH
	LN2	16	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	FG	12' HT	6' SPR	ML, SP	Non-native	2.5" DBH
	PE	8	Pinus eliotti var. Densa	Slash Pine	FG	14' HT	7' W		Native	2.5" DBH
	QV	37	Quercus virginiana	Southern Live Oak	FG	16'- 18' HT	8' SPR	F, SP	Native	4.5" DBH
	TD	34	Taxodium distichum	Bald Cypress	FG	14' HT	7' SPR	F, SP	Native	2.5" DBH
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	RO	9	Roystonea regia	Florida/Cuban Royal Palm	FG	20' CT		F, SP, No Scars	Native	
	SP	122	Sabal palmetto	Sabal Palm	FG	17' CT		HVY CAL, SP	Native	
	WB	116	Wodyetia bifurcata	Foxtail Palm	FG	16' CT		Full Head, Str, Specimen	Non-native	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	CAL	74	Callicarpa americana	American Beautyberry	3G	24" HT	18"W	F	Native	
	CHR	575	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native	
	CLU	54	Clusia guttifera	Small-Leaf Clusia	15G	5' HT	4' W	FTB	Non-native	
	COD	83	Codiaeum variegatum 'Mammey'	Mammey Croton	3G	18" HT	18"W	FTB, SP	Non-native	
	CRI	21	Crinum sp.	Green Crinum	7G	30" OA		F, SP	Non-native	
	IXN	54	Ixora coccinea 'Nora Grant'	Red Ixora	3G	24" OA		FTB	Non-native	
	MC	100	Myrica cerifera	Wax Myrtle	3G	24" OA		FTB, SP	Native	
	MG3	11	Myrsine guianensis	Myrsine	3G	24" HT	18"W		Native	
	SAR	89	Schefflera arboricola	Green Schefflera	3G	24" HT	24"W	F	Non-native	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	MUH	316	Muhlenbergia capillaris	Pink Muhly	3G	18" OA		F	Native	24" o.c.
	PSW	186	Pennisetum setaceum 'White'	White Fountain Grass	3G	24" OA		F	Non-native	24" o.c.
	SPB	1,247	Spartina bakeri	Sand Cordgrass	1G	18" OA		F	Native	36" o.c.
	TRD	96	Tripsacum dactyloides	Fakahatchee Grass	3G	24" OA		Full	Native	42" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	GIF	530	Ficus microcarpa 'Green Island'	Green Island Ficus	1G	12"HT	12"W	Full	Non-native	18" o.c.
	ILS	998	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	1G	12"HT	12"W	Full	Native	24" o.c.
	JUP	139	Juniperus chinensis 'Parsonii'	Parsons Juniper	1G	10" HT	15" SPR	Full	Non-native	24" o.c.
	PAS	77,168 sf	Paspalum notatum 'Argentine'	Bahiagrass	SOD					
	STF	23,483 sf	Stenotaphrum secundatum 'Floratam'	Floratam St. Augustine Sod	SOD					

N.T.S.

Client & Property Owner:	Meritage Homes 5337 Millenia Lakes Blvd, Suite 410 Orlando, Florida 32839
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	The Milcor Group, Inc. 10975 SE Federal Highway Hobe Sound, Florida 33455
Surveyor:	Caulfield & Wheeler, Inc. 7900 Glades Road - Suite 100 Boca Raton, Florida 33434

Master Plant Schedule

[illegible]

REG. # 1018
Thomas P. Lucido

Designer	J.J.	Sheet	
Manager	D.F.		
Project Number	18-1110		
Municipal Number	---		
Computer File	18-1110 Trillium Townhomes - Code Landscape Plan.c		

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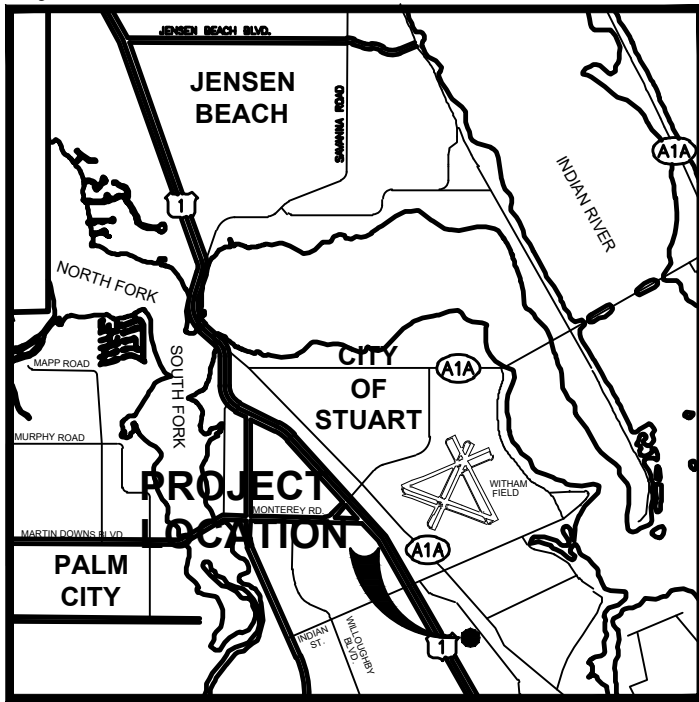


lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994

(772) 223-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner: Maritage Homes
5337 Millenia Lakes Blvd, Suite 410
Orlando, Florida 32839

Land Planner / Landscape Architect: Lucido & Associates
701 East Ocean Boulevard
Stuart, Florida 34994

Engineer: The Micor Group, Inc.
10975 SE Federal Highway
Hobe Sound, Florida 33455

Surveyor: Caufield & Wheeler, Inc.
7900 Glades Road - Suite 100
Boca Raton, Florida 33434

TREE MITIGATION CALCULATIONS

**Pine Calculation			
Total Inches Removed:			
1527	Inches (x)	1.5	= 2290.5 Inches
Total Inches Required (2.5" DBH min.)			
Total Inches Provided for Mitigation:			2292.5 Inches
37	Quercus virginiana (4.5" DBH)		166.5 Inches
8	Pinus elliottii var. densa (2.5" DBH)		20 Inches
45	Ilex x attenuata 'Eagleston' (2.5" DBH)		112.5 Inches
34	Taxodium distichum (2.5" DBH)		85 Inches
34	Conocarpus erectus (2.5" DBH)		85 Inches
24	Acer rubrum (2.5" DBH)		60 Inches
116	Wodyetia bifurcata (16' CT, 6.5") *		754 Inches
9	Roystonea regia (20' CT, 10.5") *		94.5 Inches
122	Sabal palmetto (17' CT, 7.5") *		915 Inches
**Note: 14' CT Palm = 4.5" DBH			
16' CT Palm = 6.5" Mitigation Provided (4.5" + 2" (1" add'tl per 1' add'tl CT))			
17' CT Palm = 7.5" Mitigation Provided (4.5" + 3" (1" add'tl per 1' add'tl CT))			
20' CT Palm = 10.5" Mitigation Provided (4.5" + 6" (1" add'tl per 1' add'tl CT))			
**Note: See Sheet LA-6 for Existing Tree Table			

TREE MITIGATION LEGEND

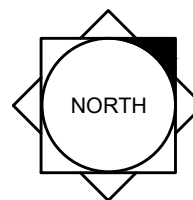
- ✕000 EXISTING TREE TO BE REMOVED
- 000 EXISTING TREE (NO MITIGATION REQUIRED)

Trillium RPUD

City of Stuart, Martin County, Florida

Tree Mitigation Plan

Date	By	Description
07.10.19	J.J.	Initial Submittal
09.06.19	J.J.	First Resubmittal
10.04.19	B.W.	Response to Comments
10.07.19	B.W.	Response to Comments



SCALE: 1" = 40'

0 20' 40' 80'



REG. # 1018
Thomas P. Lucido

Designer	J.J.	Sheet
Manager	D.F.	
Project Number	18-1110	
Municipal Number	---	
Computer File	18-1110 Trillium Townhomes - Code Landscape Plan.d	

LA-5

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TREE TABLE

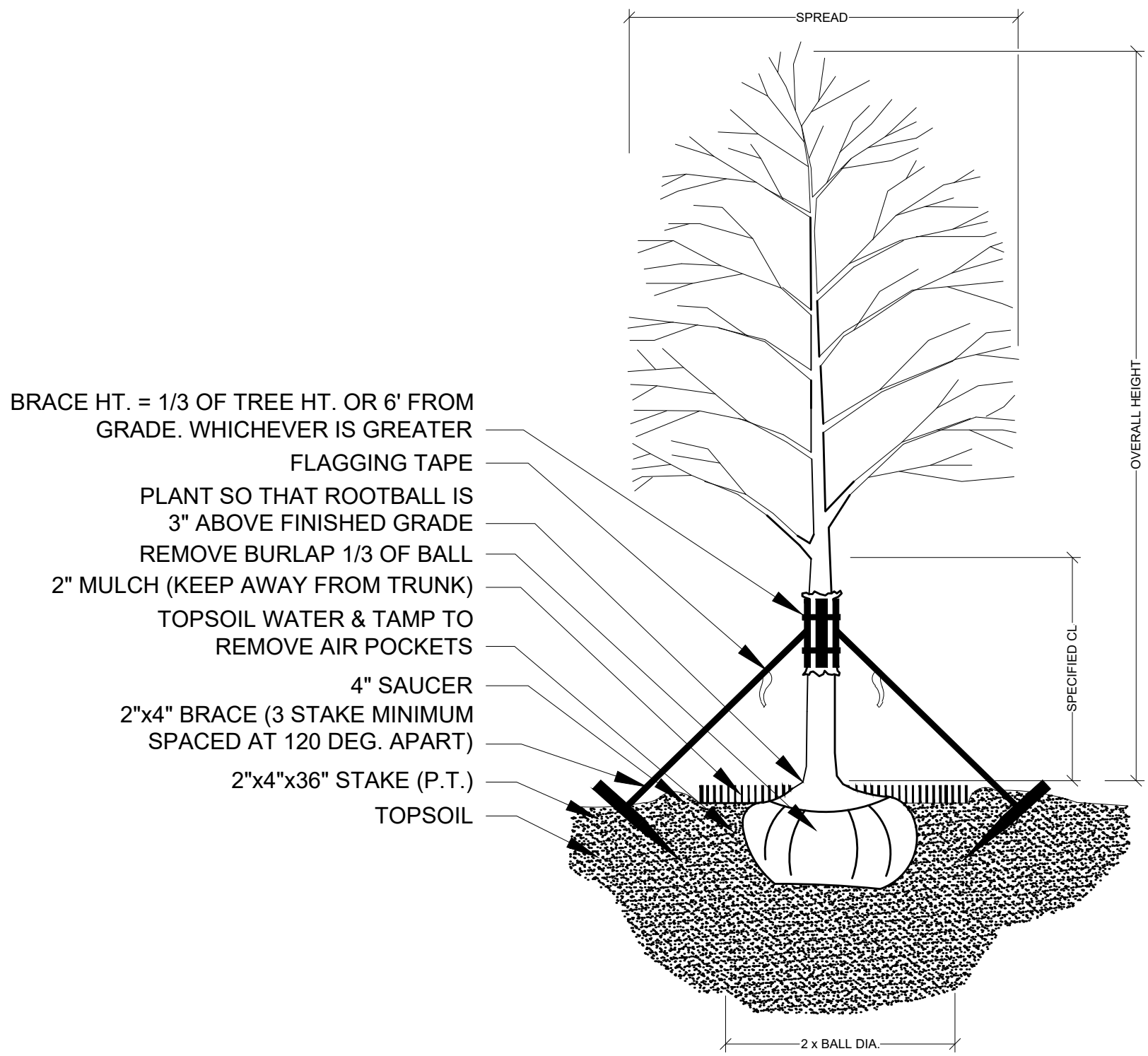
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225	12"	PINE TREE	REMOVE
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227	14"	PINE TREE	REMOVE
228	5"	PINE TREE	REMOVE
229	4"	PINE TREE	REMOVE
230	4"	PINE TREE	REMOVE
231	5"	PINE TREE	REMOVE
232	8"	PINE TREE	REMOVE
233	4"	PINE TREE	REMOVE
234	16"	PINE TREE	REMOVE
235	14"	PINE TREE	REMOVE
236	10"	PINE TREE	REMOVE
237	8"	PINE TREE	REMOVE
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251	7"	PINE TREE	REMOVE
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254	8"	PINE TREE	REMOVE
255	4"	PINE TREE	REMOVE
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258	12"	PALM TREE	REMOVE
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281	7"	PINE TREE	REMOVE
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284	12"	PALM TREE	REMOVE
285	17"	PINE TREE	REMOVE
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287	4"	PINE TREE	REMOVE
288	6"	PINE TREE	REMOVE
289	5"	PINE TREE	REMOVE
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291	10"	PINE TREE	REMOVE
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293	12"	PINE TREE	REMOVE
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319	4"	PINE TREE	REMOVE
320	6"	PINE TREE	REMOVE
321	5"	PINE TREE	REMOVE
322	5"	PINE TREE	REMOVE

Page 158 of 228

POINT ID	DIAMETER	TREE TYPE	STATUS
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324	6"	PINE TREE	REMOVE
325	5"	PINE TREE	REMOVE
326	14"	PINE TREE	REMOVE
327	12"	PINE TREE	REMOVE
328	12"	PINE TREE	REMOVE
329	4"	PINE TREE	REMOVE
330	10"	PINE TREE	REMOVE
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333	5"	PINE TREE	REMOVE
334	5"	PINE TREE	REMOVE
335	6"	PINE TREE	REMOVE
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338	6"	PINE TREE	REMOVE
339	7"	PINE TREE	REMOVE
340	8"	PINE TREE	REMOVE
341	10"	PINE TREE	REMOVE
342	10"	PINE TREE	REMOVE
343	10"	PINE TREE	REMOVE
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346	10"	PINE TREE	REMOVE
347	8"	PINE TREE	REMOVE
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349	7"	PINE TREE	REMOVE
350	6"	PINE TREE	REMOVE
351	8"	PINE TREE	REMOVE
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353	12"	PINE TREE	REMOVE
354	4"	PINE TREE	REMOVE
355	14"	PALM TREE	REMOVE
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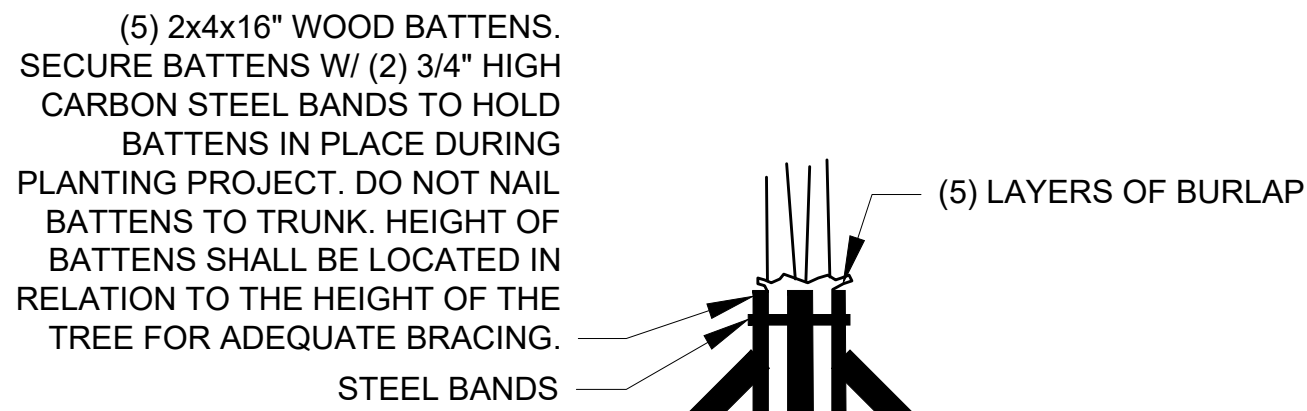
POINT ID	DIAMETER	TREE TYPE	STATUS
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430	14"	PALM TREE	REMOVE
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435	10"	PINE TREE	REMOVE
436	10"	PINE TREE	REMOVE
437	4"	PINE TREE	REMOVE
438	10"	PINE TREE	REMOVE
439	5"	PINE TREE	REMOVE
440	12"	PINE TREE	REMOVE
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444	9"	PINE TREE	REMOVE
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502	4"	PINE TREE	REMOVE
503	6"	PINE TREE	REMOVE
504	8"	PINE TREE	REMOVE
505	10"	PINE TREE	REMOVE
506	4"	PINE TREE	REMOVE
507	6"	PINE TREE	REMOVE
508	6"	PINE TREE	REMOVE
509	6"	PINE TREE	REMOVE
510	8"	PINE TREE	REMOVE
511	6"	PINE TREE	REMOVE
512	6"	PINE TREE	REMOVE
513	4"	PINE TREE	REMOVE
514	6"	PINE TREE	REMOVE
515	4"	PINE TREE	REMOVE
516	4"	PINE TREE	REMOVE
517	8"	PINE TREE	REMOVE
518	6"	PINE TREE	REMOVE
519	14"	PALM TREE	REMOVE
520	10"	PINE TREE	REMOVE
521	8"	PINE TREE	REMOVE
522	4"	PINE TREE	REMOVE
523	6"	PINE TREE	REMOVE
524	8"	PINE TREE	REMOVE
525	8"	PINE TREE	REMOVE
526	4"	PINE TREE	REMOVE
527	4"	PINE TREE	REMOVE
528	10"	PINE TREE	REMOVE
529	6"	PINE TREE	REMOVE
530	6"	PINE TREE	REMOVE
531	8"	PINE TREE	REMOVE
532	8"	PINE TREE	REMOVE
533	4"	PINE TREE	REMOVE
534	10"	PINE TREE	REMOVE
535	10"	PINE TREE	REMOVE
536	6"	PINE TREE	REMOVE
537	8"	PINE TREE	REMOVE
538	8"	PINE TREE	REMOVE
539	10"	PINE TREE	REMOVE
540	10"	PINE TREE	REMOVE
541	10"	PINE TREE	REMOVE
542	6"	PINE TREE	REMOVE
543	6"	PINE TREE	REMOVE
544	6"	PINE TREE	REMOVE
545	6"	PINE TREE	REMOVE
546	4"	PINE TREE	REMOVE
547	4"	PINE TREE	REMOVE
548	4"	PINE TREE	REMOVE
549	4"	PINE TREE	REMOVE
550	4"	PINE TREE	REMOVE
551	8"	PINE TREE	REMOVE
552	8"	PINE TREE	REMOVE
553	8"	PINE TREE	REMOVE
554	12"	PALM TREE	REMOVE
555	5"	PINE TREE	REMOVE
556	8"	PINE TREE	REMOVE
557	4"	PINE TREE	REMOVE
558	10"	PINE TREE	REMOVE
559	10"	PINE TREE	REMOVE
560	10"	PINE TREE	REMOVE

POINT ID	DIAMETER	TREE TYPE	STATUS
561	5"	PINE TREE	REMOVE
562	6"	PINE TREE	REMOVE
563	6"	PINE TREE	REMOVE
564	8"	PINE TREE	REMOVE
565	8"	PINE TREE	REMOVE
566	6"	PINE TREE	REMOVE
567	8"	PINE TREE	REMOVE
568	4"	PINE TREE	REMOVE
569	10"	PINE TREE	REMOVE
570	12"	PINE TREE	REMOVE
571	12"	PINE TREE	REMOVE
572	12"	PINE TREE	REMOVE
573	5"	PINE TREE	REMOVE
574	14"	PALM TREE	REMOVE
575	4"	PINE TREE	REMOVE
576	8"	PINE TREE	REMOVE
577	4"	PINE TREE	REMOVE
578	8"	PINE TREE	REMOVE
579	4"	PINE TREE	REMOVE
580	8"	PINE TREE	REMOVE
581	4"	PINE TREE	REMOVE
582	4"	PINE TREE	REMOVE
583	14"	PALM TREE	REMOVE
584	10"	PINE TREE	REMOVE
585	10"	PINE TREE	REMOVE
586	12"	PINE TREE	REMOVE
587	4"	PINE TREE	REMOVE
588	8"	PINE TREE	REMOVE
589	14"	PINE TREE	REMOVE
590	6"	PINE TREE	REMOVE
591	4"	PINE TREE	REMOVE
592	4"	PINE TREE	REMOVE
593	4"	PINE TREE	REMOVE
594	6"	PINE TREE	REMOVE
595	4"	PINE TREE	REMOVE
596	4"	PINE TREE	REMOVE
597	4"	PINE TREE	REMOVE
598	6"	PINE TREE	REMOVE
599	6"	PINE TREE	REMOVE
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601	5"	PINE TREE	REMOVE
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603	5"	PINE TREE	REMOVE
604	7"	PINE TREE	REMOVE
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607	6"	PINE TREE	REMOVE
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609	4"	PINE TREE	REMOVE
610	10"	PINE TREE	REMOVE
611	4"	PINE TREE	REMOVE
612	5"	PINE TREE	REMOVE
613	4"	PINE TREE	REMOVE
614	4"	PINE TREE	REMOVE
615	4"	PINE TREE	REMOVE
616	6"	PINE TREE	REMOVE
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618	5"	PINE TREE	REMOVE
619	5"	PINE TREE	REMOVE
620	4"	PINE TREE	REMOVE
621	10"	PINE TREE	REMOVE
622	5"	PINE TREE	REMOVE
623	4"	PINE TREE	REMOVE
624	4"	PINE TREE	REMOVE
625	4"	PINE TREE	REMOVE
626	5"	PINE TREE	REMOVE
627	5"	PINE TREE	REMOVE
628	6"	PINE TREE	REMOVE
629	5"	PINE TREE	REMOVE
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632	10"	PINE TREE	REMOVE
633	6"	PINE TREE	REMOVE
634	5"	PINE TREE	REMOVE
635	8"	PINE TREE	REMOVE
636	8"	PINE TREE	REMOVE
637	7"	PINE TREE	REMOVE
638	5"	PINE TREE	REMOVE
639	5"	PINE TREE	REMOVE
640	8"	PINE TREE	REMOVE
641	6"	PINE TREE	REMOVE
642	5"	PINE TREE	REMOVE
643	8"	PINE TREE	REMOVE
644	8"	PINE TREE	REMOVE
645	7"	PINE TREE	REMOVE
646	6"	PINE TREE	REMOVE
647	5"	PINE TREE	REMOVE
648	8"	PINE TREE	REMOVE
649	7"	PINE TREE	REMOVE
650	7"	PINE TREE	REMOVE
651	6"	PINE TREE	REMOVE
652	6"	PINE TREE	REMOVE
653	5"	PINE TREE	REMOVE
654	7"	PINE TREE	REMOVE
655	10"	PINE TREE	REMOVE
656	4"	PINE TREE	REMOVE
657	6"	PINE TREE	REMOVE
658	8"	PINE TREE	REMOVE
659	8"	PINE TREE	REMOVE
660	5"	PINE TREE	REMOVE



TREE PLANTING & STAKING

NOT TO SCALE



BRACING DETAIL

NOT TO SCALE

WRAP TRUNK IN BURLAP & SECURE BATTENS W/ 3/4" HIGH CARBON STEEL BANDS

FLAGGING TAPE

2"x4" BRACE (3 STAKE MINIMUM SPACED AT 120 DEG. APART)

2" MULCH (KEEP AWAY FROM TRUNK)

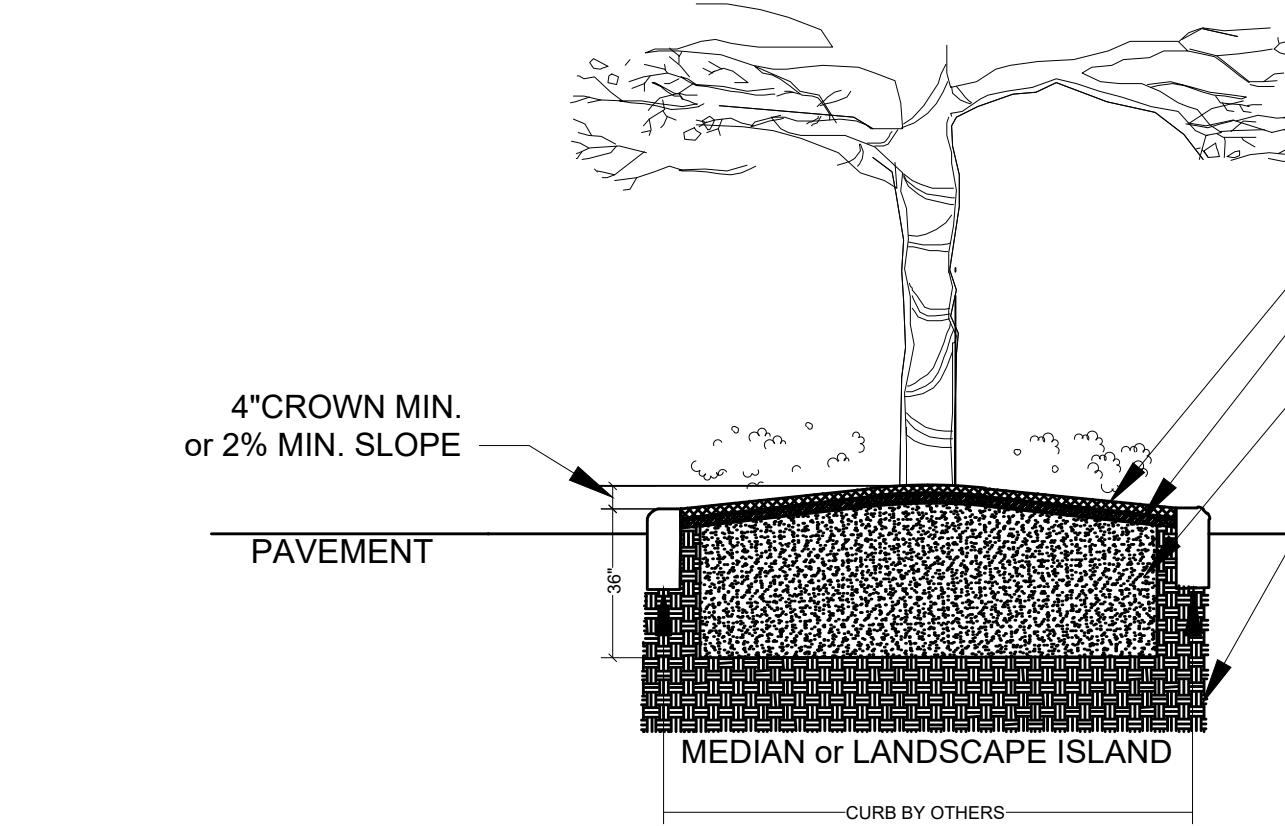
FORM SAUCER WITH 4" CONTINUOUS RIM

2x4x36" STAKE (P.T.)

TOPSOIL

PALM PLANTING - ANGLE STAKE

NOT TO SCALE

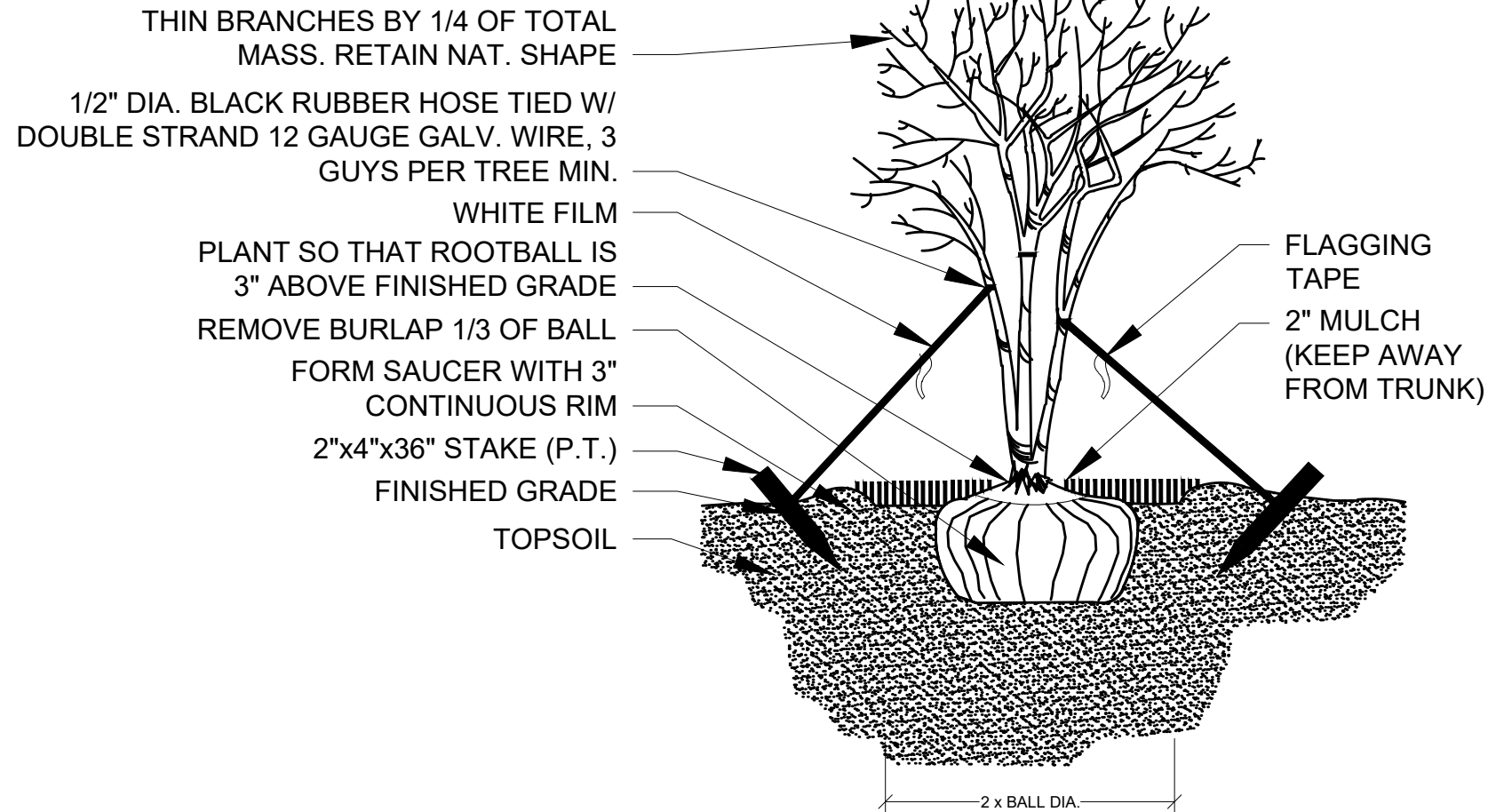


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

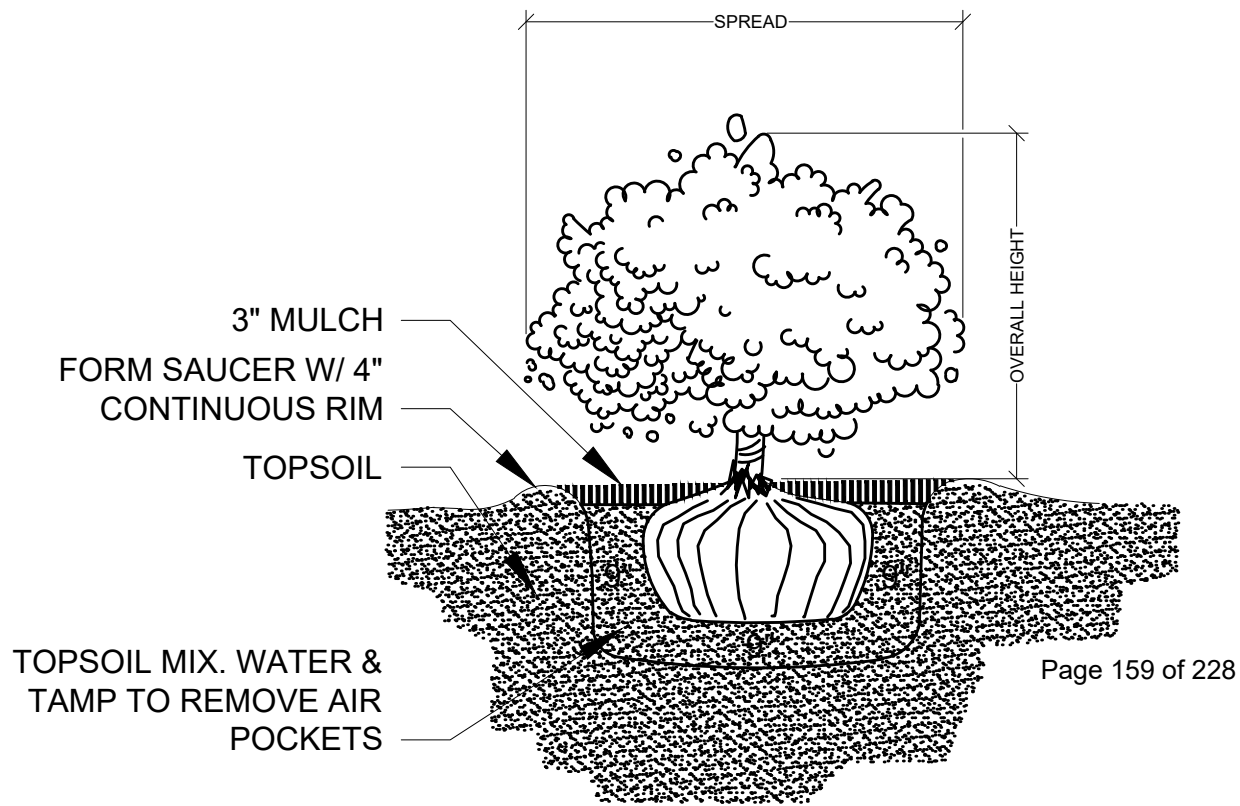
NOT TO SCALE

- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING



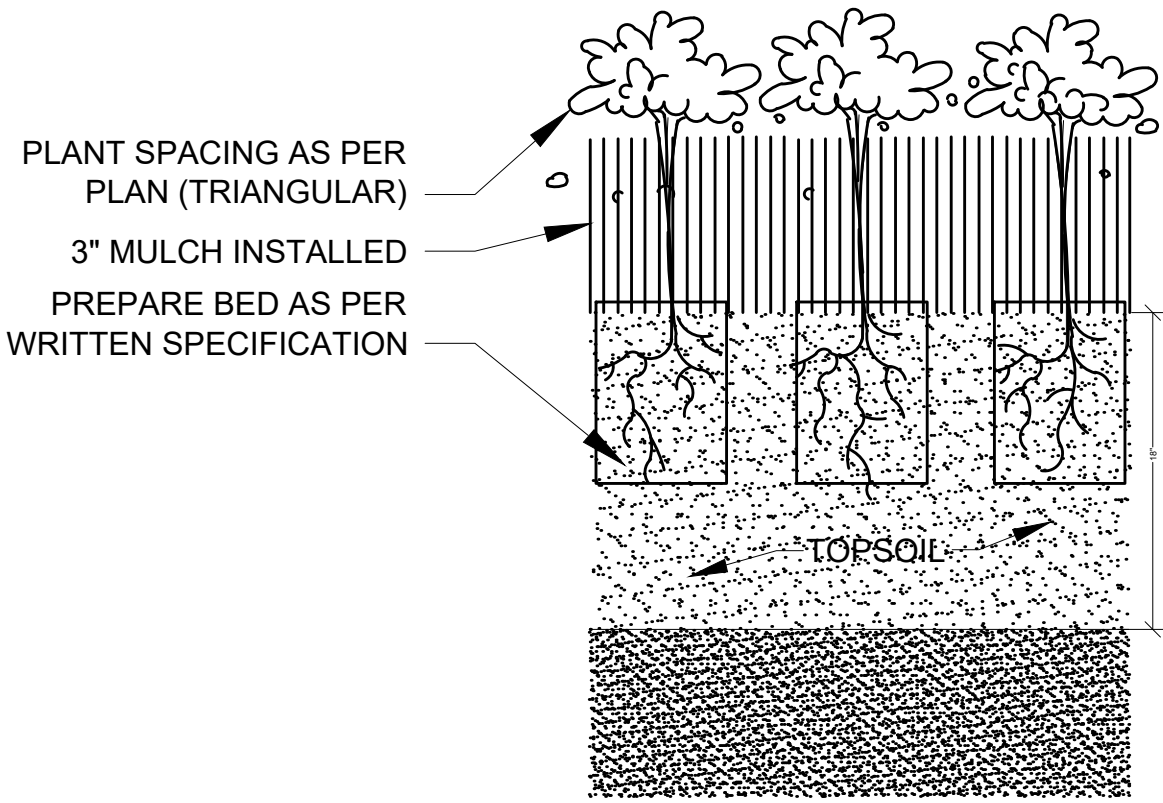
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



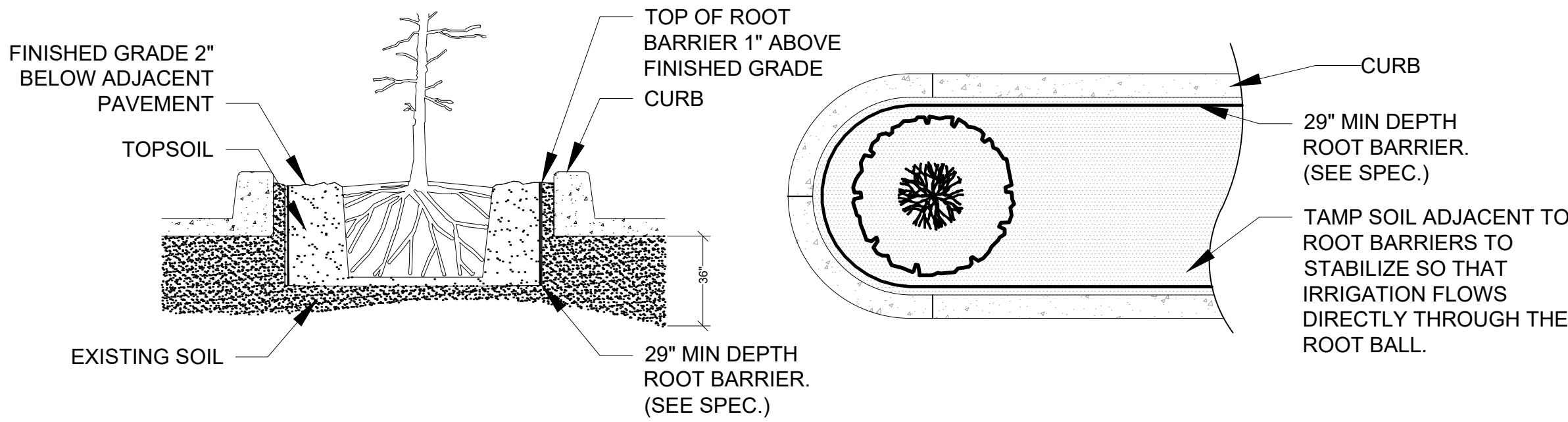
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

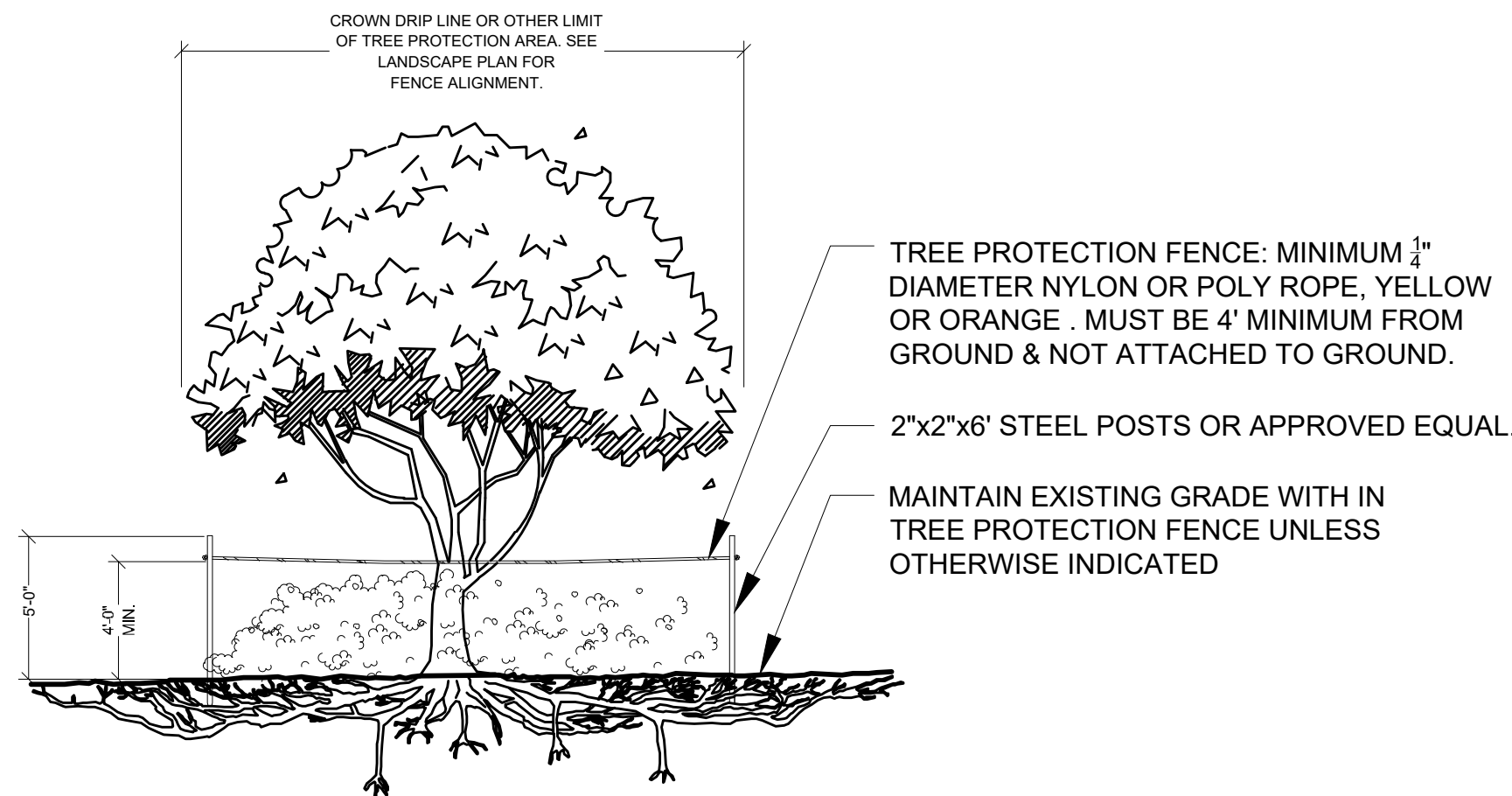
NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

- NOTES:
- 1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
 - 2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

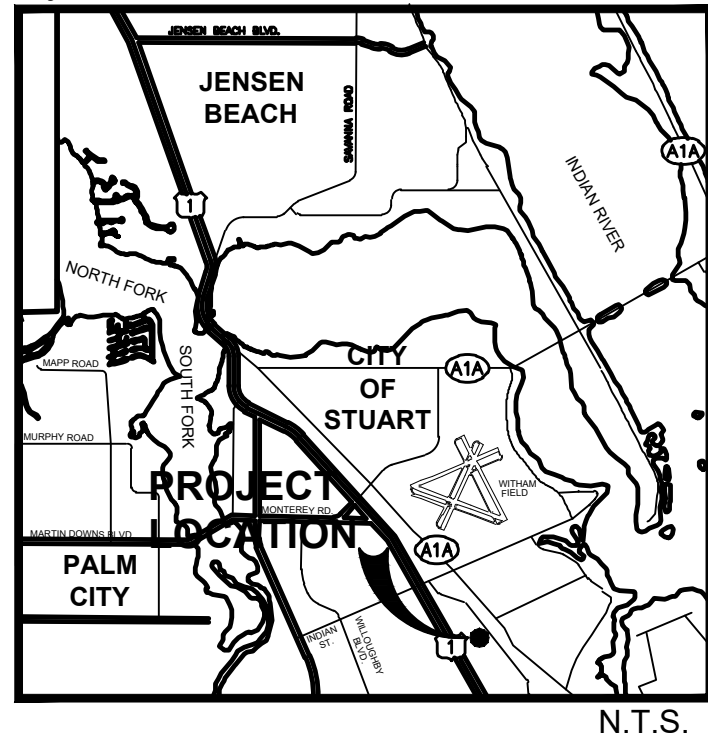


TREE PROTECTION BARRICADE

NOT TO SCALE

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

Key / Location:



Project Team:

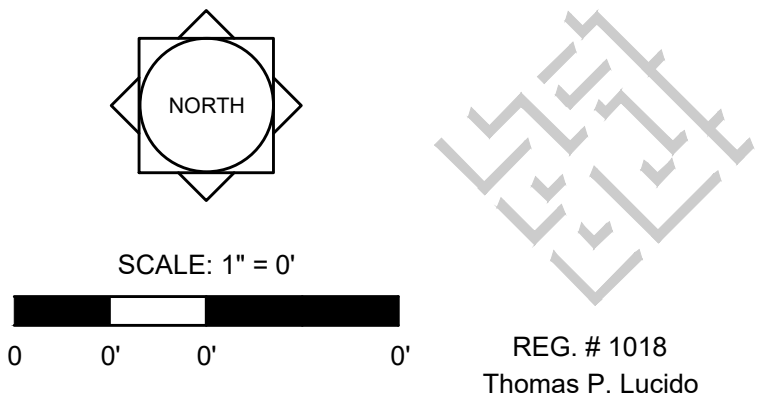
Client & Property Owner:	Maritage Homes 5337 Millenia Lakes Blvd, Suite 410 Orlando, Florida 32839
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	The Micor Group, Inc. 10975 SE Federal Highway Hobe Sound, Florida 33455
Surveyor:	Caufield & Wheeler, Inc. 7900 Glades Road - Suite 100 Boca Raton, Florida 33434

Trillium RPUD

City of Stuart, Martin County, Florida

Landscape Details

Date	By	Description
07.10.19	J.J.	Initial Submittal
09.06.19	J.J.	First Resubmittal
10.04.19	B.W.	Response to Comments
10.07.19	B.W.	Response to Comments



Designer	J.J.	Sheet
Manager	D.F.	
Project Number	18-1110	
Municipal Number	---	
Computer File	18-1110 Trillium Townhomes - Code Landscape Plan.d	

LA-7

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

- 1.01

A.

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

A.

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

A.

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

A.

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

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

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

A.

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

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

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

A.

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

A.

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

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

B.

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

A.

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

The Owner agrees to execute the instructions for such care and maintenance.
- 1.10

A.

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

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

A.

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

A.

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

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

A.

PERMITS AND CERTIFICATES:
All contractors shall secure and pay for all permits and certificates required for his/her class of work.
- PART 2:

MATERIALS
- 2.01

A.

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

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

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

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

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

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

- 2.02

INSPECTION
- A.

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

A.

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

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

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

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

A.

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

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

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

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

A.

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

A.

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

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

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.
- 2.07

A.

FERTILIZER:
Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.
- B.

Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.
- C.

Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon container	5 tablets
- Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.
- 2.08

A.

MULCH:
Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.
- B.

All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 3" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.
- PART 3

EXECUTION
- 3.01

A.

DIGGING:
The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
- 3.02

A.

GRADING:
Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
- B.

It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.
- 3.03

A.

PLANTING:
Planting shall take place during favorable weather conditions.
- B.

The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.
- C.

Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.
- D.

Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".
- E.

A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.
- F.

Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.
- G.

No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.
- H.

Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

- I.

All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.
- J.

All flagging ribbon shall be removed from trees and shrubs before planting.
- K.

Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.
- L.

All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.
- 3.04

A.

PRUNING:
Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.
- B.

Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.
- C.

Trees shall not be poled or topped.
- D.

Remove all trimming from site.
- 3.05

GUYING:

A.

All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B.

Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C.

Stake & Brace all trees larger than 12" oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D.

Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06

A.

WATER:
Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B.

Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07

A.

SOD:
The Landscape Contractor shall sod all areas indicated on the drawings.

B.

It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C.

The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D.

Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E.

6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F.

Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G.

The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H.

If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08

A.

SEEDING:
The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B.

Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C.

Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D.

Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09

A.

CLEANING UP:
The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10

A.

MAINTENANCE:
Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B.

Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C.

Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D.

In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E.

Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11

A.

COMPLETION, INSPECTION AND ACCEPTANCE:
Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B.

Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C.

All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D.

After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E.

All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.
-
- 701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220
-
- | | |
|-------------------------------------|--|
| Project Team: | |
| Client & Property Owner: | Meritage Homes
5337 Millenia Lakes Blvd, Suite 410
Orlando, Florida 32839 |
| Land Planner / Landscape Architect: | Lucido & Associates
701 East Ocean Boulevard
Stuart, Florida 34994 |
| Engineer: | The Milcor Group, Inc.
10975 SE Federal Highway
Hobe Sound, Florida 33455 |
| Surveyor: | Caulfield & Wheeler, Inc.
7900 Glades Road - Suite 100
Boca Raton, Florida 33434 |
- Trillium RPUD
- City of Stuart, Martin County, Florida
- Landscape Specifications
- | Date | By | Description |
|----------|------|----------------------|
| 07.10.19 | J.J. | Initial Submittal |
| 09.06.19 | J.J. | First Resubmittal |
| 10.04.19 | B.W. | Response to Comments |
| 10.07.19 | B.W. | Response to Comments |
-
- REG. # 1018
Thomas P. Lucido
- | | | |
|------------------|--|-------|
| Designer | J.J. | Sheet |
| Manager | D.F. | |
| Project Number | 18-1110 | |
| Municipal Number | --- | |
| Computer File | 18-1110 Trillium Townhomes - Code Landscape Plan.d | |
- LA-8
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SOUTH FLORIDA REGIONAL TOWNHOMES

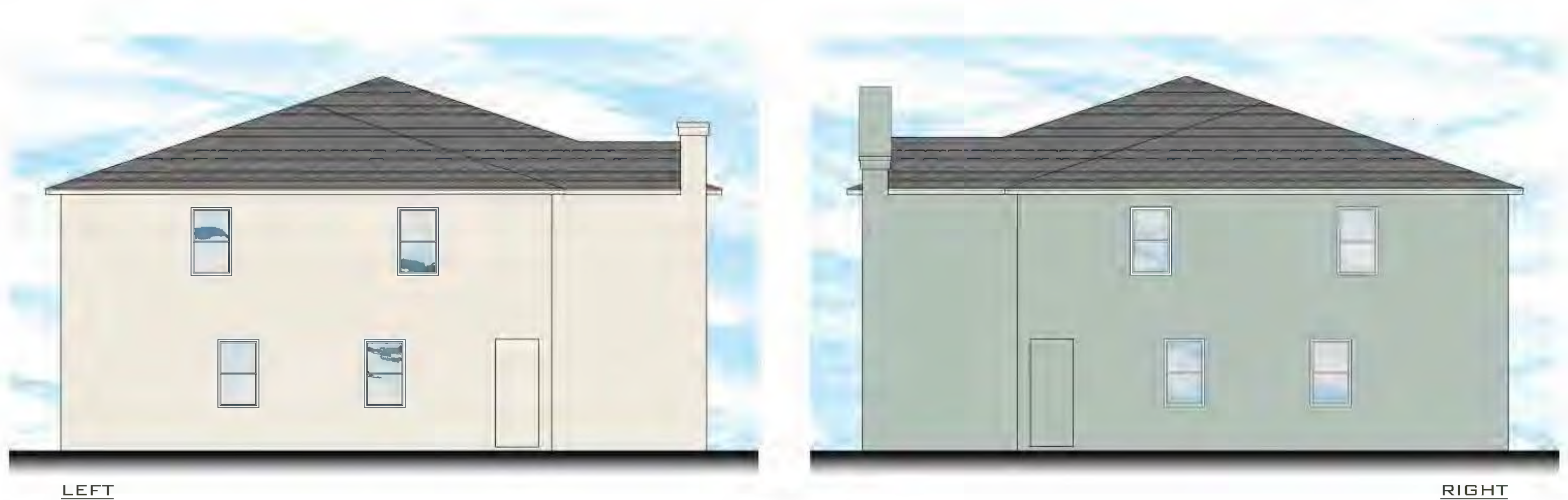


CONTEMPORARY ELEVATION

FRONT

BUILDING BHHB

SOUTH FLORIDA REGIONAL TOWNHOMES



BUILDING BHHB

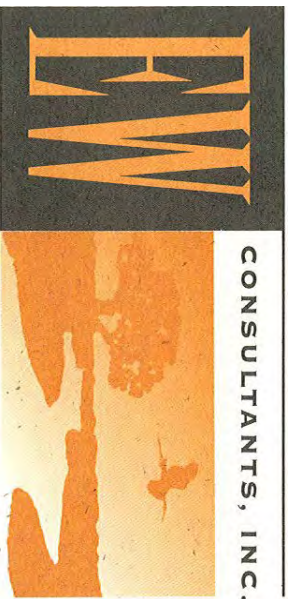
SOUTH FLORIDA REGIONAL TOWNHOMES



REAR

BUILDING BHHB

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services



TRILLIUM

Environmental Assessment Report

Prepared for:

Meritage Homes

Prepared by:

EW Consultants, Inc.

September 2019

INTRODUCTION

This Environmental Assessment Report documents and summarizes natural resource features present on an approximately 9.5 +/- acre property (Parcel 6) located within the City of Stuart. The site is located east of Federal Highway (US1), west of Commerce Avenue, south of and adjacent to Miami Avenue.

The site is situated within Hanson Grant, Township 38 South, Range 41 East, within the municipal limits of the City of Stuart, Martin County, Florida. A Location Map (Figure 1), USGS Quad Map (Figure 2), and Aerial Photo (Figure 3) depicting the site boundaries and immediate surrounding area are provided in the Appendix.

SOILS

A U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Resource Report was generated for the subject property and is provided in the Appendix. This report contains a soils map with the boundary of the property depicted as well as additional information and descriptions of soil types on the subject property. According to the soil survey data, two soil types are found on the subject property.

It is important to note that the description of these soils, in their natural state, according to the NRCS, was generated in the early 1970s, and therefore predates land alterations that have occurred since the publication of the Soil Survey. Namely, the excavated pond is not reflected as “water” as it is typically depicted on soils map.

NATURAL COMMUNITIES AND LAND COVER

The following is a summary of the land cover types and vegetative communities found on the subject site. Land cover and vegetative community classifications are mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial imagery interpretation were employed in the mapping of the vegetative communities on the subject property. The vegetative community descriptions include discussions of potential wildlife habitat provided by the various resources present in those communities. Detailed observations and occurrences of wildlife are discussed in subsequent sections of this report.

There were six different FLUCFCS classifications observed on the site which are described below. A land cover map of the observed community types is included as Figure 4 in the Appendix of this report. The land cover types observed on the property are described as follows:

#411 – Pine Flatwoods (Disturbed)

The vegetated upland areas found on site are pine flatwoods habitat albeit disturbed by invasive exotic vegetation. The canopy stratum is heavily infested by invasive exotic trees such as java plum, Brazilian pepper, earleaf acacia, and melaleuca. There remain scattered slash pines, laurel oaks, and cabbage palms throughout this habitat. The sub-canopy is also heavily infested by Brazilian pepper shrubs and earleaf acacia saplings. Scattered clumps of saw palmetto, gallberry, and rusty lyonia remain throughout the property. The groundcover is devoid of vegetation, covered in leaf litter from invasive exotic trees or shaded by the sub-canopy vegetation. Limited signs of wildlife utilization have been observed on site including raccoons, opossum, and several common birds. Several vagrant camps were also observed on site and thus, this activity may also be contributing to limit some wildlife usage.

#510 – Ditches

Two man-made ditches are found on site. The first one crosses the site east-west, connecting the on-site excavated pond to off-site drainage. This ditch was constructed at the time the on-site pond was excavated. This ditch exhibits open water and some emergent vegetation, and thus offers some opportunities for wildlife foraging. This activity is likely transient in nature. The second ditch extends north from the northwest corner of the pond and terminates at Miami Avenue. This ditch is located under a canopy of Brazilian pepper shrubs and offers limited value for wildlife. Signs of wildlife usage included raccoon tracks.

#534 – Reservoir less than 10 acres

A pond has been previously excavated in the southeast portion of the site. This feature is part of an overall drainage system for this property and adjacent parcels located within the Stuart Business Park commercial Planned Unit Development.

#641 – Freshwater marsh

An herbaceous wetland is found in the southern portion of the site. This wetland exhibits maidencane, beakrush, and spikerush but has been severely encroached by melaleuca trees. Potential for wildlife usage is limited to small or medium mammals, and due to the dense exotic tree canopy, usage by wading birds is severely limited.

An informal wetland determination was issued on August 28, 2019, indicating that the property contains one wetland. A copy of the approved informal wetland determination is included in the Appendix.

#740 – Disturbed lands

This non-native land cover is comprised of the access and maintenance areas for the drainage ditch and pond system. It exhibits a regularly mowed ruderal herbaceous ground cover.

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#814 – Roads

This land cover corresponds to the existing cross-access paved drive built under the 2012 SFWMD permit, connecting Miami Avenue to the Walmart property to the south.

WILDLIFE EVALUATION

The site reconnaissance conducted between January and March 2019 and July 2019 found indicators of common wildlife species including raccoons, opossum, and several common birds such as blue jays and crows.

With regard to protected species and their potential for occurrence on the site, the following table summarizes the likelihood of occurrence of such species based on the observed habitat characteristics and field reconnaissance efforts.

Table 1 Known and Potentially Occurring Listed Faunal Species

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status**
					<i>State/Federal</i>
American alligator	<i>Alligator mississippiensis</i>	Wetland and aquatic habitat	Pedestrian transects	L	FT(S/A)
Audubon's Crested Caracara	<i>Polyborus plancus audubonii</i>	Open prairies and rangeland	Pedestrian transects	L	FT
Bald Eagle	<i>Haliaeetus leucocephalus</i>	Nest in tall trees (usually pine) near coasts, rivers, lakes, and wetlands	Pedestrian transects	L	No longer listed, Nest trees protected
Burrowing Owl	<i>Athene cunicularia</i>	Sandhills, ruderal communities, dry prairies	Pedestrian transects	L	ST
Eastern indigo snake	<i>Drymarchon corais couperi</i>	A diversity of upland/low land habitat, agricultural lands	Pedestrian transects	L	FT
Florida Grasshopper Sparrow	<i>Ammodramus savannarum floridanus</i>	Open prairies and rangeland	Pedestrian transects and playback tapes	L	FE

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Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status**
Florida panther	<i>Felis concolor coryi</i>	Large wilderness areas	Pedestrian transects	L	FE
Florida Sandhill Crane	<i>Grus canadensis pratensis</i>	Breed in emergent palustrine wetlands; forage pastures/prairies	Pedestrian transects; aerial nest survey	L	ST
Snail Kite	<i>Rostrhamus sociabilis plumbeus</i>	Long hydroperiod wetlands/aquatic systems with <i>Pomacea</i> snails	Pedestrian transects	L	FE
Florida Pine Snake	<i>Pituophis melanoleucus mugitus</i>	Well drained sandy soils, moderate to open canopy	Pedestrian transects; inspection of burrow entrances	L	ST
Gopher tortoise	<i>Gopherus polyphemus</i>	Sandhills, xeric oak scrub, sand pine scrub, scrubby flatwoods; agricultural lands	Burrow survey of suitable habitat	M	ST
Sherman's Fox Squirrel	<i>Sciurus niger shermani</i>	Longleaf pine, turkey oak, sandhills, and flatwoods	Pedestrian transects	L	SSC
Little Blue Heron	<i>Egretta caerulea</i>	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian transects	L	ST
Red-cockaded Woodpecker	<i>Picooides borealis</i>	Mature pine woodlands	Pedestrian transects	L	FE
Roscate Spoonbill	<i>Platalea ajaja</i>	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian transects	L	ST

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Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status**
Southeastern American Kestrel	<i>Falco sparverius paulus</i>	Sandhill and open rangeland nest in cavities of dead trees and abandoned woodpecker nests	Pedestrian transects	L	ST
Tricolored Heron	<i>Egretta tricolor</i>	Breeding: marshes, swamps, ponds, estuaries	Pedestrian transects	L	ST
Whooping Crane	<i>Grus americana</i>	Breed in emergent palustrine wetlands; forage in pastures	Pedestrian transects	L	“Experimental population”
Wood Stork	<i>Mycteria americana</i>	Estuarine or freshwater wetlands; nest in tops of trees in cypress or mangrove swamps	Pedestrian transects	L	FT

¹ Observed transient

² Observed nesting and/or resident

*O= Observed; H= High probability; M= Medium; L= Low; FE = Federally Endangered; FT = Federally Threatened; FT(S/A) = Federally Threatened due to similarity of appearance; ST = State Threatened; SSC = State Species of Special Concern

Based on this summary, the likelihood of occurrence of any State or Federally designated threatened or endangered species on the site is low. There are no confirmed observations of any such species or indicators of their presence.

The preferred nesting habitat for Florida sandhill cranes is native freshwater marsh habitat. While this habitat is present on site it is heavily infested with melaleuca trees and thus not suitable for sandhill crane foraging or nesting. The pond and ditches shorelines offer some potential for foraging however, this activity by sandhill cranes on the property would be transient in nature.

Bald eagles, while no longer listed, remain protected under the Bald and Golden Eagle Protection Act. No bald eagles were observed on site. According to the FFWCC database the closest documented bald eagle nests are located approximately 2.3 miles west, 2.3 miles north, and 3.7 miles southeast of the subject property.

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Although the subject site is within the consultation area of the Audubon's crested caracara, use of the site by caracara for foraging and the potential of caracara nesting on site or in the areas surrounding the site is unlikely. Caracara nesting habitat is not present on the site or in the surrounding areas. No crested caracara or crested caracara nests were observed during the site reviews.

The wood stork is a federally listed threatened species that nests in natural forested wetlands and forages in shallow open waters. No wood storks have been observed on site. The property does not provide suitable nesting habitat. The excavated pond and ditch do provide some suitable forage habitats. The site is within the 18.6-mile core forage area of wood stork rookeries as per USFWS database.

The site does not provide suitable nesting habitat for State Threatened wading birds. Any occurrence of these species would be transient in nature.

The burrowing owl is a small ground-dwelling owl often found in open, treeless fields, where it spends most of its time on the ground, perching on dirt mounds, small posts, fences, or short shrubs. The site does not provide nesting habitat for burrowing owls and no burrowing owls or burrowing owl burrows were observed during the site reconnaissance.

Gopher tortoises are listed as a Threatened species by the State of Florida. No gopher tortoises, burrows, or signs thereof were found on the property. While not directly observed on the subject property, this species has a moderate potential of being present on the site. As such, in advance of any land development activity, a 100% survey of potential habitat areas will be required and any gopher tortoises present will be relocated in accordance with FFWCC permitting requirements.

The eastern indigo snake ranges widely over a diversity of upland and wetland habitats, and is known to occupy gopher tortoise burrows which may occur on the property. Nevertheless, the isolated nature of the site by surrounding development is such that indigo snakes are not likely to occur on the subject property. Standardized and specific construction awareness and notification procedures will be implemented for the protection of this species during site development.

Given the surrounding urban development and activity, the dominance of non-native vegetation and habitat, the property provides significantly reduced foraging and/or nesting habitat for state and/or federally listed wildlife species. Coordination with the USFWS has been initiated via the issuance of a Public Notice by the U.S. Army Corps of Engineers as part of the permit application review process. Coordination with the Florida Fish and Wildlife Conservation Commission will be initiated by the SFWMD at the time of application for an Environmental Resource permit.

WETLAND EVALUATION

The informal wetland determination issued on August 28, 2019, indicates that the property contains one wetland. The informal wetland determination also indicates that the property received an Environmental Resource Permit (ERP) in 2012 that authorized the impacts to the on site wetland. In order to receive an ERP from the SFWMD, an applicant had to demonstrate that efforts to eliminate and reduce (avoid and minimize) wetland impacts have been made and that no further elimination or reduction of impacts was feasible for the project. The issuance of the ERP by the SFWMD indicates that the state requirements for elimination and reduction (avoidance and minimization) of wetland impacts have been addressed. The 2012 permit and required mitigation authorized the impact to the on site wetland. Compensatory wetland mitigation has been completed with the purchase of 0.45 herbaceous wetland mitigation credits from the Bluefield Ranch Mitigation Bank (BRMB) on November 28, 2012. Please refer to the attached memorandum from BRMB indicating the completion of the purchase of the credits and the removal of 0.45 credits from the BRMB ledger maintained by the SFMWD.

PRESERVE AREA AND UPLAND BUFFER EVALUATION

The subject property is part of a larger assemblage of parcels for which a comprehensive off site upland preserve area plan was approved by the City of Stuart to provide for a contiguous, larger, and higher quality upland preserve. This off site upland preserve area was approved as Ordinance number 2361-2018 by the City Commission on February 26, 2018 (copy attached in Appendix). In accordance with this ordinance, there is no on site upland preserve required for this site.

SUMMARY

Vegetation

Preservation requirements for the on-site native habitat have been met through the establishment of an approved off-site upland preserve area.

Wetlands

There is one jurisdictional wetland on the property as demonstrated by an informal wetland determination completed in August 2019 by South Florida Water Management District. The wetland determination also confirmed that the wetland had previously been authorized for impact and that 0.45 herbaceous mitigation credits have been purchased. The compensatory wetland mitigation was addressed and fulfilled the requirements of the state. As such there is no requirement for wetland preservation or mitigation.

Listed Species

No signs of gopher tortoises were observed on the property. The gopher tortoise is listed by the Florida Fish and Wildlife Conservation Commission (FWCC) as threatened, thus any development of the subject site that may impact gopher tortoises and/or their burrows would require FFWCC authorization. Prior to the commencement of construction activities, a 100% habitat survey of the site is recommended to confirm the findings of this assessment.

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APPENDIX

1000 SE Monterey Commons Blvd, Suite 208 • Stuart, FL 34996 772-287-8771 • Fax 772-287-2988
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MARTIN COUNTY AERIALS DATED 2018

0 200
SCALE IN FEET

TRILLIUM TOWNHOMES AERIAL



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FIGURE

3



MARTIN COUNTY AERIALS DATED 2019

LEGEND

- 411 - PINE FLATWOODS (4.8± AC)
- 510 - DITCHES (0.1± AC)
- 534 - RESERVOIRS LESS THAN 10 ACS (1.4± AC)
- 641 - FRESHWATER MARSHES (1.4± AC)

- 740 - DISTURBED LANDS (1.0± AC)
- 814 - ROADS (0.9± AC)
- SITE (9.4± AC)

0 150
SCALE IN FEET

TRILLIUM TOWNHOMES FLUCFCS MAP

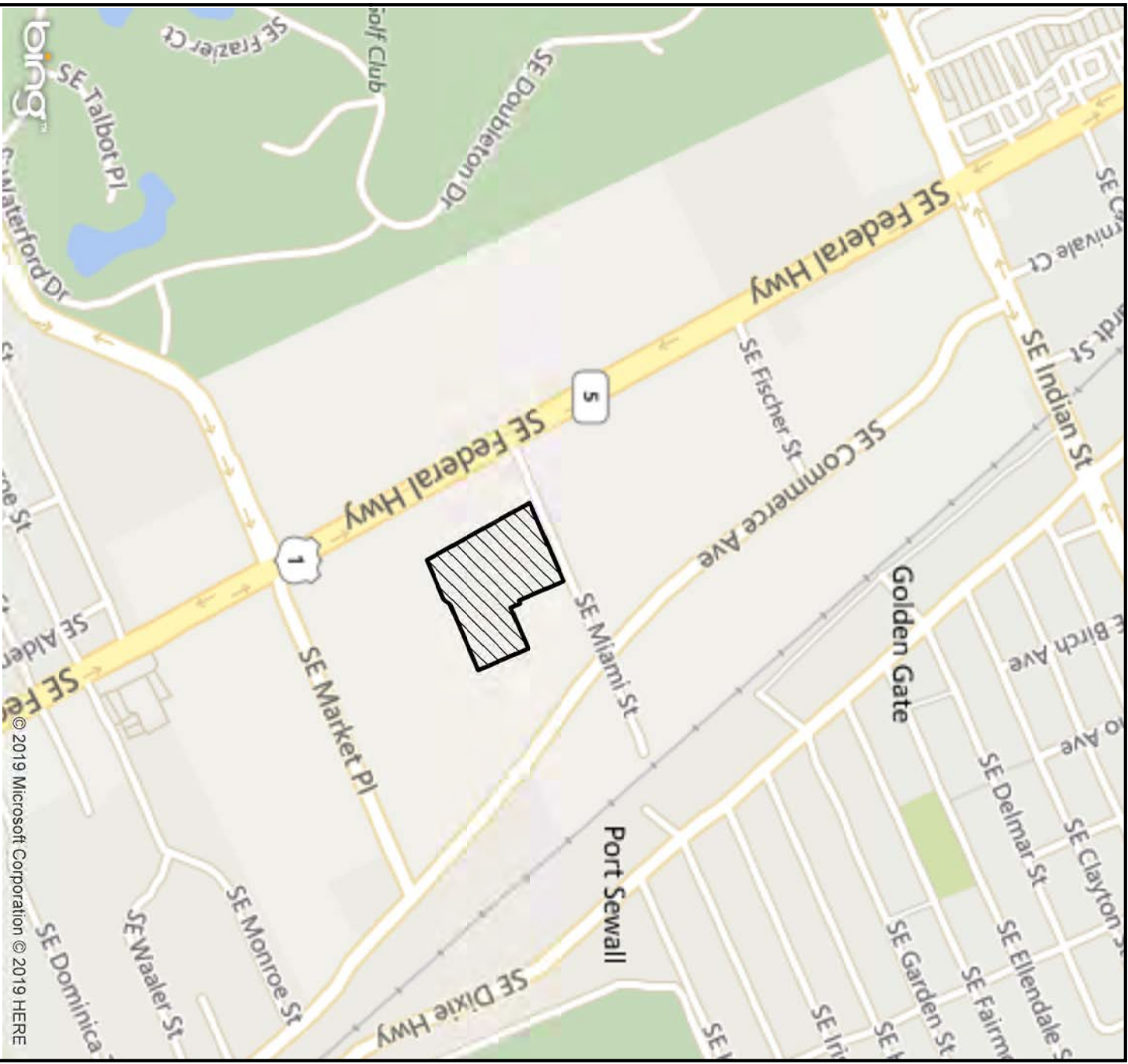


EW CONSULTANTS, INC.
1800 REVEREND COMMERCE BLVD., SUITE 200
STUART, FL 34996
772-887-8771 FAX 772-887-8906
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FIGURE

4



LEGEND
[Hatched Box] - SITE (9.4+/- AC)

TRILLIUM TOWNHOMES

LOCATION MAP



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FIGURE

1

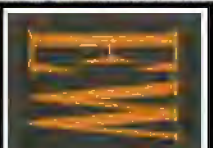


USGS QUAD MAP ST LUCIE INLET, HANSON GRANT, TOWNSHIP 36 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA, LATITUDE 27°09'30.34" LONGITUDE -80°13'12.10"

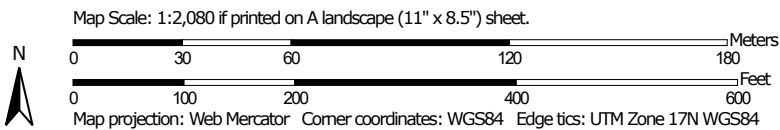
LEGEND
 - SITE (9.4± AC)



TRILLIUM TOWNHOMES QUAD

 EW CONSULTANTS, INC. 1000 SE MONTEREY COMMONS BLVD., SUITE 208 STUART, FL 34996 772-287-8771 FAX 772-287-2988 WWW.EWCONSULTANTS.COM	SEPT 2019 FIGURE 2
--	---

Soil Map—Martin County, Florida
(TRILLIUM TOWNHOMES)



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

7/11/2019
Page 1 of 3

Soil Map—Martin County, Florida
(TRILLIUM TOWNHOMES)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Martin County, Florida

Survey Area Data: Version 17, Sep 17, 2018

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

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

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	4.8	51.0%
5	Waveland and Lawnwood fine sands, depressional	4.6	49.0%
Totals for Area of Interest		9.4	100.0%





SOUTH FLORIDA WATER MANAGEMENT DISTRICT

August 28, 2019

** Delivered via email*

Meritage Homes Of Florida, Inc *
Ted Glasrud Associates FI, LLC *
See Attached for Addresses

Subject: Meritage Homes
Application No. 190820-1700
Informal Wetland Determination No. 43-101930-P
Martin County

Dear Mr. Glasrud and Mr. Fraiegar:

The District reviewed your request for an informal determination of the jurisdictional wetland boundaries, as defined in Chapter 62-340, Florida Administrative Code, within the subject property located as shown on the attached Exhibit No. 1.0. The purpose of this request is to revise the jurisdictional wetland boundaries for the 9.4-acre parcel as described in Application No. 181226-1080 (Permit No. 43-100937-P) to instead reflect the wetland limits depicted in the 2012 permit issued by the District (Application No. 120614-2, Permit No. 43-00014-S). The 2012 permit authorized impacts to a total of 1.38 acres of wetlands occurring on the property at that time. Although the entirety of the wetland impacts were not completed, mitigation for the total 1.38 acres of onsite wetlands was addressed and fulfilled through the purchase of 0.45 credits at Bluefield Ranch Mitigation Bank.

Based on the information provided, the District has made a determination to honor the wetland boundaries as delineated pursuant to the 2012 permit. As a result, this informal wetland determination shall supersede the 2018 delineation regarding this parcel only. Please note, although wetland impacts have been mitigated for, a new permit will still be needed to reauthorize wetland impacts and development of the site. Exhibit No. 2, attached, identifies the boundaries of the subject property and the approximate landward limits of the wetlands.

This correspondence is an informal jurisdictional wetland determination pursuant to Section 373.421(6), Florida Statutes, and Section 7.3 of Environmental Resource Permit Applicant's Handbook Volume I. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal jurisdictional determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules.

Sincerely,

A handwritten signature in black ink, appearing to read "Barbara Conmy".

Barbara Conmy
Section Leader

c: Arnaud Roux, EW Consultants, Inc *
Edward Weinberg, EW Consultants, Inc *

Meritage Homes

Application No. 190820-1700 / Permit No. 43-101930-P

Page 2

Addresses:

Dante Fralegari
Meritage Homes Of Florida, Inc
1127 Gateway Boulevard
Boynton Beach, FL 33426

Theodore Glasrud
Ted Glasrud Associates Fl, LLC
759 SW Federal Highway Suite 217
Stuart, FL 34994

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website (<http://my.stwmd.gov/ePermitting>) and searching under this application number 190820-1700.

[Exhibit No. 1.0 Location Map](#)

[Exhibit No. 2.0 Wetland Map](#)

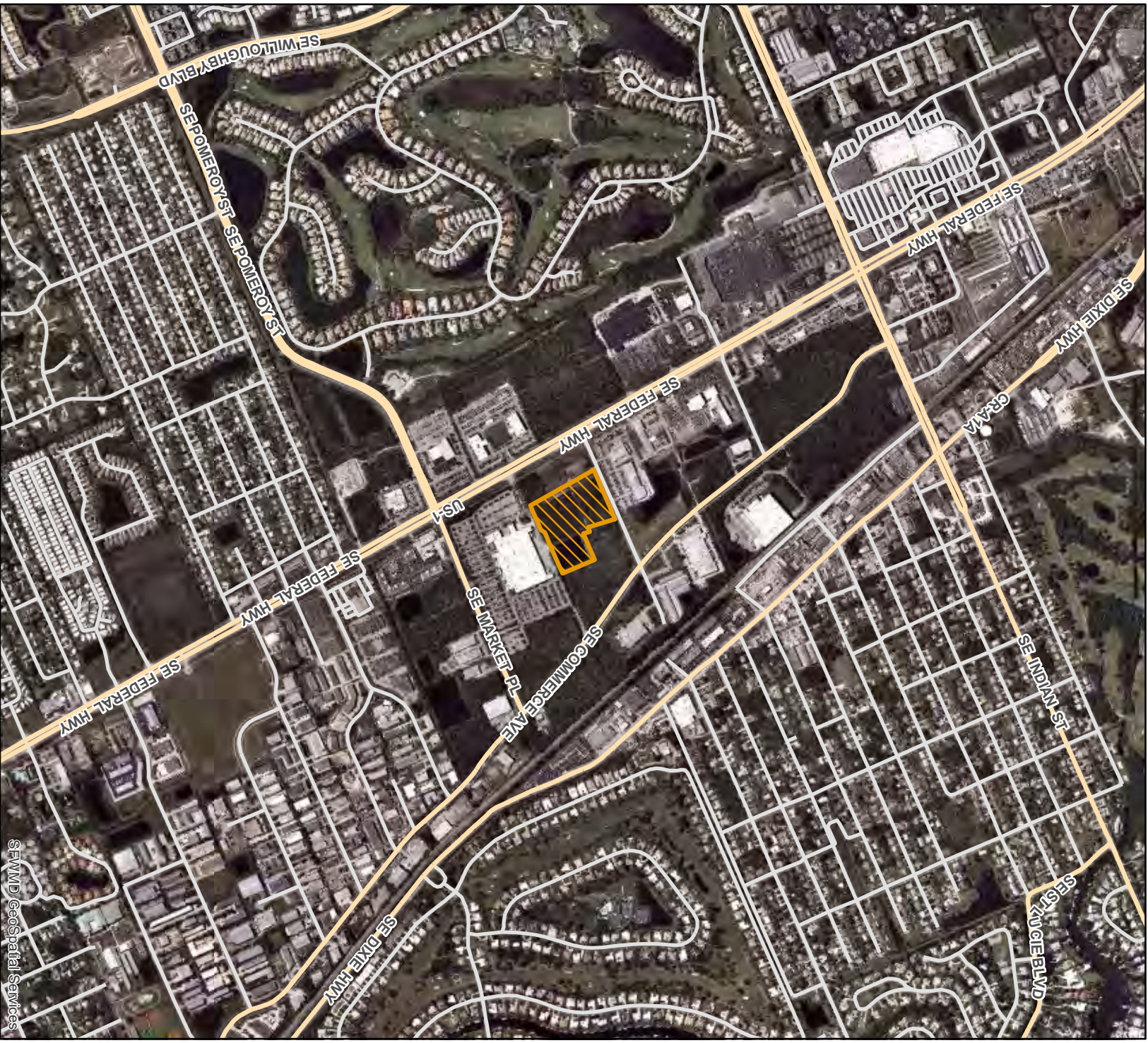


Exhibit No:1.0

Exhibit Created On:
2019-08-21

MARTIN COUNTY, FL



Application

REGULATION DIVISION

Project Name: Meritage Homes

Application Number: 190820-1700



0 1,150 2,300
Feet



Created by IT GIS Section

South Florida Water Management District



MARTIN COUNTY AERIALS DATED 2019

0 150
SCALE IN FEET

MERITAGE HOMES WETLAND MAP



EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

JULY 2019

FIGURE

4

Bluefield Ranch Mitigation Bank

David McIntosh, Trustee

901 North Olive Avenue
West Palm Beach, FL 33401
P (772) 708-1776

Dave@BluefieldRanch.com

Memorandum by email

To: Ms. Anita Bain, Bureau Chief, Environmental Resource Permitting

South Florida Water Management District

ABain@SFWMD.gov

From: Dave McIntosh

Subject: Industrial Development Corporation:

Stuart Business Park cross access drive

App# 120614-2; Permit # 43-00014-S

Wetland mitigation at Bluefield Ranch Mitigation Bank

Date: November 28, 2012

Dear Ms. Bain:

On October 26, 2012, I advised you that Industrial Development Corporation had reserved forty-five one hundredths of one (0.45) herbaceous wetland mitigation credit for its use at its Stuart Business Park's cross access drive project.

I now advise you that Industrial Development Corporation has completed all of its contract obligations for the purchase of that partial credit. Therefore, I authorize and request that you remove that fort-five one hundredths of one (0.45) herbaceous wetland mitigation credit from the Bluefield Ranch Mitigation Bank ledger that you maintain and that you immediately and permanently associate that same partial credit with the above-referenced Application and Permit of Industrial development Corporation for its Stuart Business Park cross access drive project.

If you have any questions, please contact me directly.

Thank you.



Copy: Mr. Brad Dubner, VP, Industrial Development Corp. (bdub99@bellsouth.net)

NANCE, NUMBERS, 2361-2018, AND
2362-2018; APPROVING CERTAIN CON-
DITIONS OF DEVELOPMENT;
REPEALING ALL ORDINANCES IN CON-
FLICT HERewith; PROVIDING A
SEVERABILITY CLAUSE; PROVIDING AN
EFFECTIVE DATE; PROVIDING FOR AC-
CEPTANCE BY THE APPLICANT; AND
PROVIDING FOR DIRECTIONS TO THE
CITY CLERK.

Any person deciding to appeal any de-
cision made by the Commission at the
public hearing will need to ensure that
a verbatim record of the proceedings is
made. In compliance with the Ameri-
cans with Disabilities Act (ADA), any-
one who needs a special accommoda-
tion for this meeting should contact
the City ADA coordinator at 288 5285
at least 48 hours in advance of the
meeting, excluding Saturday and Sun-
day.

STUART CITY COMMISSION

2/16/2018

0000309614-01



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

ORDINANCE NUMBER 2363-2018

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO AMENDING A COMMERCIAL PLANNED UNIT DEVELOPMENT(CPUD) AGREEMENT, ADOPTED BY ORDINANCE NO. 1533-97, THEREBY TERMINATING AN OBLIGATION CONTAINED THEREIN TO PROVIDE A TOTAL OF APPROXIMATELY 3.64 ACRES OF ON-SITE UPLAND PRESERVE ON PARCEL 6, AS DEPICTED BY EXHIBIT "A" ATTACHED; PROVIDING FOR THE TRANSFER FOR THE SAID OBLIGATION TO A NEARBY UNDEVELOPED PARCEL 6A, CONSISTING OF SUPERIOR QUALITY HABITAT, ALSO DEPICTED BY EXHIBIT "A" ATTACHED AND GOVERNED BY CPUD ORDINANCE NO. 2363-2018; PROVIDING THE BOUNDARY AND LEGAL DESCRIPTION OF THE REQUIRED UPLAND PRESERVE FOR A TOTAL OF APPROXIMATELY 8.29 ACRES ON PARCEL 6A, AS DEPICTED BY EXHIBIT "C" ATTACHED; THEREBY SATISFYING THE OBLIGATION TO PROVIDE THE REQUIRED UPLAND PRESERVE OF APPROXIMATELY 3.64 ACRES OF PARCEL 6 AND NEARBY UNDEVELOPED PARCELS, GOVERNED BY CPUD ORDINANCE NOS. 2361-2018 AND 2362-2018; APPROVING CERTAIN CONDITIONS OF DEVELOPMENT; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ACCEPTANCE BY THE APPLICANT; AND PROVIDING FOR DIRECTIONS TO THE CITY CLERK.

WHEREAS, the City Commission approved Ordinance No. 1533-97 which granted Commercial Planned Unit Development (CPUD) zoning for the subject property for that certain 55.83 acre of land located on the East side of SE Federal Highway between SE Miami Street and SE Market Place; and

WHEREAS, the City Commission approved major amendment to the CPUD by Ordinance No. 1915-2003 for development of Walmart Supercenter on a portion of a parcel; and

WHEREAS, the City Commission approved major amendment to the CPUD by Ordinance No. 2313-2015 for development of Aldi Food Store on a portion of a parcel; and

WHEREAS, an application for a major amendment to Ordinance No. 1533-97 was properly filed on behalf of the petitioner, Ted Glasrud (Owner) of Ted Glasrud Associates FL, LLC.

WHEREAS, the applicant, Ted Glasrud, recently purchased several large, scattered parcels including Parcels 6 and 6A, located on the East side of SE Federal Highway between SE Miami Street and SE Market Place and are legally described as set forth in **Exhibit "A"**; and

WHEREAS, the City's consultant, EW Consultants, Inc., has prepared an Environmental Inventory and Evaluation dated August 4, 2017 for the 10 parcels to provide the existing habitat characteristics and calculations of preservation requirements on each parcel and the basis to aggregate conservation areas in higher quality existing habitat and concurrently free up areas of lower ecological quality; and

WHEREAS, the consultant finds it advantageous to consolidate the required native upland preservation areas in order to increase ecological functions; and

WHEREAS, the applicant is seeking to terminate an obligation to provide a total of approximately 3.64 acres of on-site upland preserve on Parcel 6 and transfer of said obligation to adjacent undeveloped Parcel 6A,

WHEREAS, the applicant is seeking to provide aggregation of upland preservation for a total of approximately 8.29 acres on Parcel 6A consisting of superior quality habitat and satisfying the obligation to provide the required upland preserve of approximately 3.64 acres of Parcel 6 and nearby undeveloped parcels governed by Ordinance No. 2361-2018 and Ordinance No. 2362-2018 and as depicted on a Parcel Map in **Exhibit "B"** of this ordinance; and

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

WHEREAS, City's Local Planning Agency held a properly noticed public hearing at a regularly scheduled meeting on January 18, 2018, to consider a major amendment to Ordinance 2363-2018, and recommended approval to the City Commission; and

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

WHEREAS, the City Commission has determined the application is consistent with the overall planning and development goals and objectives of the City; and

WHEREAS, the CPUD is consistent with the Stuart Comprehensive Plan and the development will be in harmony with surrounding properties and their anticipated development.

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

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

SECTION 2: The legal description of the Parcels 6 and 6A is set forth in **Exhibit “A”** attached hereto and made a part hereof by reference. A Parcel Map is attached hereto as **Exhibit “B”** and made a part hereof by reference. The conditions of development for the property are attached hereto as **Exhibit “C”** and made a part hereof by reference, and each shall constitute one of the development documents.

SECTION 3: The Owners’ written acceptance of this Ordinance shall constitute an agreement with the City for the purposes expressed herein, but the same shall not be construed as a “Development Agreement,” as provided in Section 163.3221, Florida Statutes.

SECTION 4: Except as otherwise provided herein, no development permits, site permits, or building permits shall be issued by the City except in compliance with the City’s Land Development Code. The failure of the owner to comply with the Development with any term or condition of development set forth in this ordinance, shall be deemed a zoning violation and no further permits, or other development approvals or orders shall be issued by the City to the owner until the violation has been resolved, and the matter may become the subject of a code enforcement action brought by the City. This section shall not impair the due process or other legal rights of the Owner to seek administrative or judicial redress.

SECTION 5: Following the adoption and acceptance of this ordinance by the Owner, and in addition to any other action for failure to complete development or otherwise comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission, and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the hearing

before the City Commission the developer may appear, and may contest the allegation of breach or explain the reason or reasons for the breach. Upon a finding of a material breach of the Development Documents and therefore, the Ordinance(s) adopting the same, the City Commission may impose or do any or all of the following:

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

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

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

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

SECTION 8: 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 Owner.

SECTION 9: The complete execution and recording of this ordinance by the City Clerk shall occur no later than 45 days from the date of this approval, failing which this ordinance shall be void.

SECTION 10: 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 this 12th day of FEBRUARY, 2018.

Commissioner CAMPENNI offered the following ordinance and moved its adoption. The motion was seconded by Commissioner CLARKE and upon being put to a roll call vote, the vote was as follows:

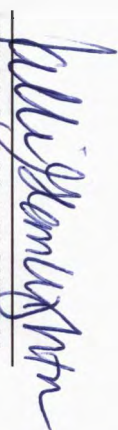
KELLI GLASS-LEIGHTON, MAYOR
BECKY BRUNER, VICE MAYOR
EULA R. CLARK, COMMISSIONER
THOMAS CAMPENNI, COMMISSIONER
TROY A. MCDONALD, COMMISSIONER

YES	NO	ABSENT
X		
X		
X		
X		
X		

ADOPTED on second reading this 26th day of February, 2018.

ATTEST:


CHERYL WHITE
CITY CLERK


KELLI GLASS-LEIGHTON
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:


MICHAEL 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 THE FOREGOING ORDINANCE, AND 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 FOREGOING ORDINANCE. IF IT IS LATER DISCOVERED THAT THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS HAVE FAILED IN ANY MATERIAL WAY TO DEVELOP THIS COMMERCIAL PLANNED UNIT DEVELOPMENT ACCORDING TO THIS ORDINANCE, ITS CONDITIONS, AND THE DEVELOPMENT DOCUMENTS, THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THIS ORDINANCE MAY BE AMENDED OR REPEALED BY THE CITY COMMISSION, AND THAT OTHER ADMINISTRATIVE ACTIONS AND PENALTIES MAY BE TAKEN AGAINST THE UNDERSIGNED, ITS SUCCESSORS OR ASSIGNS, BY THE CITY, INCLUDING BUT NOT LIMITED TO SANCTIONS DESCRIBED IN THIS ORDINANCE, CODE ENFORCEMENT ACTIONS, PERMIT AND LICENSING SUSPENSIONS OR REVOCATIONS, AND ANY OR ALL OTHER APPLICABLE CIVIL AND CRIMINAL ACTIONS.

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

WITNESSES:

Alicia Fisher
Print Name: Alicia Fisher

Alicia Fisher
Print Name: Alicia Fisher

Ted Glasrud Associates FL, LLC.
By: [Signature]
Ted Glasrud, Property Owner

OWNERS ACKNOWLEDGMENT

2363-2018 KB

The above Acceptance and Agreement of Ordinance No. ~~1383-47~~ was acknowledged before me this 13th day of March, 2018, by Ted Glasrud, Property Owner of Ted Glasrud Associates FL, LLC.



Kristen Brown
Notary Public, State of Florida
My Commission Expires:
Notary Seal

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____

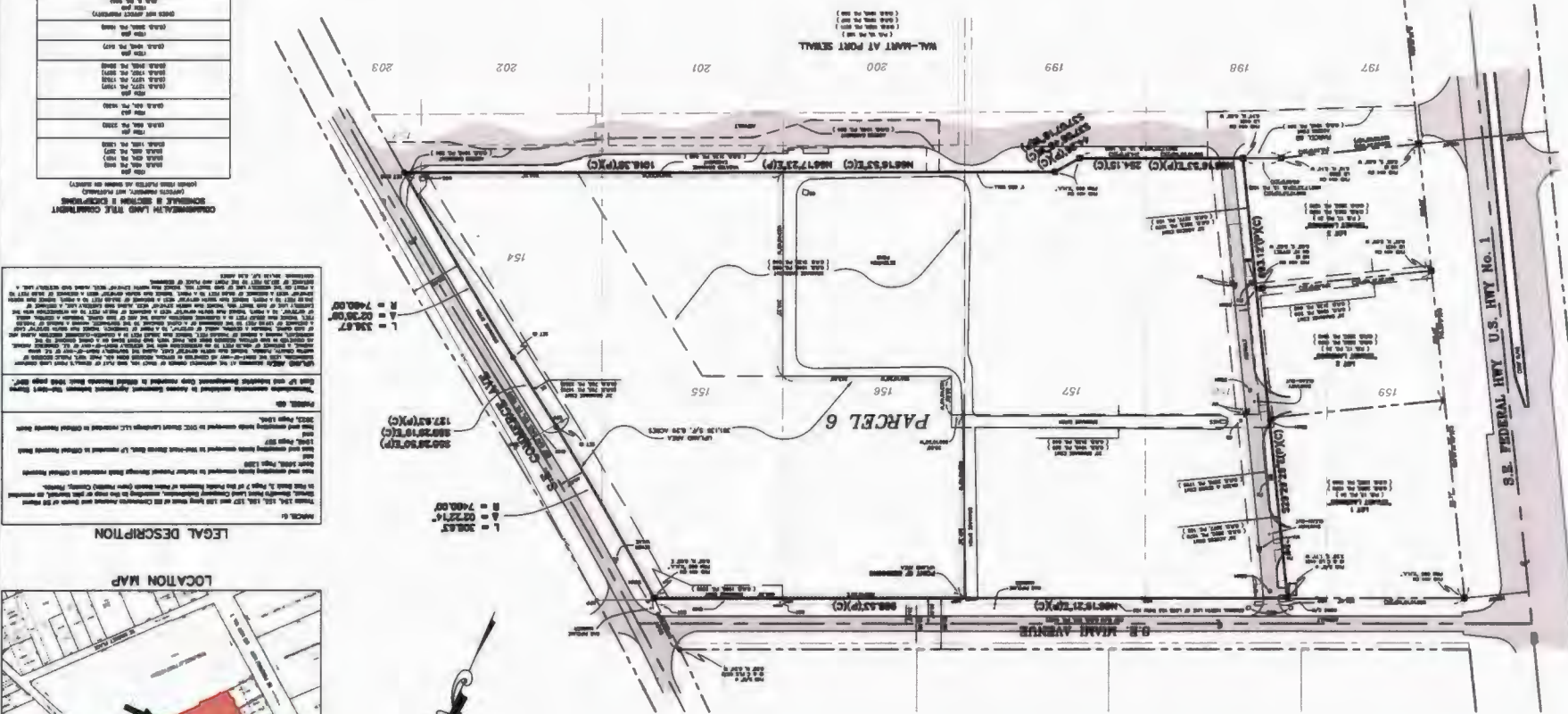
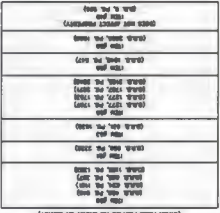
- NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.
- STEPHEN J. BROWN, INC
- STEPHEN T. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 40416, STATE OF FLORIDA

ONE
06-08-99

ONE
1987

6988-06-01
JUL 10 1987

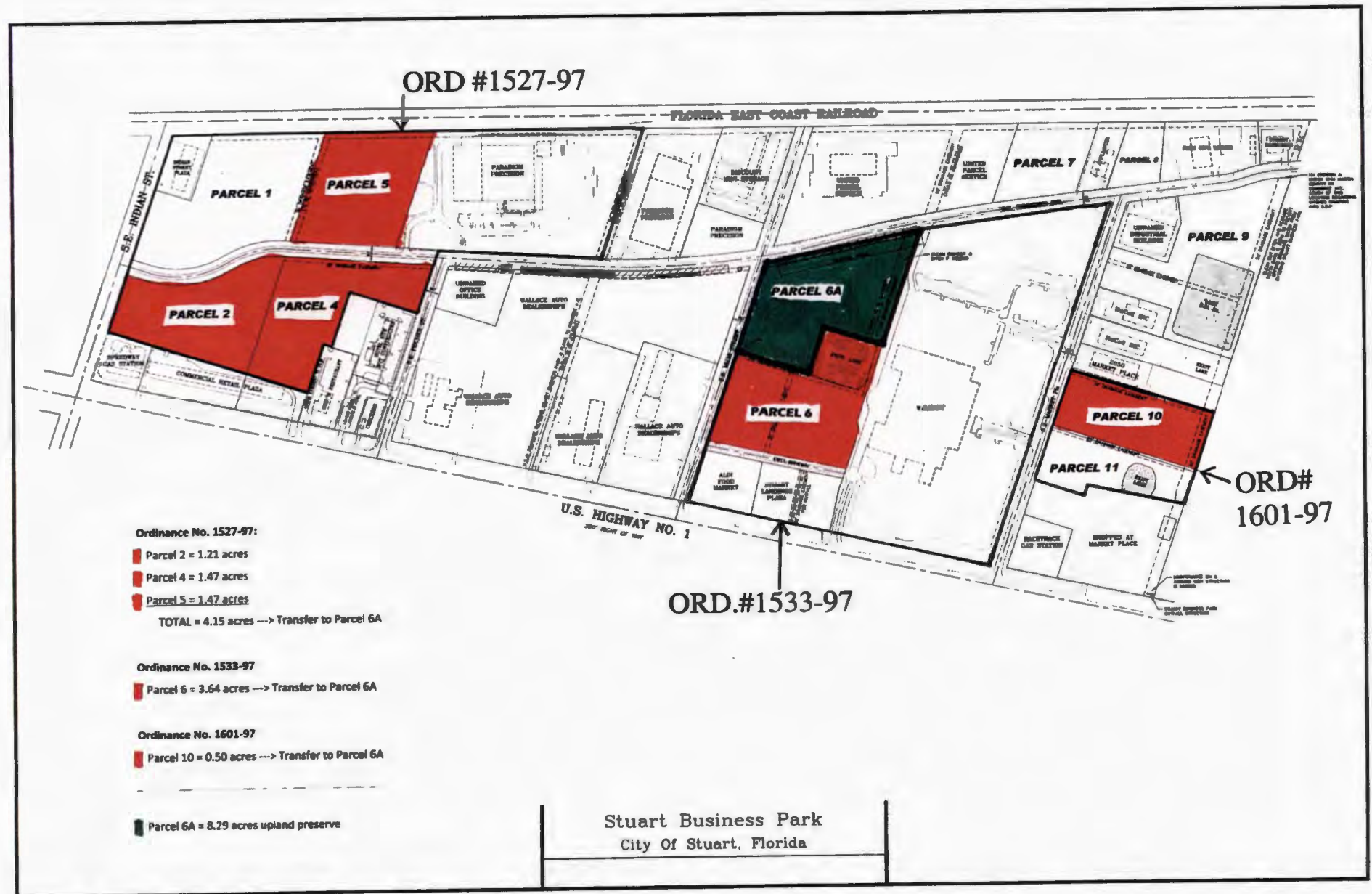
1st FLOOR
02/17/2017
DATE
S.J.B.
OFFICE
R.F.C.
DUMAS



PREPARED FOR: TED GLASRUDD ASSOCIATES, FL, LLC

STEPHEN J. BROWN, INC LICENSED BUSINESS NUMBER: 6484
SALETOPICS • DESIGNERS • LANDPACERS • CONSULTANTS
619 LAKE 5TH STREET, MIAMI, FLORIDA 33144 E-MAIL: sjbrown@earthlink.net PHONE: (772)-886-9116

DATE	ISSUED FOR				
NO	QUANTITY				



**“EXHIBIT C”
DEVELOPMENT CONDITIONS
(Amendment to Ordinance No. 1527-97)**

Amendment to the Ordinance Section:

SECTION 7: DEVELOPMENT STANDARDS. Review of the final development plan prior to adoption of the Rezoning Ordinance shall be governed by the following standards:

- a. CPUD standards regarding circulation, parking, utilities, drainage, open space and all other applicable standards shall apply as described in the LDR except as may be modified as provided in the Rezoning Ordinance.
- b. Not less than 25% of the CPUD shall be open space as defined in the LDR. Required open space may include native vegetation areas and required landscape buffers between the CPUD and adjacent property; however, other required landscaping shall not count towards the open space requirement. In the event less than 25% of the CPUD is comprised of native vegetation area, then all existing native vegetation area shall be maintained as part of the required open space.

Amendment to the Master Commercial Planned Unit Development Agreement Development Conditions:

8. Excluding wetlands defined by the South Florida Water Management District, the required total of approximately 3.64 acres of on-site upland preserve on Parcel 6 shall be transferred to adjacent undeveloped Parcel 6A, consisting on 8.29 acres of superior quality habitat.
9. Prior to the development of other sites (Parcel 2, 4, 5, 6 and 10), the applicant shall prepare a Preservation Area Management Plan (PAMP) for the upland preserve area of approximately 8.29 acres on Parcel 6A that is acceptable to the City and shall be submitted no later than 12 months of this approval. The upland preserve area shall be the maintained by the property owner, including removal of any exotic vegetation. The upland preserve area shall be decided to the City. The City reserves the right to assign a future land use designation of “Conservation” for the off-site upland preservation as described in the deed.



City of Stuart

121 SW Flagler Avenue • Stuart • Florida 34994
Telephone (772) 288-3599
Fax (772) 288-5305

City Clerk Department
Mary R. Kindel
Deputy City Clerk

mkindel@ci.stuart.fl.us

March 22, 2018

Clerk of the Circuit Court
Attn: Recording
P.O. Box 9016
Stuart, FL 34995

RE: PLEASE RECORD:
Ordinance No. 2363-2018 Amending Ordinance No. 1533-97: Upland Preserve/Ted Glasrud Associates FL, LLC

Please record the above named documents into the public records of Martin County. Upon completion, please return the original document back to my attention via inter-office mail.

Should you have any questions or comments, please do not hesitate to contact me at 772-288-3599 or mkindel@ci.stuart.fl.us.

Thank you,

Mary R. Kindel
Deputy City Clerk

Enc.

5/03/18

The Palm Beach Post

Palm Beach Daily News |  ideabar

Stuart City Clerk, City of
Cherie White
121 SW Flagler Ave
Stuart, FL 34994

ADVERTISING INVOICE				
BILLED ACCOUNT NUMBER	BILLING DATE	TOTAL AMOUNT DUE	STATEMENT #	
47003	02/19/2018	\$450.64		
BILLING PERIOD	TERMS OF PAYMENT		PAGE #	
2/16/2018	Upon Receipt		1 of 1	
ADVERTISER CLIENT #	ADVERTISER/CLIENT NAME			
47003	Stuart City Clerk, City of			

For questions concerning this bill call 855-333-2676
If paid, please disregard. Thank You

Start/Stop	Newspaper Reference	Product	Description - Other Comments/Charges	Ad Size Billed Units	Times Run	Gross Amount	Net Amount
02/16/2018	100309614-02182016	The Palm Beach Post	NOTICE OF PROPOSED ORDINANCES AND SECOND PUBLIC ADOPTION HEARING NOTICE is hereby given as required by Chapter 186.041 Florida Statutes that the following Ord	1 x 131 L 131	1	\$450.64	\$450.64
02/26/2018			Legals Page B19				

2/19/2018

Total Amount Due

\$450.64

ORD.
2361-18
2362-18
2363-18

PLEASE ORDER
ORD NO 1173.
PUBLICATION 001 ACT 208100
PROJECT NAME
PROJECT ADCT
APPROVED BY gary

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

PAYMENT COUPON

STATEMENT #	BILLING DATE	TERMS OF PAYMENT	ADVERTISER CLIENT #	ADVERTISER/CLIENT NAME
	02/19/2018	Upon Receipt	47003	Stuart City Clerk, City of

Please send your payment to:

CMG - PBN Remittance Address
PO BOX 645098
CINCINNATI, OH 45264-5098

47003
Stuart City Clerk, City of
121 SW Flagler Ave
Stuart, FL 34994

TOTAL AMOUNT	AMOUNT ENCLOSED
\$450.64	

005000000470030000047003000000000000000450644

**PROOF OF
PUBLICATION
STATE OF FLORIDA**

PUBLIC NOTICE

Before the undersigned authority, personally appeared Tiffani Everett, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - Public Hearing was published in said newspaper on: first date of Publication 02/16/2018 and last date of Publication 02/16/2018. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

STUART CITY CLERK, CITY OF
121 SW FLAGLER AVE
STUART, FL 34994

Invoice/Order Number: 0000309614
Ad Cost: \$450.64
Paid: \$0.00
Balance Due: \$450.64

Signed

(Legal Advertising Agent)

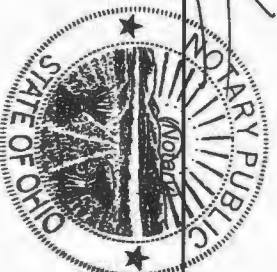
Sworn or affirmed to, and subscribed before me, this 19th day of February, 2018 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed

JUSTIN PETERSON, Notary Public

In and for the State of Ohio
My Commission Expires July 31, 2019

Please see Ad on following page(s).



Invoice/Order Number:	0000309614
Ad Cost:	\$450.64
Paid:	\$0.00
Balance Due:	\$450.64

NOTICE OF PROPOSED ORDINANCES
AND SECOND
PUBLIC ADOPTION HEARING

NOTICE is hereby given as required by Chapter 166.041 Florida Statutes that the following Ordinances will be produced in writing and adopted at a meeting of the City Commission of the City of Stuart, at City Hall, 121 SW Flagler Avenue on February 26, 2018 at 5:30 p.m. A full copy of said Ordinance, entitled hereafter, may be inspected at the Office of the City Clerk during regular business hours from this date forward. All interested parties may attend said meeting and be heard or send comments to the office mentioned above.

ORDINANCE NO. 2361-2018: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO AMENDING A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) AGREEMENT ADOPTED BY ORDINANCE NO. 1527-97 THEREBY TERMINATING AN OBLIGATION CONTAINED THEREIN TO PROVIDE A TOTAL OF APPROXIMATELY 4.15 ACRES OF ON-SITE UPLAND PRESERVE ON PARCELS 2, 4 AND 5, AS DEPICTED BY EXHIBIT "A," ATTACHED TO THE SAID OBLIGATION FOR THE TRANSFER FOR THE SAID OBLIGATION TO A NEARBY UNDEVELOPED PARCEL 6A, CONSISTING OF SUPERIOR QUALITY HABITAT, ALSO DEPICTED BY EXHIBIT "A," ATTACHED AND GOVERNED BY CPUD ORDINANCE NO. 2363-2018. APPROVING CERTAIN CONDITIONS OF DEVELOPMENT; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ACCEPTANCE BY THE APPLICANT; AND PROVIDING FOR DIRECTIONS TO THE CITY CLERK.

ORDINANCE NO. 2362-2018: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO AMENDING A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) AGREEMENT ADOPTED BY ORDINANCE NO. 1501-97 THEREBY TERMINATING AN OBLIGATION CONTAINED THEREIN TO PROVIDE A TOTAL OF APPROXIMATELY 50 ACRES OF ON-SITE UPLAND PRESERVE ON PARCEL 10 AS DEPICTED BY EXHIBIT "A," ATTACHED, PROVIDING FOR THE TRANSFER FOR THE SAID OBLIGATION TO A NEARBY UNDEVELOPED PARCEL 6A, CONSISTING OF SUPERIOR QUALITY HABITAT, ALSO DEPICTED BY EXHIBIT "A," ATTACHED AND GOVERNED BY CPUD ORDINANCE NO. 2363-2018; APPROVING CERTAIN CONDITIONS OF DEVELOPMENT; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ACCEPTANCE BY THE APPLICANT; AND PROVIDING FOR DIRECTIONS TO THE CITY CLERK.

ORDINANCE NO. 2363-2018: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO AMENDING A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) AGREEMENT ADOPTED BY ORDINANCE NO. 1533-97 THEREBY TERMINATING AN OBLIGATION CONTAINED THEREIN TO PROVIDE A TOTAL OF APPROXIMATELY 3.64 ACRES OF ON-SITE UPLAND PRESERVE ON PARCEL 5, AS DEPICTED BY EXHIBIT "A," ATTACHED, PROVIDING FOR THE TRANSFER FOR THE SAID OBLIGATION TO A NEARBY UNDEVELOPED PARCEL 6A, CONSISTING OF SUPERIOR QUALITY HABITAT, ALSO DEPICTED BY EXHIBIT "A," ATTACHED AND GOVERNED BY CPUD ORDINANCE NO. 2363-2018; PROVIDING THE BOUNDARY AND LEGAL DESCRIPTION OF THE REQUIRED UPLAND PRESERVE FOR A TOTAL OF APPROXIMATELY 8.29 ACRES ON PARCEL 6A, AS DEPICTED BY EXHIBIT "C," ATTACHED; THEREBY SATISFYING THE OBLIGATION TO PROVIDE OF APPROXIMATELY 164 ACRES OF PARCEL 6 AND NEARBY UNDEVELOPED PARCELS, GOVERNED BY CPUD ORDI-



October 4, 2019

Hand Delivery

Tom Reetz, Senior Planner
City of Stuart Development Department
121 SW Flagler Avenue
Stuart, FL 34994

RE: Trillium RPUD
Our reference number: 18-1110

Dear Tom:

Please accept this correspondence as our formal resubmittal in response to the staff comments received on October 1, 2019. Please find enclosed the original resubmittal packet containing the revised documents and plans referenced below, a CD with PDF copies of the resubmitted materials, and an additional copy of the 24 x 36 plans. The enclosed revised materials are listed as follows:

1. Highlighted engineering plans;
2. Revised landscape plan.

Itemized responses:

Zoning and Development

Fire Rescue- Cawley

1. All work shall conform with the most current edition of the Florida Fire Prevention Code.
Response: Agree.

Utilities- Rogolino

1. In reviewing the above reference project, this Department does approved the proposed RPUD. Please address the following comments:
 - A. Individual carts are approved with the understanding a single/ one bill will be required for all proposed units/ clubhouse.
Response:
Agree. The property owner's association will be responsible for paying for all individual carts within the community, so the City will provide a single bill to the POA.
 - B. Further review will be required. This review is not for construction.
Noted. The further review will occur with the site permit plan application.
Agree.

Engineering Review- Landscape

Overall

1. Plans sheets are difficult to read. Suggest increasing scale or editing line weights to help clarity.
Response: Noted. The plans have been updated for better legibility.
2. Confirm all fencing, light poles, utilities, etc. are shown on the plans to avoid conflicts with the landscape.
Response: Noted. All fencing, utilities, etc. have been confirmed. Light poles will be coordinated with the FPL at the time of construction.
3. Per plans LA-5 and LA-6, trees are called to be preserved. Please show approximate canopy spread for all existing trees to remain.
Response: Trees shown as preserved are offsite. The trees shall remain undisturbed during construction.
4. Confirm proposed trees/palms meet FPL required setbacks from overhead utilities using FPL's Right Tree Right Place.
Response: Proposed trees have been confirmed in compliance with the FPL Right Tree in the Right Place.
5. Label and provide clearances for all fire hydrants
Response: No hydrants will be obstructed by the landscape.
6. Please adjust match line labels so that they are legible.
Response: Match labels have been adjusted.

CV Landscape Plan

7. Provide table/calculations as to how the site is meeting required buffer, interior, native, and overall site Landscape Requirements.

Response:

This project is a townhome residential community and therefore does not fit within the commercial landscape requirements for interior landscaping.

Buffer: From the back of the unit to the sidewalk is 25' and is heavily landscaped. The City of Stuart landscape code requires 25' when adjacent to commercial properties.

Native Requirement: The City requires at least 50% of the landscape to be native landscape. The trees provided are 92% native, the palms are 52% native, the shrubs are 72% native and the accent grasses are 90% native and the groundcovers excluding turf are 60% native.

Overall Site Requirements: The City requires not less than 20% of the site to be landscaped, and the site exceeds the requirement by providing 31% of the site as landscaped area.

8. The xeriscape chart is not the current version per code 6.04.05.C; you cannot have 2 lines referring to mulch and gain 15 points. Please update and provide how you are meeting the required 50 points.

Response:

The xeriscape chart has been updated.

LA-1 Landscape Plan

9. Along northwest property (behind units 55-62), tree locations are shown in conflict with the fence, please revise.

Response:

Acknowledged, the trees have been revised.

10. Along northeast property (behind units 45-54), an unidentified proposed line runs through the property. This line conflicts with Foxtail palms proposed behind these units. Please identify what this line is and if necessary, revise proposed landscape to avoid conflict.

Response:

Acknowledged, the line has been removed.

11. Repeat Comment: Proposed Green Buttonwood trees along northwest property looks in conflict with overhead utility lines. Please confirm that the trees are in accordance with FPL's Right Tree Right Place 30' setback clearance.

Response:

The landscape in this area has been revised.

12. Provide additional shrubs or sod along units, 4, 9, and 55.

Response:

Sod has been provided.

13. Label littoral and upland plantings.

Response:

The littoral plantings have been removed from the plan.

14. What are unidentified black arched lines adjacent to southwest street trees? Please identify.

Response:

The arched lines have been removed from the plan.

15. Revised plans to remove all conflicts between plant callouts and labels.

Response:

Noted.

16. Include root barrier where proposed trees are located within 5' of utility lines.

Response:

No root barrier is proposed. Root barrier is not required by Martin County Utilities, the utility provider.

17. What are unidentified black arched lines adjacent to southwest street trees? Please identify. Please revise plans to eliminate all conflicts between plant callouts and labels.

Response:

The line has been removed from the landscape plan.

LA-2 Landscape Plan:

18. Along northeast property (behind units 29-40), an unidentified proposed line runs through the property. This line conflicts with Foxtail palms proposed behind these units. Please identify what this line is and if necessary, revise proposed landscape to avoid conflict.

Response:

The line has been removed.

19. In the eastern corner of the property, Green Buttonwood's are proposed within a few feet of an existing concrete wall. Consider revising the location of the proposed trees to allow for the Green Buttonwood to have ample root and canopy growing conditions.

Response:

Noted.

20. Include root barrier locations where proposed trees are located within 5' of utility lines.

Response:

No root barrier is proposed. Root barrier is not required by Martin County Utilities, the utility provider.

LA-3 Landscape Plan:

21. Please remove existing tree identification number and location markers for trees to be removed. Eastern corner of detention area has a Bald Cypress located within a foot of a proposed storm line and inlet. Please revise plans to eliminate the conflict.

Response:

Acknowledged.

22. An unidentified proposed line encircles the detention area, provide label or delete.

Response:

Acknowledged.

23. Please provide exhibit to the arrangement of littoral and upland planting design. Many of the proposed species have different optimal growing elevations in relation to the typical water elevation and the species placement is not clear per the landscape plan hatch. For example, Iris virginica has an optimal growing condition of 0.5 feet above and 0.5 feet below the typical water elevation while Nymphaea odorata has an optimal growing condition of 3.0 to 5.0 feet below the typical water elevation.

Response:

Littoral plantings have been removed.

LA-4 Master Plant Schedule:

24. Per section 6.04.02.A.6, shrubs shall be a minimum 24" height with 12" spread or in a 3-gallon pot. Some plant specifications still do not meet the code requirement, please revise. Please include within the master schedule a littoral and upland buffer plant schedule. The schedule needs to include botanical and common name, container size, plant size, and spacing.

Response:

The plant schedule has been revised to have all shrubs at 3-gallon size except for saw palmetto.

25. Please clarify the callout for trees that do not require mitigation, species identified on LA-6 are listed as 'Pine'.

Response:

Noted.

26. Trees 665-678 are called to be preserved, please provide tree protection around those trees on the plans.

Response:

Trees 665-678 are offsite.

27. Please revise plans to eliminate conflicts with tree identification number labels. Pine mitigation calculations are incorrect, please revise and ensure tree mitigation credits is met.

Response:

Pine mitigation table has been updated.

28. Bursera simaruba is not proposed in the landscape schedule, therefore, it cannot be used for mitigation. Revise calculations to meet minimum tree credit calculation

Response:

Noted. Bursera simaruba has been removed.

LA-6 Landscape Details:

29. Please provide common and botanical names in the tree table.

Response:

Botanical name is not necessary for the tree mitigation calculations- the notation of pine tree is sufficient.

30. What does the box around some trees indicate? Please provide a key to clarify

Response:

The box signifies trees that meet the threshold of a specimen tree in the City and therefore require mitigation.

Environmental Review- Comply

Section 5.01.00 – Complete. Avoidance and Minimization and Other Environmental Impacts – An Environmental Assessment Report (EA) prepared by EW Consultants, Inc. dated September 2019, was provided with the September 11, 2019 response letter. The EA includes a map indicating wetland limits, and provides information regarding compliance with avoidance, minimization and mitigation requirements.

Section 5.02.00 – Complete. Environmental Assessment Report - The EA describes FLUCFCS codes of cover types occurring on site, provides a breakdown of their acreage, and provide a figure delineating the land use types.

The EA includes a wetland delineation map as approved by the South Florida Water Management District and documents completion of wetland mitigation.

The EA explains that the upland preserve requirements are being met off-site, per City of Stuart Ordinance Number 2361-2018.

The EA states that coordination with the Florida Fish and Wildlife Conservation Commission (FWC) and the US Fish and Wildlife Service (USFWS) will occur as part of the in-process or upcoming state and federal permit application processes.

Section 5.03.00 – Complete. Wetlands – The EA includes a map indicating wetland limits, and provides information regarding compliance with avoidance, minimization and mitigation requirements

Traffic Review- Comply

Kimley-Horn has reviewed the Traffic Impact Analysis (revised August 2019) prepared by The MilCor Group Inc. related to the above-mentioned project. The subject project is located generally on the south side of SE Miami Avenue, west of SE Commerce Boulevard, and east of SE Federal Highway in the City of Stuart, Florida. The proposed development consists of 76 single family dwelling units and access to the project will be provided via an existing 50-foot unnamed access road located between the proposed development and commercial properties fronting US 1.

Based on the analysis provided, the project has the potential to generate 534 net new daily trips, 37 net new AM peak hour trips (8 in / 28 out), and 46 net new PM peak hour trips (29 in / 17 out). The analysis demonstrates that adjacent impacted roadways have sufficient capacity available to support the proposed project trips and no ingress turn lanes are warranted. We have no further comments for the applicant at this time.

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.

Tom Reetz
October 4, 2019
Page 7 of 7

Engineering Review

Master Drainage Plan

1. The construction of drainage out fall from the commercial development to the west appears to cross the property line near the connection to the existing manhole. Construction of the pipe as currently shown will require a grading easement from that property owner.

Response:

Acknowledged.

2. Show how the swales on the north and south sides of the site will be connected to the pond and drainage system.

Response: Acknowledged, a connection from the north and south swales to the lake has been shown. Please note that the final drainage system will be designed and submitted with the site construction application, and the current swale connections may be revised to tie into the final drainage system. Please see the revised plan.

Please feel free to contact me if you have any questions or need any additional materials.

Sincerely,



Doug Fitzwater
Copy to team

DATE: 08/23/2019
TIME: 16:43:13

CITY OF STUART
PLAN REVIEW STOP REPORT

PAGE NUMBER: 1
MODULE : zdplnrevrpt

SELECTION CRITERIA: appl_no='Z19070004'

PROJECT NO.: Z19070004 APPLICANT NAME: GLASRUDD ASSOC INC, DBA
OWNER NAME: DKC STUART LANDINGS LLC APPLICATION DATE: 07/25/19
PROJECT TYPE: MAJOR RPUD - MAJOR RESIDENTIAL PLANNED UNIT DEVELOPME
PARCEL: 383841002153000009 3963 SE FEDERAL HWY
STUART, FL 34994

REVIEW STOP: F - FIRE PROTECTION SYSTEMS
REV NO: 1 STATUS: F DATE: 08/09/19 CONT ID:
REVIEW SENT BY: mcawley DATE: 08/09/19 TIME: 08:53 TIME SPENT: 0.00
REV RECEIVD BY: mcawley DATE: 08/07/19 TIME: 16:32 SENT TO:

08/09/2019 NFPA 1 18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 feet.

Submit Autoturn using Stuart Fire Rescue truck specifications. Contact mcawley@ci.stuart.fl.us for specs.

REVIEW STOP: PD - POLICE DEPARTMENT
REV NO: 1 STATUS: DATE: CONT ID:
REVIEW SENT BY: DATE: TIME: TIME SPENT: 0.00
REV RECEIVD BY: treetz DATE: 08/07/19 TIME: 16:32 SENT TO:

REVIEW NOTES: *** NONE ***

REVIEW STOP: PW - PUBLIC WORKS
REV NO: 1 STATUS: F DATE: 08/16/19 CONT ID:
REVIEW SENT BY: mrogolin DATE: 08/15/19 TIME: TIME SPENT: 0.00
REV RECEIVD BY: mrogolin DATE: 08/07/19 TIME: 16:32 SENT TO:

08/16/2019

08/16/2019 Date: 8-15-2019

To: Tom Reetz

Subject: 3963 SE Federal Hwy. Major RPUD Permit
#Z19070004

In reviewing the above referenced project, this Department does not approve the proposed RPUD. Please address the following comments:

M-^U SANITATION-

After further review of the proposed site, the Public Works Dept. Director mandates the use of three double dumpster enclosures (located at dead-ends) or a centralized compactor due to the fact individual M-^Ssanitation only M-^T accounts cannot be established with the tenants. Please call-out proposed enclosure locations. (Orient dumpster enclosures to permit full mechanically assisted pick-up by front end loading trucks. Please insure all turning radius are adequate for sanitation truck to service dumpsters, sanitation trucks are approx. 42 ft in length.)

DATE: 08/23/2019
TIME: 16:43:13

CITY OF STUART
PLAN REVIEW STOP REPORT

PAGE NUMBER: 2
MODULE : zdplnrevrpt

SELECTION CRITERIA: appl_no='Z19070004'

M-^U Provide an AutoTurn exhibit utilizing a 42 ft.
frontloading sanitation truck.

M-^U Water & sanitary sewer service to be provided to the
site by Martin County.

M-^U Further review will be required.

Please forward comments to applicant. If there are any
questions, please contact me at your earliest
convenience at (772) 221-4700.

REVIEW STOP: Z - ZONING

REV NO: 1	STATUS: F	DATE:	TIME:	CONT ID:
REVIEW SENT BY:	DATE:	TIME:	TIME SPENT: 0.00	
REV RECEIVD BY: treetz	DATE: 08/07/19	TIME: 16:32	SENT TO:	

08/23/2019 Refer to Kimley Horn comments dated August 21 and
respond in writing to each and resubmit with revised
drawings.



To: Tom Reetz
Senior Planner
City of Stuart Development Department

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

Date: October 8, 2019

Re: **Trillium Townhomes – Stuart, Florida – 3rd review**
RPUD Amendment Application and Small Scale Land Use Amendment Review –
Engineering and Landscape

Dear Mr. Reetz,

Kimley-Horn has reviewed the re-submittal of the RPUD Amendment Application and the Small Scale Land Use Amendment Application and associated documents, dated October 4, 2019, provided to Kimley Horn on October 4, 2019, prepared by Lucido and Associates for the proposed Trillium Townhomes development in Stuart, Florida. Additional landscape plans and response to 2 comments were provided on October 7, 2019.

Based on the updated materials and response letters, we have no further comments.

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", is shown within a rectangular box.

Kevin M. Roberson, P.E.
Vice President



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

ORDINANCE NUMBER 2363-2018

Page 213 of 228

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO AMENDING A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) AGREEMENT, ADOPTED BY ORDINANCE NO. 1533-97, THEREBY TERMINATING AN OBLIGATION CONTAINED THEREIN TO PROVIDE A TOTAL OF APPROXIMATELY 3.64 ACRES OF ON-SITE UPLAND PRESERVE ON PARCEL 6, AS DEPICTED BY EXHIBIT "A" ATTACHED; PROVIDING FOR THE TRANSFER FOR THE SAID OBLIGATION TO A NEARBY UNDEVELOPED PARCEL 6A, CONSISTING OF SUPERIOR QUALITY HABITAT, ALSO DEPICTED BY EXHIBIT "A" ATTACHED AND GOVERNED BY CPUD ORDINANCE NO. 2363-2018; PROVIDING THE BOUNDARY AND LEGAL DESCRIPTION OF THE REQUIRED UPLAND PRESERVE FOR A TOTAL OF APPROXIMATELY 8.29 ACRES ON PARCEL 6A, AS DEPICTED BY EXHIBIT "C" ATTACHED; THEREBY SATISFYING THE OBLIGATION TO PROVIDE THE REQUIRED UPLAND PRESERVE OF APPROXIMATELY 3.64 ACRES OF PARCEL 6 AND NEARBY UNDEVELOPED PARCELS, GOVERNED BY CPUD ORDINANCE NOS. 2361-2018 AND 2362-2018; APPROVING CERTAIN CONDITIONS OF DEVELOPMENT; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ACCEPTANCE BY THE APPLICANT; AND PROVIDING FOR DIRECTIONS TO THE CITY CLERK.

* * * * *

WHEREAS, the City Commission approved Ordinance No. 1533-97 which granted Commercial Planned Unit Development (CPUD) zoning for the subject property for that certain 55.83 acre of land located on the East side of SE Federal Highway between SE Miami Street and SE Market Place; and

WHEREAS, the City Commission approved major amendment to the CPUD by Ordinance No. 1915-2003 for development of Walmart Supercenter on a portion of a parcel; and

WHEREAS, the City Commission approved major amendment to the CPUD by Ordinance No. 2313-2015 for development of Aldi Food Store on a portion of a parcel; and

WHEREAS, an application for a major amendment to Ordinance No. 1533-97 was properly filed on behalf of the petitioner, Ted Glasrud (Owner) of Ted Glasrud Associates FL, LLC.

WHEREAS, the applicant, Ted Glasrud, recently purchased several large, scattered parcels including Parcels 6 and 6A, located on the East side of SE Federal Highway between SE Miami Street and SE Market Place and are legally described as set forth in **Exhibit "A"**; and

WHEREAS, the City's consultant, EW Consultants, Inc., has prepared an Environmental Inventory and Evaluation dated August 4, 2017 for the 10 parcels to provide the existing habitat characteristics and calculations of preservation requirements on each parcel and the basis to aggregate conservation areas in higher quality existing habitat and concurrently free up areas of lower ecological quality; and

WHEREAS, the consultant finds it advantageous to consolidate the required native upland preservation areas in order to increase ecological functions; and

WHEREAS, the applicant is seeking to terminate an obligation to provide a total of approximately 3.64 acres of on-site upland preserve on Parcel 6 and transfer of said obligation to adjacent undeveloped Parcel 6A,

WHEREAS, the applicant is seeking to provide aggregation of upland preservation for a total of approximately 8.29 acres on Parcel 6A consisting of superior quality habitat and satisfying the obligation to provide the required upland preserve of approximately 3.64 acres of Parcel 6 and nearby undeveloped parcels governed by Ordinance No. 2361-2018 and Ordinance No. 2362-2018 and as depicted on a Parcel Map in **Exhibit "B"** of this ordinance; and

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

WHEREAS, City's Local Planning Agency held a properly noticed public hearing at a regularly scheduled meeting on January 18, 2018, to consider a major amendment to Ordinance 2363-2018, and recommended approval to the City Commission; and

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

WHEREAS, the City Commission has determined the application is consistent with the overall planning and development goals and objectives of the City; and

WHEREAS, the CPUD is consistent with the Stuart Comprehensive Plan and the development will be in harmony with surrounding properties and their anticipated development.

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

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

SECTION 2: The legal description of the Parcels 6 and 6A is set forth in **Exhibit "A"** attached hereto and made a part hereof by reference. A Parcel Map is attached hereto as **Exhibit "B"** and made a part hereof by reference. The conditions of development for the property are attached hereto as **Exhibit "C"** and made a part hereof by reference, and each shall constitute one of the development documents.

Page 216 of 228

SECTION 3: The Owners' written acceptance of this Ordinance shall constitute an agreement with the City for the purposes expressed herein, but the same shall not be construed as a "Development Agreement," as provided in Section 163.3221, Florida Statutes.

SECTION 4: Except as otherwise provided herein, no development permits, site permits, or building permits shall be issued by the City except in compliance with the City's Land Development Code. The failure of the owner to comply with the Development with any term or condition of development set forth in this ordinance, shall be deemed a zoning violation and no further permits, or other development approvals or orders shall be issued by the City to the owner until the violation has been resolved, and the matter may become the subject of a code enforcement action brought by the City. This section shall not impair the due process or other legal rights of the Owner to seek administrative or judicial redress.

SECTION 5: Following the adoption and acceptance of this ordinance by the Owner, and in addition to any other action for failure to complete development or otherwise comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission, and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the hearing

before the City Commission the developer may appear, and may contest the allegation of breach or explain the reason or reasons for the breach. Upon a finding of a material breach of the Development Documents and therefore, the Ordinance(s) adopting the same, the City Commission may impose or do any or all of the following:

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

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

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

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

SECTION 8: 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 Owner.

SECTION 9: The complete execution and recording of this ordinance by the City Clerk shall occur no later than 45 days from the date of this approval, failing which this ordinance shall be void.

SECTION 10: Upon complete execution of this Ordinance, including the 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 this 12th day of FEBRUARY, 2018.

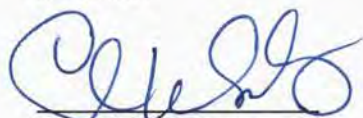
Commissioner CAMPENNI offered the following ordinance and moved its adoption. The motion was seconded by Commissioner CLARKE and upon being put to a roll call vote, the vote was as follows:

KELLI GLASS-LEIGHTON, MAYOR
BECKY BRUNER, VICE MAYOR
EULA R. CLARK, COMMISSIONER
THOMAS CAMPENNI, COMMISSIONER
TROY A. MCDONALD, COMMISSIONER

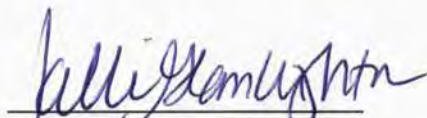
YES	NO	ABSENT
X		
X		
X		
X		
X		

ADOPTED on second reading this 26th day of February, 2018.

ATTEST:



CHERYL WHITE
CITY CLERK



KELLI GLASS-LEIGHTON
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:



MICHAEL MORTELL
CITY ATTORNEY



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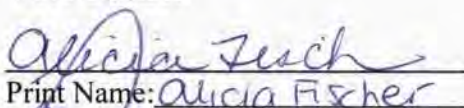
ACCEPTANCE AND AGREEMENT

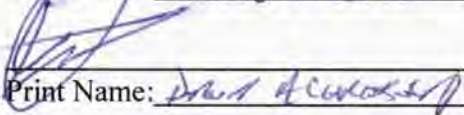
BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN THE FOREGOING ORDINANCE, AND ALL EXHIBITS, ATTACHMENTS AND DEVELOPMENT DOCUMENTS, INTENDING TO BE BOUND THEREBY, AND THAT SUCH ACCEPTANCE AND AGREEMENT IS DONE FREELY, KNOWINGLY,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

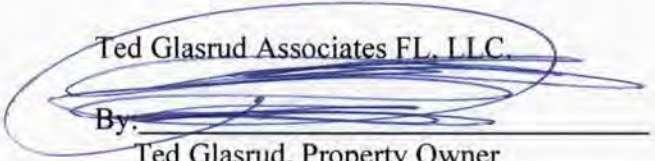
Page 220 of 228

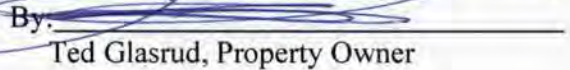
IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THIS ACCEPTANCE AND AGREEMENT:

WITNESSES:


Print Name: Alicia Fisher


Print Name: Ted Glasrud

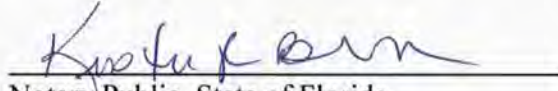

Ted Glasrud Associates FL, LLC.

By: 
Ted Glasrud, Property Owner

OWNERS ACKNOWLEDGMENT

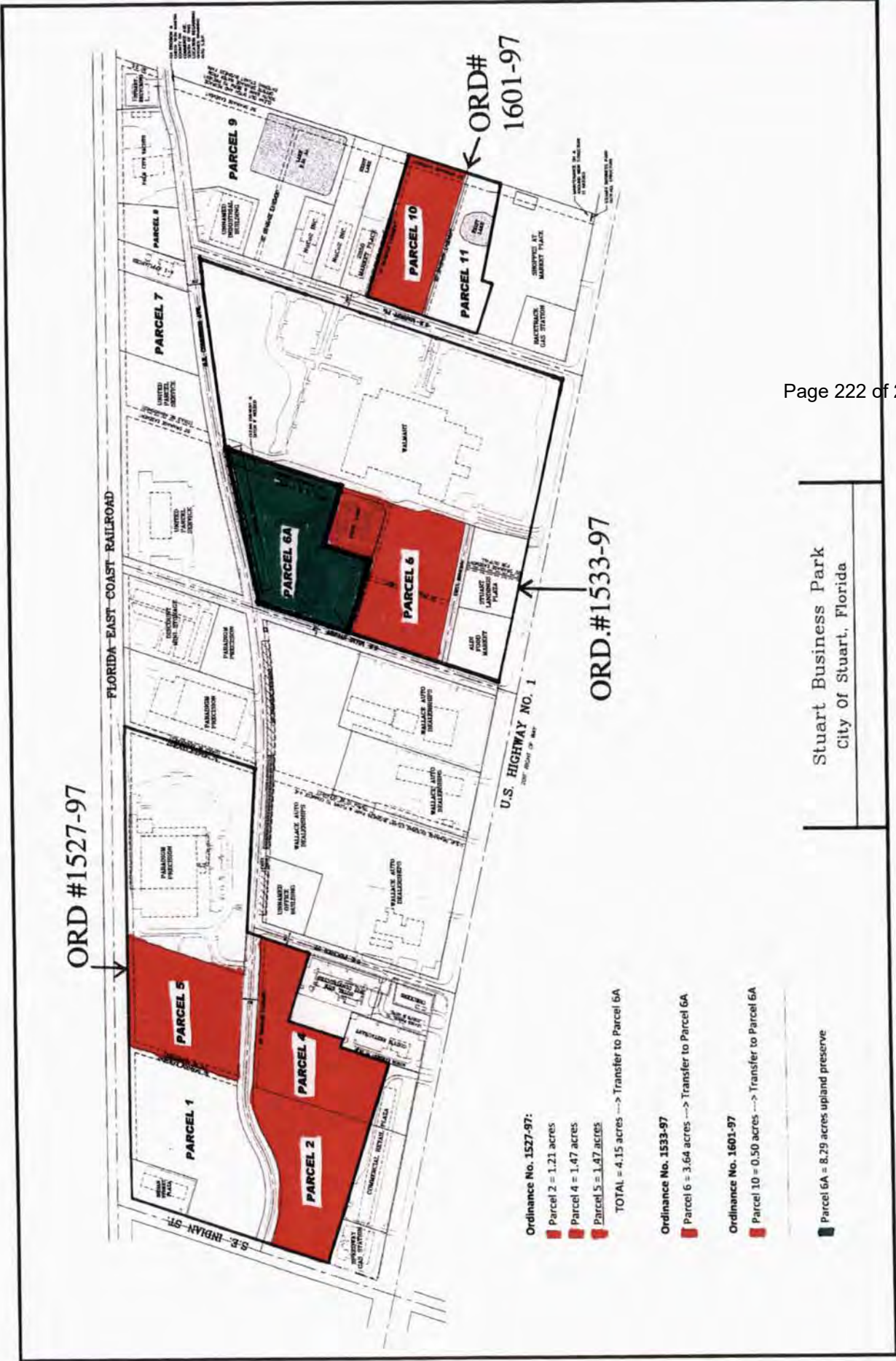
The above Acceptance and Agreement of Ordinance No. 2363-2018 KB ~~1533-27~~ was acknowledged before me this 13th day of March, 2018, by Ted Glasrud, Property Owner of Ted Glasrud Associates FL, LLC.




Notary Public, State of Florida
My Commission Expires:
Notary Seal

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____





"EXHIBIT C"
DEVELOPMENT CONDITIONS
(Amendment to Ordinance No. 1527-97)

Amendment to the Ordinance Section:

SECTION 7: DEVELOPMENT STANDARDS. Review of the final development plan prior to adoption of the Rezoning Ordinance shall be governed by the following standards:

- a. CPUD standards regarding circulation, parking, utilities, drainage, open space and all other applicable standards shall apply as described in the LDR, except as may be modified as provided in the Rezoning Ordinance. Page 223 of 228
- b. Not less than 25% of the CPUD shall be open space as defined in the LDR. Required open space may include native vegetation areas and required landscape buffers between the CPUD and adjacent property; however, other required landscaping shall not count towards the open space requirement. In the event less than 25% of the CPUD is comprised of native vegetation area, then all existing native vegetation area shall be maintained as part of the required open space.

Amendment to the Master Commercial Planned Unit Development Agreement Development Conditions:

8. Excluding wetlands defined by the South Florida Water Management District, the required total of approximately 3.64 acres of on-site upland preserve on Parcel 6 shall be transferred to adjacent undeveloped Parcel 6A, consisting on 8.29 acres of superior quality habitat.

9. Prior to the development of other sites (Parcel 2, 4, 5, 6 and 10), the applicant shall prepare a Preservation Area Management Plan (PAMP) for the upland preserve area of approximately 8.29 acres on Parcel 6A that is acceptable to the City and shall be submitted no later than 12 months of this approval. The upland preserve area shall be the maintained by the property owner, including removal of any exotic vegetation. The upland preserve area shall be deeded to the City. The City reserves the right to assign a future land use designation of "Conservation" for the off-site upland preservation as described in the deed.



City of Stuart

121 SW Flagler Avenue • Stuart • Florida 34994
Telephone (772) 288-3599
Fax (772) 288-5305

City Clerk Department
Mary R. Kindel
Deputy City Clerk

mkindel@ci.stuart.fl.us

March 22, 2018

Clerk of the Circuit Court
Attn: Recording
P.O. Box 9016
Stuart, FL 34995

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RE: PLEASE RECORD:

Ordinance No. 2363-2018 Amending Ordinance No. 1533-97; Upland Preserve/Ted Glasrud Associates FL, LLC

Please record the above named documents into the public records of Martin County. Upon completion, please return the original document back to my attention via inter-office mail.

Should you have any questions or comments, please do not hesitate to contact me at 772-288-3599 or mkindel@ci.stuart.fl.us.

Thank you,

Mary R. Kindel
Deputy City Clerk

Enc.



The Palm Beach Post

Palm Beach Daily News | ideabar

ADVERTISING INVOICE

BILLED ACCOUNT NUMBER	BILLING DATE	TOTAL AMOUNT DUE	STATEMENT #
47003	02/19/2018	\$450.64	
BILLING PERIOD	TERMS OF PAYMENT		PAGE #
2/16/2018	Upon Receipt		1 of 1
ADVERTISER CLIENT #	ADVERTISER/CLIENT NAME		
47003	Stuart City Clerk, City of		

Stuart City Clerk, City of
Cherie White
121 SW Flagler Ave
Stuart, FL 34994

For questions concerning this bill call 855-333-2676
If paid, please disregard. Thank You

Start/Stop	Newspaper Reference	Product	Description - Other Comments/Charges	Ad Size Billed Units	Times Run	Page Amount	Line Amount
02/16/2018 02/26/2018	100309614-02162018	The Palm Beach Post	NOTICE OF PROPOSED ORDINANCES AND SECOND PUBLIC ADOPTION HEARING NOTICE is hereby given as required by Chapter 166.041 Florida Statutes that the following Ord Legals Page B 9	1 x 131 L 131	1	\$450.64	\$450.64
2/19/2018		Total Amount Due					\$450.64

ORD.
2361-18
2362-18
2363-18

ADDITIONAL ORDER	DATE	1173.
DEPARTMENT	001	ADCT 208100
PROJECT NAME		
PROJECT ADCT		
APPROVED BY	<i>Jeub</i>	

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

PAYMENT COUPON

STATEMENT #	BILLING DATE	TERMS OF PAYMENT	ADVERTISER CLIENT #	ADVERTISER/CLIENT NAME
	02/19/2018	Upon Receipt	47003	Stuart City Clerk, City of

Please send your payment to:

CMG - PBN Remittance Address
PO BOX 645098
CINCINNATI, OH 45264-5098

47003
Stuart City Clerk, City of
121 SW Flagler Ave
Stuart, FL 34994

TOTAL AMOUNT	AMOUNT ENCLOSED
\$450.64	

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PROOF OF PUBLICATION

STATE OF FLORIDA

PUBLIC NOTICE

Page 226 of 228

Before the undersigned authority, personally appeared Tiffani Everett, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - Public Hearing was published in said newspaper on: first date of Publication 02/16/2018 and last date of Publication 02/16/2018. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

STUART CITY CLERK, CITY OF
121 SW FLAGLER AVE
STUART, FL 34994

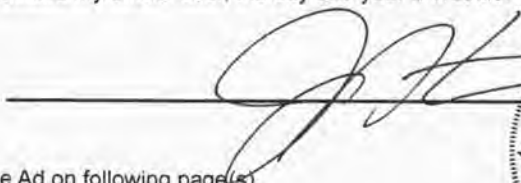
Invoice/Order Number:	0000309614
Ad Cost:	\$450.64
Paid:	\$0.00
Balance Due:	\$450.64

Signed


(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 19th day of February, 2018 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed





JUSTIN PETERSON, Notary Public
In and for the State of Ohio
My Commission Expires July 31, 2019

Please see Ad on following page(s).

Invoice/Order Number:	0000309614
Ad Cost:	\$450.64
Paid:	\$0.00
Balance Due:	\$450.64

**NOTICE OF PROPOSED ORDINANCES
AND SECOND
PUBLIC ADOPTION HEARING**

NOTICE is hereby given as required by Chapter 166.041 Florida Statutes that the following Ordinances will be produced in writing and adopted at a meeting of the City Commission of the City of Stuart, at City Hall, 121 SW Flagler Avenue on February 26, 2018 at 5:30 p.m. A full copy of said Ordinance, entitled hereafter, may be inspected at the Office of the City Clerk during regular business hours from this date forward. All interested parties may attend said meeting and be heard or send comments to the office mentioned above.

ORDINANCE No. 2361-2018: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO AMENDING A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) AGREEMENT, ADOPTED BY ORDINANCE NO. 1527-97, THEREBY TERMINATING AN OBLIGATION CONTAINED THEREIN TO PROVIDE A TOTAL OF APPROXIMATELY 4.15 ACRES OF ON-SITE UPLAND PRESERVE ON PARCELS 2, 4 AND 5, AS DEPICTED BY EXHIBIT "A" ATTACHED; PROVIDING FOR THE TRANSFER FOR THE SAID OBLIGATION TO A NEARBY UNDEVELOPED PARCEL 6A, CONSISTING OF SUPERIOR QUALITY HABITAT, ALSO DEPICTED BY EXHIBIT "A" ATTACHED AND GOVERNED BY CPUD ORDINANCE NO. 2363-2018; APPROVING CERTAIN CONDITIONS OF DEVELOPMENT; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ACCEPTANCE BY THE APPLICANT; AND PROVIDING FOR DIRECTIONS TO THE CITY CLERK.

ORDINANCE No. 2362-2018: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO AMENDING A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) AGREEMENT, ADOPTED BY ORDINANCE NO. 1601-97, THEREBY TERMINATING AN OBLIGATION CONTAINED THEREIN TO PROVIDE A TOTAL OF APPROXIMATELY 50 ACRES OF ON-SITE UPLAND PRESERVE ON PARCEL 10, AS DEPICTED BY EXHIBIT "A" ATTACHED; PROVIDING FOR THE TRANSFER FOR THE SAID OBLIGATION TO A NEARBY UNDEVELOPED PARCEL 6A, CONSISTING OF SUPERIOR QUALITY HABITAT, ALSO DEPICTED BY EXHIBIT "A" ATTACHED AND GOVERNED BY CPUD ORDINANCE NO. 2363-2018; APPROVING CERTAIN CONDITIONS OF DEVELOPMENT; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ACCEPTANCE BY THE APPLICANT; AND PROVIDING FOR DIRECTIONS TO THE CITY CLERK.

ORDINANCE No. 2363-2018: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO AMENDING A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) AGREEMENT, ADOPTED BY ORDINANCE NO. 1533-97, THEREBY TERMINATING AN OBLIGATION CONTAINED THEREIN TO PROVIDE A TOTAL OF APPROXIMATELY 3.64 ACRES OF ON-SITE UPLAND PRESERVE ON PARCEL 6, AS DEPICTED BY EXHIBIT "A" ATTACHED; PROVIDING FOR THE TRANSFER FOR THE SAID OBLIGATION TO A NEARBY UNDEVELOPED PARCEL 6A, CONSISTING OF SUPERIOR QUALITY HABITAT, ALSO DEPICTED BY EXHIBIT "A" ATTACHED AND GOVERNED BY CPUD ORDINANCE NO. 2363-2018; PROVIDING THE BOUNDARY AND LEGAL DESCRIPTION OF THE REQUIRED UPLAND PRESERVE FOR A TOTAL OF APPROXIMATELY 8.29 ACRES ON PARCEL 6A, AS DEPICTED BY EXHIBIT "C" ATTACHED; THEREBY SATISFYING THE OBLIGATION TO PROVIDE THE REQUIRED UPLAND PRESERVE OF APPROXIMATELY 3.64 ACRES OF PARCEL 6 AND NEARBY UNDEVELOPED PARCELS, GOVERNED BY CPUD ORDINANCE NO. 2363-2018.

NANCE NUMBERS 2361-2018 AND 2362-2018; APPROVING CERTAIN CONDITIONS OF DEVELOPMENT; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ACCEPTANCE BY THE APPLICANT; AND PROVIDING FOR DIRECTIONS TO THE CITY CLERK.

Any person deciding to appeal any decision made by the Commission at the public hearing will need to ensure that a verbatim record of the proceedings is made. In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation for 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.

STUART CITY COMMISSION
2-16/2018

0000309614-01