



City of Stuart

A G E N D A
LOCAL PLANNING AGENCY / PLANNING ADVISORY BOARD
TO BE HELD MAY 16, 2019
AT 5:30 PM
COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

LOCAL PLANNING AGENCY

Chair - Michael Herbach
Vice Chair - Michael Conner
Board Member - Larry Massing
Board Member - Bill Mathers
Board Member - Christina de la Vega
Board Member - Ryan Strom
Board Member - Li Roberts
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 (5 min. max)

COMMENTS FROM THE BOARD MEMBERS

OTHER MATTERS BEFORE THE BOARD

1. STUART NEWS MAJOR PUD AMENDMENT (QUASI-JUDICIAL)(RC):

ORDINANCE NO. 2408-2019: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING A MAJOR AMENDMENT TO THE STUART NEWS COMMERCIAL PLANNED UNIT DEVELOPMENT ZONING AGREEMENT; CHANGING THE NAME OF THE CPUD TO MARTIN COUNTY SCHOOL BOARD CPUD; DECLARING THE CPUD DEVELOPMENT TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

STAFF UPDATE

ADJOURNMENT

UPCOMING MEETINGS and EVENTS

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

Meeting Date:5/16/2019

Prepared by:Jordan Pinkston

Title of Item:

Approval of LPA Minutes

Summary Explanation/Background Information on Agenda Request:

Approval of April 18, 2019 LPA MI nutes

Funding Source:

N/A

Recommended Action:

Approve

ATTACHMENTS:

Description	Upload Date	Type
📎 LPA Minutes	5/7/2019	Cover Memo



MINUTES

**LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD
TO BE HELD APRIL 18, 2019 AT 5:30PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FL 34994**

LOCAL PLANNING AGENCY

**Chair – Michael Herbach
Vice Chair – Michael Conner
Board Member – Li Roberts
Board Member – Larry Massing
Board Member – Ryan Strom
Board Member – Bill Mathers
Board Member – Christina de la Vega**

ADMINISTRATIVE

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

CALL TO ORDER  5:30 PM

ROLL CALL:  5:30 PM Roll Call. Present: William Mathers, Larry Massing, Michael Herbach, Ryan Strom, Li Roberts. Cristina de la Vega, Absent: Michael Conner.

APPROVAL OF MINUTES:  5:32 PM Motion: Action: Approve, Moved by Larry Massing, Seconded by Ryan Strom. Motion passed unanimously.

COMMENTS FROM THE PUBLIC – None

COMMENTS FROM THE BOARD MEMBERS - None

OTHER MATTERS BEFORE THE BOARD

1. Ordinance 2399-2019 Memorial Marker Sign Standards

PRESENTATION: Dave Peters, Public Works Director

PUBLIC COMMENT - None

BOARD COMMENT:

Li Roberts asked if it mirrored the county.

Dave Peters said it did as well as what the FDOT allows.

Li Roberts asked if they are already doing this.

Dave Peters said they are due to a memorial on the north side of the bridge continuing to grow. We wanted a program in place so they would not continue to expand the memorial and put us at risk of damaging what they had in place. We met with family members and they agreed to place that memorial marker there.

Li Roberts asked about how far from the travel road way it would be and if it was up to the discretion of the Public Works Director.

Dave Peters said yes, working with family members to insure it does not impede traffic vision and did not cause maintenance problems.

Li Roberts asked using a break away post.

Dave Peters said they typically put them on the back of sidewalks at the right of way and use a stop sign post.

Li Roberts asked if they try to place them in areas that have other objects such as utility poles. Blue Star markers purposely have breakaway poles to prevent damage and loss of life if you hit the pole. The memorabilia that people place at locations, should we have language that says when it needs to be removed?

Dave Peters said they are not allowed to do that and said they would call relatives and asked that they remove it.

Li Roberts said she would hope that when you are sending someone an application to do this that it would clearly state on the application that by doing this you recognize that any mementoes will be removed by the city and not allowed to be there.

Dave Peters said that the application clearly states what is and is not allowed.

Bill Mathers asked if it was for a minimum or maximum of one year.

Dave Peters said it was a maximum one year permit.

Li Roberts asked if it could say it will be in place for one year.

Dave Peters said we could do that.

Bill Mathers asked if they were grandfathering anyone in.

Dave Peters said once the ordinance is passed we will honor anyone since then. I will also note the breakaway posts.

 5:37 PM **Motion: Action:** Approve, **Moved by** Larry Massing, **Seconded by** Ryan Strom. Motion passed unanimously.

2. Residential Fence Regulations  5:41 PM

PRESENTATION: Stephen Mayer, Senior Planner

PUBLIC COMMENT:

Helen McBride said fencing in the front should be no higher than 4 feet, because I live in an area where they just put a fence in the front yard and that is what the neighbors are all saying. If everyone puts in a 6 foot fence then it will just be a line of fencing all the way down. Hedges should also be 4 feet. If it is in the front, other neighbors have to see it. Really consider all of the neighbors on either side.

BOARD COMMENT:

Bill Mathers asked if this was a replacement ordinance or is just a modification of a current one.

Stephen Mayer said we have a zoning in process and have not had an ordinance to replace any text or code for fences.

Bill Mathers said that he knew years ago 4 feet was a suggested requirement by law enforcement to have visual access.

Larry Massing asked if law enforcement made a recommendation.

Stephen Mayer said they haven't spoken with the police, but we are in line with the recommendation for 4 feet and that is where staff is headed.

Larry Massing said in my perspective 4 feet is still too high. A fence of any sort higher than 3 feet in a front yard is unattractive makes it difficult to keep track of traffic. I was not aware that you could fence the front yard.

Bill Mathers said front feet ROW clearance zone would vary and asked if they were going for a standard or a case by case basis. It is trying to turn into a resolution correct. People need a plan.

Larry Massing said that's what they are trying to establish. They need this board's opinion.

Stephen Meyer said the fencing is limited to residential zinging district. R1, R2, R3 and R1A.

Christina de la Vega said she feels the opposite because she uses her front yard regularly and her 6 foot hedge is attractive and it gives them privacy. If more people use their front yards they would meet their neighbors more often. She thought it give a whole different character than a sad, sod lawn. She disagrees with everything in the plan, except that stockade fences should be landscaped. A chain link fenced covered with vinyl will rot and fall off. Chain linked fences covered in plastic will pollute our waterways and get into our children's stomachs. I think we need to think carefully about making regulations that people are going to live by for 20 years.

Ryan Strom asked if an ordinance adopted and your fence is nonconforming and you sold your house, would the buyers need to conform.

Stephen Mayer said no it would be a nonconforming fence that applies to all the rules of nonconformity. So as long it is permitted it would allow it to continue to exist as long as more than 50% of it is not damaged or needs to be moved or expanded. We do allow maintenance of the fence, so if the poles are still intact then that kind of maintenance can still happen without a new permit.

Ryan Strom asked how someone could get an Administrative Variance for a fence. He brought this up from personal experience.

Stephen Mayer said were not recommending any changes to the Administrative Variance process so those fences are part of something our director could do. We look for public input.

Ryan Strom suggested reaching out to the Realtor Association.

Bill Mathers suggested looking at the height of the fence by the garage for cars backing out and their right of way.

Christina de la Vega said there is a beautiful fence on 5th St. and under these new regulations they would probably not be allowed to build that fence. We should encourage people to use their yard and liked 6 foot instead of 4 foot fences. She said there are some very tall hedges and didn't think they were a problem.

Kev Freeman said they've had inquiries for 6 foot panel fences in the front yard. The issues between hedges and fencing are two different things. If we had the option we would try to negotiate with applicant for different style of fence or landscaping, we would get objections from neighbors on that street. Imagine if a PUD came in front of you and they wanted that down a residential street, that would be thrown away. If someone came in and had landscape and visual interest it would be a different matter. Please do not get confused, about what we are trying to do. It is not to ban or prohibit particular fences; we are trying to get a better visual for the residents. Also, from a safety point of view we want to know how fences or hedges interact with the street. The questions we are asking is what sort of visual impression, height, fences, and hedges would you want to see. We are all in agreement the sides and rear we need privacy and maintaining code as it is. Our concern is that we did not have any code in the urban district that allowed us to take into account the impact on neighbors.

Li Roberts said we need to recognize there is a difference between fence, hedge and wall. Here are a few things that need to be dealt with. One is your clearance zone between front yard and right of way. Decide whether your definition of a clearance zone is a percentage of that amount of land or is it a set number of feet. Take into account sidewalks and other things. I believe a percentage is the more appropriate way to do it rather than a set number of feet. Take into account if you are allowing any of these you are now creating a problem for those walking on the side walk. It should be go to realtors and condo associations to weigh in. The length needs to have a maximum amount of continuous length with no variation. Need to deal with rust stains. Address driveways and gates. There is a difference between two lane roads, four lane roads and speed limits. There is a difference of corner lots and where they face other properties. Pools need to be addressed at a variance standpoint. Address who will be designing and installing these fences. Deal with front yard parking. Talk to law enforcement and how to deal with house numbers. Deal with signs on these fences. Deal with utility companies with coming onto your yard. Consider lighting on these fences.

Bill Mathers said to add mailboxes.

Mike Herbach said he thought they need to consider streetscape. He does not have a solution and didn't know how they would handle a multi-family area but thought they were heading in the right direction. Everything is a compromise.

Kev Freeman said that our next step is to put this information together then present to City Commission for a discussion item. It will then return to the LPA with a proposed ordinance change and then back to City Commission for approval.

Li Roberts suggested putting something in the utility bills.

Kev Freeman said this is part of the character of the city and what he was afraid of was seeing more of these going into the city. It is a big character change for streets. Local government has its control over right of ways, but it is the community's control beyond that. We have a choice to allow the community to continue or to secure the character of the city.

Li Robert is there a way to halt fencing.

Kev Freeman said it has been halted. Applicants can come in the interim period to negotiate a solution with neighborhood consent. We should have a solution in two months.

Christina de la Vega suggested looking at the right of ways for other ways instead of sod.

Kev Freeman said yes, we will look at that.

ADJOURNMENT:  **6:29 PM Motion: Action: Adjourn, Moved by Li Roberts, Seconded by Larry Massing. Motion passed unanimously.**

Michael Herbach, Chair

Jordan Pinkston, Board Secretary

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Local Planning Agency

Meeting Date: 5/16/2019

Prepared by: Tom Reetz

Title of Item:

STUART NEWS MAJOR PUD AMENDMENT (QUASI-JUDICIAL)(RC):

ORDINANCE NO. 2408-2019: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING A MAJOR AMENDMENT TO THE STUART NEWS COMMERCIAL PLANNED UNIT DEVELOPMENT ZONING AGREEMENT; CHANGING THE NAME OF THE CPUD TO MARTIN COUNTY SCHOOL BOARD CPUD; DECLARING THE CPUD DEVELOPMENT TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The Martin County School Board, as applicant, is requesting to amend the Stuart News Commercial Planned Unit Development agreement, Ordinance No. 941-1982 in order to allow government buildings as a permitted use. Government buildings are permitted in the Commercial land use category, and are an allowable use within the CPUD zoning district with approval of the City Commission. This amendment will allow the School Board to relocate and consolidate the Martin County School District staff, and associated services, to this centralized location while remaining inside the City borders.

In addition to government use, Professional office (including non-intensive medical), Restaurant (limited to 30 seats), Banks, and Retail, Non-intensive sales and service are included for possible future uses for the CPUD. Although these uses will be contemplated and permitted, it will still require an amendment to the PUD to address additional parking, site plan amendment and storm water considerations. However, the applicant will not need a deviation from the Code for the actual use.

The proposed amendment to allow government buildings within the Stuart New CPUD is consistent with the City of Stuart Comprehensive Plan, including concurrency with the adopted level-of-service for utilities and is compatible with existing uses in the surrounding areas.

The CPUD was originally approved to develop a campus of buildings consisting of a 30,529 square foot Production Building housing printing presses, warehouse, mailroom, a Production services Building, a 40,610 square foot two-story Office Building, a 3,200 square foot Vehicle Maintenance/Groundkeeper building, a railroad siding, and appurtenant facilities and improvements, including parking areas landscaping entrances exits, perimeter road and a perimeter buffer area, all complying with relevant development standards of the City's Land Development Code.

Funding Source:

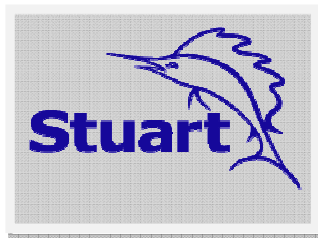
N/A

Recommended Action:

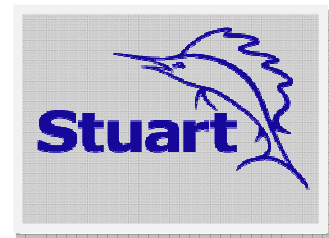
Motion to approve Ordinance No. 2408-2019

ATTACHMENTS:

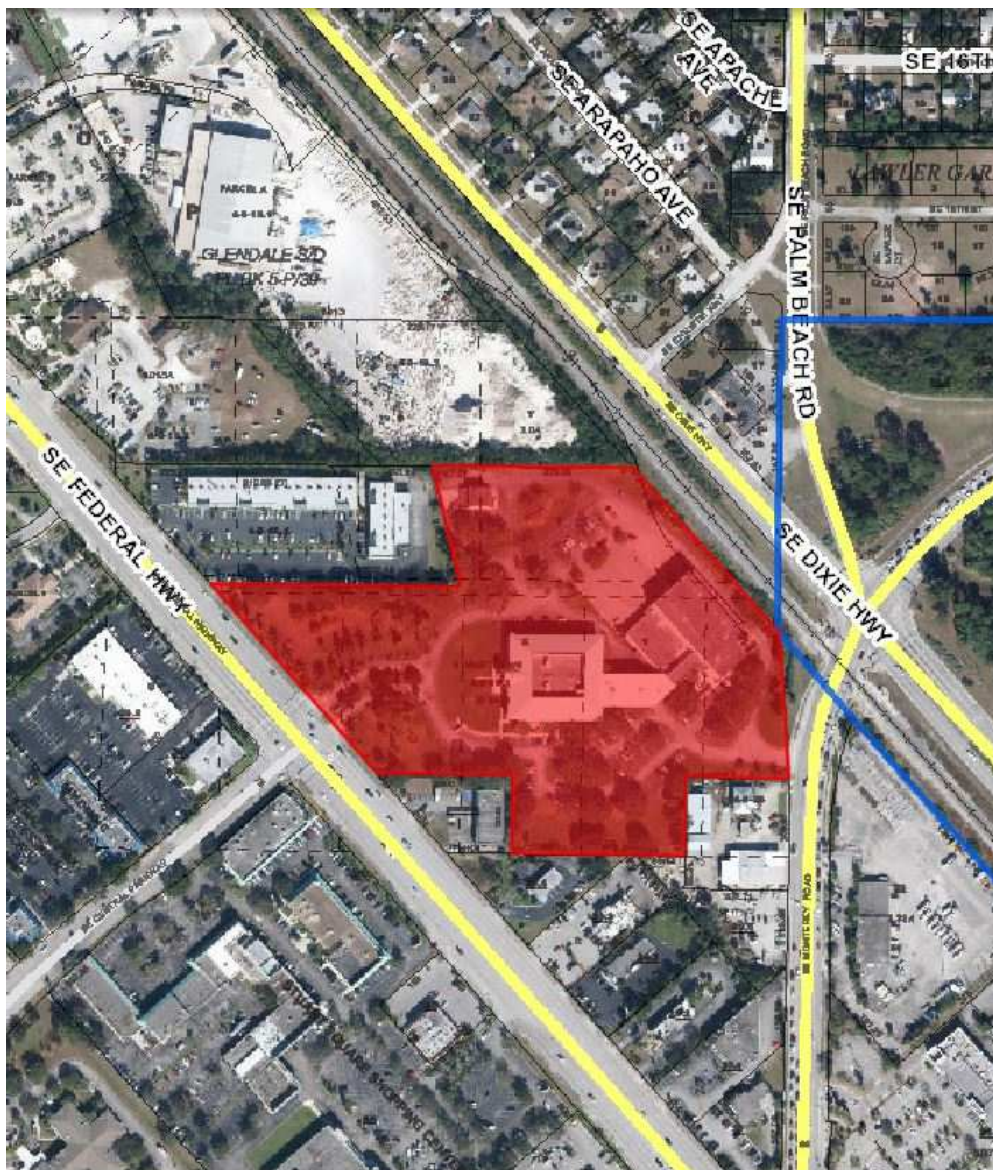
Description	Upload Date	Type
▣ Staff Report - By Tom Reetz	5/8/2019	Staff Report
▣ Ordinance No. 2408-2019	5/8/2019	Ordinance add to Y drive
▣ Location Map	5/8/2019	Backup Material
▣ Boundary Survey	5/8/2019	Backup Material
▣ Application	5/8/2019	Backup Material
▣ Ordinance No.941-1982	5/8/2019	Backup Material



**CITY OF STUART
LOCAL PLANNING AGENCY**
May 16, 2019



Project Name: Stuart News CPUD Amendment	Property Owner: Stuart News
Project No.: Z190400004	Applicant/Petitioner: Martin County School Board
Ordinance No: 2408-2019	Agent/Representative: Tyson Waters
	Case Planner: Tom Reetz
Location: 1939 SE Federal Highway, Stuart, FL	



PROJECT SUMMARY		
<i>Property Size (area)</i>		10.841 acres
<i>Present Use</i>		CPUD
<i>Subject Property Land Use</i>		Commercial
<i>Adjacent FLU</i>	<i>North</i>	Industrial & Commercial
	<i>South</i>	Commercial
	<i>East</i>	County
	<i>West</i>	Commercial
<i>Subject Property Zoning</i>		CPUD (Commercial Planned Unit Development)
<i>Adjacent Zoning</i>	<i>North</i>	B-2 & Industrial
	<i>South</i>	B-2
	<i>East</i>	Martin County
	<i>West</i>	B-2
<i>Proposed Use</i>		Government Building
<i>Brief Explanation</i>		The Martin County School Board, as applicant, is requesting to amend the Stuart New Commercial Planned Unit Development agreement, Ordinance No. 941-1982 in order to allow government buildings as a permitted use. Government buildings are permitted in the Commercial land use category, and are an allowable use within the CPUD zoning district with approval of the City Commission. This amendment will allow the School Board to relocate and consolidate the Martin County School District staff, and associated services, to this centralized location.
<i>Staff Recommendation: Motion to approve a Major Amendment to the Stuart News CPUD to allow government buildings as a permitted use.</i>		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

- A. Requirements for Application** – The applications for the major amendment to the CPUD 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:** 5-1-2019
- C. Mail Notice Postmark:** 5-1-2019 to property owners within 300 feet
- D. Publication Date:** N/A

II. HISTORY OF THE SITE

The CPUD was originally approved to develop a campus of buildings consisting of a 30,529 square foot Production Building housing printing presses, warehouse, mailroom, a Production services Building, a 40,610 square foot two-story Office Building, a 3,200 square foot Vehicle Maintenance/Groundkeeper building, a railroad siding, and appurtenant facilities and improvements, including parking areas landscaping entrances exits, perimeter road and a perimeter buffer area, all complying with relevant development standards of the City's Land Development Code.

III. STAFF ANALYSIS

A. Site and Conditions for Development

The subject property consists 10.81 acres in size, located at 1939 SE Federal Highway, Stuart, Fl east of US1 and west of Monterey and Dixie Hwy.

Direction	Current Use	Zoning	Future Land Use
North	Commercial Retail	B-2	Commercial
South	Good Year, Auto purchase, Restaurant	B-2	Commercial
East	Construction Company(Mosley and Son)	Industrial	Industrial
West	Strip plaza (Auto Zone)	B-2	Commercial

B. Project Description

This new, centralized location will allow the School district and the community, a more convenient location for the School District administration operations. the Martin County School Board chambers will also be relocated to the Stuart News property.

In addition to government use, Professional office (including non-intensive medical), Restaurant (limited to 30 seats), Banks, and Retail, Non-intensive sales and service are included for possible future uses for the CPUD without amendment to the Ordinance.

The proposed amendment to allow government buildings within the Stuart New CPUD is consistent with the City of Stuart Comprehensive Plan, including concurrency with the adopted level-of-service for utilities and is compatible with existing uses in the surrounding areas.

C. Future Land Use Amendment and Comprehensive Plan Consistency Review

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

This land-use category commercial is predominately connected with the sale, rental and distribution of products or performance of professional and non-professional and nonprofessional services, including retail sales, service establishments, business, and professional and other offices shopping centers financial institutions restaurants. Also, public facilities and electric distribution substations are allowed.

IV. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Motion to approve Ordinance No. 2408-2019 - Major Amendment to the Stuart News CPUD to allow government buildings as a permitted use.



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

ORDINANCE NUMBER 2408-2019

**AN ORDINANCE OF THE CITY COMMISSION OF
THE CITY OF STUART, FLORIDA APPROVING A
MAJOR AMENDMENT TO THE STUART NEWS
COMMERCIAL PLANNED UNIT DEVELOPMENT
ZONING AGREEMENT WITH A INCLUDING
CHANGING THE NAME TO MARTIN COUNTY
SCHOOL BOARD CPUD; DECLARING THE CPUD
DEVELOPMENT TO BE CONSISTENT WITH THE
COMPREHENSIVE PLAN OF THE CITY; REPEALING
ALL ORDINANCES IN CONFLICT HEREWITH;
PROVIDING A SEVERABILITY CLAUSE;
PROVIDING AN EFFECTIVE DATE; AND FOR
OTHER PURPOSES.**

* * * * *

WHEREAS, All prior documents relating to the Stuart News CPUD are rescinded; It is the parties intention that this document shall supercede all prior renditions; and

WHEREAS, The prior PUD amendments are deemed completed and no further entitlements exist moving forward; and

WHEREAS, No further entitlements exist moving forward and are hereby resolved and complete and this document is binding; and

WHEREAS, this document shall be the controlling document now herein known as the Martin County School Board Commercial Planned Unit Development (CPUD); and

WHEREAS, the applicant has applied for an amendment to Ordinance 941-1982 to amend the previous list of uses to include government offices; and

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission meeting to consider the planned unit development amendment application to approve a modification to the list of permitted uses; and

WHEREAS, the City Commission has determined the application is consistent with the overall planning and development goals and objectives of the City and well as the Stuart Comprehensive Plan. The development of the subject property will be in harmony with surrounding properties and their existing or anticipated development.

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 list of uses attached hereto as **Exhibit “C”**; and the Boundary Survey By Betsy Lindsay, Inc., Sheets 1 & 2, dated 01/09/2019 attached hereto as **Exhibit “D”**.

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

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

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

SECTION 2: The ‘Stuart News CPUD’, as established by Ordinance No. 941-1982, is hereby amended as described above in this Ordinance. The 10.841 acre property shall be known as the “Martin County School Board Commercial Planned Unit Development (CPUD)” and shall adhere to the conditions of development attached hereto as “Exhibit C”.

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

SECTION 4: If any word, clause, sentence, paragraph, section or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

SECTION 5: This ordinance and agreement shall be effective upon the last of the following to occur: adoption by the City Commission, and proper execution by the Owner.

SECTION 6: The complete execution and recording of this Ordinance by the City Clerk shall occur no later than 90 days from the date of this approval, failing which this ordinance shall be void.

PASSED on First Reading this 20th day of May, 2019.

ADOPTED on Second Reading this 10th day of June, 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 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:

Scripps NP Operating, LLC

By:_____

Print Name:_____

For and on behalf of
Scripps NP Operating, LLC

Print Name:_____

OWNERS ACKNOWLEDGMENT

The above Acceptance and Agreement of Ordinance No. _____ was
acknowledged before me this _____ day of _____, 2019, by _____,
For and behalf of Scripps NP Operating, LLC.

Notary Public, State of Florida
My Commission Expires:
Notary Seal

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

‘EXHIBIT A’ Legal Description of Property

1939 Southeast Federal Highway, City of Stuart, Martin County, Florida
 BEING A PARCEL OF LAND IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST,
 IN THE PLAT OF GLENDALE SUBDIVISION O.R. BOOK 5 PAGE 39 PALM BEACH
 COUNTY, FLORIDA, NOW MARTIN COUNTY, WITHIN THE CITY OF STUART,
 FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 38
 SOUTH, RANGE 41 EAST; THENCE RUN NORTH 00°49'10" EAST FOR 893.81 FEET;
 THENCE SOUTH 41°27'42" EAST FOR 38.49 FEET TO THE BEGINNING OF A PORTION
 OF THE CENTERLINE OF CONSTRUCTION FOR PALM BEACH ROAD, THENCE NORTH
 01°01'37" EAST FOR 623.41 FEET; TO THE BEGINNING OF A CONCAVE CURVE
 WESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 88°58'23" EAST; THENCE
 CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF
 5729.58 FEET THROUGH A CENTRAL ANGLE OF 03°51'37" ARC DISTANCE OF
 386.04 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTH 87°10'00" WEST
 RADIAL TO THE AFOREMENTIONED CURVE FOR 40.00 FEET TO THE BEGINNING OF
 A CURVE AND THE POINT OF BEGINNING, THENCE SOUTHERLY ALONG THE ARC
 OF A CURVE CONCAVE WESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH
 87°10'00" WEST HAVING A RADIUS OF 5689.58 FEET THROUGH A CENTRAL ANGLE
 OF 00°37'35" WEST AND AN ARC DISTANCE OF 62.20 FEET; THENCE NORTH
 89°11'17" WEST FOR 179.20 FEET, THENCE SOUTH 01°24'53" WEST FOR 142.34 FEET;
 THENCE NORTH 89°20'02" WEST FOR 161.44 FEET; THENCE NORTH 89°25'17" WEST
 FOR 175.61 FEET; THENCE NORTH 00°24'41" WEST FOR 137.23 FEET; THENCE NORTH
 89°25'32" WEST FOR 232.93 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF
 U.S. HIGHWAY 81; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE
 NORTH 41°27'42" WEST FOR 484.21 FEET; THENCE DEPARTING FROM SAID RIGHT-
 OF-WAY LINE SOUTH 89°29'00" EAST FOR 466.50 FEET ALONG THE CENTERLINE OF
 THE ABANDONED ETHEL AVENUE. THENCE NORTH 00°31'00" EAST FOR 15 FEET TO
 THE NORTHERLY RIGHT-OF-WAY LINE OF ETHEL AVENUE; THENCE NORTH
 12°41'18" WEST FOR 215.70 FEET; THENCE SOUTH 89°29'00" EAST FOR 378.05 FEET;
 THENCE SOUTH 41°30'32" EAST FOR 403.71 FEET TO A POINT OF CURVATURE;
 THENCE CONTINUE ALONG THE ARC OF A CURVE CONCAVE EASTERLY FROM
 WHICH A RADIAL LINE BEARS SOUTH 89°20'58" WEST HAVING A RADIUS OF 5769.58
 FEET THROUGH A CENTRAL ANGLE OF 02°10'58" AND AN ARC LENGTH OF 219.80
 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 10.841 ACRES MORE OR LESS.

ALL OF THE ABOVE BEING THE SAME PROPERTY CONVEYED TO SCRIPPS MEDIA,
 INC., A DELAWARE CORPORATION (SUCCESSOR BY MERGER TO STUART NEWS
 COMPANY, A FLORIDA CORPORATION) BY WARRANTY DEED DATED AUGUST 17,
 1977 AND RECORDED IN BOOK 426, PAGE 1209 OF THE OFFICIAL RECORDS OF
 MARTIN COUNTY, FLORIDA

EXHIBIT "B"

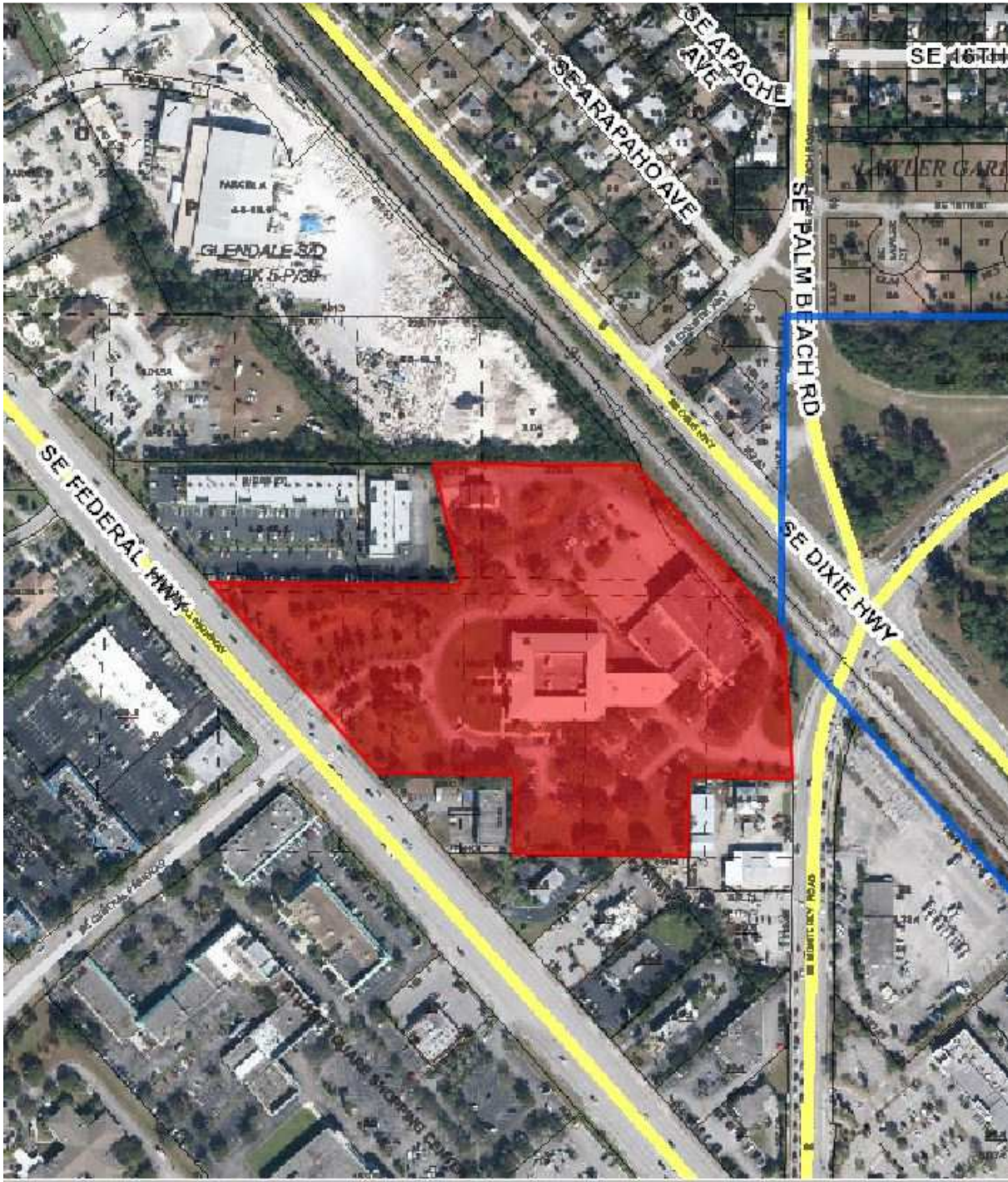


EXHIBIT "C"

DEVELOPMENT CONDITIONS

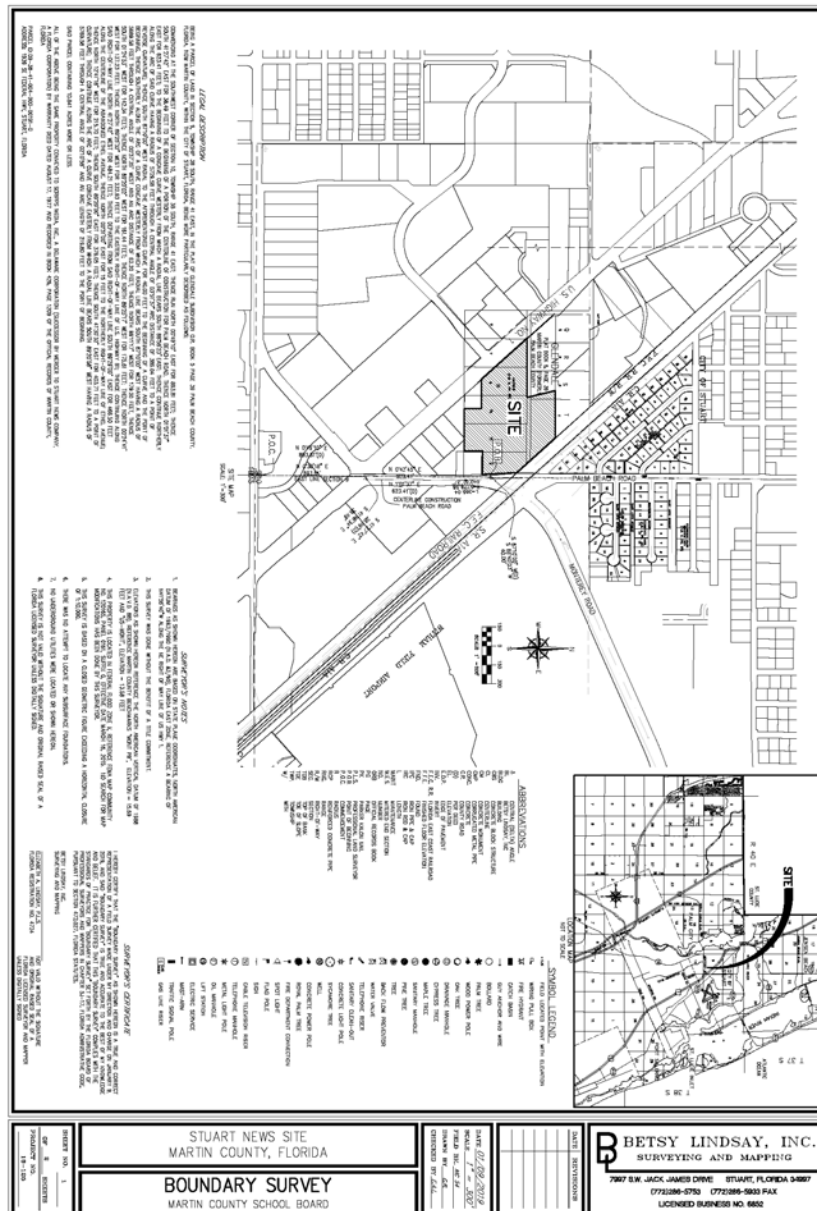
1. The following uses are permitted:

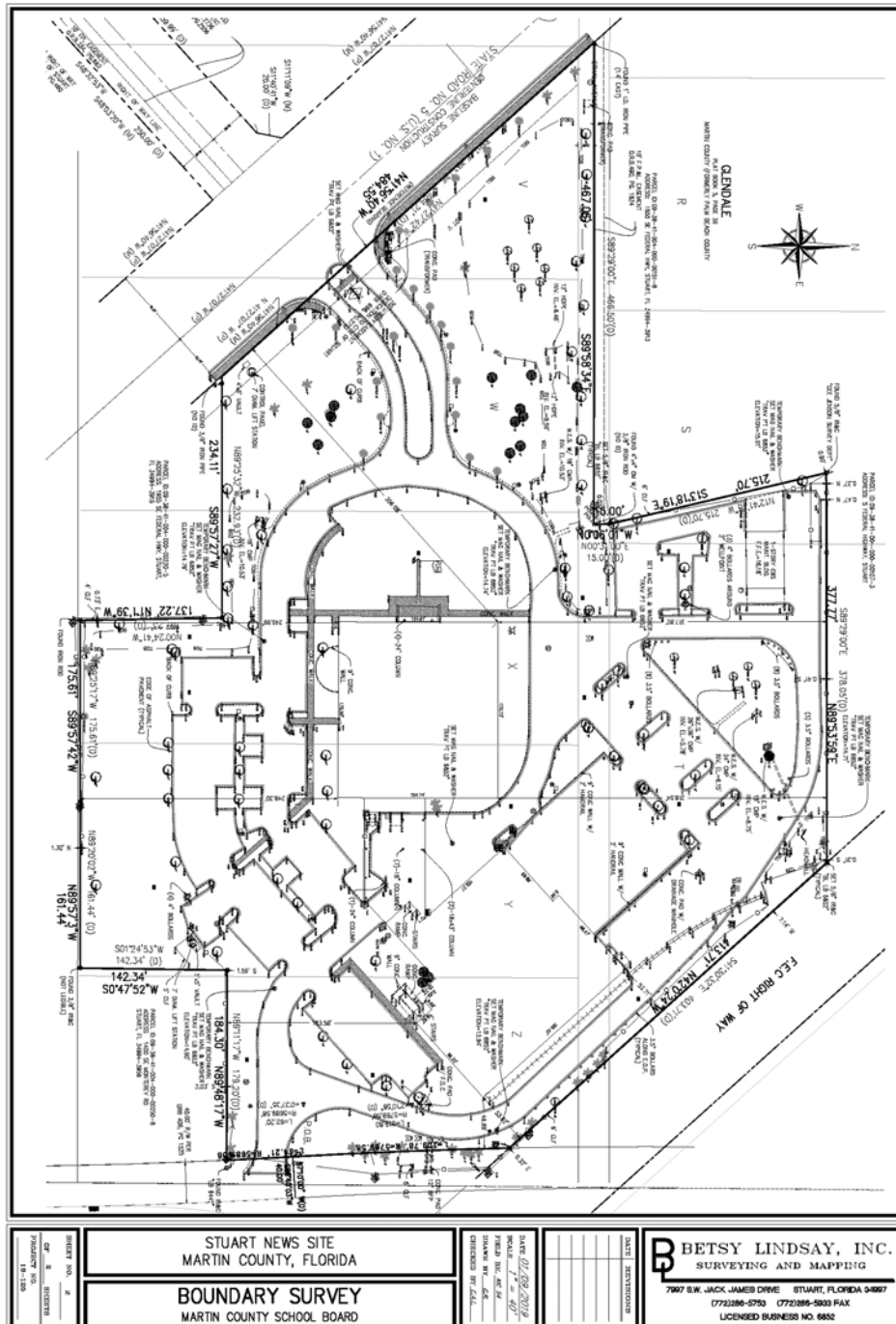
- **Government offices**
- Professional office (including non-intensive medical)
- Restaurant, limited
- Banks
- Retail, Non-intensive sales and service

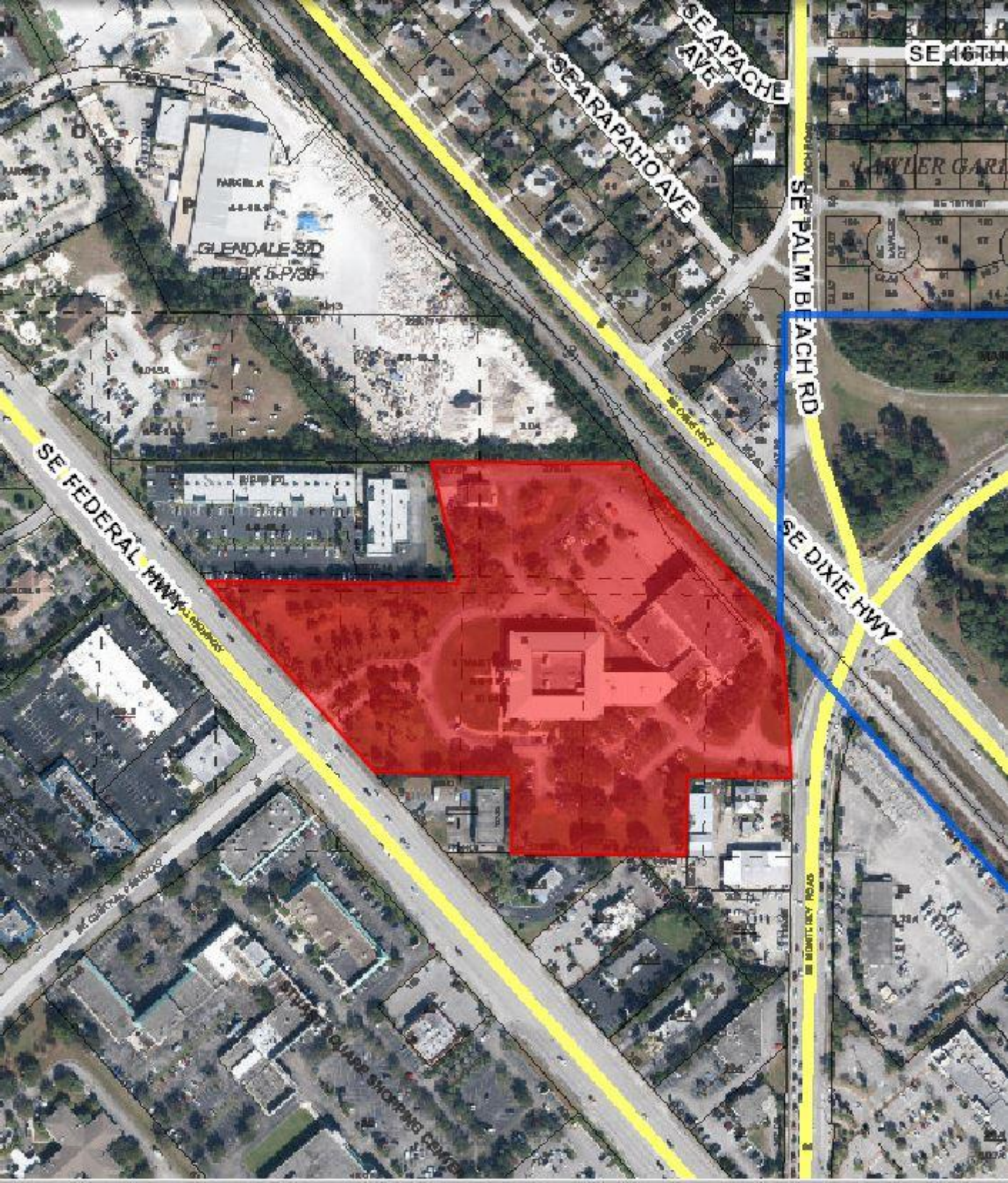
Prior to Issuance of Building Permits

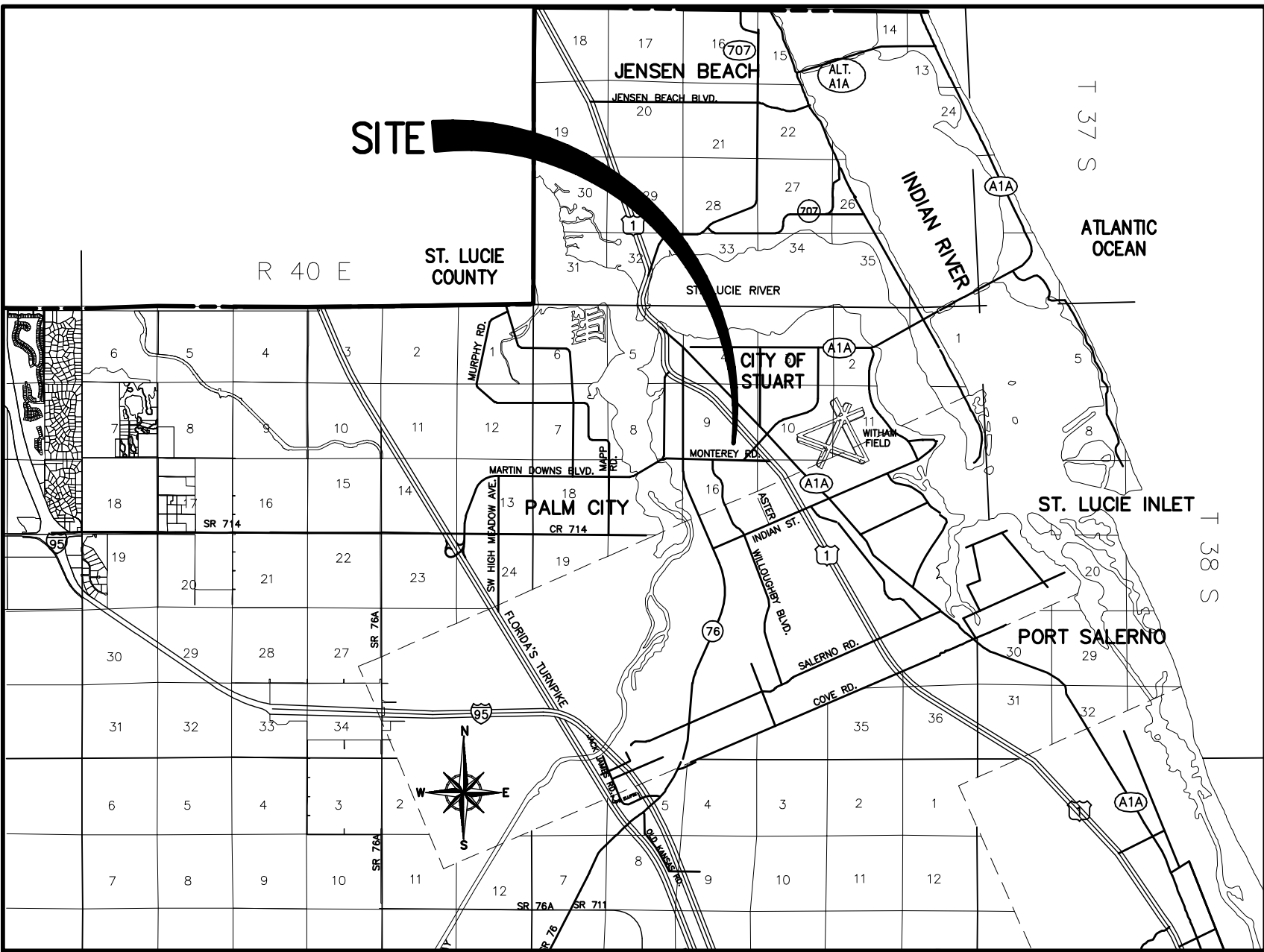
2. The applicant shall present to the city a unified signage plan per Section 6.11.09 of the City of Stuart Land Development Code before any new signs are installed on the building or on the property.

EXHIBIT "D"









AL	CENTRAL (DELTA) ANGLE
BL	BETSY LINDSAY, INC
BLDG	BUILDING
CBS	CONCRETE BLOCK STRUCTURE
CL	CENTERLINE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
C.R.	COUNTY ROAD
(D)	PER DEED
EL	ELEVATION
E.O.P.	EDGE OF PAVEMENT
INV.	INVERT
F.C. R.R.	FLORIDA EAST COAST RAILROAD
F.F.E.	FINISHED FLOOR ELEVATION
FND.	FOUND
IPC	IRON PIPE & CAP
IRC	IRON ROD & CAP
L	LENGTH
MAINT	MAINTENANCE
M.E.S.	MITERED END SECTION
NO.	NUMBER
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
PK	PARKER KALON NAIL
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	COMMENCEMENT
R	RADIUS
RC	REINFORCED CONCRETE PIPE
RING.	RANGE
R/W	RIGHT-OF-WAY
SEC.	SECTION
TOB	TOP OF BANK
TOE	TOE OF SLOPE
TWP.	TOWNSHIP
W /	WITH

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 JANUARY 9, 2019, 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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.
SURVEYING AND MAPPING

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER
UNLESS DIGITALLY SIGNED

BEING A PARCEL OF LAND IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, IN THE PLAT OF GLENDALE SUBDIVISION O.R. BOOK 5 PAGE 39 PALM BEACH COUNTY FLORIDA, NOW MARTIN COUNTY, WITHIN THE CITY OF STUART, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE RUN NORTH 00°49'10" EAST FOR 893.81 FEET; THENCE SOUTH 41°27'42" EAST FOR 384.89 FEET TO THE BEGINNING OF A PORTION OF THE CENTERLINE OF CONSTRUCTION FOR PALM BEACH ROAD, THENCE NORTH 01°01'37" EAST FOR 623.41 FEET; TO THE BEGINNING OF A CONCAVE CURVE WESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 88°52'38" EAST; THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5729.58 FEET THROUGH A CENTRAL ANGLE OF 0°35'31" ARC DISTANCE OF 386.04 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTH 87°10'00" WEST RADIAL TO THE AFOREMENTIONED CURVE FOR 40.00 FEET TO THE BEGINNING OF A CURVE AND THE POINT OF BEGINNING, THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 87°10'00" WEST HAVING A RADIUS OF 5689.58 FEET THROUGH A CENTRAL ANGLE OF 0°37'35" WEST AND AN ARC DISTANCE OF 62.20 FEET; THENCE NORTH 89°11'17" WEST FOR 179.20 FEET, THENCE SOUTH 01°24'53" WEST FOR 142.34 FEET; THENCE NORTH 89°20'02" WEST FOR 161.44 FEET; THENCE NORTH 89°25'17" WEST FOR 175.61 FEET; THENCE NORTH 00°24'41" WEST FOR 137.23 FEET; THENCE NORTH 89°25'32" WEST FOR 232.93 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 81; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 41°27'42" EAST FOR 484.21 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE SOUTH 89°29'00" EAST FOR 466.50 FEET ALONG THE CENTERLINE OF THE ABANDONED ETHEL AVENUE, THENCE NORTH 00°31'00" EAST FOR 15 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ETHEL AVENUE; THENCE NORTH 12°41'18" WEST FOR 215.70 FEET; THENCE SOUTH 89°29'00" EAST FOR 378.05 FEET; THENCE SOUTH 41°30'32" EAST FOR 403.71 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE CONCAVE EASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 89°20'58" WEST HAVING A RADIUS OF 5769.58 FEET THROUGH A CENTRAL ANGLE OF 02°10'58" AND AN ARC LENGTH OF 219.80 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 10.841 ACRES MORE OR LESS.

ALL OF THE ABOVE BEING THE SAME PROPERTY CONVEYED TO SCRIPPS MEDIA, INC., A DELAWARE CORPORATION (SUCCESSOR BY MERGER TO STUART NEWS COMPANY, A FLORIDA CORPORATION) BY WARRANTY DEED DATED AUGUST 17, 1977 AND RECORDED IN BOOK 426, PAGE 1209 OF THE OFFICIAL RECORDS OF MARTIN COUNTY, FLORIDA

PARCEL ID: 09-38-41-004-000-00191-0
ADDRESS: 1939 SE FEDERAL HWY, STUART, FLORIDA

1. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983/1990 (N.A.D. 83/90), FLORIDA EAST ZONE, REFERENCE A BEARING OF N41°56'40"W ALONG THE NE RIGHT OF WAY LINE OF US HWY 1.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3. ELEVATIONS AS SHOWN HEREON REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), REFERENCE MARTIN COUNTY BENCHMARKS "MONT PB", ELEVATION = 15.69 FEET AND "US-MONT", ELEVATION = 13.58 FEET
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5. THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10,000.
6. THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.
7. NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON.
8. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR UNLESS DIGITALLY SIGNED.

BETSY LINDSAY, INC.
SURVEYING AND MAPPING

7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS

DATE 01/09/2019
1" 300'

SCALE 1" = 300'

FIELD BK. MC 54

DRAWN BY C.R.

CHECKED BY *E.A.*

STUART NEWS SITE
MARTIN COUNTY, FLORIDA

BOUNDARY SURVEY

MARTIN COUNTY SCHOOL BOARD

SHEET NO. 1
OF 2 SHEETS
PROJECT NO.
18-125

FOX McCLUSKEY BUSH ROBISON, PLLC

M. LANNING FOX
Board Certified Real Estate Lawyer
MICHAEL J. McCLUSKEY
Board Certified Business Litigation Lawyer
RAYMOND G. ROBISON
LL.M. - Master of Laws in Taxation
J. HENRY CARTWRIGHT
TYSON J. WATERS
Board Certified Real Estate Lawyer
FREDERIK W. van VONNO (1951-2017)
Board Certified City, County &
Local Government Lawyer

The Tower Building at Willoughby Commons
3473 SE Willoughby Boulevard
P.O. Drawer 6
Stuart, Florida 34995-0006
Jupiter Location (Limited Services Available)
Telephone:
(772) 287-4444 * (561) 744-6499
Fax:
(772) 283-4637
www.foxmccluskey.com

ANTHONY D. GEORGE, JR.

VALERIE A. CHESNUT
PHILIP W. GROSIDIER
LL.M. - Master of Laws in Taxation

Of Counsel:
GEORGE W. BUSH, JR. (1964 – 2019)
Board Certified Business Litigation Lawyer
Board Certified Condominium
& Planned Development Lawyer
ROBERT A. GOLDMAN
ADAM G. SCHWARTZ

April 17, 2019

Thomas Reetz
Senior Planner
Development Department
121 SW Flagler Avenue
Stuart, Florida 34994

Dear Tom:

Please find enclosed the School Board of Martin County's, as contract purchaser, application to amend the Stuart News Commercial Planned Unit Development ("Stuart News CPUD"). The filing fee of \$3,072.00 for a major Planned Unit Development amendment is enclosed. In addition, the following materials are included with this application and enclosed herewith:

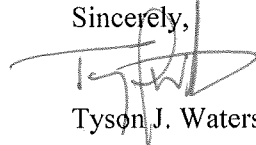
1. Justification Statement;
2. Survey of subject property; and
3. Letter of Authorization from NP Scripps Operating, LP, as property owner.

The sole purpose of the request, and basis for the proposed amendment, is to amend the Stuart News CPUD to add and allow as a permitted use governmental buildings. Governmental buildings are an allowable use with the subject property's land use designation (Commercial) and zoning designation (CPUD) upon approval of the City Commission. No other change or revision to the Stuart News CPUD is being requested.

We would ask that City staff review the enclosed materials and process the Stuart News CPUD amendment application in an expeditious manner.

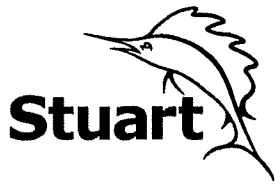
Should there be questions or anything further required please contact me.

Sincerely,



Tyson J. Waters

TJW
Enclosures



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

Received by: _____

Reviewed by: _____

Approved by: _____

Planned Unit Development (PUD) Amendment Application

Project ID# _____
(Staff Entry)

Pre-App Conference Date:	Application Date:
Project Name: Stuart News Commercial Planned Unit Development Amendment	
Parcel ID# 09-38-41-004-000-00191-0	Project Address: 1939 SE Federal Highway, Stuart, FL
Zoning/CRA Sub-district: CPUD	
Subdivision: N/A	Lot(s): N/A
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; 1. A change of two (2) percent or more in the area of any land use designations shown on the site plan; 2. Any change in the list of proposed uses; 3. An increase in residential density of five (5) percent or more; 4. An increase in nonresidential Building square footage of ten (10) percent or more; 5. A change in the boundary of the PUD district; 6. A change in the site plan or approval regarding any area(s) set aside and designated for future development; 7. Any other change determined by the City Development Director to have a potentially significant impact on City services or the surrounding neighborhood; 8. 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: Laurie Gaylord	City/State/Zip Code: Stuart, Florida 34994
Title: Superintendent of Schools	Telephone Number: 772-219-1200
Company: Martin County School Board (as Contract Purchaser)	Facsimile Number:
Company Address: 500 E. Ocean Boulevard	Email Address (optional): gaylorl@martin.k12.fl.us

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: Tyson J. Waters, Esq.	City/State/Zip Code: Stuart, Florida 34994
Title: Attorney	Telephone Number: 772-287-4444
Company: Fox McCluskey Bush Robison, PLLC	Facsimile Number:
Company Address: 3473 SE Willoughby Blvd.	Email Address (optional): twaters@foxmccluskey.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: Laurie Gaylord	City/State/Zip Code: Stuart, Florida 34994
Title: Superintendent of Schools	Telephone Number: 772-219-1200
Company: Martin County School Board (as Contract Purchaser)	Facsimile Number:
Company Address: 500 E. Ocean Boulevard	Email Address (optional): gaylorl@martin.k12.fl.us

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

4. Signed this 15 day of April, 2019.

Laurie J. Gaylord

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 15 day of

April 2019 by Laurie J. Gaylord who is personally known to me, or who has produced

_____ as identification and who did/did not take an oath.

Dianne M. Falls

Notary Signature

Commission Expires



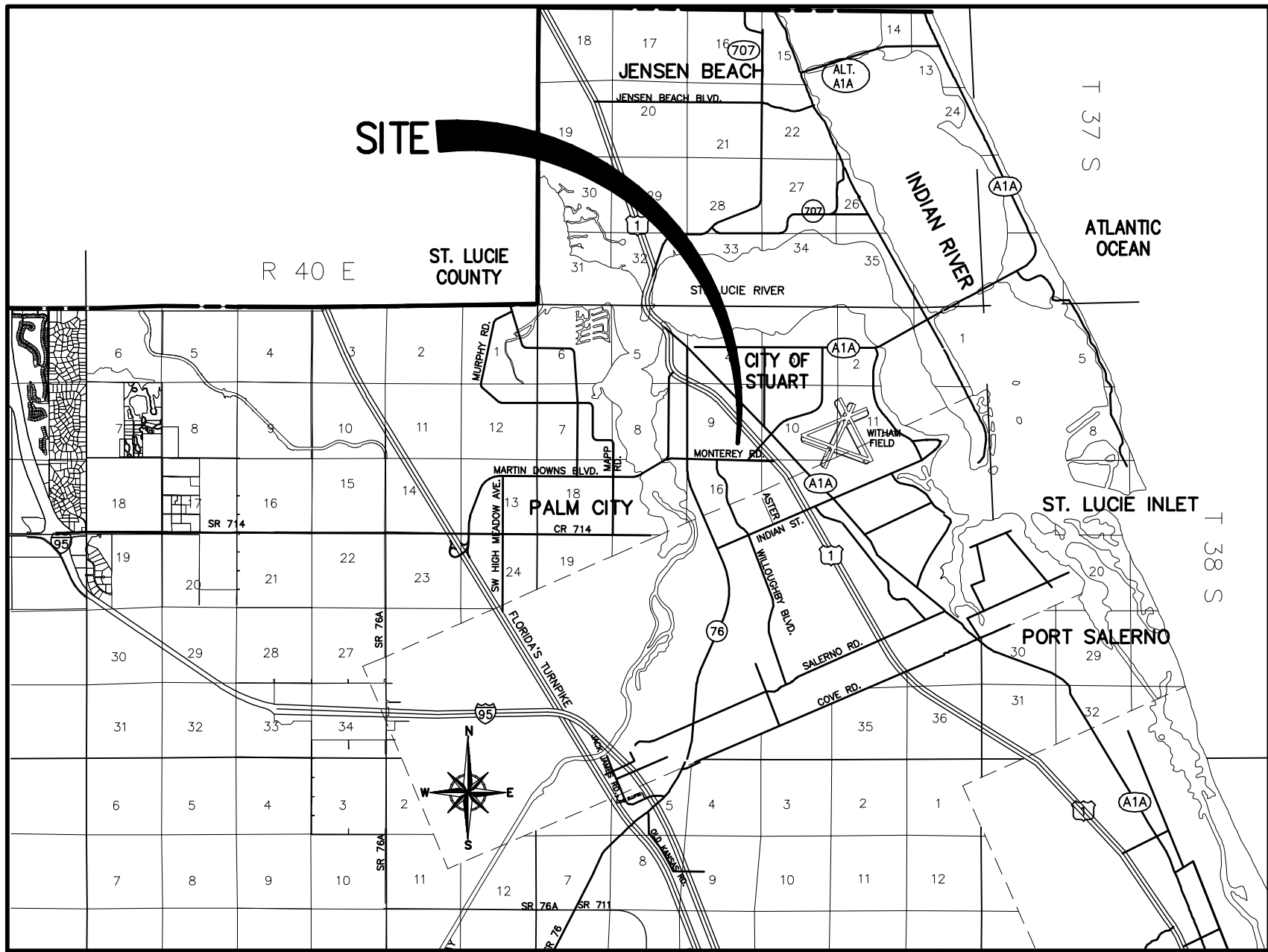
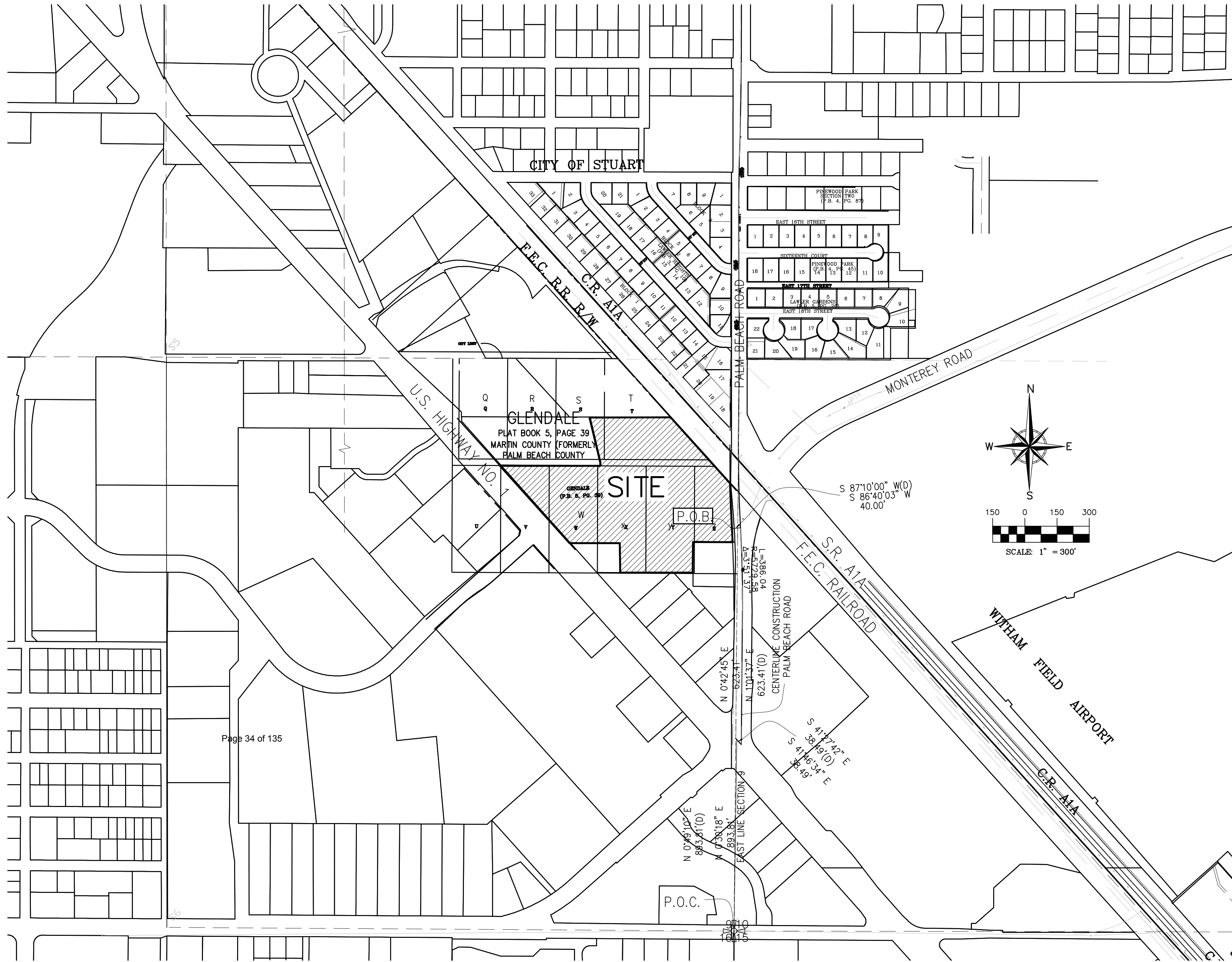
JUSTIFICATION STATEMENT

The Martin County School Board, as contract purchaser, is requesting to amend the Stuart News Commercial Planned Unit Development agreement (“Stuart News CPUD”) in order to allow governmental buildings as a permitted use therein. Governmental buildings are permitted in the Commercial land use category and are an allowable use within the CPUD zoning designation, upon approval of the City Commission. Approving the proposed amendment to the Stuart News CPUD will allow the Martin County School Board to close on the proposed acquisition of the subject property and facilitate the relocation and consolidation of Martin County School District staff, and associated services, to this location.

The Stuart News property is centralized within the City of Stuart municipal boundaries and offers the School District, and community, a more centralized and convenient location for the School District administrative operations. The Martin County School Board chambers will also be relocated to the Stuart News property.

No other changes or revisions are being requested to the Stuart News CPUD as part of this application.

The proposed amendment to allow governmental buildings within the Stuart News CPUD is consistent with the relevant components of the City of Stuart Comprehensive Plan, including concurrency with adopted levels-of-service for utilities and is compatible with existing uses in the surrounding areas. The proposed amendment complies with all relevant development standards of the City of Stuart Land Development Code.



ABBREVIATIONS

Δ	CENTRAL (DELTA) ANGLE
BL	BETSY LINDSAY, INC
BLDG	BUILDING
CBS	CONCRETE BLOCK STRUCTURE
CL	CENTERLINE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
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R/W	RIGHT-OF-WAY
SEC.	SECTION
T.O.B.	TOP OF BANK
TOE	TOE OF SLOPE
TWP.	TOWNSHIP
W/	WITH

SYMBOL LEGEND

• 11.25	FIELD LOCATED POINT WITH ELEVATION
⊠	WIRING PULL BOX
⊠	FIRE HYDRANT
⊠	CATCH BASIN
⊠	GUY ANCHOR AND WIRE
⊠	BOLLARD
⊠	PALM TREE
⊠	WOOD POWER POLE
⊠	OAK TREE
⊠	DRAINAGE MANHOLE
⊠	CYPRESS TREE
⊠	MAPLE TREE
⊠	SANITARY MANHOLE
⊠	PINE TREE
⊠	TREE
⊠	BACK FLOW PREVENTOR
⊠	WATER VALVE
⊠	TELEPHONE RISER
⊠	SANITARY CLEAN-OUT
⊠	CONCRETE LIGHT POLE
⊠	SYCAMORE TREE
⊠	WELL
⊠	CONCRETE POWER POLE
⊠	ROYAL PALM TREE
⊠	FIRE DEPARTMENT CONNECTION
⊠	SPOT LIGHT
⊠	FLAG POLE
⊠	SIGN
⊠	CABLE TELEVISION RISER
⊠	TELEPHONE MANHOLE
⊠	METAL LIGHT POLE
⊠	OIL MANHOLE
⊠	LIFT STATION
⊠	ELECTRIC SERVICE
⊠	MAST-ARM
⊠	TRAFFIC SIGNAL POLE
⊠	GAS LINE RISER

SURVEYOR'S NOTES

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ELIZABETH A. LINDSAY, P.L.S.
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LEGAL DESCRIPTION

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PARCEL ID: 09-38-41-004-000-00191-0
ADDRESS: 1939 SE FEDERAL HWY, STUART, FLORIDA

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING

7997 SW JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE REVISIONS

DATE	REVISIONS

DATE 01/09/2019

SCALE 1" = 300'

FIELD BK. MC 54

DRAWN BY C.R.

CHECKED BY E.A.L.

STUART NEWS SITE
MARTIN COUNTY, FLORIDA

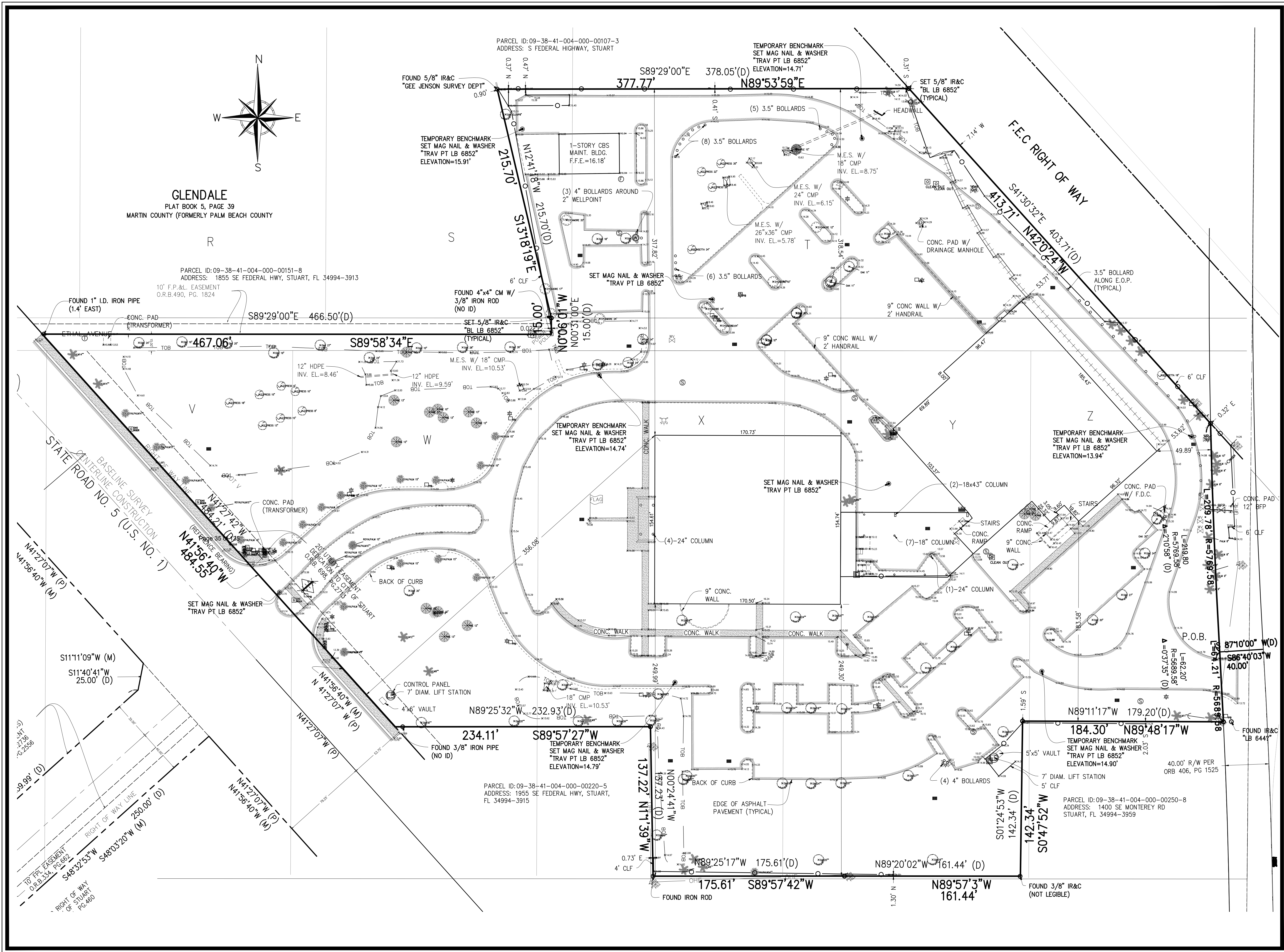
BOUNDARY SURVEY
MARTIN COUNTY SCHOOL BOARD

SHEET NO. 1

OF 2 SHEETS

PROJECT NO. 18-125

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B **BETSY LINDSAY, INC.**
SURVEYING AND MAPPING
7997 SW JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS

DATE 01/09/2019
SCALE 1" = 40'
FIELD BK. MC 54
DRAWN BY C.R.
CHECKED BY E.A.L.

STUART NEWS SITE
MARTIN COUNTY, FLORIDA

BOUNDARY SURVEY
MARTIN COUNTY SCHOOL BOARD

SHEET NO.	<u>2</u>
OF <u>2</u> SHEETS	
PROJECT NO.	<u>18-125</u>

GANNETT

La Guardia Myers
Sr. Director of Real Estate

April 15, 2019

City of Stuart
c/o Planning and Zoning Department
Attn: Kev Freeman
121 S. Flagler Avenue
Stuart, Florida 34994

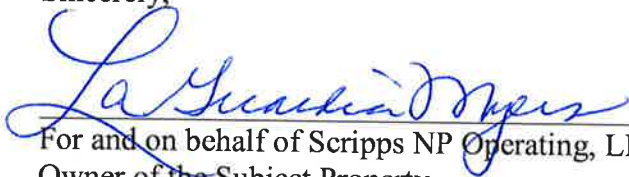
Re: Legal Representative Authorization
Planned Unit Development Amendment Application
Parcel # 09-38-41-004-000-00191-0; 1939 SE Federal Highway, Stuart, Florida

Dear Mr. Freeman:

As owner of the property referenced above, please consider this letter as formal authorization for the Martin County School Board, as the contract purchaser of the above referenced property, and the law firm of Fox McCluskey Bush Robison, PLLC, including but not limited to Tyson J. Waters, Esq., on its behalf, to execute and file an application for an amendment to the Stuart News Commercial Planned Unit Development to allow for governmental buildings (e.g. the Martin County School Board offices and other facilities) to be a permitted use on the subject property and to file such other documents as they deem necessary and to represent the contract purchaser at all meetings, hearings and in relation to all other governmental actions in furtherance of such application.

Thank you for your attention to this matter.

Sincerely,



For and on behalf of Scripps NP Operating, LLC
Owner of the Subject Property

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NO. 941

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, EXTENDING THE CITY LIMITS OF THE CITY BY ANNEXATION OF CONTIGUOUS PARCEL(S) UPON PETITION OF ALL OWNERS THEREOF AND REDEFINING THE BOUNDARIES OF SAID CITY OF STUART TO INCLUDE SAID PARCEL(S) PURSUANT TO SECTION 177.044, FLORIDA STATUTES; AMENDING CHAPTER 18 OF THE STUART CODE OF ORDINANCES BY DESIGNATING THE FOLLOWING DESCRIBED PARCEL(S) OF LAND TO CPUD CITY ZONING CLASSIFICATION; AND AMENDING THE CITY'S COMPREHENSIVE PLAN ACCORDINGLY;

THE LAND TO BE REZONED IS OWNED BY THE STUART NEWS COMPANY AND IS DESCRIBED AS FOLLOWS:

BE IT ENACTED BY THE PEOPLE OF THE CITY OF STUART, FLORIDA:

PART ONE: ANNEXATION

All acts having been performed under FLORIDA STATUTES upon which to predicate the annexation prayed for, the above-described real property be and hereby is annexed into the City of Stuart with the city zoning designation of CPUD.

PART TWO: AMENDING CITY ZONING CODE, ZONING MAP AND COMPREHENSIVE
PLAN ACCORDINGLY

The City Zoning Code (as set out in Chapter 18, Stuart Code of Ordinances), the City Zoning Map, and the City Comprehensive Plan be and hereby are amended accordingly.

PART THREE: REPEAL

All ordinances or parts thereof in conflict with this ordinance be and hereby are repealed to the extent of such conflict.

PART FOUR: EFFECTIVE DATE

This ordinance shall become effective thirty days after the date of final passage.

All of the following described real property lying and being situate in Martin County, Florida:

Commence at a point where the South line of Ethel Avenue, Glendale Subdivision, intersects the Easterly right of way line of U. S. #1 Highway, said point of commencement being 33 feet Easterly of the centerline of U. S. #1 Highway (as measured on the perpendicular); thence run S 89°36'E along said South line of said Ethel Avenue a distance of 538.74 feet for the Point of Beginning; thence continue S. 89°36' E along the South line of Ethel Avenue a distance of 460.52 feet to a point where the South line of Ethel Avenue intersects the Westerly right of way line of the F.E.C. Railroad; thence run S 41°39' E along the said Westerly right of way line of the F.E.C. Railroad a distance of 143.66 feet to a point where the said Westerly right of way line intersects the East line of Lot 2; thence run S 0°35'30" W a distance of 234.88 feet; thence run N 89°19'45" W a distance of 208.76 feet; thence run S 1°16'25" W a distance of 142.34 feet; thence run S 89°28'30" E a distance of 161.44 feet; thence run S 89°33'45" E a distance of 287.90 feet to a point on the Easterly right of way line of U. S. #1 Highway; thence run N 41°33' W along said Easterly right of way line of U. S. #1 Highway a distance of 16.13 feet; thence run S 89°33'45" E a distance of 122.97 feet to a concrete monument; thence run N 0°34' W a distance of 220.44 feet; thence run N 00°32'30" W a distance of 250.05 feet to the Point of Beginning, being a part of Lots W, X, Y and Z, Glendale Subdivision, as in Plat Book 5, Page 39, Public Records of Palm Beach County, Florida, now Martin County, subject to existing road rights of way and easements of record.

All of the South 210.00 feet of Lot T, Glendale Subdivision, as recorded in Plat Book 5, Page 39, Palm Beach County, Florida, public records, together with the following described portion of Lot S of the above referred to Glendale Subdivision, to-wit:

Begin at the Southeast corner of said Lot S; thence Westerly along the South line of Lot S for a distance of 16.80 feet; thence run N 12°41'16" W a distance of 216.54 feet to a point on the North line of the South 210.00 feet of said Lot S; thence run S 89°29'30" E a distance of 67.42 feet to a concrete monument on the East line of said Lot S; thence run N 00°49'52" E to a concrete marker at the Point of Beginning.

LESS AND EXCEPTING THAT part of Lot 2, Glendale Subdivision, according to the Plat thereof as recorded in Plat Book 5, Page 39, public records of Palm Beach County, (now Martin County) Florida in Sec. 9, Twp. 38 South, Rge. 41 East, said part which lies within 40 feet Westerly of the centerline of construction for Palm Beach Road, a portion of said centerline being more particularly described as follows:

Commence at the Southwest corner of Section 10, Township 38 South, Range 41 East; thence Northerly along the West line of said Section a distance of 895 feet; thence S 41°27'42" E a distance of 38.49 feet to the beginning of a portion of the centerline of Construction; thence N 01°01'37" E a distance of 223.41 feet to the beginning of a curve concave Westerly; thence Northerly along said curve having a radius of 5729.58 feet, through a central angle of 03°51'37.37" an arc distance of 386.04 feet to a point of Reverse Curvature; thence Northerly along said reverse curve having a radius of 5729.58 feet, through a central angle of 03°51'37.37" an arc distance of 386.04 feet to the end of said curve; thence N 01°01'37" E a distance of 401.00 feet to the beginning of a curve concave Westerly; thence Northerly along said curve having a radius of 11459.16 feet, through a central angle of 01°34'00.39" an arc distance of 313.26 feet to the Point of Beginning.

THE STUART NEWS
COMMERCIAL
PLANNED UNIT DEVELOPMENT ZONING AGREEMENT

461894

THIS AGREEMENT, made and entered into this 20th day of December, 1982, by and between STUART NEWS COMPANY, a Florida corporation, hereinafter referred to as the "DEVELOPER"; and the CITY OF STUART, Florida, a Florida municipal corporation, hereinafter referred to as the "CITY".

W I T N E S S E T H:

WHEREAS, it is the desire of the DEVELOPER as owner of the property described in Exhibit "A" attached hereto, to develop a Planned Unit Development consisting of: a 30,529 square foot Production Building housing printing presses, warehouse, mailroom, and appurtenant facilities; a 2,268 square foot two-story Production Services Building; a 40,610 square foot two-story Office Building; a 3,200 square foot Vehicle Maintenance/Groundskeeper Building; a railroad siding; and appurtenant facilities and improvements, including, but not limited to, parking areas, landscaping, entrances, exits, perimeter road and a perimeter buffer area, to be constructed in two phases as set forth in Exhibit "E" attached hereto, said development to be known as "THE STUART NEWS", situated and being in the City of Stuart, Martin County, Florida, and legally described in Exhibit "A", which is attached hereto and made a part hereof; and,

WHEREAS, the Zoning Regulations of the CITY permit this

I. UNITY OF TITLE.

The DEVELOPER hereby warrants that it has unified ownership of all real property included in this PUD (C). A document certifying title is attached hereto and incorporated herein as Exhibit "B" and a Unity of Title by the DEVELOPER is attached hereto and incorporated herein as Exhibit "C".

II. DEVELOPMENT.

The DEVELOPER agrees that this PUD (C) will be undertaken and carried out in accordance with the following:

1. It is agreed and understood that the development of the PUD (C) will be undertaken and carried out in accordance with the Preliminary and Final Development Plans as officially adopted by the CITY. Construction may take place within the "building envelope" set forth in Exhibit "D" attached hereto, said Exhibit "D" being Site Plans, Floor Plans and Drainage Plan, pages 1 through 6, prepared by H.J. Ross Associates, Inc., dated June 2, 1982 and amended August 6, 1982.

(a) It is agreed and understood that the development of this PUD (C) at preliminary development approval stage shall be accomplished in accordance with the approved Preliminary Development Plans, a copy of which is attached hereto as Exhibit "D" and by reference made a part hereof.

(b) It is agreed and understood that the remaining development of this PUD (C) must be accomplished in accordance with the Final Development Plans to be approved by the CITY, and upon acceptance and approval thereof by the CITY, shall, by reference, become incorporated herein.

2. The Timetable of Development as officially adopted by the CITY and agreed to by the DEVELOPER, as shown in

forth in the Final Development Plan. Notwithstanding the foregoing, DEVELOPER agrees to comply with all construction and fire codes in effect at the time of issuance of each building permit and to pay all required rates, fees and charges, levied or collectable which are in effect from time to time in the future at such time as building permits are issued on the project. With respect to Phase II of the project, the CITY may require an updated traffic report and may determine water and sewer availability prior to the issuance of building permits for the same.

4. DEVELOPER hereby agrees to the Conditions adopted by the CITY in the process of the approval of the zoning change to PUD (C) for the property, which requirements are set forth in Exhibit "F", attached hereto and incorporated herein. The sewer collection lines and force main shall be constructed by the DEVELOPER and maintained by the CITY up to the DEVELOPER'S property. The water distribution system shall be installed by the DEVELOPER and maintained by the CITY up to and including the water meters, and shall be dedicated to the CITY upon completion. A five (5) foot wide sidewalk/bikepath shall be installed by the DEVELOPER adjacent to Monterey Road and, upon completion, shall be dedicated to Martin County.

III. PROPERTY MAINTENANCE

1. In the event that DEVELOPER, or any successor, fails at any time to maintain the non-structural elements (all areas other than buildings) of the PUD (C) in a safe, neat, orderly, litter-free condition in accordance with the approved Final Development Plans, then the CITY may, at its option, proceed as set forth hereinbelow on giving the required notice. The CITY, at DEVELOPER'S expense, shall serve written notice, by certified

and shall demand that such failure be remedied within thirty (30) days of the sending of such notice or, in the alternative, that the DEVELOPER, or any successor, appear before the CITY at a specified time [at least ten (10) days, but not more than thirty (30) days after the sending of such notice] either to contest the alleged failure to maintain the PUD (C) as required herein or to show cause why it cannot remedy such failure within the thirty (30) day period or such longer period as the CITY may have allowed, then the CITY, in order to preserve the taxable values of the real property within the PUD (C) and to prevent the PUD (C) from becoming a public nuisance, shall hold a public hearing to consider the advisability of the CITY entering upon the PUD (C) and maintaining it for a period of one (1) year. Notice of such hearing shall be sent by certified mail, return receipt requested, to the DEVELOPER, or any successor, and shall be published, one time, in a newspaper of general circulation published in Martin County, Florida. Such notice shall be sent and published at least fifteen (15) days in advance of the hearing. At such hearing the CITY may determine that it is or is not advisable for the CITY to enter upon the PUD (C), take non-exclusive possession of the non-structural elements and maintain them for one (1) year. Such entry, possession and maintenance when followed in accordance with the above procedures shall not be deemed a trespass.

2. The CITY may upon public hearing, with notice given and published in the same manner as above, return possession and maintenance of such areas to the DEVELOPER, or any successor, abandon such possession and maintenance, or continue such possession and maintenance for additional one (1) year periods.

3. The cost of such maintenance by the CITY,

IV. DESTRUCTION.

In the event that all or a portion of the PUD (C) should be destroyed by storm, fire or other common disaster, DEVELOPER, its grantees, successors or assigns, shall have the right to rebuild and/or repair so long as there is strict compliance with the Final Development Plans, and CITY laws and ordinances in force and effect at that time.

V. CHANGE OR AMENDMENT.

There shall at all times be strict adherence to this Agreement and the approved Final Development Plans. Any change or amendment to this Agreement or such plans can only be made after review and recommendations by the CITY Planning and Advisory Board to the CITY Commission and approved by the CITY Commission at a public meeting set for such purposes.

VI. BREACH OF AGREEMENT.

1. In the event that the DEVELOPER, or any successor, has not sought building permits for Phase I within twelve (12) months from the date this Agreement is signed by all parties, or the date of Final Development Plan approval, whichever is later, or has fallen behind the agreed development construction schedule as set forth in Exhibit "E" by six (6) months or more due to causes within its control, the CITY shall serve notice to the DEVELOPER, or any successor, in writing, of the date and place of a public hearing on the PUD (C), at which time the DEVELOPER, or any successor, will be given an opportunity to explain the reasons for the scheduling delays and to propose a method of fulfilling its obligations under this Agreement. The CITY may, at its discretion, allow the DEVELOPER, or any successor, time to demonstrate its willingness to meet the CITY'S conditions.

the PUD (C), the purpose of which shall be to cause the property to revert to an appropriate zoning classification (other than PUD) as the CITY may determine to be consistent with any comprehensive land use plan then in effect.

3. In the event of breach of this Agreement, and the reversion of the property to its prior zoning classification or such other classification(s) as the CITY may determine, no further building permits shall be issued to the DEVELOPER, or any successor, based upon the Final Development Plans. Those portions of the property which may have buildings or structures constructed upon them in conformity with the Final Development Plans shall thenceforth be regarded as nonconforming uses with respect to the revised zoning classification, if, in fact, they are.

VII. JURISDICTION.

The parties hereto further agree that any and all suits or actions at law shall be brought in Martin County, Florida, and no other jurisdiction.

VIII. SUCCESSORS AND ASSIGNS.

This Agreement shall be binding upon the parties hereto, their successors in interest, grantees, heirs, assigns, and representatives.

IX. NOTICE.

All notices given pursuant to the terms of this Agreement or which any party may desire to give hereunder shall be in writing and delivered personally, telegraphed or sent registered or certified mail and shall be conclusively presumed to have been given by such delivery. All notices shall be given to each of the following:

DEVELOPER:

Stuart News Company

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Dennis D. Harmon
Erica K. Freeman

STUART NEWS COMPANY, a Florida Corporation

By: H. Gardner Pate
H. GARDNER PATE, President

(Corporate Seal)

STATE OF FLORIDA)

COUNTY OF MARTIN)

BEFORE ME, the undersigned officer duly authorized to take acknowledgments and administer oaths, personally appeared H. GARDNER PATE, President of STUART NEWS COMPANY, a Florida Corporation, who after being by me duly sworn acknowledged to me that he executed the foregoing Planned Unit Development Zoning Agreement as such officer on behalf of said corporation by the authority vested in him by the corporation for the purposes stated therein.

WITNESS my hand and seal this 10 day of December, 1982.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT. 3, 1983
BONDED THRU GENERAL INS. UNDERWRITERS

(Notary Seal)

Sharon Powell
Notary Public
My Commission Expires:

CITY OF STUART, FLORIDA

ATTEST:

Betty H. Kenny
Betty H. Kenny, City Clerk

By: Joan Jefferson
Joan Jefferson, Mayor

THE STUART NEWS

EXHIBIT "A"

LEGAL DESCRIPTION

All of the following described real property lying and being situate in Martin County, Florida:

Commence at a point where the South line of Ethel Avenue, Glendale Subdivision, intersects the Easterly right of way line of U. S. #1 Highway, said point of commencement being 33 feet Easterly of the centerline of U. S. #1 Highway (as measured on the perpendicular); thence run S 89°36'E along said South line of said Ethel Avenue a distance of 538.74 feet for the Point of Beginning; thence continue S. 89°36' E along the South line of Ethel Avenue a distance of 460.52 feet to a point where the South line of Ethel Avenue intersects the Westerly right of way line of the F.E.C. Railroad; thence run S 41°39' E along the said Westerly right of way line of the F.E.C. Railroad a distance of 143.66 feet to a point where the said Westerly right of way line intersects the East line of Lot 2; thence run S 0°35'30" W a distance of 234.88 feet; thence run N 89°19'45" W a distance of 208.76 feet; thence run S 1°16'25" W a distance of 142.34 feet; thence run S 89°28'30" E a distance of 161.44 feet; thence run S 89°33'45" E a distance of 287.90 feet to a point on the Easterly right of way line of U. S. #1 Highway; thence run N 41°33' W along said Easterly right of way line of U. S. #1 Highway a distance of 16.13 feet; thence run S 89°33'45" E a distance of 122.97 feet to a concrete monument; thence run N 0°34' W a distance of 220.44 feet; thence run N 00°32'30" W a distance of 250.05 feet to the Point of Beginning, being a part of Lots W, X, Y and Z, Glendale Subdivision, as in Plat Book 5, Page 39, Public Records of Palm Beach County, Florida, now Martin County, subject to existing road rights of way and easements of record, and including adjacent abandoned road rights of way.

All of the South 210.00 feet of Lot T, Glendale Subdivision, as recorded in Plat Book 5, Page 39, Palm Beach County, Florida, public records, together with the following described portion of Lot S of the above referred to Glendale Subdivision, to-wit:

Begin at the Southeast corner of said Lot S; thence Westerly along the South line of Lot S for a distance of 16.80 feet; thence run N 12°41'16" W a distance of 216.54 feet to a point on the North line of the South 210.00 feet of said Lot S; thence run S 89°29'30" E a distance of 67.42 feet to a concrete monument on the East line of said Lot S; thence run N 00°49'52" E to a concrete marker at the Point of Beginning.

LESS AND EXCEPTING THAT part of Lot 2, Glendale Subdivision, according to the Plat thereof as recorded in Plat Book 5, Page 39, public records of Palm Beach County, (now Martin County) Florida in Sec. 9, Twp. 38 South, Rge. 41 East, said part which lies within 40 feet Westerly of the centerline of construction for Palm Beach Road, a portion of said centerline being more particularly described as follows:

OR
BOOK 560 PAGE 1556

Commence at the Southwest corner of Section 10, Township 38 South, Range 41 East; thence Northerly along the West line of said Section a distance of 895.3 feet; thence S 41°27'42" E a distance of 38.49 feet to the beginning of a portion of the centerline of Construction; thence N 01°01'37" E a distance of 623.41 feet to the beginning of a curve concave Westerly; thence Northerly along said curve having a radius of 5729.58 feet, through a central angle of 03°51' 37.37" an arc distance of 386.04 feet to a point of Reverse Curvature; thence Northerly along said reverse curve having a radius of 5729.58 feet

THE STUART NEWS

EXHIBIT "B"

TITLE CERTIFICATION

I, LAWRENCE E. CRARY III, a member of the Florida Bar, hereby certify that apparent record title to the land described in Exhibit "A" of this Commercial Planned Unit Development Zoning Agreement, known as THE STUART NEWS is vested in the name of STUART NEWS COMPANY, a Florida corporation.

Dated this 9TH day of December, 1982.


LAWRENCE E. CRARY III

THE STUART NEWS

Exhibit "C"

UNITY OF TITLE

In consideration of the issuance to STUART NEWS COMPANY, a Florida corporation, of the building permits necessary for the construction of a Commercial Planned Unit Development under Commercial Planned Unit Development (PUD C) zoning in the City of Stuart, Martin County, Florida, and for other good and valuable consideration, the undersigned hereby agrees to restrict the use of the lands described in Exhibit "A" attached to this PUD (C) Agreement in the following manner:

1. That the property shall be considered as one plot and parcel of land and that no portion of said parcel of land shall be sold, transferred, devised or assigned separately except in its entirety as one plot or parcel of land.

2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, its successors and assigns until such time as the same may be released in writing by the City Commission of the City of Stuart, Florida.

3. The undersigned further agrees that this instrument may be recorded in the Public Records of Martin County, Florida.

Signed, sealed, executed and acknowledged this 10TH
day of December, 1982.

OR
BOOK 560 PAGE 1558

Signed, sealed and delivered
in the presence of

STUART NEWS COMPANY
a Florida Corporation

STATE OF FLORIDA

)

COUNTY OF MARTIN

)

BEFORE ME, the undersigned officer duly authorized to take acknowledgments and administer oaths, personally appeared H. GARDNER PATE, President of STUART NEWS COMPANY, a Florida Corporation, who after being by me duly sworn acknowledged to me that he executed the foregoing Unity of Title as such officer on behalf of said corporation by the authority vested in him by the corporation for the purposes stated therein.

WITNESS my hand and seal this 10 day of December, 1982.

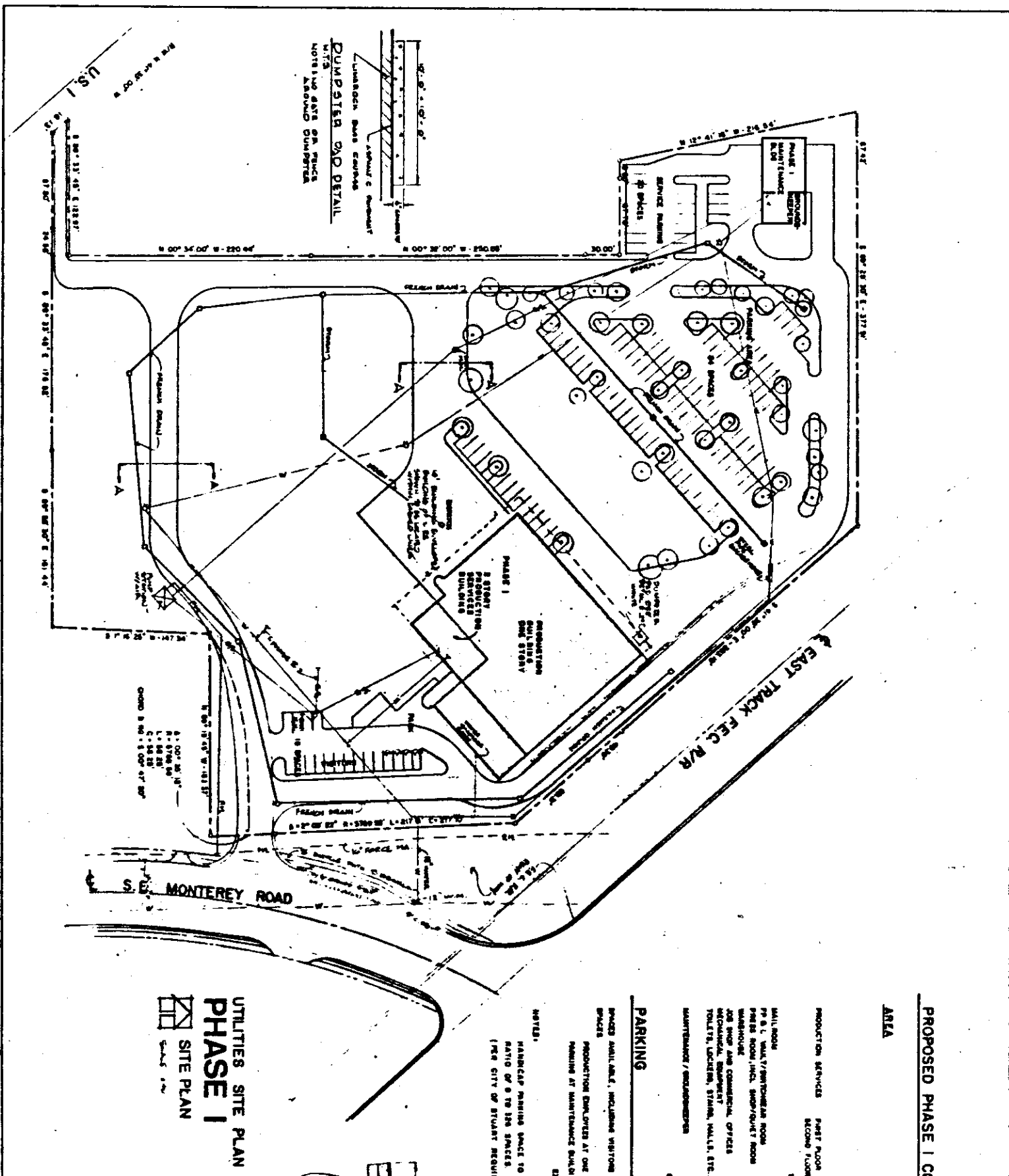
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT. 6 1983
BONDED THRU GENERAL INS. UNDERWRITERS

(Notary Seal)

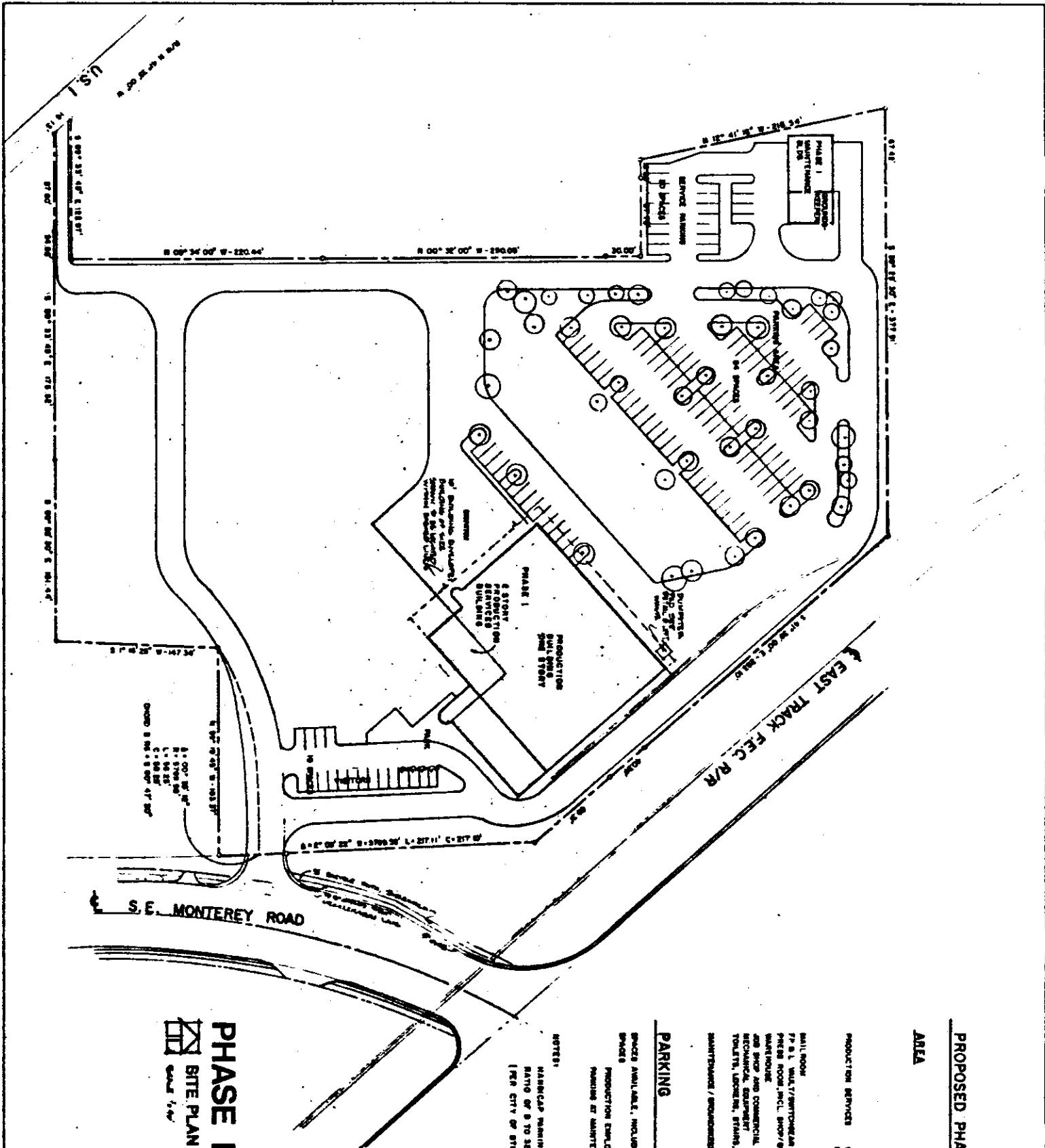
Heaven Powell
Notary Public
My Commission Expires:



5-11-2000	5-11-2000				
5-11-2000	5-11-2000	A		M	



DEVELOPER	DATE	REVISION
1.00	1.00	1.00
2.00	2.00	2.00
3.00	3.00	3.00
4.00	4.00	4.00
5.00	5.00	5.00
6.00	6.00	6.00
7.00	7.00	7.00
8.00	8.00	8.00
9.00	9.00	9.00
10.00	10.00	10.00



PROPOSED PHASE I C
AREA

PRODUCTION SERVICES FIRST FLOOR
SECOND FLOOR
MAIL ROOM
77 S. 1. MAIL/RECEPTION ROOM
PRINT ROOM, INCL. COPY/SHIRT ROOM
WAREHOUSE
JOB SHOP AND COMMERCIAL OFFICES
MECHANICAL DEPARTMENT
TOILETS, LOCKERS, STAIRS, HALLS, ETC.
MAINTENANCE / REPAIRS

PARKING

SPACES AVAILABLE, INCLUDING VISITOR
SPACES
PRODUCTION EMPLOYEES AT ONE
THOUSAND SIX HUNDRED

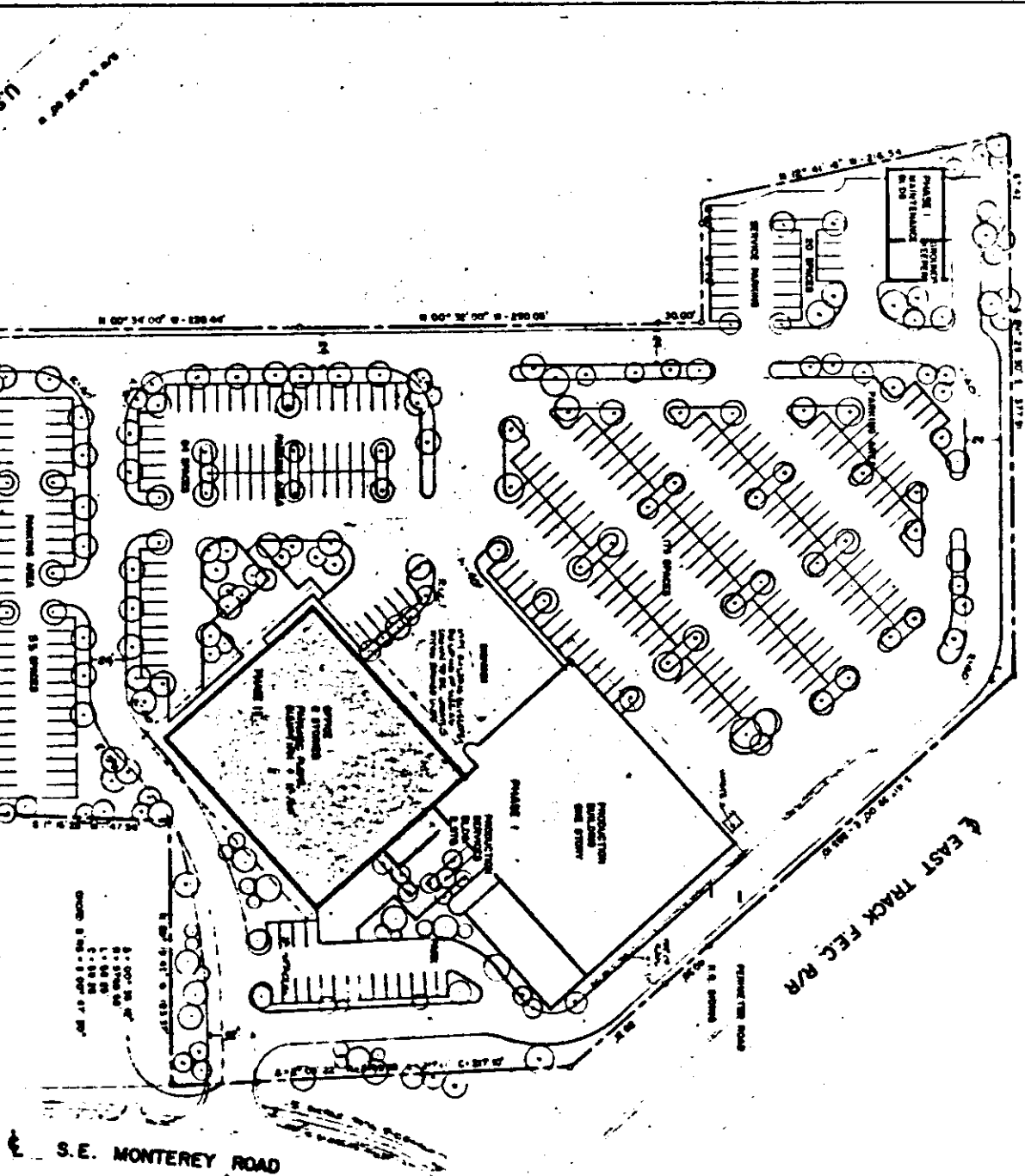
NOTES

MANUFACTURING SPACES TO
RANGE FROM 8 TO 320 SQUARE
FEET CITY OR STUART REG

PHASE I
SITE PLAN

4.2.4.1 -

S-100-200-1-01-01		S-100-200-1-01-01			
SITE PLAN PHASE I		A	B	C	D
PHASE I BUILDING		A	B	C	D



PHASE II
SITE PLAN

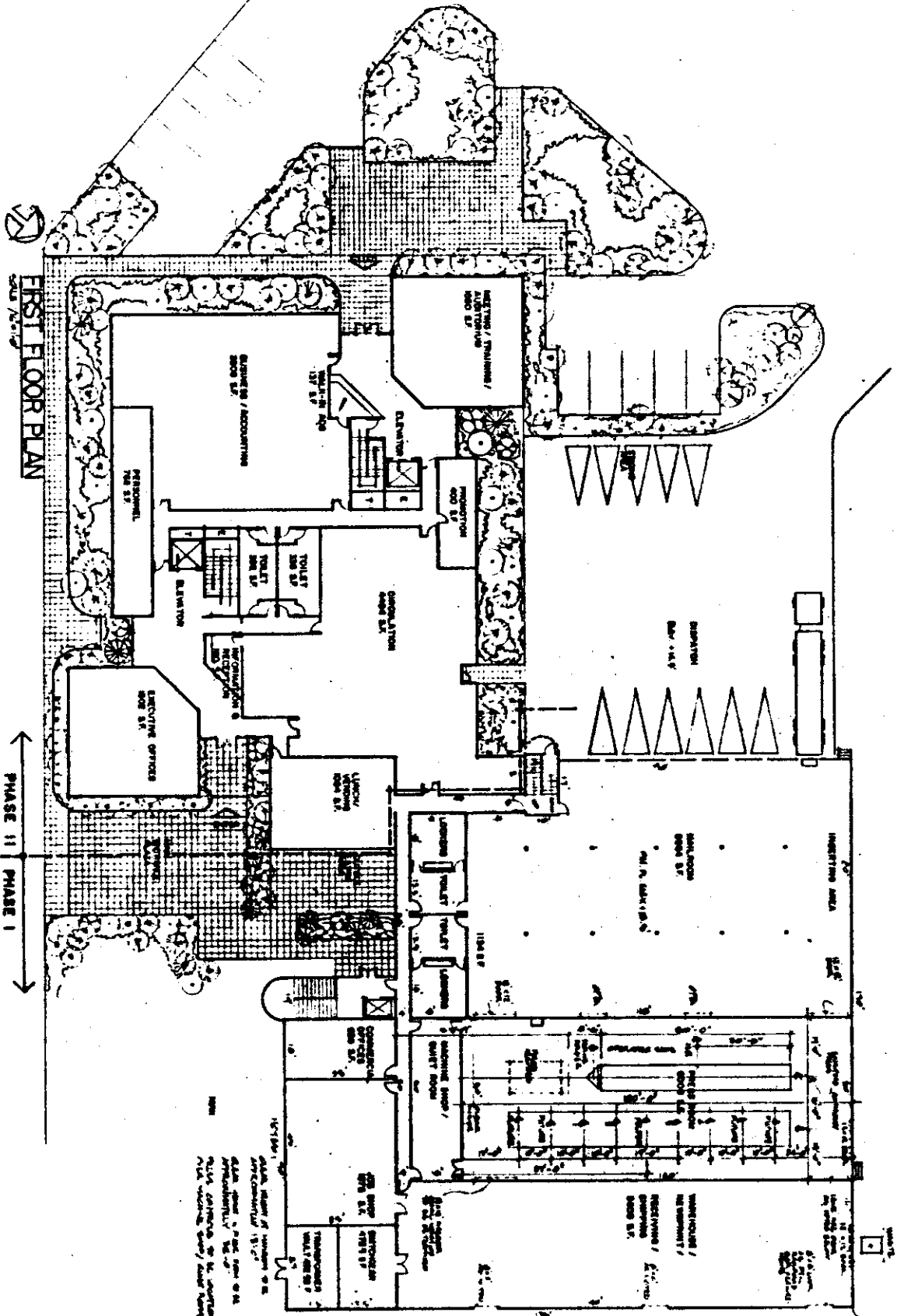
PROPOSED PHASE I
AREA

PRODUCTION SERVICES FIRST FLOOR
SECOND FLOOR
MAIL ROOM
RECEPTION AREA
REST ROOM, INCL. SHOP/QUIET ROOM
BATH HOUSE
JOB SHOP AND COMMERCIAL OFFICES
MECHANICAL EQUIPMENT
TOILETS, LOCKERS, STAIRS, HALLS, ETC.
MAINTENANCE / BRIDGEWORK

PROPOSED PHASE II
OFFICE FIRST FLOOR
SECOND FLOOR

PARKING
SPACES AVAILABLE (AFTER PHASE I)
SPACES REQUIRED
PHASE I PRODUCTION SERVICES
AT ONE TO ONE
PHASE II 40,000 SQ. FT.

PHASE 1	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
PHASE 2	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z



THE STUART NEWS

Exhibit "E"

TIMETABLE OF DEVELOPMENT

The Commercial Planned Unit Development shall be constructed in two (2) phases:

Phase I: Production Building, Production Services Building, Vehicle Maintenance/Groundskeeper Building, Railroad Siding, appurtenant facilities and landscaping, all as shown on Phase I Site Plan. Construction shall begin by June 1, 1983 and be substantially completed by December 31, 1985, for inclusion on the 1986 tax rolls;

PHASE II: Office Building, appurtenant facilities and landscaping, all as shown on Phase II Site Plan. Construction shall begin by June 1, 1994 and be substantially completed within three (3) years thereafter.

DEVELOPER and the CITY agree that "substantially completed" shall be defined as that point in time at which the phase is completed according to the Martin County property Appraiser for inclusion on the tax rolls as improved property.

Prior to the issuance of a certificate of occupancy for Phase I, the DEVELOPER shall complete all improvements to Monterey Road and U.S. 1 (as shown on Exhibit "D"), all entrances, all perimeter and service roads, all improved parking areas to comply with the parking ratios set forth in the P.U.D. Zoning Agreement.

THE STUART NEWS

EXHIBIT "F"

SPECIAL CONDITIONS

The following special conditions are to be incorporated in and by reference made a part of the Commercial Planned Unit Development PUD (C) for THE STUART NEWS and are otherwise agreed to by the parties to said Agreement:

1. The Production Building, Production Services Building and Office Building to be constructed by DEVELOPER shall include a fire sprinkler system and the Final Development Plans as approved by the CITY shall include the necessary fire prevention and fighting devices at locations consistent and in compliance with applicable fire and building codes. Fire hydrants as approved by the City shall be placed at locations consistent with the applicable fire and building codes. The Fire Chief of the CITY shall review and approve the Final Development Plans. In addition, DEVELOPER will comply with I.S.O. (Insurance Services Officers) "fire flow" requirements. Storage tanks will meet the National Fire Code.

2. All sewer collection and water distribution lines within the property shall be installed by DEVELOPER. The sewer force main shall be furnished and installed by the DEVELOPER and maintained by the CITY to the boundary of the property described in Exhibit "A". The water distribution system (except water for irrigation and sprinkling systems) shall be installed by DEVELOPER and maintained by the CITY up to and including the water meters, and shall be dedicated to the CITY. Any wells installed by the

Florida Department of Transportation and Martin County standards, and upon the issuance of a Certificate of Occupancy for Phase I, the pedestrian sidewalk and bike path will be dedicated, with all appropriate documents, to Martin County.

4. Such traffic signals and signs as may be necessary and required by the Florida Department of Transportation and Martin County shall be purchased and installed by DEVELOPER at the intersection of the main entrance and Monterey Road and at the U.S. #1 exit intersection.

5. All surface water drainage on the property shall be in accordance with criteria established by both the South Florida Water Management District and the City of Stuart. Permits from both agencies will be obtained. Prior to obtaining any building permit, copies of all applications for permits shall be submitted to the CITY.

6. The existing uses, including storage tanks, on the property described in Exhibit "A" shall be discontinued and removed on or before the date of the issuance of a Certificate of Occupancy for any building within the PUD (C). All existing septic tanks and wells shall be abandoned in accordance with Department of Environmental Regulation and Health Department regulations.

7. A master water meter shall be purchased by DEVELOPER, and installed above ground as required by the CITY. A single master meter shall be used for the entire PUD (C). The DEVELOPER shall pay the water and the sewer tap-in fees as required by ordinance.

OR
BOOK 560 PAGE 1567

8. No Australian Pines shall be used in any landscaping. An opaque landscape buffer (hedge) shall be created along the perimeter of the property, except access points.

10. The Landscape Plan has been prepared by Maddux and Sugg, Inc., and dated May 17, 1982, as revised June 4, 1982, and as revised August 14, 1982. The Landscape Plan shall comply with the CITY landscape ordinance in force and effect at the date of the P.U.D. Agreement and the DEVELOPER shall provide a detailed list of all trees, plants and ground cover depicted in said Landscape Plan at the time the DEVELOPER requests the initial building permit. The DEVELOPER shall install an automatic irrigation sprinkler system for landscape watering. Any perimeter hedges must be maintained as a solid hedge and shall be at least three (3') feet in height at planting, with the exception of the Peppertree buffer along the northeast border of the property, which shall exist as an opaque buffer with a minimum base width of five (5') feet.

11. Lighting of the PUD (C) shall be directed in such a manner as to minimize light pollution of adjacent properties.

12. All traffic exiting THE STUART NEWS at U.S. #1 shall make a right turn only onto U.S. #1.

13. No entrance for the PUD (C) shall be permitted from U.S. #1.

14. DEVELOPER shall provide easily assessable handicapped parking with necessary ramps.

15. DEVELOPER agrees that all signs in the project will comply with the City Code by separate permit, and Monterey Road is determined to be the front of the PUD (C).

16. DEVELOPER and CITY agree that a construction trailer may be located within the PUD (C) with appropriate One Thousand Dollar (\$1,000.00) bond and landscape plan to be removed at or prior to the issuance of a certificate of occupancy for each

said amendments will be done by DEVELOPER'S attorney at DEVELOPER'S sole cost and expense.

18. Each Phase of the PUD (C) shall contain the requisite parking spaces as depicted in Exhibit "D" of the PUD Zoning Agreement.

19. The unimproved, non-paved areas of the land described in Exhibit "A" shall be sodded and maintained in a safe, neat, orderly and litter-free condition.

20. The DEVELOPER shall be responsible for all applicable impact fees in force and effect at the time of Final Development Plan approval for the respective Phases of the PUD(C).

21. All elevators shall be constructed to accomodate stretchers and shall therefore be at least seven (7') feet in depth.

22. The DEVELOPER shall conform with the State Energy Codes.

23. Traffic improvements to be installed by the DEVELOPER include Monterey Road decleration lane (Northwest side), curb cuts for Monterey Road and U.S. 1 accesses, stop signs at exits, and "No Left Turn" sign at U.S. 1 exit.

24. No structure shall be higher than forty (40') feet above grade level.

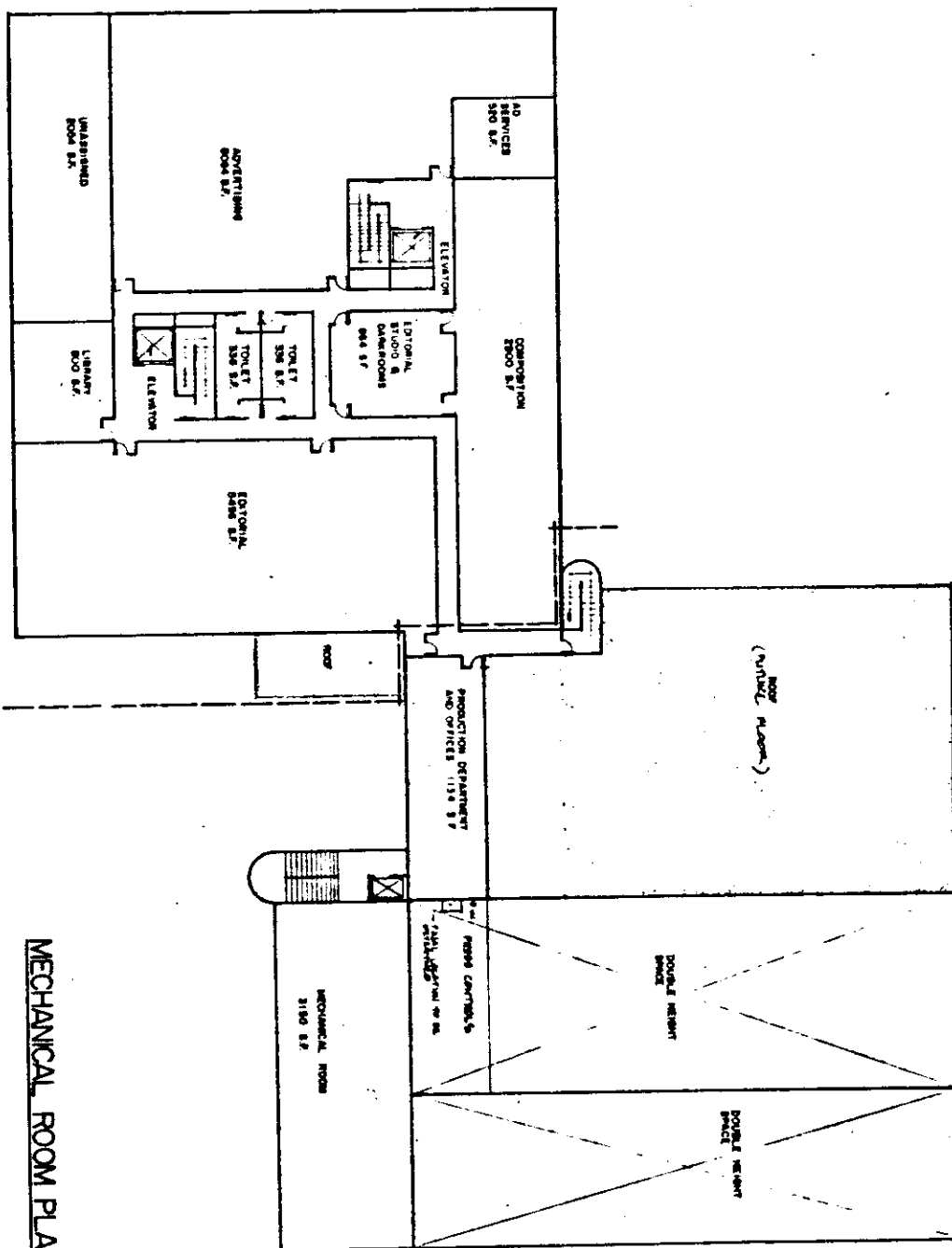
25. Notwithstanding the provisions of the P.U.D. Agreement the DEVELOPER agrees that the permit plans shall comply with all building ordinances and building codes and all other applicable laws, codes and ordinances (except to the extent that the same are specifically varied or granted special exception in this P.U.D. Agreement) in effect at the time of submission of the respective permit plans.

REF. SYMBOL	REF. DESCRIPTION
1	AD SERVICES
2	COMPOSITION
3	EDITORIAL STUDIO & DARKROOMS
4	EDITORIAL
5	LIBRARY
6	MECHANICAL ROOM
7	PRODUCTION DEPARTMENT AND OFFICES
8	RECEPTION
9	RESTROOMS
10	TOILETS
11	UNASSIGNED
12	WORK ROOM



SECOND FLOOR PLAN

PHASE II | PHASE I



MECHANICAL ROOM PLAN

Back up material
and/or
Agenda material

CITY OF STUART
 PETITION FOR ANNEXATION
 AND
 APPLICATION FOR PROPOSED ZONING

1. PETITIONER/APPLICANT: STUART NEWS COMPANY
 2. OWNER (if other than Petitioner/Applicant): SAME
 3. ADDRESS: P.O. Box 396, Stuart, Florida 33495
 4. TELEPHONE NO.: 287-1550
 5. PROOF OF PARCEL OWNERSHIP: DEED DATED 8/17/77, RECORDED
 IN O.R. BOOK 426, PAGE 1209, Martin County, Florida public
 records, attached hereto.
 6. PARCEL LEGAL DESCRIPTION: See Exhibit "A" attached hereto
and made a part hereof
 7. ZONING DATA: Annexation and Proposed Zoning - complete (a.),
 (c.) and (d.). City Parcel with Proposed Zoning Only - complete
 (b.), (c.) and (d.).
- (a.) Present County Zoning: M-1, pursuant to County Zoning Re-
 gulations, Article 37, Page 2052.60
- (b.) Current City Zoning: N/A, pursuant to Zoning Code of the
 City of Stuart, Section 37-, Paragraph .
- (c.) Requested City Zoning: PUD (I), pursuant to Zoning Code of the
 City of Stuart, Section ~~37~~¹⁸⁻ 71, Paragraph .

EXHIBIT "A"

All of the following described real property lying and being situate in Martin County, Florida:

Commence at a point where the South line of Ethel Avenue, Glendale Subdivision, intersects the Easterly right of way line of U. S. #1 Highway, said point of commencement being 33 feet Easterly of the centerline of U. S. #1 Highway (as measured on the perpendicular); thence run S 89°36'E along said South line of said Ethel Avenue a distance of 538.74 feet for the Point of Beginning; thence continue S. 89°36' E along the South line of Ethel Avenue a distance of 460.52 feet to a point where the South line of Ethel Avenue intersects the Westerly right of way line of the F.E.C. Railroad; thence run S 41°39' E along the said Westerly right of way line of the F.E.C. Railroad a distance of 143.66 feet to a point where the said Westerly right of way line intersects the East line of Lot Z; thence run S 0°35'30" W a distance of 234.88 feet; thence run N 89°19'45" W a distance of 208.76 feet; thence run S 1°16'25" W a distance of 142.34 feet; thence run S 89°28'30" E a distance of 161.44 feet; thence run S 89°33'45" E a distance of 287.90 feet to a point on the Easterly right of way line of U. S. #1 Highway; thence run N 41°33' W along said Easterly right of way line of U. S. #1 Highway a distance of 16.13 feet; thence run S 89°33'45" E a distance of 122.97 feet to a concrete monument; thence run N 0°34' W a distance of 220.44 feet; thence run N 00°32'30" W a distance of 250.05 feet to the Point of Beginning, being a part of Lots W, X, Y and Z, Glendale Subdivision, as in Plat Book 5, Page 39, Public Records of Palm Beach County, Florida, now Martin County, subject to existing road rights of way and easements of record.

All of the South 210.00 feet of Lot T, Glendale Subdivision, as recorded in Plat Book 5, Page 39, Palm Beach County, Florida, public records, together with the following described portion of Lot S of the above referred to Glendale Subdivision, to-wit:

Begin at the Southeast corner of said Lot S; thence Westerly along the South line of Lot S for a distance of 16.80 feet; thence run N 12°41'16" W a distance of 216.54 feet to a point on the North line of the South 210.00 feet of said Lot S; thence run S 89°29'30" E a distance of 67.42 feet to a concrete monument on the East line of said Lot S; thence run N 00°49'52" E to a concrete marker at the Point of Beginning.

LESS AND EXCEPTING THAT part of Lot Z, Glendale Subdivision, according to the Plat thereof as recorded in Plat Book 5, Page 39, public records of Palm Beach County, (now Martin County) Florida in Sec. 9, Twp. 38 South, Rge. 41 East, said part which lies within 40 feet Westerly of the centerline of construction for Palm Beach Road, a portion of said centerline being more particularly described as follows:

Commence at the Southwest corner of Section 10, Township 38 South, Range 41 East; thence Northerly along the West line of said Section a distance of 895.3 feet; thence S 41°27'42" E a distance of 38.49 feet to the beginning of a portion of the centerline of Construction; thence N 01°01'37" E a distance of 623.41 feet to the beginning of a curve concave Westerly; thence Northerly along said curve having a radius of 5729.58 feet, through a central angle of 03°51' 37.37" an arc distance of 386.04 feet to a point of Reverse Curvature; thence Northerly along said reverse curve having a radius of 5729.58 feet, through a central angle of 03°51'37.37" an arc distance of 386.04 feet to the end of said curve; thence N 01°01'37" E a distance of 401.00 feet to the beginning of a curve concave Westerly; thence Northerly along said curve having a radius of 11459.16 feet, through a central angle of 01°34'00.39" an arc distance of 313.36 feet to the Point of Beginning.

PETITIONER CERTIFICATION
FOR ANNEXATION CONSIDERATION

I/We, the undersigned Petitioner(s) and Owner(s) of the above-described parcel of land in the unincorporated area of Martin County, Florida, said parcel being contiguous to the existing City Limits of the City of Stuart, hereby petition for annexation to the Municipality of Stuart by Ordinance of the City Commission.

I/We certify that the Petitioner's obligations as outlined in Ordinance No. 764 will be complied with at the appropriate stages of Petition consideration.

Submitted with this Petition for Annexation is a Petition fee of \$ 150.00, and appropriate Petition attachments.

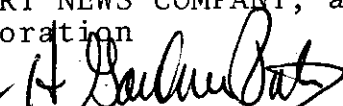
Petition for Annexation Attachments:

1. Survey Map
2. Certified List of Property Owners within 300 feet of Parcel.
3. Proof of Parcel Ownership (Deed)
4. Petition fee of \$ 150.00

FOR PROJECT DEVELOPERS ONLY:

5. Project Developer Supplemental Petition for Annexation

STUART NEWS COMPANY, a Florida corporation

By: 
Petitioner & Owner
Its: General Manager

OWNER

APPLICANT CERTIFICATION
FOR PROPOSED ZONING CONSIDERATION

I/We, the undersigned Applicant(s) and Owner(s) of the above described parcel of land hereby submit this Application for Proposed Zoning.

I/We certify that the following requirements for Application of Proposed Zoning have been or will be complied with:

1. In the case of this application being submitted for proposed zoning of a city parcel, the owner obligations outlined in Ordinance No. 660 will be complied with at appropriate stages of Application consideration.

2. Submitted with this Application for Proposed Zoning is an Application Fee of \$ 150.00 and appropriate Application attachments.

I/We have read the City of Stuart regulations for PUD (I) zoning and am/are aware of the use requirements.

I/We further certify that existing deed restrictions or covenants on this property are attached and that if this Application is approved, all necessary permits will be obtained and that all orders, codes, conditions, rules and regulations pertaining to the approved use of the above described property will be complied with.

I/We understand that if the City Commission approves this Application for Proposed Zoning, the new zoning classification shall be effective for a period of six (6) months and revert to its previous classification, unless the property is improved or utilized under its new zoning classification within this time period.

Application for Proposed Zoning Attachments:

1. Survey Map

FOR PROJECT DEVELOPERS ONLY:

5. Existing Deed Restrictions or Covenants

6. Project Developer Supplemental Application For Proposed
Zoning

STUART NEWS COMPANY, a Florida
corporation

BY: H. Gaudin
APPLICANT & OWNER
Its: General Manager

OWNER

EXHIBIT "B"

MERITS OF REZONING (ANNEXATION) STATEMENT

The Stuart News has been an institution in Stuart for over fifty years. Its ties to the City of Stuart are well established and the Stuart News Company would very much like to continue its long-standing association and operation within the City of Stuart.

In August of 1977 the Stuart News Company acquired the Luce Flower farm on the corner of Palm Beach Road and A-1-A immediately south of the City of Stuart. The Stuart News Company intends to relocate all of the facilities pertaining to The Stuart News onto this property in the future. The property is bordered both on the north and south by the city limits of the City of Stuart, therefore, it would be entirely appropriate for the property in question to be incorporated within the city limits of the City of Stuart. Furthermore, it is the fervent desire of the Stuart News Company to retain the distinction and advantages of having all of its operations located in the City of Stuart.

The property in question is currently zoned M-1 within the jurisdiction of Martin County. The nearest comparable zoning classification in the City of Stuart is Industrial (I). Consequently, if annexation is permitted by the City of Stuart, it is requested that the property be brought in under an Industrial zoning classification. The immediately adjacent property to the north is currently zoned Industrial within the City of Stuart, as is the property located along the southeast border. The property located along the southwest border of the property is currently zoned B-2. As a result of these factors, a zoning classification of I is the most appropriate classification for the property.

CITY OF STUART
PROJECT DEVELOPER
SUPPLEMENTAL PETITION FOR ANNEXATION
AND
SUPPLEMENTAL APPLICATION
FOR PROPOSED ZONING

1. PETITIONER/APPLICANT: STUART NEWS COMPANY, a Florida corporation
2. TITLE TO PROJECT: THE STUART NEWS
3. NAME OF DEVELOPER: STUART NEWS COMPANY
4. ADDRESS: P. O. Box 396, Stuart, Florida 33495
5. TELEPHONE NO.: 287-1550

6. DESCRIPTION OF AVAILABLE UTILITIES, WATER AND SEWER:

Electricity - Florida Power & Light Company
Water - City of Stuart
Sewer - City of Stuart

7. DESCRIPTION OF DRAINAGE PATTERNS:

All drainage requirements of the City of Stuart and the South Florida Water Management District will be met. Discussions are currently going on regarding these requirements between the Developer and the staff of the City of Stuart.

9. Attached and made a part of this Supplemental Petition for Annexation and Supplemental Application for Proposed Zoning are the following items as required by the Planning Advisory Board of the City of Stuart:

(a.) Location Map including property boundaries (Exhibit A)

(b.) Plat Plan showing building location, parking and traffic patterns, open (green) space, architectural drawing of elevation (appearance) of building(s) (Exhibit B)

(c.) Reports from Building and Engineering Departments (Exhibit C) OR

(d.) Statement of Compliance with P.U.D. Ordinance No. 652
(Exhibit C)

Same
Owner

STUART NEWS COMPANY,
a Florida corporation

BY: H. G. Galt
Petitioner/Applicant
Its: General Manager

Same
Developer

CHICAGO TITLE INSURANCE COMPANY

CERTIFICATE NO. 41513

Chicago Title Insurance Company hereby certifies, according to records in this office and the tax roll in the Tax Collector's office that the following is a true and correct list of property owners within a 300 foot radius of the described in Exhibit "A" attached hereto:

LAWLER HEIGHTS

Lots 15,16 & 17 in Blk 1

Jack S. Mintzer, P.O. Box 538
Stuart, FL 33494Lot 18 & S 20' of
Lot 19 in Block 1General Textiles Co. Inc.
1850 Palm Beach Road
Stuart, Florida 33494Lots 20 & 21 of
Block 1General Textiles Co. Inc.
18 50 Palm Beach Road
Stuart, Florida 33494

Lot 22, Block 1

Donald J. Page & Sandra L. Page, his wife ✓
1645 State Road A-1-A
Stuart, Florida 33494N 70' of Lot 19 in
Block 1General Textiles Co. Inc. ✓
1850 Palm Beach Road
Stuart, Florida 33494GLENDAL SUBDIVISIONN 272.34' of Tracts
Q, R, & SS & M Unlimited Inc. ✓
P.O. Drawer 24
Stuart, Florida 33494Part of Tracts Y & Z &
Strip Adjoining S/LN, Beg.
SE corner of Sec. 9, N along
Section line 1602.76' & WLY
15' for POB, continue WLY
193.71', N208.71, E 208.71',
S 208.71', W 208.71' to POBMosley & Son Const. Inc.
P.O. Box 1736
Stuart, FloridaTracts V, W, & X NELY of E
R/W of US 1 (Less S 12' &
E 128.07')Kiplinger Washington Editors Inc. ✓
1729 H Street NW
Washington, DC 20006S 210' of Lots Q, R, S, &
T (Less Tracts to Armellini
& Luce)Big J Corp. ✓
Central Bank & Trust Co. of Miami
Tract # 78-IT-38-1
1313 NW 36th Street
Miami, Florida 33142Part of Lots R & S, Beg.
.94' E of SW corner Lot S,
NELY at an angle of 103°Big J Corp.
Central Bank & Trust Co. of Miami
Tract # 78-IT-38-1267

GLENDAL SUBDIVISION (cont'd)

Part of Lots W, X, Y, & Z,
 Beg. 33' E of C/LN Fed. Hwy
 ELY along S/LN Ethel Ave.
 538.74' for Beg. CO NT ELY
 460.54' to Ry, SELY along
 Ry 143.66', S along E/LN
 Lot Z 235.33'

Stuart News Co.
 P.O. Box 396
 Stuart, FL 33494

Section 9 Township 38 S Range 41 E

Beg. E 200' R/W US 1 & E/LN of
 Section 9, NWLY along R/W 360'+
 for POB cont NWLY 125', N 47°
 34' 23" E 267', S 42° 25' 37" E
 125' & S 47° 34' 23", 267' to POB

Larry Catron Invest. Inc. (1/2)
 Dan A. Gallo (1/2)
 3606 Peay
 Memphis, TN 38128

Beg. ELY 200' R/W US 1 & E/LN of
 Sec. 9, NWLY along R/W 485' +/-
 for POB, cont. NWLY 115', N 48° 32'
 18" E 275', SELY 21', SWLY 4', SELY
 Parallel to Hwy 115', SWLY 267' to
 POB,

Charles A. Von Stein
 Charles H. Von Stein
 Lee T. Von Stein
 4875 N. Federal Hwy
 Ft. Lauderdale, FL 33308

Beg. ELY 200' R/W US 1 & E L/N
 Sec. 9 NWLY along R/W 600' +/-
 for POB, cont NWLY 115', N 48°
 32' 18" E 187.08', ELY 17.40'
 along GLENDALE S/D S/LN,
 SELY Parallel to R/W 103.35',
 SWLY 267' to POB

James M. Hunley
 P.O. Box 6388
 Vero Beach, FL 32960

Beg. ELY 200' R/W US 1 & E/LN of
 Sec. 9 NWLY along R/W 115' +/- for
 POB, cont NWLY 170' +/- to S/LN of
 GLENDALE S/D, ELY along S/D 254.03',
 S 48° 32' 18" W 187.08' to POB

First National Bank & Trust Co. of Stuart
 P.O. Box 2316
 Stuart, FL 33494

Beg. ELY 200' R/W US 1 & E/LN of
 Sec. 9, NWLY along R/W 360' +/-
 N 48 32' 08" E 200' for POB, N 41°
 27' 42" W 328.05', NELY 4', NWLY
 21', SWLY 4', NWLY Parallel to
 Hwy 103.33', to S/LN of GLENDALE
 S/D, ELY 90.13', SLY 65.41', ELY
 208.71', SLY 72.01' to POB
 (Less 15 x 127 Tract to County in
 NE corner)

Section 9 Township 38 S Range 41 E (cont'd)

Beg: E Sec. LN & SW R/W US 1
NELY along R/W 837.25' for Beg.,
cont NELY 150', S 48°32' 18" W
150' SELY Parallel to Hwy 150' &
NELY 150' to Beg.

Jane R. Moe ✓
Lloyd E. Dutcher
Ann M. Dutcher
585 N.E. Ocean Blvd
Stuart, FL 33494

Start E/LN Sec. 9 & SWLY R/W
US 1, NWLY along R/W 1137.25'
for POB, S 48°32' 18" W 300',
NWLY Parallel R/W 125', N 48°
32' 18" 300' to R/W & SELY
125' to POB

Frank R. Pasqualino ✓
2024 S. Federal Hwy
Ft. Pierce, FL 33450

Start SW R/W US 1 & NW R/W of
New County Rd, NWLY along Hwy
850' for POB, cont NW along
463', SWLY 600', SELY 463' &
NELY 600' to POB, Being part
of Lots U, V, & W of GLENDALE
S/D

Sherden Realty Assoc. ✓
P.O. Box 106
Stuart, FL 33494

Start at SE corner of Sec. 9,
run N 00°48' 38" E along E/LN
of Sec. 9 747.39' to point of
intersec of E/LN & WLY R/W of
S.R. 5, run N 41°27' 42" W along
WLY R/W LN of S.R. 5 for 1262.25'
for POB, S 48°32' 18" W 600', N
41°27' 42" W 188', N 48°32' 18" E
600' to WLY R/W of S.R. 5, S 41°27'
42" E along WLY 188' to POB

Federal Square Inc. ✓
909 Krueger Parkway
Stuart, FL 33494

Start at SE corner of Sec. 9, N
00 48' 38" E along E/LN of Sec.
747.39' to point of intersec of
E/LN with WLY R/W W of S.R. 5,
N 41°27' 42" W along WLY R/W Ln
of S.R. 5 1262.25', S 48°32' 18",
300' for POB, S 41°27' 42" E 50',
S 48°32' 18" W 300',
N 41°27' 42" W 50', N 48°32' 18" E
300' to POB

+ R/W Easement

Section 10 Township 38 S Range 41 E

Section 9 &
Section 10 Township 38 S Range 41 E

Florida East Coast R. R. ✓
St. Augustine, Florida

Dated July 22, 1981 at 8 o'clock a.m.

CHICAGO TITLE INSURANCE COMPANY

Grace McCollum

BY: Grace McCollum

Authorized Signature

NOTICE OF
PUBLIC HEARING

The City of Stuart, City Commission will hold ^{a public hearing at} its' regular meeting June 14, 1982, at 7:00 p.m. at the City Hall to discuss the following:

Property owned by the Stuart News Company. The property owners are requesting annexation and are requesting City zoning, C-PUD.

LEGAL DESCRIPTION ATTACHED
EXHIBIT "A"

The public is invited to attend and be heard or to send written comments to the City Manager, P. O. Dr. 599, Stuart, Fl 33495.

BY ORDER OF CITY COMMISSION
CITY OF STUART

Betty H. Kenny
Betty H. Kenny
City Clerk

Pub: 5-26-82

EXHIBIT "A"

All of the following described real property lying and being situate in Martin County, Florida:

Commence at a point where the South line of Ethel Avenue, Glendale Subdivision, intersects the Easterly right of way line of U. S. #1 Highway, said point of commencement being 33 feet Easterly of the centerline of U. S. #1 Highway (as measured on the perpendicular); thence run S 89°36'E along said South line of said Ethel Avenue a distance of 538.74 feet for the Point of Beginning; thence continue S. 89°36' E along the South line of Ethel Avenue a distance of 460.52 feet to a point where the South line of Ethel Avenue intersects the Westerly right of way line of the F.E.C. Railroad; thence run S 41°39' E along the said Westerly right of way line of the F.E.C. Railroad a distance of 143.66 feet to a point where the said Westerly right of way line intersects the East line of Lot 2; thence run S 0°35'30" W a distance of 234.88 feet; thence run N 89°19'45" W a distance of 208.76 feet; thence run S 1°16'25" W a distance of 142.34 feet; thence run S 89°28'30" E a distance of 161.44 feet; thence run S 89°33'45" E a distance of 287.90 feet to a point on the Easterly right of way line of U. S. #1 Highway; thence run N 41°33' W along said Easterly right of way line of U. S. #1 Highway a distance of 16.13 feet; thence run S 89°33'45" E a distance of 122.97 feet to a concrete monument; thence run N 0°34' W a distance of 220.44 feet; thence run N 00°32'30" W a distance of 250.05 feet to the Point of Beginning, being a part of Lots W, X, Y and Z, Glendale Subdivision, as in Plat Book 5, Page 39, Public Records of Palm Beach County, Florida, now Martin County, subject to existing road rights of way and easements of record.

All of the South 210.00 feet of Lot T, Glendale Subdivision, as recorded in Plat Book 5, Page 39, Palm Beach County, Florida, public records, together with the following described portion of Lot S of the above referred to Glendale Subdivision, to-wit:

Begin at the Southeast corner of said Lot S; thence Westerly along the South line of Lot S for a distance of 16.80 feet; thence run N 12°41'16" W a distance of 216.54 feet to a point on the North line of the South 210.00 feet of said Lot S; thence run S 89°29'30" E a distance of 67.42 feet to a concrete monument on the East line of said Lot S; thence run N 00°49'52" E to a concrete marker at the Point of Beginning.

LESS AND EXCEPTING THAT part of Lot Z, Glendale Subdivision, according to the Plat thereof as recorded in Plat Book 5, Page 39, public records of Palm Beach County, (now Martin County) Florida in Sec. 9, Twp. 38 South, Rge. 41 East, said part which lies within 40 feet Westerly of the centerline of construction for Palm Beach Road, a portion of said centerline being more particularly described as follows:

Commence at the Southwest corner of Section 10, Township 38 South, Range 41 East; thence Northerly along the West line of said Section a distance of 895. feet; thence S 41°27'42" E a distance of 38.49 feet to the beginning of a portion of the centerline of Construction; thence N 01°01'37" E a distance of 623.41 feet to the beginning of a curve concave Westerly; thence Northerly along said curve having a radius of 5729.58 feet, through a central angle of 03°51' 37.37" an arc distance of 386.04 feet to a point of Reverse Curvature; thence Northerly along said reverse curve having a radius of 5729.58 feet, through a central angle of 03°51'37.37" an arc distance of 386.04 feet to the end of said curve; thence N 01°01'37" E a distance of 401.00 feet to the beginning of a curve concave Westerly; thence Northerly along said curve having a radius of 11459.16 feet, through a central angle of 01°34'00.39" an arc distance of 313.36 feet to a Point of Reverse Curvature; thence Northerly

STAFF CONFERENCE

Meeting held Tuesday, June 1, 1982 with the Stuart News.

10:15 A.M. - 11:30 A.M.

Present from City Hall:

Mr. Edwin L. Glasscock, City Manager
Mr. Robert McGrath, Assistant City Manager
Mr. Sandy Mitchell, Public Works
Mr. Steve Calvert, City Attorney
Chief Louis Papitto, Fire Chief
Mr. Timothy Collins, Planner
Mr. Paul Myers, Superintendent of Sanitation and Streets
Mr. Andy Vascellaro, Building Dept.

Present from Stuart News:

Mr. Gardner Pate, General Manager
Mr. Lou Durant, Engineer
Mr. Larry Crary, Attorney

Mr. Crary said they had contacted property owners on either side of the connector road leading to U.S. 1 to see about purchasing a strip of the land. The owners are willing to sell all of the land but not just a strip.

Joe McMann did not do another traffic study but will include a supplemental statement.

Sandy Mitchell said they would have a problem with the placement of the dumpsters as shown on the drawing as our sanitation trucks will not back up. They will need to move the dumpsters. Sandy told them that paving on the truck route will have to have an 8" base.

Landscaping will be watered by their own pump and well. The master water meter must be above ground.

Dumpster pads will be 10' x 10' and 4" high. There will be no gate or fence around the dumpsters.

Gas storage tanks and buildings to be removed from property before construction begins.

Access road onto U.S. 1 will be right turn only. There will be a sign saying "NO LEFT TURN".

Chief Papitto said all fire hydrants are squared away.

They were told when they go before the Commission on June 14th to designate building envelopes so they can be shifted around without having to appear before the Commission if changes were made. This should be shown on the drawings and also put into the CPUD agreement. Normally you can vary 10' or so on a building envelope.

Elevators need to be at least 7' in one direction for stretchers.

Signage needs to be part of the drawings but on a separate sheet. Wording on signage needs to be in CPUD agreement.

Mr. Mitchell suggested they check with Barbara Sumner at D.E.R. to see if there are any existing wells.

The City will want in the CPUD agreement that all septic and wells be abandoned per ~~D.E.R.~~ requirements.

The City told them there will be no wood frame construction and they must comply with the State Energy Codes.

The County said a deceleration lane is not required on Monterey Road. The City will need something in writing from the County.

The pumping station is okay.

The City still wants a Fiscal Impact Study. The Stuart News said it will be done.

Phase II verbage needs to be in CPUD agreement.

Bikepaths on Monterey Road need to be marked on site plan.

The City needs an amendment to make this annexation part of the Comprehensive Plan. Will put in annexation ordinance that Comprehensive Plan is amended accordingly.

Regarding the time frame on Phase I. The clock starts running when contract is signed by all parties. The Stuart News should be prepared to negotiate the 12-year time frame in CPUD.

The City will require a paragraph in CPUD that road rights-of-way, dumpsters, bikepaths, etc. to be dedicated to the City.

Traffic signals were discussed. Vербage in draft CPUD to say that signals to be purchased and installed by Developer. Nothing has been decided as yet. The County has not mentioned it.

The City will need ten (10) copies of everything for the Public Hearing on June 14th including the supplement letter on the traffic study and the Fiscal Impact Study.

Stuart News will need a drawing showing elevations.

Need in the CPUD that a D.E.R. permit is required for the well.

A depth of 5' is required between landscaping and right-of-ways and 2½' on other abutting property.

Stuart News to be prepared to discuss the sign on AlA with the Commission.

All paperwork to be back in City Hall on Wednesday, June 9th.

MINUTES
PLANNING ADVISORY BOARD
APRIL 21, 1982

At Stuart City Hall, Wednesday, April 21, 1982 the following was discussed:

ROLL CALL

Present

Richard McHardy
Hubert VanDyke
Bob Chapman
Bill Mathers

Absent

Suzanne Hutcheson
James Schmoyer
Steve Swann

Also in attendance: Stephen Calvert, City Attorney; Tim Collins, City Planning Technician, Building Official, H. C. Hoffner and Secretary, Anne Craig.

Corrections or Additions and Approval of Minutes.

Mr. VanDyke made a motion that the minutes from March 17, 1982 be approved as read. Seconded by Mr. McHardy.

FIRST ORDER OF BUSINESS

A. Public Hearing on an Annexation/P.U.D. for Stuart News

Mr. Collins informed the Board members that all notices have appeared in the paper, signs posted on property and notices have been sent to property owners within 300'. No letters of objection were received on this project.

Mr. Larry Crary of Crary, Buchanan, Bowdish and Bovie, representing the Stuart News, came forward. He said also present to answer any questions are Gardner Pate, General Manager of the Stuart News and representatives from the engineering and architectural firm.

Last August there was a petition for a zoning change on this particular piece of property which is located at the intersection of the airport by-pass road and Ala. We are on the west side of that intersection. The property is contiguous to parcels that are already in the City of Stuart. We have been before this board and it was requested, during the proceedings last fall, that this would be an appropriate project for a Planned Unit Development as opposed to a straight zoning change. What we have done over these past months is to develop a PUD concept for the property. The Stuart News has been a part of this community for over 50 years. There is

a very strong desire on the part of the Stuart News to continue to be closely associated with the City of Stuart including being within the city limits. We, therefore, are requesting the annexation. This is intended to be initially in two phases. Phase I, the initial phase of the site plan, shows the proposed Phase I construction with a grand total of approximately 37,000 square feet and entails production services. It is intended to be a one story production building to house the press, which the Stuart News is currently in the process of acquiring, to meet the demands of the growth in the area. It is an essential part of the ongoing program of the Stuart News Company to be able to serve the area as the principal daily newspaper for the area. As you can see, the initial phase calls for the production building and associated parking and landscaping. Phase II of the proposed project begins to bring in a two story office building to complement the production building. If you are familiar with the Stuart News production facilities now with the scattering of the different buildings, the idea is to bring together the Stuart News production services, and the office buildings onto a unified site at this location.

At the access off of Palm Beach Road or Airport By-Pass Road there will be a connector road with the railroad which is one of the crucial reasons for the location. It is a great site because it is located adjacent to the railroad. The main entrance off of the airport by-pass road with a connector road leading to U.S. 1 is intended as a one-way exit road as opposed to a main entrance and exit. We have been talking to property owners north and south of that corridor to see if we could perhaps work out something with them to make it a regular corridor road. We are still in the process of talking to them about that. We have worked very closely with the Staff on this and have had various staff meetings to provide something that is in accord with the codes of the City. Basically, what we are seeking tonight is your recommendation for approval for this particular project.

Mr. McHardy inquired as to when they planned to start Phase II.

Mr. Crary said Phase I would begin immediately. Phase II involves moving a considerable amount of the facilities out to the site and are looking at 10-12 years for the completion of Phase II.

Mr. Mathers requested Mr. Collins to give a brief outline on the feelings of the Staff in regards to this project.

Mr. Collins referred to the width of the access onto U.S. 1. It is only 16' wide.

Mr. Crary said it would be one way only. Originally we were talking about a two way right turn into the property and right turn only out of the property. But a 16' width would not be sufficient to accommodate two way traffic. One way traffic flow, right turn only, with 16' is adequate.

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Mr. Mathers asked if it was necessary to have an access onto U.S. 1 at all for this project.

Mr. Collins said that in the staff meetings this point was raised and they would like access onto U.S. 1 to eliminate traffic flow on Palm Beach Road. He referred to Ethel Street which does run into the property and as far as he knew it had not been abandoned. He suggested that Ethel Street could be used as access to U.S. 1 as it has a 30' width and since it has not been abandoned, does the Stuart News have a right to utilize it as part of their property.

There was going to be a revised traffic report submitted. The traffic report that the Board has now is the one that was originally submitted. In the traffic report we were under the assumption that Palm Beach Road would extend behind the Lil General Store to Ala. Subsequently, the County has gone ahead and decided, contrary to what the City would like to see, to have Palm Beach Road extend directly into the by-pass road. He doesn't know whether this affected the traffic analysis findings and recommended improvements. In other words, does the Palm Beach Road extension change the findings in the traffic report.

Mr. Collins referred to the Landscape Plan that was given to him this morning. They have provided shrubbery or a hedge almost around the entire perimeter of the project. He was concerned about the portion along the railroad track because behind it is a residential area. Visually, from the residential area, the hedge will provide some screening in that area.

Mr. Chapman wanted to know which way the railroad tracks came in onto the property. He was told north.

Mr. Collins did an existing land use to show what is around the adjacent parcels.

Mr. VanDyke wanted to know, if in the staff meetings, did we review the retention requirements.

Mr. Collins said it is all business or industrial zoning in that area. The portion in the County is slated in their Comprehensive Plan as industrial. He mentioned that the only other item not on the site plan was bikepaths or sidewalks along Palm Beach Road. It was shown on the plan but not marked as such.

Mr. VanDyke asked Tim if the County had been solicited for comments on this project. Tim said he would drop off a copy of the traffic report and the plans before it gets to the Commission.

Mr. Mathers said they had to vote on two separate items tonight: (1) the annexation and (2) the PUD site plan.

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Mr. Calvert said in an annexation you have to rezone the property as it is contingent upon the annexation.

Mr. Crary came forward to address some of the questions brought up during the discussion.

With regard to the Ethel Street question on abandonment, we will have to investigate it but I believe that was abandoned while still in the County. Gardner Pate informed him that the road adjacent is no longer called Palm Beach Road. It is now called Monterey Road. The County informed them yesterday that they are changing the name to Monterey Road.

An attempt has been made in the landscape plan to really screen the project from adjacent properties. To reiterate, the property is zoned industrial in the County right now and the surrounding properties are zoned industrial, so we are asking for something that is directly in character with the area. On the site plan it does show a sidewalk along Monterey Road (Palm Beach Road); it just has not been labeled.

The elements of the traffic plan were done taking into consideration the County shift-over into the by-pass road. The only thing that has changed from the traffic plans is the fact that they had originally planned that Palm Beach Road would come in and go behind the Lil General store to a stop street, and now it is going to loop around toward the airport.

Mr. Joe McMann came forward to discuss his traffic report. There were two alternatives being considered when he got involved in this analysis: (1) to go behind the Lil General store and connect to Dixie Highway and (2) to connect directly to the by-pass road. That was examined and it was concluded that the worst case situation would be if you were to come behind the Lil General store, because then you would have people making left turns right in front of the property. So his analysis said it would be better to connect directly to the by-pass.

Mr. Lou Durant, Stuart News engineer, said they were advised by City Staff that they would have to retain 100% of a ten-year storm on site. There is another drawing that shows utilities, drains and other provisions that will be incorporated in the final design.

Mr. Collins asked why the parking area for Phase I was chosen to be placed where it was in lieu of another area.

Mr. Durant said they put the parking where it was because they will have about 20 distribution vans and the maintenance building will be used to maintain those vehicles.

Mr. Mathers asked about fencing the property. Our City Ordinance requires the property be fenced.

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Mr. Dan Sutter from Maddox and Sons came forward. The areas that are not developed (Phase II) will be sodded or grassed and maintained as lawn until the Phase II is installed. The interior planting in the parking area will not be installed until the Phase II is implemented. All of the perimeter planting will be accomplished in the initial phase.

Mr. Mathers asked Mr. Crary if they were seeking approval of Phase I or both Phase I and Phase II.

Mr. Crary said, that for purposes of approval tonight, we would like to request of the Board as to annexation and the rezoning to PUD and approval of the site plans so that it can be included within a proposed PUD agreement to go before the City Commission. So we are requesting the annexation and rezoning to PUD and the approval of the site plan so that we can begin to develop the PUD zoning agreement for the City Commission.

Mr. Crary said it is the desire of the Stuart News to remain in the City of Stuart and the change that we are asking for is really one that does not involve a zoning change but merely to be included within the City. He thought this would be of benefit to the City as it will create an increase in a tax base without a tremendous amount of impact upon City services.

Mr. Mathers opened the dicussion to Board members and closed it to the public.

Mr. VanDyke said he has not seen any recommendations from the Staff on the three issues; the annexation, the PUD, and the recommendation on the preliminary site plan.

Mr. Collins said, to his knowledge, the Staff are satisfied with what has been presented so far.

Mr. Hoffner came forward and said there were no objections from the Staff. Any problems had been overcome to their satisfaction. It was the suggestion of the City Manager that they come before the Planning Advisory Board.

Mr. VanDyke asked if the City Commission, at the present time, have formal or informal policies on annexation.

Mr. Hoffner replied yes; that on PUD's, our ordinance says that the applicant must meet with Staff until the City Manager is satisfied that all objections are overcome. It then goes to the Planning Advisory Board.

Mr. VanDyke wanted to know if the City would receive a significant tax revenue from this project being in the City.

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Mr. Hoffner said we have not asked for an impact analysis study but we do have the right to do so.

Mr. Chapman questioned the impact fees of 17¢ per square foot of office space excluding warehouses. He wanted to know how this affected the production building.

Mr. Calvert said it includes all commercial property.

Mr. Chapman made a motion that the City of Stuart annex property discussed tonight which would have to meet a CPUD zoning situation. Seconded by Mr. McHardy.

Mr. VanDyke asked if we needed to resolve the question of the status of Ethel Street?

Mr. Mathers said that should come under voting on the site plan.

Votes on the motion were as follows:

Mr. VanDyke	Yes
Mr. McHardy	Yes
Mr. Chapman	Yes
Mr. Mathers	Yes

Motion carried 4/0.

Mr. Mathers said that voting on the site plan, any recommendations for changes be included.

Mr. VanDyke said, that at this point, it would be appropriate that this board recommend that the Ethel Street question and the coordination with the County be completed prior to the time it goes before the City Commission. He thinks they would want both of these questions resolved before they took final action.

Mr. Mathers asked Steve Calvert if, in their motion, prior to being before the City Commission that comments from the County be received?

Mr. Calvert would not recommend it. To be frank, the County has not been too concerned about the City's feelings on the by-pass road so I would not expect to get any swift answer from them. It is unfair to the applicant to put an external requirement on approval of the site plan.

Mr. VanDyke said they couldn't mandate that the County has to reply but thinks it is a matter of courtesy.

Mr. Mathers feels the County should have a chance to see the plans.

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Mr. Calvert suggested a time limit be set on when they should reply.

Mr. VanDyke asked Mr. Hoffner if he knew when this would come before the City Commission.

Mr. Hoffner. The recommendation of this Board will come before the Commission the first meeting next month and then the Commission will set a public hearing date. The County was notified of this annexation by certified mail.

Mr. Mathers feels the motion should include that the sidewalk be noted in the specifications and also the 16' wide access road be noted. He would like to see this Board make a recommendation that the above be part of the site plan.

Mr. Crary said they would do everything they could to get a wider access route through and are currently talking to the property owners and if something can be worked out on Ethel Street it will be, because they wish to have a wider access also.

Mr. Hoffner said that Ethel Street is about 50' wide but you only need 24' for a two lane road.

Mr. Chapman made a motion that the site plan, as presented, be approved with considerations for sidewalk, 16' access road and possible use of Ethel Street, be approved by Staff as they see fit. Seconded by Mr. McHardy.

Mr. VanDyke recommended to the City Commission that there be a fencing requirement included as part of the PUD contract.

Mr. Hoffner said the Board has the right to make them fence it.

Mr. Crary said, at this time, the Stuart News did not plan to fence the project. He feels this will be accomplished by the hedge around the border of the property.

Votes on the motion were as follows:

Mr. VanDyke	Yes
Mr. McHardy	Yes
Mr. Chapman	Yes
Mr. Mathers	Yes

Motion carried 4/0.

Mr. Mathers. Tonight we have approved the annexation into the City with a PUD zoning classification; also approved the site plan as presented to us with the recommendations that have been passed along to the City Commission.

Meeting held March 4, 1982 with Stuart News.

Meeting began at 11 AM with the following present:

Larry Crary - Stuart News Attorney
Gardner Pate - Stuart News, General Manager
Lou Durant - Stuart News Engineer
Lou Papitto
Sandy Mitchell
Fred Walton
Charles White
Bob McGrath
Mr. Glasscock
Tim Collins
H. C. Hoffner (arrived late)

Mr. Durant began the meeting by mentioning that they had met with their production people and press manufacturer on the 17th of February. He said they are holding the site plan to what was being shown here today for Phase I and Phase II through the year 2000 and possibly beyond year 2000. Have indicated on drawings where the parking will be. Phase II will be office buildings but not to be built at this time.

Mr. Mitchell said that Mosley was putting up an office and that the Stuart News might want to work a combined situation with them.

Mr. Durant said they are about 18" above crown of Palm Beach Road where curve cut is; a floor elevation of 1850.

Landscape. Where they will enter on the side, it should be a joint decision between the County and City.

Chief White pointed out that they do not have a stacking lane or deceleration lane. Mr. Glasscock suggested they put a deceleration lane on the land they are abandoning. Sandy Mitchell said with a 60' pavement they will have room for left hand storage lane but still need a deceleration lane.

Mr. McGrath said the Stuart News needs to be aware of our sign codes. The County is already doing work on the triangle so they had better get with them fast.

Sanitation. Paul Myers said they will have to widen the roads as he needs 35'.

Lou Papitto said we require a 90' turnaround. The Fire Hydrants are okay. Concerned with getting in and out of parking area where they have tight turns. Chief White suggested they consider widening the entrance for rigs.

The Stuart News will be supplying their own storage tanks for gas. They were reminded they must meet National Fire Codes.

Lou Papitto said they did the fire flow requirements and that would determine the size of water main. We will require that information when the Stuart News gets more involved to the point where they must submit prints to the fire department, building department, engineering department, etc. Were told to submit everything to the building department and they will distribute them.

Sandy Mitchell said they still have to size their international lines. They need a pumping station into the sewer. We require that you put in an air compressor. They have to go to SFWMD for approval on the water plan.

Lou Papitto said they should have a generator for emergency fire pump. That is up to the Stuart News whether or not they have one.

Mr. McGrath asked the Stuart News to keep us informed as to their progress.

They were asked to show on up to date drawings only Phase I and to use an overlay for Phase II.

Meeting adjourned at 12:15 PM.

Stuart News will appear before the Planning Advisory Board on 21 April 1982.

Proposed Annexation and P.U.D. between the CITY OF STUART and STUART NEWS. Minutes from a meeting held 02/15/82 in the conference room at City Hall - meeting began at 2:30 and adjourned at 4:15.

Present representing The Stuart News: Larry Crary, Attorney; Lou Durant, Engineer; and Gardner Pate, General Manager.

Present representing the City of Stuart: Edwin L. Glasscock, City Manager; Sandy Mitchell, Public Works Director; Charles White, Police Chief; Louis Papitto, Fire Chief; Bob McGrath, Assistant City Manager; Stephen Calvert, City Attorney; Timothy Collins, City Planner; and H. C. Hoffner, Building Official.

Mr. Durant opened the meeting by stating that these are only preliminary prints and not working prints and they are anxious to work with the City and get their input and recommendations prior to the printing of the working prints.

WATER and WASTEWATER:

It was stated that the City's water main is located across the street and was recommended that possibly a 12" line be run to the project and done now, as Dickerson's is currently working in the area and it would be cheaper to do it now than after the road work is completed.

Stuart News stated that they will not be putting any types of chemicals into the sewer lines and that all chemicals will be filtered out and no Ph's will be in the line. The line will be used basically for domestic use. They will not have a cafeteria - vending machines only.

FEES:

They were reminded of the water and sewer availability fees and also the impact fees (17¢ per square foot of office space - excluding warehouse)

STREETS/SANITATION:

It was stated that the roads in the complex need to be wide enough to accommodate both the sanitation trucks and emergency vehicles. Dumpsters need to be located in an open area, allowing the trucks to move the dumpsters back and then dump them. They are not to be enclosed by gates. They were asked if they would use compactors and their reply was yes. Most of their waste would be located behind the production building and would not include any chemicals. Emergency vehicles need to be able to reach all areas and landscaping should be kept in mind - comply with codes, but don't overdo and hinder these vehicles.

A lengthy discussion was had regarding the location of the entrance into the project. It was recommended that they get with the County as to just where the by-pass road will go in relation to their project and then get with us to work out the best location. It was recommended to put the entrance as far away as possible from the intersection - meaning south.

Stuart News Annexation and PUD
Page Two

It was questioned if there was enough room near the railroads for trucks to maneuver. They said "Yes". Most of their paper comes in by rail and they do not anticipate their cars backing up onto Palm Beach Road and blocking it.

FIRE:

A hydrant will be placed on the complex. They need to get with the Fire Department on various stairwells in the buildings, sprinkling system and necessity for a auxiliary power system. They did not plan on having a generator, but it maybe necessary - again, depending on their sprinkling system. They were reminded that no PVC pipe is allowed, unless enclosed behind a one hour fire rated section.

CODES:

They were told they must comply with all City of Stuart codes/ordinances, South Florida Water Management and the Department of Environmental Regulations.

Landscaping:

They will have to comply with our code and work around the areas where emergency vehicles need access. All property not developed must be maintained and kept clean. A landscaping plan must be included.

Water retention:

Tests need to be run and must comply with S.F.W.M.D.. No perc tests yet.

Parking:

The working prints must meet our requirements and show parking for the entire project when completed. For every 326 spaces there are to be 8 spaces marked for handicapped

A copy of our codification was sold to Larry Crary.

GENERAL:

They will not have a daycare facility as previously indicated. They questioned their employees and there was not a need for this.

They were told that they cannot use City water for irrigation, but must have a well.

PROCEDURES:

They need to get back with the City as soon as they have made the various changes and recommendations, met with the County regarding the by-pass road. Come before the P & Z Board, get their approval and then come before

Stuart News Annexation and PUD
Page Three

the City Commission. It will take approximately 8 months from this date to have the annexation and PUD - if there are no problems along the way. The City will need 2 sets of construction prints and 4 sets of engineering prints.

The P & Z Board members will need 10 sets of the site plan and traffic analysis. An additional 10 sets will be needed when you appear before the City Commission.

Any correspondence the City sends out is to be sent to Lou D urant, the Engineer, and Gardner Pate, General Manager for Stuart News.

PUD AGREEMENT:

The PUD Agreement should spell out the three phases and time frames anticipated for the build-out. It was stated that the production area will be built first. It was suggested that Larry Crary go to the City Clerk's office and review the various PUD agreements we have and use them as a guide.

The meeting adjourned with the City expressing their willingness to meet with the Stuart News on an individual basis and cover all areas of the project before working prints are submitted for approval. The Stuart News is anxious to get the project going.



BUILDING DEPARTMENT

City of Stuart

P. O. DRAWER 599 • STUART, FLORIDA 33494

TELEPHONE 305/287-3444

April 22, 1982

TO: Honorable City Commission Via
Edwin L. Glasscock, City Manager

Gentlemen and Honorable Mayor:

At the Planning Advisory Board meeting, held Wednesday, April 21, 1982, at City Hall, the following was discussed:

A. Public Hearing on an Annexation/P.U.D. for Stuart News.

Upon hearing testimony from interested parties regarding this matter and upon full discussion by the Board a motion was made and second to approve this annexation with a C.P.U.D. zoning category. Furthermore, a motion was made and second to approve the site plan providing a sidewalk is provided along Palm Beach Road and access to U.S.#1 be provided Via Ethel Street or the 16' wide access strip.

B. Appearance Board.

Commissioner Miller expressed his views to the Board regarding this item and after a brief discussion the Board requested that a copy of the standards utilized by Boca Raton be obtained and other model ordinances from various municipalities be provided to the Board.

C. Fence Ordinance - Tabled

D. Taxi Cab Ordinance

This matter was briefly discussed regarding inspection of vehicles. City Attorney is to provide the Board with a Draft Ordinance.

E. Revision to Sign Ordinance.

The Board discussed the section of the sign ordinance pertaining to the number of American and State flags permitted to be displayed. It was the consensus of the Board that this section be amended to limit



the number of flags to one each, unless otherwise permitted by the City Manager or Building Official, subject to Federal and State Statutes.

F. Mixed use's in B-1 and B-2 zoning districts.

The Board briefly discussed this item, however no final decision was made.

G. Code Enforcement Board.

The Board discussed the possibility of attending the City of Port St. Lucie's Code Enforcement Board meeting to be held on May 11, 1982, at 7:30 p.m., at the Port St. Lucie City Hall Chambers. It was decided those who could attend, should do so, and an alternative date in June will be provided to the remaining members.

H. Solar Energy Licensing - Tabled until the June meeting.

There being no further business before the Board, the meeting was adjourned. The nexted regularly scheduled meeting will be held on May 19, 1982, with the possibility of having a special meeting on May 20, 1982 if deemed necessary.

Respectfully submitted



Timothy Collins
Planning Technician

H.E.

THE STUART NEWS
CHANGES MADE TO CPUD AGREEMENT
JUNE 14, 1982

SITE PLAN - SHEET 1

IDENTIFY THE TWO STORY PRODUCTION SERVICES BUILDING.

IDENTIFY THE BICYCLE PATH/ GIVE DIMENSIONS
IDENTIFY GRASSED AREA BETWEEN BIKE PATH AND ROAD/ GIVE DIMENSIONS

DESIGNATE HANDICAPPED SPACES

LANDSCAPE PLAN

EXPLORE POSSIBILITY OF MAINTAINING INDIGENOUS MATERIAL ALONG RAILROAD TRACKS.

INDICATE THAT HEDGES WILL BE THREE FEET AT TIME OF PLANTING.

UTILITIES SITE PLAN

GIVE COMMISSION COPIES OF BORING TESTS - GIVE EVIDENCE THAT SOIL WILL FUNCTION PROPERLY WITH FRENCH DRAINS TO MEET OUR STORM RETENTION ORDINANCE.

INDICATE SPRINKLER SYSTEM LOCATION

TRAFFIC REPORT

PROCURE LETTER FROM FEC STATING THAT THEY WILL HONOR OUR FIVE MINUTE RAILROAD TRAIN BLOCKING ORDINANCE, AND THAT DELIVERY TO THE STUART NEWS WILL NOT CAUSE THE BLOCKING OF ANY INTERSECTION FOR LONGER THAN FIVE MINUTES.

THE STUART NEWS WILL CONSIDER THE FEASIBILITY OF AN ACCELERATION LANE ON US 1 AND DISCUSS THE POSSIBILITY WITH DOT.

ZONING AGREEMENT

PAGE 1.

DELETE THE WORDS (IN ACCORDANCE WITH DEVELOPMENT PLANS, AS THE SAME MAY BE REVISED FROM TIME TO TIME AFTER APPROVAL OF THE CITY COMMISSION)

PAGE TWO.

11. DEVELOPMENT - PAR. 1.

IDENTIFY THE PAGE NUMBERS OF THE PLANS SUBMITTED FOR PRELIMINARY AND FINAL DEVELOPMENT, AND SHOW WHO PREPARED THE PLANS, AND THE DATE THE PLANS WERE PREPARED.

THE STUART NEWS
CHANGES MADE TO CPUD AGREEMENT
JUNE 14, 1982
PAGE TWO.

ZONING AGREEMENT CONTINUED:

PAGE THREE. PARAGRAPH 3.

ADD VERBAGE TO ALLOW CURRANT COMMISSION FOR PHASE 11 THE OPPORTUNITY TO REQUEST A NEW TRAFFIC REPORT, A NEW WATER AVAILABILITY REPORT, AND A NEW SERVICE AVAILABILITY REPORT.

PAGE THREE. PARAGRAPH 5.

ADD LANGUAGE SHOWING WHEN RIGHT-OF-WAYS, BIKEPATHS, WATER SYSTEM, ETC. WILL BE DEDICATED TO CITY/COUNTY.

PAGE FIVE. - BREACH OF AGREEMENT. PARAGRAPH 1.

CHANGE ALL 12 MONTH TIME FRAMES TO 6 MONTHS.

PAGE FIVE. - PARAGRAPH 2.

ATTORNEYS WILL MAKE SUGGESTIONS AS TO REVERTER CLAUSE.

TIMETABLE OF DEVELOPMENT

DELETE THE TWO BOTTOM PARAGRAPHS AND INSERT:

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR PHASE 1, THE DEVELOPER SHALL COMPLETE ALL IMPROVEMENTS TO MONTEREY ROAD AND US 1 (AS SHOWN ON EXHIBIT "D"), ALL ENTRANCES, ALL PERIMETER AND SERVICE ROADS, ALL IMPROVED PARKING AREAS TO COMPLY WITH THE PARKING RATIOS SET FORTH IN THE CPUD AGREEMENT, ALL PERIMETER HEDGING, ALL BICYCLE PATHS (AS SHOWN ON EXHIBIT "D") AND ALL LANDSCAPING EXCEPT THOSE LAND AREAS WHICH ARE SODDED AND MAINTAINED PENDING FUTURE DEVELOPMENT.

SPECIAL CONDITIONS

PAGE ONE. - PARAGRAPH 1.

DELETE AND INSERT:

THE PRODUCTION BUILDING, PRODUCTION SERVICES BUILDING AND OFFICE BUILDING TO BE CONSTRUCTED BY DEVELOPER SHALL INCLUDE A FIRE SPRINKLER SYSTEM AND THE FINAL DEVELOPMENT PLANS AS APPROVED BY THE CITY SHALL INCLUDE THE NECESSARY FIRE PREVENTION AND FIGHTING DEVICES AT LOCATIONS CONSISTENT AND IN COMPLIANCE WITH APPLICABLE FIRE AND BUILDING CODES. FIRE HYDRANTS AS APPROVED BY THE CITY SHALL BE PLACED AT LOCATIONS CONSISTENT WITH THE APPLICABLE FIRE AND BUILDING CODES. THE FIRE CHIEF OF THE CITY SHALL REVIEW AND APPROVE THE FINAL DEVELOPMENT PLANS. IN ADDITION, DEVELOPER WILL COMPLY WITH ISO (INSURANCE SERVICES OFFICES) "FIRE-FLOW" REQUIREMENTS. STORAGE TANKS WILL MEET NATIONAL FIRE CODE.

THE STUART NEWS
CHANGES MADE TO CPUD AGREEMENT
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PAGE THREE.

SPECIAL CONDITIONS CONTINUED

PAGE TWO. PARAGRAPH 9.

A COPY OF THE PLAN GIVEN BY THE ENGINEER TO THE DEVELOPER SHOWING DUMPSTER LOCATION, PAD SIZE, ROAD BASE AND DIMENSIONS TO BE INCLUDED AS AN EXHIBIT.

PAGE TWO. PARAGRAPH 10.

DELETE AND INSERT:

THE LANDSCAPE PLAN SHALL COMPLY WITH THE CITY LANDSCAPE ORDINANCE IN FORCE AND EFFECT AT THE DATE OF THIS AGREEMENT, AND THE DEVELOPER SHALL PROVIDE A DETAILED LIST OF ALL TREES, PLANTS AND GROUND COVER DEPICTED IN THE SAID LANDSCAPE PLAN AT THE TIME THE STUART NEWS REQUESTS THE INITIAL BUILDING PERMIT.

PAGE THREE. PARAGRAPH 16.

ADD LANGUAGE THAT SHOW THE TRAILER REMOVED AFTER THE C/O HAS BEEN ISSUED.

PAGE THREE. PARAGRAPH 19.

ADD LANGUAGE THAT WOULD INDICATE THAT THE UNIMPROVED, NON-PAVED AREAS OF LAND WOULD BE SODDED AND MAINTAINED.

PAGE THREE. PARAGRAPH 21.

ADD: ELEVATORS MUST BE 7' FOR STRETCHERS.

PAGE THREE. PARAGRAPH 22.

ADD: THE DEVELOPER AGREES TO CONFORM TO STATE ENERGY CODES.

PAGE THREE. PARAGRAPH 23.

ADD: SPECIFY EACH OF THE TRAFFIC IMPROVEMENTS.

PAGE THREE. PARAGRAPH 24.

ADD: NO STRUCTURE SHALL BE HIGHER THAN 40'

PAGE THREE. PARAGRAPH 25.

ADD: LANGUAGE DESCRIBING AUTOMATED SPRINKLER SYSTEM.

THE STUART NEWS
CHANGES MADE TO CPUD AGREEMENT
JUNE 14, 1982
PAGE FOUR.

SPECIAL CONDITIONS CONTINUED

PAGE THREE. PARAGRAPH 26.

ADD: NOTWITHSTANDING THE PROVISIONS OF THE AGREEMENT THE STUART NEWS AGREES THAT THE PERMIT PLANS SHALL COMPLY WITH ALL BUILDING ORDINANCES AND BUILDING CODES AND ALL OTHER LAWS, CODES AND ORDINANCES (EXCEPT TO THE EXTENT SAID LAWS, CODES AND ORDINANCES ARE IN CONFLICT WITH THIS AGREEMENT) IN EFFECT AT THE TIME OF SUBMISSION OF THE RESPECTIVE PERMIT PLANS.

MISC.

ADDRESS COMMISSIONER MILLER'S CONCERN REGARDING BUILDING MATERIALS TO BE USED IN CONSTRUCTION.

PREPARED BY JOAN JEFFERSON
6-15-82

STUART NEWS
IMPACT ANALYSIS
JUNE 9, 1982

STUART NEWS IMPACT ANALYSIS
CONCLUSIONS

1. The proposed Stuart News development has a positive overall fiscal impact. The second year of the first phase is the single annual negative impact, in each other year the positive fiscal impact is significant.
2. The impact fee is important in providing a positive fiscal impact for the first two years of the project.
3. The findings are consistent with the general understanding that places of employment are of fiscal benefit to the communities in which they operate. This in addition to the general economic value of the jobs they create.

STUART NEWS IMPACT ANALYSIS
ASSUMPTIONS

1. The construction will take place in two phases with the first phase consisting of 37,434 square feet to be completed and occupied in 1984 and the second phase with 40,610 to be completed and occupied in 1997.
2. The first phase will house the production facilities and will have a taxable value of \$2,400,000 for the building, \$332,952 for land, and \$2,400,000 for the equipment.
3. The present facilities of the Stuart News will continue to be used as office space, with the existing production facilities being converted for that use when the new facility is complete. There will be no change in the taxable values in the existing property.
4. Phase 2 will have a taxable, assessed value of \$2,100,000. The personal property will have the same value and be the same property that is in the present building.
5. The city milage rate will remain constant.
6. 1982 dollars are assumed for both income and expense.
7. The department expenses are based on the 1981 City of Stuart budget with the following portions of commercial and residential services applying:

Fire: 60% commercial, 40% residential
Police: 60% commercial, 40% residential
Parks: 60% commercial, 40% residential

Recreation: 20% commercial, 80% residential
 General Budget: 50% commercial, 50% residential
 Sanitation: 50% commercial, 50% residential

8. The City of Stuart has 9,000,000 square feet of commercial (non-residential, non-institutional) space.
9. No building or other permit fees are included as income, the expenses associated with these services are included expenses. The effect of this is to understate the income and overstate the expense.
10. Water, wastewater and traffic are not considered. The water and wastewater are assumed to be self supporting. The roads affected are county and/or state.
11. The expenses associated with capital outlays are included in the budget and these amounts are not excluded for the purposes of this study. It must be emphasized that the impact fees are to pay for capital expenditures required by any construction "up front". This will overstate the expenses for the initial years. It is understood that capital expenditures for replacement will be necessary in future years, hence the long range (over 10 years) the expense figures will be accurate.
12. The sanitation department is excluded in that the requirements for service and equipment will not change, just the location of that service.
13. All assumptions are designed for accuracy with any errors in the conservative direction, that is to say, lower fees and taxes to the city, greater expenses to the city.

14. The fees, license, and tax income is allocated on a 50% residential and 50% commercial basis. It is the assumption that persons working in an area as well as the companies doing business in an area are likely to purchase taxable items in that area as well as incur certain fines and fees.

Table 1
STUART NEWS
Annual Income (Expense) to the City of Stuart
1984-1999

Income (Expense)	1984	1985	1986	---	1997	1998	1999
Income	\$10,730	\$5,606	\$29,960	...	\$39,348	\$34,870	\$45,567
(Expense)	(4,854)	(9,709)	(9,709)	...	(20,268)	(20,286)	(20,286)
Net Income (Expense)	\$5,876	(4,103)	\$20,251	...	\$19,080	\$14,594	\$25,281

Table 2
STUART NEWS
INCOME GENERATED BY YEAR AND TYPE
1984-1999

TYPE	1984	1985	1986	---	1997	1998	1999
Impact Fee	\$6,348	--	--	...	\$6,903	--	--
Personal Prop. Tax	--	--	\$12,177	...	\$12,177	\$12,177	\$12,177
Advalorem/ Building	--	--	\$12,177	...	\$12,177	\$12,177	\$22,814
Advalorem/ Land	\$1,689	\$1,689	\$1,689	...	\$1,689	\$1,689	\$1,689
Utility/ Tax-Fees	\$1,223	\$2,447	\$2,447	...	\$4,252	\$6,057	\$6,057
Other Income	\$625	\$1,250	\$1,250	...	\$1,930	\$2,610	\$2,610
License Fees	\$220	\$220	\$220	...	\$220	\$220	\$220
TOTAL	\$10,730	\$5,606	\$29,960	...	\$39,348	\$34,930	\$45,567

Table 3
STUART NEWS
INCOME GENERATED BY YEAR
Fees, Licenses, Non-Advalorem Taxes

<u>TYPE</u>	<u>PHASE 1</u>	<u>PHASE 1 & 2</u>
FPL Franchise Fee & Tax	\$1,457	\$4,077
So. Bell Fee & Tax	\$990	\$1,980
Fines	\$205	\$428
Gasoline Tax	\$168	\$351
Cigarette Tax	\$373	\$779
Cig. 2¢	\$280	\$585
Fed. Rev. Share	\$224	\$467
Occupational Lisc.	\$220	\$220

Table 4
STUART NEWS
EXPENSES TO THE CITY OF STUART
By Department and Total in General Fund

<u>PHASE</u>	<u>POLICE</u>	<u>RECREATION</u>	<u>PARKS</u>	<u>FIRE</u>	<u>---</u>	<u>GENERAL FUND</u>
Phase 1	\$2,614	\$224	\$299	\$1,120	...	<u>\$9,709</u>
Phase 1 & 2	\$5,457	\$468	\$624	\$2,339	...	<u>\$20,268</u>

REPORT OF SUBSOIL INVESTIGATION

FOR

STUART NEWS BUILDING SITE

AT

STUART, FLORIDA

By

FLORIDA TESTING & ENGINEERING CO.

Fort Lauderdale, Florida

March, 1982

INTRODUCTION:

The intent of this report is to present the results of a subsoil investigation for the proposed Stuart News Plant at Palm Beach Road, Stuart, Florida. The purpose of the investigation was to provide sufficient data to allow developement of recommendations for site preparation necessary for adequate foundation support.

PROJECT DESCRIPTION:

The project is intended to be developed in two phases. Phase One will consist of a 2-story office building, a 2-story production services building, a 1-story production building and a 1-story maintenance/groundskeeper building. The total floor area of Phase One is 72,260 square feet. Phase Two will be a production building consisting of 35,400 square feet of floor area.

SITE DESCRIPTION:

The project site is situated in Stuart, Florida, and is bounded on the East by Palm Beach Road and on the Northeast by the Florida East Coast Railroad. No elevation datum was provided, however there appears to be a maximum differential from grade of two (2) feet between borings. Several drainage ditches were noted about the property. Weed growth covers the majority of the property, with larger brush or trees noted along the Northeasterly portion and the westerly portion. Three (3) single-story frame structures are currently on the property.

FIELD EXPLORATION:

The field exploration consisted of thirteen (13) standard penetration borings varying in depth from 20' to 40'. All borings were conducted in accordance with A.S.T.M. D-1586 standards. Where hammer blows on sampler are indicated, they reflect the energy created by a 140-lb. hammer, falling 30 inches. Hammer blows on sampler were recorded for each six inches of penetration. Hollow auger was used to case the borings. Representative samples were secured from each strata recorded on the boring logs, placed in plastic sample cups and returned to the laboratory for classification.

FIELD & LABORATORY TESTS:

Field testing consisted of three (3) D.O.T. Percolation (Exfiltration) tests for design of on-site drainage. Copies of these tests are included in this report. No laboratory tests were performed.

GROUND WATER CONDITIONS:

The ground water level at the time of testing varied from 14' to 15.5' below the existing surface. This level may be expected to rise as much as 2' during the rainy season.

BORING RESULTS:

The material at the site consisted primarily of a medium to fine grained silica sand from the surface to terminal depth of the borings. Some traces of clay were noted in two boring locations. The soil varied in density from very loose (Boring #10) to

medium dense. Below a depth of ten (10) feet, the soil appears to be quite uniform in density.

CONCLUSIONS & RECOMMENDATIONS:

On the basis of this study, we wish to offer the following relative to support of the planned construction:

Loading criteria have been based upon a net settlement of one inch for maximum anticipated column loads of 300 Kips. A factor of safety of two against failure in shear has been considered and a uniformity of profile between borings has been assumed. All recommended loadings should be interpreted to apply only to the types of foundation elements hereafter discussed.

We recommend the use of continuous rectangular footings and square column pads. The column pads may be isolated or incorporated in the continuous footing matrix as required by structural design considerations. The bottom of footings should be placed at a depth of one to four feet below the existing ground surface and designed for a maximum allowable soil bearing pressure of 3000 p.s.f. To achieve this bearing value, however, consolidation of the looser soils encountered at the site will have to be undertaken. The following procedure for attaining and verifying this bearing value is recommended:

Remove the top five (5) feet of existing soil from the building areas and a five (5) foot perimeter beyond the limits of foundation construction.

Flood the excavated areas sufficiently to bring the remaining soils

to optimum moisture for an additional five (5) feet in depth. Once this has been accomplished, compact the building sites, including the 5' perimeter, with twenty (20) overlapping passes of a CA-25 vibratory roller. After completing 20 passes with the roller, conduct additional shallow (6' deep) SPT's to assess the results of the compactive effort applied. This process should be repeated as often as necessary to produce a minimum N value of ten (10) for the 6' depth. After the Compaction process has been satisfactorily completed, bring the site to construction grade by replacing the excavated material in lifts not to exceed 12" in thickness and compacted to a minimum density of 98% of A.A.S.H.O. T-180-70.

Respectfully Submitted,
FLORIDA TESTING & ENGINEERING CO.



J. V. Winterholler, Jr., P.E.
Registered Engineer No. 6893
State of Florida

Florida Testing & Engineering Co.

Page 109 of 135

Engineer's Laboratory

6784 N.W. 17th Avenue

Fort Lauderdale, Florida 33309

TEST BORING REPORT

Phone (305) 971-4400

CLIENT THE STUART NEWS ORDER No. 8564
 PROJECT Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R., Stuart, Fla. REPORT No. 1
 LOCATION as shown on sketch. HOLE No. 1
 DRILLER Haire DATE STARTED 3/18/82
 DRILL No. 2 DATE COMPLETED 3/18/82

GROUND ELEVATION		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENE-TRATION (FOOT)	HAMMER BLOWS ON CASING
	Not Given.					
1.5'	1.5'	Dark gray medium fine silica sand	1	2/2	1	HOLLOW
				2/3	2	AUGER
				4/5	3	
4.0'	2.5'	Gray medium fine silica sand	2	5/7	4	
5.0'	1.0'	Dark brown medium fine silica sand	3	3/4	5	
				5/5	6	
				5/3	7	
				2/2	8	
9.0'	4.0'	Brown medium fine silica sand	4	2/3	9	
				3/4	10	
				2/4	11	
				4/4	12	
13.0'	4.0'	Brown-tan medium fine silica sand	5		13	
					14	
15.0'	2.0'	Tan medium fine silica sand	6		15	
				3/5	16	
				7/9	17	
					18	
					19	
20.0'	5.0'	Tan-brown fine medium silica sand	7		20	✓

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.

As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

boring contd.

on Page 2...

Water level: 14.0' below surface @ 9:20

Date: See above.

Florida Testing & Engineering Co.
 By J. V. Winterholler
 J. V. Winterholler, P.E.

As a further protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization

Florida Testing & Engineering Co.

Engineer's Laboratory

6784 N.W. 17th Avenue

Fort Lauderdale, Florida 33309

TEST BORING REPORT

Page 110 of 135

Phone (305) 971-4400

CLIENT THE STUART NEWS

PROJECT see page 1.

LOCATION see page 1.

DRILLER see page 1.

DRILL No. see pg. 1

ORDER No. 8564

REPORT No. 1

HOLE No. 1 (Pg. 2)

DATE STARTED see page 1.

DATE COMPLETED see page 1.

GROUND ELEVATION Not Given.

DESCRIPTION OF MATERIALS

SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENE- TRATION (FOOT)	HAMMER BLOWS ON CASING
	3/3	21	HOLLOW
	8/9	22	AUGER
		23	↓
	2/3	24	
8	5/6	25	

25.0 5.0' Tan fine medium silica sand

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Water level: see page 1.

Florida Testing & Engineering Co.
By J. V. Winter Roller
J. V. Winter

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Page 111 of 135

Engineer's Laboratory

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Fort Lauderdale, Florida 33309

TEST BORING REPORT

Phone (305) 971-4400

THE STUART NEWS

ORDER No. 8564

CLIENT: THE STUART NEWS

REPORT No. 1

PROJECT: Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R., Stuart, Fla.

LOCATION: as shown on sketch.

HOLE No. 2

DATE STARTED 3/17/82

DATE COMPLETED 3/17/82

DRILLER: Haire

DRILL No. 2

GROUND ELEVATION Not Given.

DESCRIPTION OF MATERIALS

SAMPLE NUMBER HAMMER BLOWS ON SAMPLER PENETRATION (FOOT) HAMMER BLOWS ON CASING

1.0'	1.0'	Brown medium fine silica sand w/some shell fragments	1	2/5	1	HOLLOW
				6/7	2	AUGER
				3/5	3	
3.5'	2.5'	Gray medium fine silica sand	2	6/8	4	
5.0'	1.5'	Dark brown medium fine silica sand	3	8/8	5	
				3/5	6	
				3/3	7	
				2/3	8	
				2/2	9	
10.0'	5.0'	Brown medium fine silica sand	4	3/5	10	
				5/4	11	
					12	
					13	
					14	
15.0'	5.0'	Tan medium fine silica sand	5		15	
				4/4	16	
				5/7	17	
					18	
					19	
20.0'	5.0'	Tan-brown medium fine silica sand	6		20	

Water level: 14.0' below surface @ 3:20

Date: 3/17/82

Florida Testing & Engineering Co.
by J. V. Winterholler, P.E.

boring contd.
on Page 2.

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
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6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309
TEST BORING REPORT

THE STUART NEWS
CLIENT _____

PROJECT see page 1.

LOCATION see page 1.

DRILLER see page 1.

DRILL No. See pg. 1

ORDER No. 8564

REPORT No. 1

HOLE No. 2 (Pg. 2)

DATE STARTED See page 1.

DATE COMPLETED see page 1.

GROUND ELEVATION Not Given.		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENE-TRATION (FOOT)	HAMMER BLOWS ON CASING
				3/3	21	HOLLOW
				4/5	22	AUGER
					23	V
				4/6	24	
25.0'	5.0'	Brown fine medium silica sand	7	5/7	25	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586. As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Water level: see page 1.

Florida Testing & Engineering Co.
By J. V. Winterholler
J. V. Winterholler, P.E.

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Engineer's Laboratory

6784 N.W. 17th Avenue

Fort Lauderdale, Florida 33309

TEST BORING REPORT

Phone (305) 971-4400

THE STUART NEWS

CLIENT: THE STUART NEWS

PROJECT: Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R., Stuart, Fla.

LOCATION: as shown on sketch.

DRILLER: Haire

DRILL No. 2

ORDER No. 8564

REPORT No. 1

HOLE No. 3

DATE STARTED 3/16/82

DATE COMPLETED 3/16/82

GROUND ELEVATION		Not Given.	DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENE-TRATION (FOOT)	HAMMER BLOWS ON CASING
1.0'	1.0'		Dark brown-brown medium fine silica sand	1	2/3	1	HOLLOW
					4/7	2	AUGER
					7/8	3	
4.0'	3.0'		Gray medium fine silica sand	2	12/11	4	
5.0'	1.0'		Dark brown medium fine silica sand	3	4/5	5	
					5/5	6	
7.0'	2.0'		Brown medium fine silica sand	4	3/5	7	
					6/7	8	
8.5'	1.5'		Dark brown medium fine silica sand	5	6/6	9	
					8/9	10	
					4/5	11	
					6/6	12	
13.0'	4.5'		Tan-brown medium fine silica sand w/trace of clay	6		13	
						14	
15.0'	2.0'		Tan-brown medium fine silica sand w/trace of clay	7		15	
					5/5	16	
					6/9	17	
						18	
						19	
20.0'	5.0'		Dark brown medium fine silica sand	8		20	

Water level: 14.0' Below surface @ 9:10

Below surface above.

The above test boring was conducted in accordance with A.S.T.M. designation D-1586. boring contd.
As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures. on Page 2..

Florida Testing & Engineering Co.
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Engineer's Laboratory

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Fort Lauderdale, Florida 33309

TEST BORING REPORT

Phone (305) 971-4400

CLIENT THE STUART NEWS

PROJECT see page 1.

LOCATION see page 1.

DRILLER see page 1.

ORDER No. 8564

REPORT No. 1

HOLE No. 3 (Pg. 2)

DATE STARTED see page 1.

DATE COMPLETED see page 1.

GROUND ELEVATION Not Given.

DESCRIPTION OF MATERIALS

GROUND ELEVATION	DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENE- TRATION (FOOT)	HAMMER BLOWS ON CASING
			2/2	21	HOLLOW
			3/6	22	AUGER
				23	✓
			3/4	24	
25.0' 5.0'	Brown fine medium silica sand	9	5/7	25	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Water level: see page 1.

Florida Testing & Engineering Co.
by J. V. Winterholler

J. V. Winterholler, P.E.

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Engineer's Laboratory

6784 N.W. 17th Avenue

Fort Lauderdale, Florida 33309

TEST BORING REPORT

Phone (305) 971-4400

CLIENT THE STUART NEWS

ORDER No. 8564

PROJECT Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R., Stuart, Fla.

REPORT No. 1

LOCATION as shown on sketch.

HOLE No. 4

DRILLER Haire

DRILL No. 2

DATE STARTED 3/17/82

DATE COMPLETED 3/17/82

GROUND ELEVATION		Not Given.	DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENE-TRATION (FOOT)	HAMMER BLOWS ON CASING
1.0'	1.0'		Dark gray medium fine silica sand	1	2/3	1	HOLLOW
					4/4	2	AUGER
					5/8	3	
4.0'	3.0'		Gray medium fine silica sand	2	6/9	4	
					4/7	5	
6.0'	2.0'		Dark brown medium fine silica sand	3	3/4	6	
					3/6	7	
					2/4	8	
8.5'	2.5'		Brown medium fine silica sand	4	2/3	9	
					4/5	10	
					3/3	11	
					4/7	12	
13.0'	4.5'		Tan-gray medium fine silica sand	5		13	
						14	
15.0'	2.0'		Tan-gray medium fine silica sand	6		15	
					4/5	16	
					5/9	17	
						18	
					4/6	19	
20.0'	5.0'		Brown fine medium silica sand	7	7/8	20	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Water level: 14.0' below surface @ 11:45

Date: see above.

Florida Testing & Engineering Co.
J. V. Winterholler, P.E.

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Engineer's Laboratory

6784 N.W. 17th Avenue

Fort Lauderdale, Florida 33309

TEST BORING REPORT

Phone (305) 971-4400

CLIENT THE STUART NEWS

ORDER No. 8564

PROJECT Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R., Stuart, Fla.

REPORT No. 1

LOCATION as shown on sketch.

HOLE No. 5

DATE STARTED 3/18/82

DRILLER Haire

DRILL No. 2

DATE COMPLETED 3/18/82

GROUND ELEVATION Not Given.

DESCRIPTION OF MATERIALS

SAMPLE NUMBER HAMMER BLOWS ON SAMPLER PENE- TRATION (FOOT) HAMMER BLOWS ON CASING

1.0' 1.0' Brown medium fine silica sand

1

2/3

1

HOLLOW

4.0' 3.0' Gray medium fine silica sand

2

3/4

2

AUGER

3/5

3

2/4

4

6.0' 2.0' Dark brown medium fine silica sand

3

5/6

5

8/9

6

11.0' 5.0' Tan-brown medium fine silica sand

4

3/4

7

3/3

8

2/3

9

4/5

10

3/4

11

15.0' 4.0' Tan medium fine silica sand

5

6/7

12

13

14

15

20.0' 5.0' Brown fine medium silica sand

6

4/5

16

5/7

17

18

3/3

19

7/9

20

Water level: 14.0' 'below surface @ 11:00
Date: see above .

Florida Testing & Engineering Co.
J. V. Winterholler, P.E.

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Engineer's Laboratory

6784 N.W. 17th Avenue

Fort Lauderdale, Florida 33309

TEST BORING REPORT

CLIENT THE STUART NEWS

ORDER No. 8564

PROJECT Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R., Stuart, Fla.

REPORT No. 1

LOCATION as shown on sketch.

HOLE No. 6

DATE STARTED 3/18/82

DRILLER Haire

DRILL No. 2

DATE COMPLETED 3/18/82

GROUND ELEVATION		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENE-TRATION (FOOT)	HAMMER BLOWS ON CASING
1.0'	1.0'	Tan medium fine silica sand and shell	1	2/6	1	HOLLOW
2.0'	1.0'	Dark gray medium fine silica sand	2	4/5	2	AUGER
				5/7	3	
				6/6	4	
5.0'	3.0'	Gray medium fine silica sand	3	5/5	5	
				7/9	6	
7.0'	2.0'	Dark brown medium fine silica sand	4	8/8	7	
				9/11	8	
9.0'	2.0'	Brown-dark brown medium fine silica sand	5	3/5	9	
				4/4	10	
				3/6	11	
				7/5	12	
13.0'	4.0'	Brown medium fine silica sand	6		13	
					14	
15.0'	2.0'	Tan-brown medium fine silica sand	7		15	
				2/3	16	
				6/6	17	
					18	
				4/4	19	
20.0'	5.0'	Brown fine medium silica sand	8	5/7	20	

Water level: 15.5' below surface @ 3:20
Date: see above.

Florida Testing & Engineering Co.
J. V. Winterholler, P.E.

As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Florida Testing & Engineering Co.

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Engineer's Laboratory

6784 N.W. 17th Avenue

Fort Lauderdale, Florida 33309

TEST BORING REPORT

Phone (305) 971-4400

CLIENT THE STUART NEWS

ORDER No. 8564

PROJECT Proposed Stuart News @ Palm Beach Rd. & P.E.C. R.R., Stuart, Fla.

REPORT No. 1

LOCATION as shown on sketch.

HOLE No. 7

DATE STARTED 3/16/82

DRILLER Haire

DRILL No. 2

DATE COMPLETED 3/16/82

GROUND ELEVATION Not Given.

DESCRIPTION OF MATERIALS

			SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENE- TRATION (FOOT)	HAMMER BLOWS ON CASING
1.0'	1.0'	Dark brown medium fine silica sand	1	2/3	1	HOLLOW
				5/6	2	AUGER
				4/7	3	
4.0'	3.0'	Gray medium fine silica sand	2	8/8	4	
5.0'	1.0'	Dark brown medium fine silica sand	3	5/5	5	
				6/9	6	
				5/6	7	
				7/7	8	
				3/5	9	
10.0'	5.0'	Brown-tan medium fine silica sand	4	6/7	10	
				5/5	11	
				5/7	12	
					13	
					14	
15.0'	5.0'	Tan medium fine silica sand	5		15	
				3/4	16	
				5/5	17	
					18	
					19	
20.0'	5.0'	Brown fine medium silica sand	6		20	✓

Water level: 14.0' below surface @ 10:55
Date: see above.

Florida Testing & Engineering Co.
By J. V. Winterholler, P.E.

The above test boring was conducted in accordance with A.S.T.M. designation D-1586. boring contd.
As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures. on Page 2.

This report and all data are submitted as the confidential property of clients, and authorized

Florida Testing & Engineering Co.
Engineer's Laboratory

Page 119 of 135

Phone (305) 971-4400

6784 N.W. 17th Avenue
Fort Lauderdale, Florida 33309

TEST BORING REPORT

CLIENT THE STUART NEWS

ORDER No. 8564

PROJECT see page 1.

REPORT No. 1

LOCATION see page 1.

HOLE No. 7 (Pg.2)

DATE STARTED see page 1.

DRILLER see page 1.

DRILL No. see pg.1

DATE COMPLETED see page 1.

GROUND ELEVATION Not Given.

DESCRIPTION OF MATERIALS

SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENE- TRATION (FOOT)	HAMMER BLOWS ON CASING
	2/4	21	HOLLOW
	4/5	22	AUGER
		23	✓
	3/5	24	
25.0' 5.0'	4/8	25	
Brown-dark brown fine medium silica sand			

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Water level: see page 1.

Florida Testing & Engineering Co.
By J. V. Winterholler
J. V. Winterholler, P.E.

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Florida Testing & Engineering Co.
Engineer's Laboratory
 6784 N.W. 17th Avenue
 Fort Lauderdale, Florida 33309
TEST BORING REPORT

Page 120 of 135

Phone (305) 971-4400

CLIENT THE STUART NEWS ORDER No. 8564
 PROJECT Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R., Stuart, Fla. REPORT No. 1
 LOCATION as shown on sketch. HOLE No. 8
 DRILLER Haire DRILL No. 2 DATE STARTED 3/18/82
 DATE COMPLETED 3/18/82

GROUND ELEVATION		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER		PENE-TRATION (FOOT)	HAMMER BLOWS ON CASING
1.5'	1.5'	Brown medium fine silica sand	1	2/2	1		HOLLOW
				3/5	2		AUGER
4.0'	2.5'	Gray medium fine silica sand	2	2/2	3		
				3/4	4		
7.0'	3.0'	Dark brown medium fine silica sand	3	4/5	5		
				6/7	6		
				5/5	7		
				4/5	8		
				3/3	9		
				2/4	10		
				5/5	11		
12.0'	5.0'	Brown-tan medium fine silica sand	4	4/7	12		
					13		
					14		
15.0'	3.0'	Brown-tan medium fine silica sand	5		15		
				2/4	16		
				5/5	17		
					18		
					19		
20.0'	5.0'	Brown medium fine silica sand	6		20		

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
 As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.
 Water level: 14.0' 'below surface @ 1:45
 Date: see above

Florida Testing & Engineering Co.
J. V. Winterholler
 By J. V. Winterholler, P.E.

boring contd.
 on Page 2.

Engineer's Laboratory

6784 N.W. 17th Avenue

Fort Lauderdale, Florida 33309

TEST BORING REPORT

Phone (305) 971-4400

THE STUART NEWS
CLIENT _____

PROJECT see page 1.

LOCATION see page 1.

DRILLER see page 1.

DRILL No. see pg. 1

ORDER No. 8564

REPORT No. 1

HOLE No. 8 (Pg. 2)

DATE STARTED See page 1.

DATE COMPLETED see page 1.

[illegible]

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Water level: see page 1.

Florida Testing & Engineering Co.
By J. V. Winterholler
J. V. Winterholler, P.E.

J. V. Winterholler, P.E.

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Engineer's Laboratory

6784 N.W. 17th Avenue

Fort Lauderdale, Florida 33309

TEST BORING REPORT

CLIENT: THE STUART NEWS ORDER No. 8564

PROJECT: Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R., Stuart, Fla. REPORT No. 1

LOCATION: as shown on sketch. HOLE No. 9

DRILLER: Haire DRILL No. 2 DATE STARTED: 3/16 /82

DATE COMPLETED: 3/16 /82

GROUND ELEVATION		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENE-TRATION (FOOT)	HAMMER BLOWS ON CASING
1.0'	1.0'	Brown medium fine silica sand	1	2/4	1	HOLLOW
				3/6	2	AUGER
				4/4	3	
4.0'	3.0'	Gray medium fine silica sand	2	5/6	4	
				6/7	5	
6.0'	2.0'	Dark brown medium fine silica sand	3	8/9	6	
				5/5	7	
				3/7	8	
				5/7	9	
10.0'	4.0'	Brown-tan medium fine silica sand	4	4/4	10	
				3/5	11	
				6/7	12	
					13	
					14	
15.0'	5.0'	Tan-gray fine medium silica sand	5		15	
				6/6	16	
				7/9	17	
					18	
					19	
20.0'	5.0'	Tan fine medium silica sand	6		20	✓

The above test boring was conducted in accordance with A.S.T.M. designation D-1586. boring contd
 As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures. on Page 2

Water level: 15.0' 'below surface @ 3:45

Date: see above

Florida Testing & Engineering Co.
J. V. Winterholler, P.E.

Florida Testing & Engineering Co.

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Engineer's Laboratory

6784 N.W. 17th Avenue

Fort Lauderdale, Florida 33309

TEST BORING REPORT

Phone (305) 971-4400

CLIENT THE STUART NEWS

PROJECT see page 1.

LOCATION see page 1.

DRILLER see page 1.

DRILL No. see pg. 1

ORDER No. 8564

REPORT No. 1

HOLE No. 9 (Pg. 2)

DATE STARTED see page 1.

DATE COMPLETED see page 1.

GROUND ELEVATION Not Given.		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENE-TRATION (FOOT)	HAMMER BLOWS ON CASING
				5/8	21	HOLLOW
				7/8	22	AUGER
					23	✓
				3/3	24	
25.0	5.0	Tan-brown fine medium silica sand	7	5/8	25	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Water level: see page 1.

Florida Testing & Engineering Co.
By J. V. Winterholler
J. V. Winterholler, P.E.

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Florida Testing & Engineering Co.
Engineer's Laboratory
 6784 N.W. 17th Avenue
 Fort Lauderdale, Florida 33309
TEST BORING REPORT

Page 124 of 135

Phone (305) 971-4400

CLIENT THE STUART NEWS ORDER No. 8564
 PROJECT Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R., Stuart, Fla. REPORT No. 1
 LOCATION as shown on sketch. HOLE No. 10
 DRILLER Haire DATE STARTED 3/15/82
 DRILL No. 2 DATE COMPLETED 3/15/82

GROUND ELEVATION		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENE-TRATION (FOOT)	HAMMER BLOWS ON CASING
1.0'	1.0'	Brown medium fine silica sand	1	1/2	1	HOLLOW
				2/2	2	AUGER
				1/2	3	
4.0'	3.0'	Tan-brown medium fine silica sand	2	1/1	4	
				2/2	5	
				1/2	6	
7.0'	3.0'	Brown-tan fine medium silica sand w/some clay	3	2/2	7	
				1/2	8	
				2/2	9	
				3/4	10	
				2/3	11	
12.0'	5.0'	Tan-gray fine medium silica sand	4	4/6	12	
					13	
					14	
15.0'	3.0'	Tan-gray fine medium silica sand	5		15	
				3/5	16	
				6/8	17	
					18	
					19	
20.0'	5.0'	Brown medium fine silica sand	6		20	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586. boring contd.
 As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures. on Page 2.

Water level: 14.0' 'below surface @ 3:45
 Date: see above

Florida Testing & Engineering Co.
J. V. Winterholler
 By J. V. Winterholler, P.E.

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Engineer's Laboratory

6784 N.W. 17th Avenue

Fort Lauderdale, Florida 33309

TEST BORING REPORT

Phone (305) 971-4400

CLIENT THE STUART NEWS
 PROJECT see page 1.
 LOCATION see page 1.
 DRILLER see page 1. DRILL No. see pg. 1

ORDER No. 8564
 REPORT No. 1
 HOLE No. 10 (Pg. 2)
 DATE STARTED see page 1.
 DATE COMPLETED see page 1.

GROUND ELEVATION Not Given.		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENE-TRATION (FOOT)	HAMMER BLOWS ON CASING
25.0	5.0'	Brown-tan fine medium silica sand	7	4/4	21	HOLLOW
				5/7	22	AUGER
					23	
				2/3	24	
				7/8	25	
30.0	5.0'	Brown-tan fine medium silica sand	8	3/3	26	
				5/6	27	
					28	
					29	
					30	
35.0	5.0'	Brown-tan fine medium silica sand	9	4/6	31	
				8/7	32	
					33	
					34	
					35	
40.0	5.0'	Dark gray fine medium silica sand	10	3/4	36	
				8/8	37	
					38	
				4/4	39	
				5/8	40	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
 As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Water level: see page 1.

Florida Testing & Engineering Co.
 By J. V. Winterholler
 J. V. Winterholler, P.E.

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Boring completed.

Florida Testing & Engineering Co.

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Engineer's Laboratory

6784 N.W. 17th Avenue

Fort Lauderdale, Florida 33309

TEST BORING REPORT

(305) 971-4400

CLIENT THE STUART NEWS
PROJECT see page 1.
LOCATION see page 1.
DRILLER see page 1.

ORDER No. 8564
REPORT No. 1
HOLE No. 11 (Pg. 2)
DATE STARTED see page 1.
DATE COMPLETED see page 1.

GROUND ELEVATION Not Given.

DESCRIPTION OF MATERIALS

SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENE- TRATION (FOOT)	HAMMER BLOWS ON CASING
	4/4	21	HOLLOW
	6/9	22	AUGER
		23	✓
	3/6	24	
7	7/7	25	

25.0' 5.0' Tan fine medium silica sand

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Water level: see page 1.

Florida Testing & Engineering Co.
By J. V. Winterholler
J. V. Winterholler, P.E.

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Florida Testing & Engineering Co.

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Engineer's Laboratory

6784 N.W. 17th Avenue

Fort Lauderdale, Florida 33309

TEST BORING REPORT

Phone (305) 971-4400

THE STUART NEWS

CLIENT

PROJECT Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R., Stuart, Fla.

LOCATION as shown on sketch.

DRILLER Haire

DRILL No. 2

ORDER No. 8564

REPORT No. 1

HOLE No. 11

DATE STARTED 3/17/82

DATE COMPLETED 3/17/82

GROUND ELEVATION Not Given.

DESCRIPTION OF MATERIALS

SAMPLE NUMBER HAMMER BLOWS ON SAMPLER PENE- TRATION (FOOT) HAMMER BLOWS ON CASING

1.0'	1.0'	Tan medium fine silica sand and shell w/some clay	1	2/2	1	HOLLOW
				3/4	2	AUGER
				3/5	3	
4.0'	3.0'	Gray medium fine silica sand	2	5/5	4	
				4/6	5	
6.0'	2.0'	Dark brown medium fine silica sand	3	8/9	6	
				2/4	7	
				5/5	8	
				2/3	9	
				4/5	10	
11.0'	5.0'	Brown-tan medium fine silica sand	4	6/7	11	
				4/6	12	
					13	
					14	
15.0'	4.0'	Dark brown-brown medium fine silica sand	5		15	
				3/4	16	
				5/8	17	
					18	
					19	
20.0'	5.0'	Tan fine medium silica sand	6		20	✓

The above test boring was conducted in accordance with A.S.T.M. designation D-1586. boring contd.
As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures. on Page 2.

Water level: 14.0' 'below surface @ 9:30
Date: see above .

Florida Testing & Engineering Co.
By: J. V. Winterholler, P.E.

J. V. Winterholler, P.E.

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Florida Testing & Engineering Co.

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Engineer's Laboratory

6784 N.W. 17th Avenue

Fort Lauderdale, Florida 33309

TEST BORING REPORT

CLIENT THE STUART NEWS

ORDER No. 8564

PROJECT Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R., Stuart, Fla.

REPORT No. 1

LOCATION as shown on sketch.

HOLE No. 12

DATE STARTED 3/17/82

DRILLER Halre

DRILL No. 2

DATE COMPLETED 3/17/82

GROUND ELEVATION		Not Given.	DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENE-TRATION (FOOT)	HAMMER BLOWS ON CASING
1.0'	1.0'		Dark brown-brown medium fine silica sand	1	2/4	1	HOLLOW
					5/7	2	AUGER
					3/4	3	
					5/5	4	
4.5'	3.5'		Gray medium fine silica sand	2	4/5	5	
6.0'	1.5'		Dark brown medium fine silica sand	3	6/9	6	
					3/5	7	
					3/4	8	
					2/3	9	
10.0'	4.0'		Brown medium fine silica sand	4	2/2	10	
					2/4	11	
					3/3	12	
						13	
						14	
15.0'	5.0'		Tan-brown medium fine silica sand	5		15	
					5/6	16	
					8/9	17	
						18	
						19	
20.0'	5.0'		Tan-brown medium fine silica sand	6		20	

Water level: 14.0' below surface @ 11:10

Date: SEE ABOVE

Florida Testing & Engineering Co.
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J. V. Winterholler, P.E.

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boring contd.

on Page 2.

Florida Testing & Engineering Co.

Page 130 of 135

Engineer's Laboratory

6784 N.W. 17th Avenue

Fort Lauderdale, Florida 33309

TEST BORING REPORT

THE STUART NEWS

ORDER No. 8564

CLIENT Proposed Stuart News @ Palm Beach Rd. & F.E.C. R.R., Stuart, Fla.

REPORT No. 1

PROJECT as shown on sketch.

HOLE No. 13

DATE STARTED 3/16/82

DRILLER Haire

DRILL No. 2

DATE COMPLETED 3/16/82

GROUND ELEVATION		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENETRATION (FOOT)	HAMMER BLOWS ON CASING
1.0'	1.0'	Dark gray medium fine silica sand	1	1/2	1	HOLLOW
				2/2	2	AUGER
				2/4	3	
3.5'	2.5'	Tan-gray medium fine silica sand	2	5/4	4	
5.0'	1.5'	Dark brown medium fine silica sand	3	5/8	5	
				9/9	6	
7.0'	2.0'	Brown-tan medium fine silica sand	4	5/7	7	
				8/8	8	
				4/6	9	
				7/8	10	
				4/4	11	
12.0'	5.0'	Tan fine medium silica sand	5	3/5	12	
					13	
					14	
15.0'	3.0'	Gray-tan fine medium silica sand	6		15	
				2/4	16	
				5/6	17	
					18	
					19	
20.0'	5.0'	Tan fine medium silica sand	7		20	✓

Water level: 14.0' below surface @ 1:55

Date: see above.

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.

As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

boring contd. on Page 2.

Florida Testing & Engineering Co.

By

J. V. Winterholler, P.E.

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Florida Testing & Engineering Co.

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Engineer's Laboratory

6784 N.W. 17th Avenue

Fort Lauderdale, Florida 33309

TEST BORING REPORT

Phone (305) 971-4400

CLIENT THE STUART NEWS
 PROJECT see page 1.
 LOCATION see page 1.
 DRILLER see page 1.

ORDER No. 8564
 REPORT No. 1
 HOLE No. 13 (Pg.2)
 DATE STARTED see page 1.
 DATE COMPLETED see page 1.

GROUND ELEVATION		DESCRIPTION OF MATERIALS	SAMPLE NUMBER	HAMMER BLOWS ON SAMPLER	PENE- TRATION (FOOT)	HAMMER BLOWS ON CASING
				2/4	21	HOLLOW
				8/11	22	AUGER
					23	↓
				2/2	24	
25.0	5.0	Tan-gray fine medium silica sand	2	6/7	25	

The above test boring was conducted in accordance with A.S.T.M. designation D-1586.
 As a mutual protection to the owners and ourselves, the engineer in the owner's behalf shall check this report with the samples submitted prior to the purchase of property, or designing of structures.

Water level: see page 1.

Florida Testing & Engineering Co.
 By J. V. Winterholler
 J. V. Winterholler, P.E.

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Florida Testing & Engineering Co.

Engineering Laboratory

TEST NO. 1

REPORT OF: D.O.T. Percolation (Exfiltration) Test

CLIENT: Stuart News

PROJECT: Proposed Stuart News @ Palm Beach Road & F.E.C. R.R., Stuart

LOCATION: As shown on plans

TESTED BY: Haire

DATE: _____

RESULTS OF TEST:

TIME, MINUTES	WATER, INPUT, GAL./MIN.
1	2.0
2	2.0
3	1.5
4	1.5
5	1.5
6	1.0
7	1.0
8	1.0
9	0.5
10	0.5

SOIL LOG

0'-1.0': Brown medium fine silica sand

1.0'-3.0': Gray medium fine silica sand

3.0'-4.5': Dark brown medium fine silica sand

4.5'-7.0': Brown-dark brown medium fine silica sand

7.0'-10.0: Brown medium fine silica sand

Ground Water Elevation at time of test:
14.0'Respectfully Submitted,
FLORIDA TESTING & ENGINEERING CO.


J. V. Winterholler, Jr., P.E.



5786 0000 170L Annual and Individual Health 22300 (205) 970-4400



Florida Testing & Engineering Co.

Engineering Laboratory

TEST NO. 3

REPORT OF: D.O.T. Percolation (Exfiltration) Test

CLIENT: Stuart News

PROJECT: Proposed Stuart News @ Palm Beach Road & F.E.C. R.R., Stuart

LOCATION: As shown on plans

TESTED BY: Haire

DATE: _____

RESULTS OF TEST:

TIME, MINUTES	WATER, INPUT, GAL./MIN.
1	1.5
2	1.0
3	1.0
4	1.0
5	0.5
6	0.5
7	0.5
8	0.5
9	0.5
10	0.5

SOIL LOG

0-1.0': Brown medium fine silica sand and shell fragments
 1.0'-3.0': Gray medium fine silica sand
 3.0'-5.0': Dark brown medium fine silica sand
 5.0'-7.0': Brown medium fine silica sand
 7.0'-10.0': Tan-brown medium fine silica sand

Ground Water Elevation at time of test:
14.0'

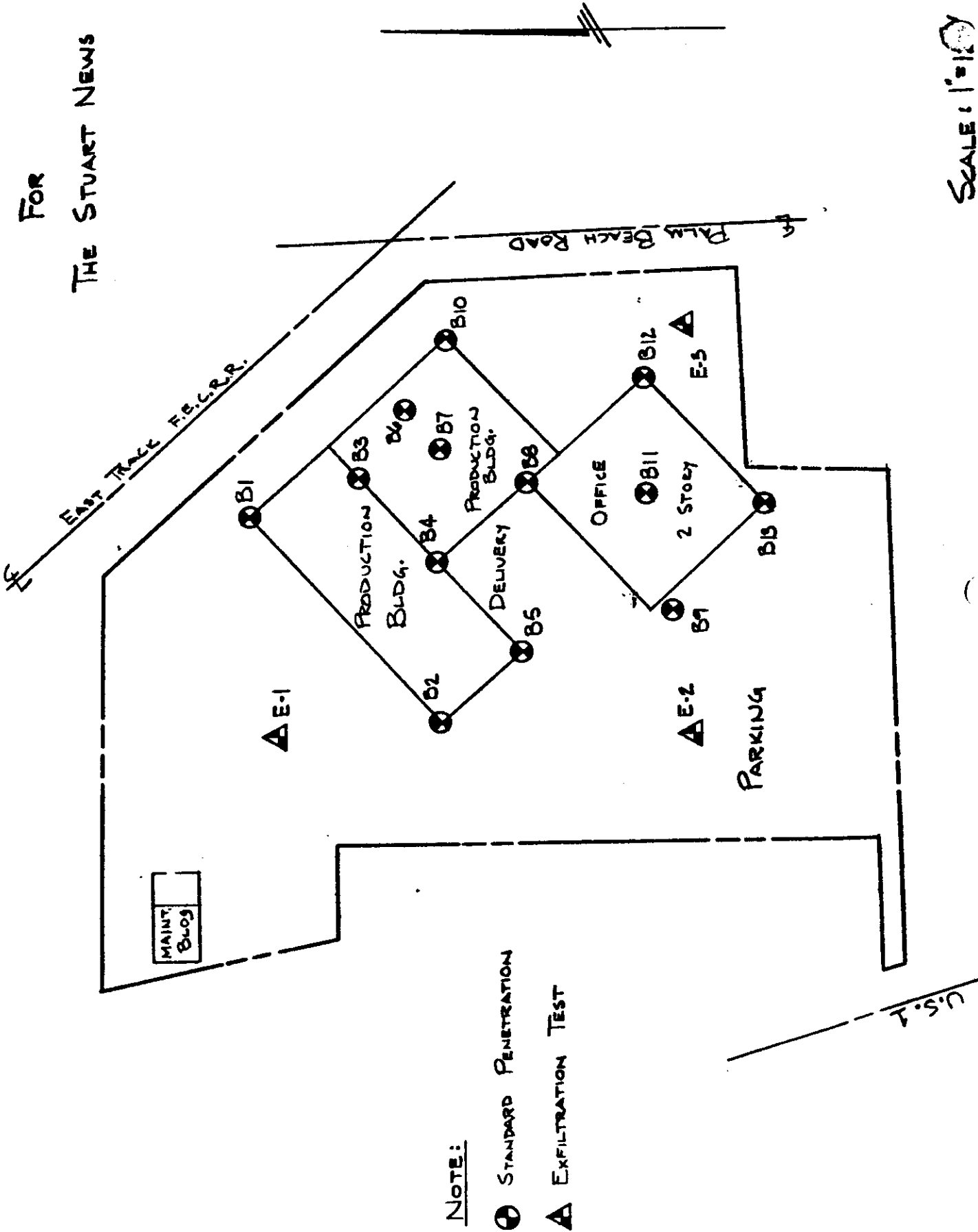
Respectfully Submitted,
 FLORIDA TESTING & ENGINEERING CO.



J. V. Winterholler, Jr., P.E.



BORING LOCATION SKETCH FOR THE STUART NEWS



SCALE: 1"=10'